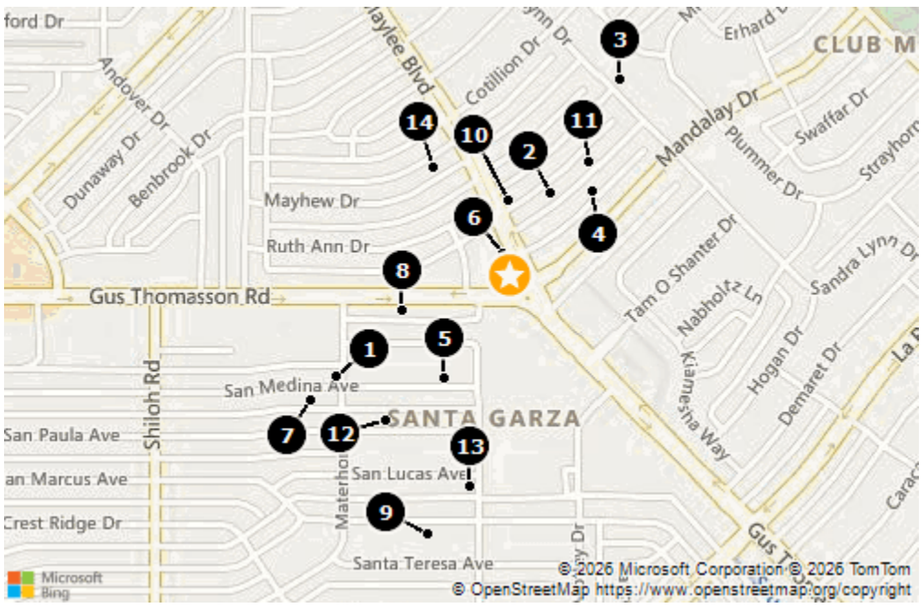
ICE SiteX Report

OrderID: 98671644

SiteX Property Information Report



Subject Property Location

10309 MAYLEE BLVD, DALLAS, TX 75228-2725

County:	**DALLAS TX**	Census Tract:	481130125.021025
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000715717000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$263,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$234,070 - $291,930	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC DA DS PH DO
Assd Land Value:	$36,000	Market Land Value:	$36,000	Tax Year:	2025
Assd Improvement:	$249,820	Market Improvment Value:	$249,820	Total Taxable Value:	$2,781
Total Assessed Value:	$285,820	Total Assessor Market Value:	$285,820	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 13 Block: 9 Subdivision: COUNTRY CLUB PARK NO 1 Map Ref: 39-K

Abbreviated Description:	COUNTRY CLUB PARK NO 1 BLK 9/7314 LT 13 INT202000293033 DD10212020 CO-DC 7314 009 01300 3007314 009
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:	13,237 SF	Bedrooms:	3	Pool:	
Building Area:	1381 SF	Baths:	2	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Window
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/02/2026	Sales Price:	$165,938
Document #:	202600020685 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/26/2020	Sales Price:	N/A
Document #:	202000293033 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/21/2020		
Document Type:			

Legal Description:
Lot: 13 Block: 9/7314 Subdivision: FIRST INSTALLMENT OF COUNTRY CLUB PARK Map Ref: VOL 20 PG 399
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	10/26/2020	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: 9 Subdivision: COUNTRY CLUB PARK NO 1 Map Ref: 39-K
Abbreviated Description: COUNTRY CLUB PARK NO 1 BLK 9/7314 LT 13 INT202000293033 DD10212020 CO-DC 7314 009 01300 3007314 009
City/Muni/Twp: DALLAS

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Prior Transfer

Recording Date:	04/02/2018	Sales Price:	$60,000
Document #:	201800083886 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/28/2011	Loan Amount:	N/A
Document #:	201100308587 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	12/15/2021	Type Finance:	VAR

Legal Description:
Lot: 13 Block: 9/7314 Subdivision: FIRST INSTALLMENT OF COUNTRY CLUB PARK
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	04/12/1999	Sales Price:	N/A
Document #:	BK-PG 99070-6575	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/06/1999		
Document Type:			

Legal Description:
Lot: 13 Block: 9/7314 Subdivision: FIRST INSTALLMENT OF COUNTRY CLUB PARK Map Ref: MB20 PG399
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	10/30/1998	Sales Price:	N/A
Document #:	BK-PG 98213-4677	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/26/1998		
Document Type:			

Legal Description:
Lot: 13 Block: 9/7314 Subdivision: FIRST INSTALLMENT OF COUNTRY CLUB PARK Map Ref: MB20 PG399
City/Muni/Twp: DALLAS

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,623 SF	Median # of Baths	1
Median Living Area	1,190 SF	Median Year Built	1955
Price Range - 2 Yrs		Age Range	71 years to 72 years
Median Value		Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**3017 SAN MEDINA AVE** **DALLAS, TX 75228-3123**	08/31/2026			1400	/3/2	1955	9,646 SF	
		APN: 00000714802000000 Document #: 202600184615 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: E/7313 Subdivision: CASA VIEW CREST ADDITION MapRef: VOL 26 PG 117 Abbreviated Description: Lot:12 Block:E/7313 Subdivision:CASA VIEW CREST ADDITION Map Ref:VOL 26 PG 117City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.12Mi.	**10829 SHARONDALE DR** **DALLAS, TX 75228-2444**	08/17/2026			1188	/3/1	1955	7,213 SF	
		APN: 00000716497000000 Document #: 202600177690 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: 20/7314 Subdivision: COUNTRY CLUB PARK ADDITION SECOND INSTALLMENT MapRef: VOL 22 PG 25 Abbreviated Description: Lot:32 Block:20/7314 Subdivision:COUNTRY CLUB PARK ADDITION SECOND INSTALLMENT Map Ref:VOL 22 PG 25City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
3	.3Mi.	**10348 SANDRA LYNN DR** **DALLAS, TX 75228-2443**	07/31/2026			1544	/3/1	1955	7,313 SF	
		APN: 00000716371000000 Document #: 202600164395 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 19/7314 Subdivision: COUNTY CLUB PARK MapRef: VOL 22 PG 25 Abbreviated Description: Lot:10 Block:19/7314 Subdivision:COUNTY CLUB PARK Map Ref:VOL 22 PG 25City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
4	.16Mi.	**10846 SHARONDALE DR** **DALLAS, TX 75228-2445**	07/21/2026			1336	/3/2	1955	7,925 SF	
		APN: 00000716545000000 Document #: 202600155231 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 21/7314 Subdivision: SECOND INSTALLMENT OF COUNTRY CLUB PARK MapRef: VOL 22 PG 25 Abbreviated Description: Lot:11 Block:21/7314 Subdivision:SECOND INSTALLMENT OF COUNTRY CLUB PARK Map Ref:VOL 22 PG 25City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
5	.16Mi.	**3221 SAN MEDINA AVE** **DALLAS, TX 75228-3127**	07/15/2026			1144	/3/1	1954	7,336 SF	
		APN: 00000713794000000 Document #: 202600150553 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: H/7312 Subdivision: CASA VIEW HEIGHTS NO 10 MapRef: VOL 21 PG 219 Abbreviated Description: Lot:13 Block:H/7312 Subdivision:CASA VIEW HEIGHTS NO 10 Map Ref:VOL 21 PG 219City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
6	.03Mi.	**10325 MAYLEE BLVD** **DALLAS, TX 75228-2725**	07/01/2026			1151	/3/1	1955	8,779 SF	
		APN: 00000715723000000 Document #: 202600139352 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 9/7314 Subdivision: COUNTRY CLUB PARK MapRef: VOL 20 PG 399 Abbreviated Description: Lot:15 Block:9/7314 Subdivision:COUNTRY CLUB PARK Map Ref:VOL 20 PG 399City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
7	.32Mi.	**3002 SAN MEDINA AVE** **DALLAS, TX 75228-3124**	06/16/2026			1319	/3/2	1955	7,596 SF	
		APN: 00000714718000000 Document #: 202600128941 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: D/7313 Subdivision: CASA VIEW CREST ADDITION MapRef: VOL 26 PG 117 Abbreviated Description: Lot:10 Block:D/7313 Subdivision:CASA VIEW CREST ADDITION Map Ref:VOL 26 PG 117City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								

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8	.16Mi.	**3132 GUS THOMASSON RD** **DALLAS, TX 75228-3106**	06/04/2026	1191	/2/1	1955	7,759 SF

APN: 00000713686000000 Document #: 202600120356
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: G/7312 Subdivision: CASA VIEW HEIGHTS NO 9 MapRef: VOL 20 PG 293 Abbreviated Description: Lot:7 Block:G/7312 Subdivision:CASA VIEW HEIGHTS NO 9 Map Ref:VOL 20 PG 293City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

9	.37Mi.	**3212 SAN MARCUS AVE** **DALLAS, TX 75228-3430**	05/27/2026	1512	/4/2	1954	7,570 SF

APN: 00000714145000000 Document #: 202600112810
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: M/7312 Subdivision: CASA VIEW HEIGHTS NO 9 MapRef: VOL 20 PG 293 Abbreviated Description: Lot:10 Block:M/7312 Subdivision:CASA VIEW HEIGHTS NO 9 Map Ref:VOL 20 PG 293City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

10	.1Mi.	**10804 RUTH ANN DR** **DALLAS, TX 75228-2439**	05/22/2026	1157	/3/2	1955	9,182 SF

APN: 00000716404000000 Document #: 202600110369
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 20/7314 Subdivision: COUNTRY CLUB PARK MapRef: VOL 22 PG 25 Abbreviated Description: Lot:1 Block:20/7314 Subdivision:COUNTRY CLUB PARK Map Ref:VOL 22 PG 25City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

11	.19Mi.	**10853 SHARONDALE DR** **DALLAS, TX 75228-2444**	05/21/2026	1152	/3/1	1955	7,247 SF

APN: 00000716479000000 Document #: 202600108935
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 20 Subdivision: COUNTRY CLUB PARK NO 20 BLOCK NO 7314 MapRef: VOL 22 PG 25 Abbreviated Description: Lot:26 Block:20 Subdivision:COUNTRY CLUB PARK NO 20 BLOCK NO 7314 Map Ref:VOL 22 PG 25City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.26Mi.	**3123 SAN PAULA AVE** **DALLAS, TX 75228-3137**	04/14/2026	1158	/3/1	1954	7,650 SF

APN: 00000713905000000 Document #: 202600077469
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: J/7312 Subdivision: CASA VIEW HEIGHTS MapRef: VOL 20 PG 293 Abbreviated Description: Lot:20 Block:J/7312 Subdivision:CASA VIEW HEIGHTS Map Ref:VOL 20 PG 293Abbreviated Description:NINTH INSTALLMENT City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

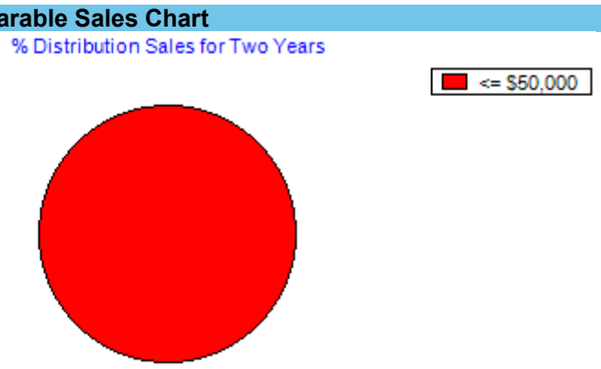
13	.3Mi.	**3234 SAN LUCAS AVE** **DALLAS, TX 75228-3424**	04/10/2026	1246	/3/2	1954	9,298 SF

APN: 00000714115000000 Document #: 202600074805
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: L/7312 Subdivision: CASA VIEW HEIGHTS NO 10 MapRef: VOL 21 PG 219 Abbreviated Description: Lot:30 Block:L/7312 Subdivision:CASA VIEW HEIGHTS NO 10 Map Ref:VOL 21 PG 219City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

14	.18Mi.	**3227 MAYHEW DR** **DALLAS, TX 75228-2723**	03/30/2026	1152	/3/1	1954	7,462 SF

APN: 00000715348000000 Document #: 202600065215
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Block: 6/7314 Subdivision: COUNTRY CLUB PARK MapRef: VOL 20 PG 399 Abbreviated Description: Lot:46 Block:6/7314 Subdivision:COUNTRY CLUB PARK Map Ref:VOL 20 PG 399City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

Comparable Sales Chart



The Subject Property Information report will provide all the information available to us from public records for the address listed above. In addition to any recent sales data and mortgage information, it will include, where available, the physical characteristics of the property.

Information regarding the physical characteristics of a given property, such as living area, year built, bedrooms baths,etc... and previous sales information are obtained from public record and reported as is. As such, they will vary in content and completeness from county to county and state to state.

Further, such information has not been verified by this service through site inspection and may be subject to errors due to building additions or deletions or any other changes as well as inaccurate reporting by previous owners, agents or the public agency.

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Assessment Cluster

The following are the Tax Assessment for the 15 closest residential properties to the identified subject. The assessed value for each identified property may or may not be representative of the market value, or have the same tax ratios subject to local tax law.

Proxim.	Address	Last Transaction Date	Assessor Market Values	Assessed Values	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
0Mi.	**10309 MAYLEE BLVD**	**10/26/2020**	$285,820	$285,820	1,381	/3/2	1955	13,237 SF	
.02Mi.	**3321 GUS THOMASSON RD**	**02/12/2025**	$243,000	$243,000	1,679	/3/2	2020	10,326 SF	
.02Mi.	**10321 MAYLEE BLVD**	**09/28/2007**	$276,020	$276,020	1,336	/3/1	1955	9,607 SF	
.03Mi.	**3315 GUS THOMASSON RD**	**03/02/2021**	$259,430	$259,430	1,151	/3/1	1955	7,816 SF	
.03Mi.	**10325 MAYLEE BLVD**	**09/08/2025**	$137,560	$137,560	1,151	/3/1	1955	8,779 SF	
.04Mi.	**3311 GUS THOMASSON RD**	**10/24/2001**	$356,540	$356,540	1,920	/3/1	1955	7,080 SF	
.04Mi.	**10803 MANDALAY DR**	**05/02/2023**	$449,870	$449,870	1,882	/3/2	2021	10,877 SF	
.04Mi.	**10312 LIBBY LN**	**12/23/2008**	$263,430	$263,430	1,151	/3/1	1955	8,428 SF	
.04Mi.	**10331 MAYLEE BLVD**	**03/21/2025**	$263,360	$263,360	1,152	/3/1	1955	7,812 SF	
.05Mi.	**10318 LIBBY LN**	**05/21/1999**	$253,310	$253,310	1,048	/3/1	1955	8,243 SF	
.05Mi.	**10308 LIBBY LN**	**02/19/2016**	$332,470	$332,470	1,624	/3/2	1955	9,615 SF	
.05Mi.	**10807 MANDALAY DR**	**06/17/2025**	$247,380	$247,380	1,439	/3/1	1955	9,225 SF	
.05Mi.	**10804 SHARONDALE DR**	**12/04/2014**	$215,430	$215,430	1,048	/2/1	1955	10,116 SF	Spa Only
.05Mi.	**10335 MAYLEE BLVD**	**03/31/2023**	$260,150	$260,150	1,077	/3/1	1955	7,363 SF	
.06Mi.	**10322 LIBBY LN**	**05/08/2012**	$302,990	$302,990	1,344	/3/1	1955	8,349 SF	
.06Mi.	**10811 MANDALAY DR**	**03/20/2024**	$296,620	$296,620	1,381	/2/2	1955	9,543 SF	

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	34.9 years old	Households:	25,446
Median Household Income:	$54,723	Households w/Family:	63%
Household Income Per Capita:	$26,525	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Dallas Independent School District	Students:	139,802
Number of Schools:	239	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.15Mi.	**Larry G. Smith Elementary School** Number of Students: 681 Student-Teacher Ratio: 15.13	B-	Public	EE - 5
2.06Mi.	**W.H. Gaston Middle School** Number of Students: 757 Student-Teacher Ratio: 15.45	D	Public	6 - 8
1.31Mi.	**Bryan Adams High School Leadership Academy** Number of Students: 2,208 Student-Teacher Ratio: 14.78 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **10309 MAYLEE BLVD, DALLAS, TX 75228-2725** is in **Zone X** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA THAT IS DETERMINED TO BE OUTSIDE THE 1% AND 0.2% ANNUAL CHANCE FLOODPLAINS.
The flood information contained in this report was obtained from maps provided by the Federal Emergency Management Agency (FEMA). Whenever possible we will report if the subject property is inside or outside of a 100 year Flood Hazard Area. These areas are defined as areas that have a one percent (1%) chance in any given year of being affected by a significant flood.

The flood information contained in this report is merely a preliminary review intended to provide the buyer, seller or agent guidance and general proximity of the subject property in relation to the 100 years flood hazard area. The buyer should obtain exact specific information from the seller or agent prior to finalizing his decision regarding the purchase of a given property.

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	126%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	121%	HIGHER
OVERALL	115%	HIGHER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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ICE SiteX Report

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