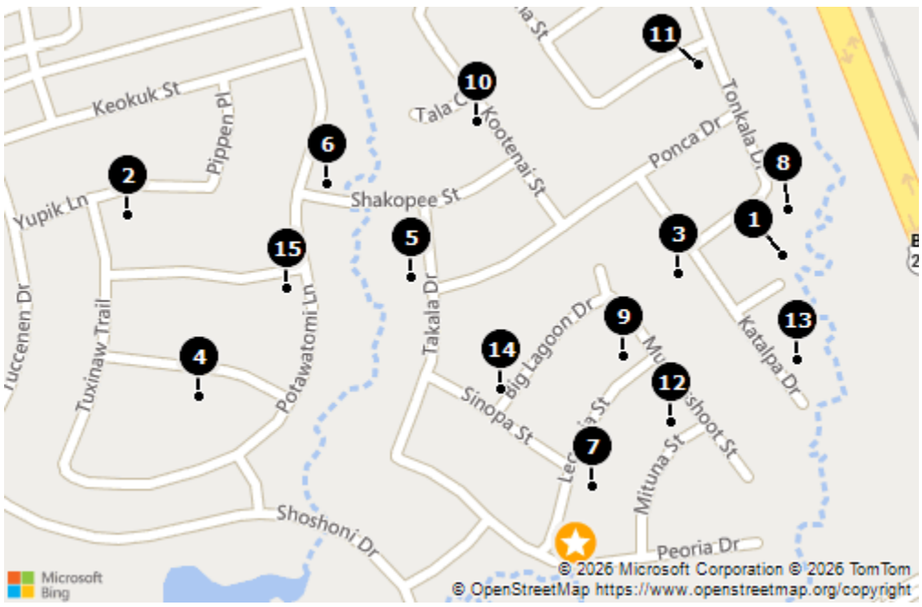
# ICE SiteX Report

**OrderID: 98722880**

## SiteX Property Information Report




## Subject Property Location

### 10400 LEQUOIA ST, FORT WORTH, TX 76179-1069

| | | | |
|---|---|---|---|
| County: | **TARRANT TX** | Census Tract: | 484391141.061028 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 7334A-24-12 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$352,000** | FSD: | 12 | Common Confidence Score: | 55 |
| Value Range: | $309,760 - $394,240 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 224,225 |
| Assd Land Value: | $88,000 | Market Land Value: | $88,000 | Tax Year: | 2026 |
| Assd Improvement: | $243,140 | Market Improvment Value: | $243,140 | Total Taxable Value: | $6,096 |
| Total Assessed Value: | $331,140 | Total Assessor Market Value: | $331,140 | Delinquent Year: | |
| | | | | Tax Account ID: | 42685107 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 12 Block: 24 District: 026 Map Ref: MAP 2024-456
Abbreviated Description: CIBOLO HILL BLOCK 24 LOT 12
City/Muni/Twp: FORT WORTH

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 11,151 SF | Bedrooms: | | Pool: | |
| Building Area: | 1747 SF | Baths: | | Fireplace: | |
| Year Built: | 2021 | Partial Baths: | | Type Const: | |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | | Heating: | |
| Number of Stories: | | Number of Cars: | | A/C: | |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/22/2023 | Sales Price: | $357,774 |
| Document #: | D223109524 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/29/2021 | Sales Price: | N/A |
| Document #: | D221283441 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 09/27/2021 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 12 Block: 24 Subdivision: CIBOLO HILL Map Ref: DOC D220187858
City/Muni/Twp: FORT WORTH

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/27/2021 | Sales Price: | N/A |
| Document #: | D221283441 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 12 Block: 24 District: 026 Map Ref: MAP 2024-456
Abbreviated Description: CIBOLO HILL BLOCK 24 LOT 12
City/Muni/Twp: FORT WORTH

# ICE SiteX Report

**OrderID: 98722880**

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | |
| Median Lot Size | 7,013 SF | Median # of Baths | |
| Median Living Area | 2,315 SF | Median Year Built | 2022 |
| Price Range - 2 Yrs | | Age Range | 2 years to 5 years |
| Median Value | | Median Age | 4 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .24Mi. | **2400 MATO WAY**<br>**FORT WORTH, TX 76179-1078** | 10/02/2026 | | | 3676 | // | 2023 | 9,975 SF | |
| | | APN: 7334A-25-50 Document #: D226192391<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 50 Block: 25 Subdivision: CIBOLO HILL MapRef: FILE D222006821 Abbreviated Description: Lot:50 Block:25 Subdivision:CIBOLO HILL Map Ref:FILE D222006821City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 2 | .38Mi. | **2625 YUPIK LN**<br>**FORT WORTH, TX 76179-2694** | 09/16/2026 | | | 2232 | // | 2023 | 7,013 SF | |
| | | APN: 7334A-13-16 Document #: D226180765<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Block: 13 Subdivision: CIBOLO HILL PHASE 3 MapRef: DOC D222236996 Abbreviated Description: Lot:16 Block:13 Subdivision:CIBOLO HILL PHASE 3 Map Ref:DOC D222236996 | | | | | | | | |
| 3 | .2Mi. | **10549 KATALPA DR**<br>**FORT WORTH, TX 76179-1077** | 09/15/2026 | | | 2077 | // | 2022 | 5,924 SF | |
| | | APN: 7334A-21-57 Document #: D226179876<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 57 Block: 21 Subdivision: CIBOLO HILL MapRef: DOC D222006821 Abbreviated Description: Lot:57 Block:21 Subdivision:CIBOLO HILL Map Ref:DOC D222006821City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 4 | .27Mi. | **2625 ONEIDA LN**<br>**FORT WORTH, TX 76179-2689** | 08/06/2026 | | | 1072 | // | 2023 | 7,231 SF | |
| | | APN: -7334A--10----7---50 Document #: D226153295<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Block: 10 Subdivision: CIBOLO HILL Phase No: 3 Abbreviated Description: Lot:7 Block:10 Subdivision:CIBOLO HILL Phase No:3 City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 5 | .21Mi. | **10553 TAKALA DR**<br>**FORT WORTH, TX 76179-1058** | 07/02/2026 | | | 2198 | // | 2021 | 6,098 SF | |
| | | APN: 7334A-17-20 Document #: D226128283<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Block: 17 Subdivision: CIBOLO HILL MapRef: DOC D220187858 Abbreviated Description: Lot:20 Block:17 Subdivision:CIBOLO HILL Map Ref:DOC D220187858 | | | | | | | | |
| 6 | .3Mi. | **10600 POTAWATOMI LN**<br>**FORT WORTH, TX 76179-2682** | 06/26/2026 | | | 1981 | // | 2024 | 8,451 SF | |
| | | APN: 7334A-16-11 Document #: D226123930<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Block: 16 Subdivision: CIBOLO HILL PHASE 3 MapRef: DOC D222236996 Abbreviated Description: Lot:11 Block:16 Subdivision:CIBOLO HILL PHASE 3 Map Ref:DOC D222236996 | | | | | | | | |
| 7 | .04Mi. | **10416 LEQUOIA ST**<br>**FORT WORTH, TX 76179-1069** | 05/29/2026 | | | 2315 | // | 2021 | 6,708 SF | |
| | | APN: 7334A-24-16 Document #: D226102962<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 16 Block: 24 Subdivision: CIBOLO HILL MapRef: DOC 220187858 Abbreviated Description: Lot:16 Block:24 Subdivision:CIBOLO HILL Map Ref:DOC 220187858 | | | | | | | | |
| 8 | .27Mi. | **2401 SAGAMORE ST**<br>**FORT WORTH, TX 76179-1080** | 05/13/2026 | | | 3156 | // | 2022 | 8,451 SF | |
| | | APN: 7334A-25-39 Document #: D226091468<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 39 Block: 25 Subdivision: CIBOLO HILL MapRef: DOC D222006821 Abbreviated Description: Lot:39 Block:25 Subdivision:CIBOLO HILL Map Ref:DOC D222006821City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 9 | .13Mi. | **10529 LEQUOIA ST**<br>**FORT WORTH, TX 76179-1067** | 05/08/2026 | | | 1424 | // | 2021 | 6,403 SF | |
| | | APN: 7334A-22-2 Document #: D226088601<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: 22 Subdivision: CIBOLO HILL MapRef: FILE D220187585 Abbreviated Description: Lot:2 Block:22 Subdivision:CIBOLO HILL Map Ref:FILE D220187585City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 10 | .29Mi. | **2501 TALA CT**<br>**FORT WORTH, TX 76179-1016** | 04/29/2026 | | | 3274 | // | 2024 | 6,490 SF | |
| | | APN: 7334A-18-14 Document #: D226080898<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 14 Block: 18 Subdivision: CIBOLO HILL AN ADDITION MapRef: DOC D220187858 Abbreviated Description: Lot:14 Block:18 Subdivision:CIBOLO HILL AN ADDITION Map Ref:DOC D220187858City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 11 | .34Mi. | **2401 MANKATO DR**<br>**FORT WORTH, TX 76179-1085** | 12/23/2025 | | | 3554 | // | 2022 | 9,975 SF | |
| | | APN: 7334A-19-22 Document #: D225238971<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 22 Block: 19 Subdivision: CIBOLO HILL PHASE 2 MapRef: FILE D222006821 Abbreviated Description: Lot:22 Block:19 Subdivision:CIBOLO HILL PHASE 2 Map Ref:FILE D222006821City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 12 | .1Mi. | **10437 MITUNA ST**<br>**FORT WORTH, TX 76179-1075** | 12/22/2025 | | | 2007 | // | 2022 | 6,534 SF | |
| | | APN: 7334A-24-2 Document #: D225237719<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 2 Block: 24 Subdivision: CIBOLO HILL PHASE 2 MapRef: DOC D222006821 Abbreviated Description: Lot:2 Block:24 Subdivision:CIBOLO HILL PHASE 2 Map Ref:DOC D222006821 | | | | | | | | |
| 13 | .19Mi. | **10508 KATALPA DR** | 11/20/2025 | | | 2964 | // | 2022 | 6,011 SF | |

# ICE SiteX Report

**OrderID: 98722880**

**FORT WORTH, TX 76179-1076**
APN: 7334A-25-55 Document #: D225218711
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 55 Block: 25 Subdivision: FINAL PLAT OF CIBOLO HILL MapRef: DOC D222006821 Abbreviated Description: Lot:55 Block:25 Subdivision:FINAL PLAT OF CIBOLO HILL Map Ref:DOC D222006821City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 14 | .12Mi. | **2524 SINOPA ST** | 11/07/2025 | 2971 | // | 2021 | 8,146 SF |

**FORT WORTH, TX 76179-1063**
APN: 7334A-21-18 Document #: D225210334
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 21 Subdivision: CIBOLO HILL SUBDIVISION MapRef: DOC D220187858 Abbreviated Description: Lot:18 Block:21 Subdivision:CIBOLO HILL SUBDIVISION Map Ref:DOC D220187858

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 15 | .26Mi. | **10525 POTAWATOMI LN** | 10/23/2025 | 3089 | // | 2023 | 7,797 SF |

**FORT WORTH, TX 76179-2681**
APN: 7334A-11-11 Document #: D225199495
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 11 Subdivision: CIBOLO HILL PHASE 3 MapRef: DOC D222236996 Abbreviated Description: Lot:11 Block:11 Subdivision:CIBOLO HILL PHASE 3 Map Ref:DOC D222236996City/Muni/Twp:TARRANT City/Muni/Twp: TARRANT

## 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.

## 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. | **10400 LEQUOIA ST** | **09/27/2021** | $331,140 | $331,140 | 1,747 | | 2021 | 11,151 SF | |
| .01Mi. | **10404 LEQUOIA ST** | **09/17/2021** | $390,000 | $390,000 | 2,968 | | 2021 | 7,187 SF | |
| .02Mi. | **10408 LEQUOIA ST** | **09/29/2021** | $359,876 | $359,876 | 2,248 | | 2021 | 7,275 SF | |
| .03Mi. | **10412 LEQUOIA ST** | **06/23/2022** | $380,000 | $380,000 | 3,721 | | 2021 | 6,098 SF | |
| .03Mi. | **10401 MITUNA ST** | **12/04/2023** | $335,000 | $335,000 | 2,874 | | 2022 | 7,492 SF | |
| .03Mi. | **2445 PEORIA DR** | **10/27/2022** | $409,000 | $409,000 | 3,061 | | 2022 | 7,057 SF | |
| .03Mi. | **10405 MITUNA ST** | **03/10/2023** | $415,976 | $415,976 | 2,923 | | 2022 | 6,490 SF | |
| .04Mi. | **10409 MITUNA ST** | **12/27/2022** | $325,013 | $325,013 | 3,529 | | 2022 | 6,447 SF | |
| .04Mi. | **2441 PEORIA DR** | **04/06/2023** | $371,036 | $371,036 | 2,450 | | 2022 | 7,013 SF | |
| .04Mi. | **2504 PEORIA DR** | **08/13/2025** | $265,000 | $265,000 | 2,150 | | 2021 | 8,059 SF | |
| .04Mi. | **10416 LEQUOIA ST** | **05/28/2026** | $219,052 | $219,052 | 2,315 | | 2021 | 6,708 SF | |
| .04Mi. | **10413 MITUNA ST** | **12/29/2022** | $360,936 | $360,936 | 2,242 | | 2022 | 6,490 SF | |
| .05Mi. | **2437 PEORIA DR** | **11/23/2022** | $390,698 | $390,698 | 2,651 | | 2022 | 6,926 SF | |
| .05Mi. | **2508 PEORIA DR** | **08/29/2025** | $415,000 | $415,000 | 3,394 | | 2021 | 7,579 SF | |
| .05Mi. | **10500 LEQUOIA ST** | **05/23/2022** | $398,000 | $398,000 | 3,005 | | 2021 | 6,665 SF | |
| .05Mi. | **10417 MITUNA ST** | **12/29/2022** | $345,000 | $345,000 | 2,143 | | 2022 | 6,534 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | NA | Households Occupied by Owners: | NA |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | NA years old | Households: | NA |
| Median Household Income: | NA | Households w/Family: | NA |
| Household Income Per Capita: | NA | Households w/Family Married: | NA |
| Most Common Education Level: | NA | Households w/Family Children: | NA |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | NA | Students: | NA |
| Number of Schools: | NA | Rating: | NA |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|

No School Information Available For This Property

# ICE SiteX Report

**OrderID: 98722880**

## Flood Report

The Subject Property of **10400 LEQUOIA ST, FORT WORTH, TX 76179-1069** 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** | NA | NA |
| **BURGLARY** | NA | NA |
| **MOTOR VEHICLE THEFT** | NA | NA |
| **FORCIBLE ROBBERY** | NA | NA |
| **AGGRAVATED ASSAULT** | NA | NA |
| **FORCIBLE RAPE** | NA | NA |
| **MURDER** | NA | NA |
| **OVERALL** | NA | NA |

## 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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