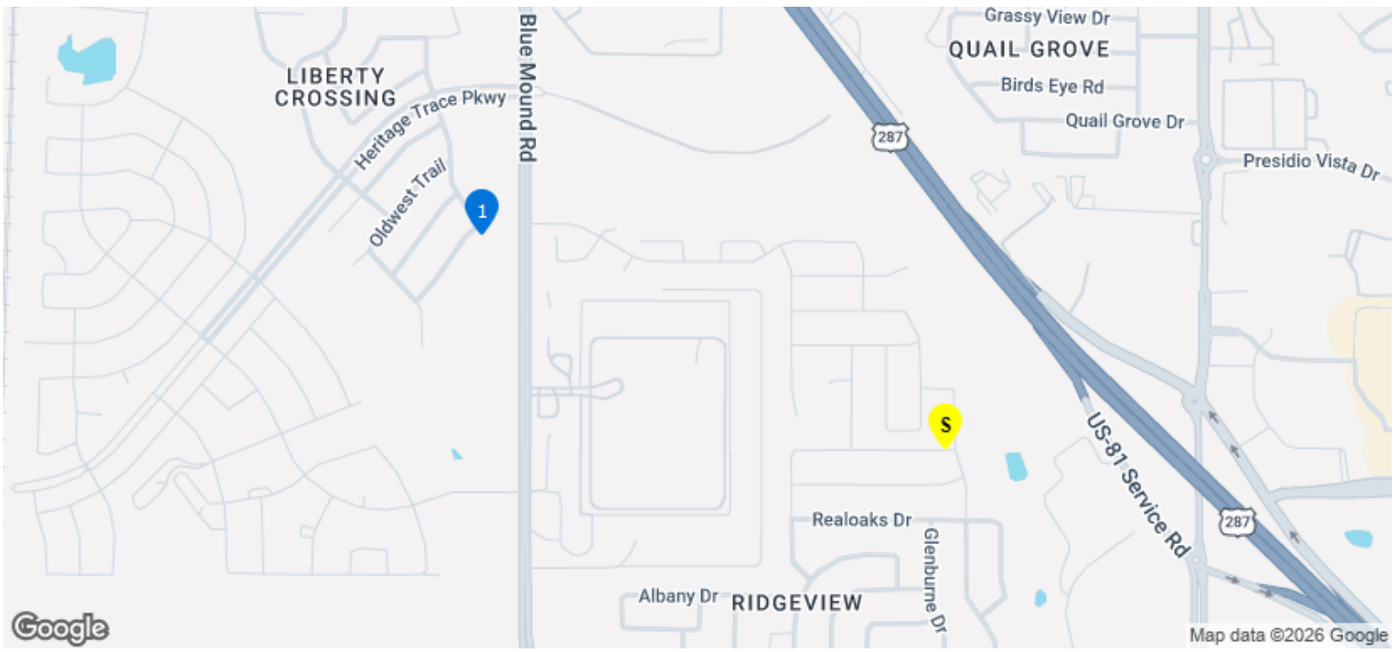
ICE SiteX Report

OrderID: 98745853

SiteX Property Information Report



Subject Property Location

1117 ALBANY DR, FORT WORTH, TX 76131-3387

County:	**TARRANT TX**	Census Tract:	1139.30
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	34587-1-38	Thomas Bros Pg-Grid:	

Valuation

Value:	**$311,000**	FSD:	14	Common Confidence Score:	50
Value Range:	$267,460 - $354,540	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	223,224,225
Assd Land Value:	$80,000	Market Land Value:	$80,000	Tax Year:	2026
Assd Improvement:	$117,350	Market Improvment Value:	$117,350	Total Taxable Value:	$2,681
Total Assessed Value:	$197,350	Total Assessor Market Value:	$197,350	Delinquent Year:	
				Tax Account ID:	41135172
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 38 Block: 1 District: 026 Subdivision: RIDGEVIEW FARMS Map Ref: MAP 2048-444

Abbreviated Description:	RIDGEVIEW FARMS BLOCK 1 LOT 38
City/Muni/Twp:	FORT WORTH

Property Characteristics

Lot Size:	6,098 SF	Bedrooms:	3	Pool:	
Building Area:	1508 SF	Baths:	2	Fireplace:	
Year Built:	2012	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/06/2026	Sales Price:	N/A
Document #:	D226061066 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/02/2026		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: RIDGEVIEW FARMS Map Ref: CAB A SL 11279
Abbreviated Description: PRIOR REF: D213030376 02/05/2013
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	04/06/2026	Sales Price:	N/A
Document #:	D226060983 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/02/2026		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: RIDGEVIEW FARMS Map Ref: CAB A SL 11279
Abbreviated Description: PRIOR REF: D212227091 09/14/2012
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	02/09/2026	Sales Price:	$139,379

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Document #:	D226022135 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/27/2025	Sales Price:	$30,000
Document #:	D225201666 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	10/18/2022	Loan Amount:	N/A
Document #:	D222251606 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	10/11/2022		
TD Due Date:	10/11/2047	Type Finance:	VAR

Legal Description:
Block: 1 Subdivision: RIDGEVIEW FARMS Phase No: II Map Ref: 0
City/Muni/Twp: FORT WORTH

Mortgage Record

Recording Date:	02/05/2013	Loan Amount:	N/A
Document #:	D213030377 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	01/30/2013		
TD Due Date:	02/01/2043	Type Finance:	

Legal Description:
Block: 1 Subdivision: RIDGEVIEW FARMS Phase No: II Map Ref: CAB A SL11279
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	02/05/2013	Sales Price:	N/A
Document #:	D213030376 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	01/30/2013		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: RIDGEVIEW FARMS Phase No: II Map Ref: CAB A SL11279
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	01/30/2013	Sales Price:	N/A
Document #:	D226061066 BK-PG -	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Block: 1 District: 026 Subdivision: RIDGEVIEW FARMS
Abbreviated Description: RIDGEVIEW FARMS BLOCK 1 LOT 38
City/Muni/Twp: FORT WORTH

Mortgage Record

Recording Date:	09/14/2012	Loan Amount:	N/A
Document #:	D212227092 BK-PG -	Loan Type:	Building or Construction Loan
Contract Date:	09/14/2012		
TD Due Date:		Type Finance:	VAR

Legal Description:
Block: 1 Subdivision: RIDGEVIEW FARMS Phase No: II Map Ref: CAB A SL11279
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	09/14/2012	Sales Price:	N/A
Document #:	D212227091 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	09/14/2012		
Document Type:	Deed		

Legal Description:
Block: 1 Subdivision: RIDGEVIEW FARMS Phase No: II Map Ref: CAB A SL11279
City/Muni/Twp: FORT WORTH

Area Sales Analysis

Total Area Sales	$345,000	Median # of Bedrooms	4
Median Lot Size	8,712 SF	Median # of Baths	3
Median Living Area	2,688 SF	Median Year Built	2006
Price Range - 2 Yrs	$345,000 to $345,000	Age Range	20 years to 20 years
Median Value	$345,000	Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.03Mi.	**8901 ZUBIA LN** **FORT WORTH, TX 76131-3417**	11/04/2025			1888	//	2018	6,011 SF	
		APN: 34587-14-24 Document #: D225207741 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: 14 Subdivision: RIDGEVIEW FARMS MapRef: DOC D217283667 Abbreviated Description: Lot:24 Block:14 Subdivision:RIDGEVIEW FARMS Map Ref:DOC D217283667City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
2	.05Mi.	**1129 ALBANY DR** **FORT WORTH, TX 76131-3387**	12/22/2025			2026	/3/2	2013	5,926 SF	
		APN: 34587-1-41 Document #: D225237389 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 41 Block: 1 Subdivision: RIDGEVIEW FARMS PHASE II MapRef: CAB A SL 11279 Abbreviated Description: Lot:41 Block:1 Subdivision:RIDGEVIEW FARMS PHASE II Map Ref:CAB A SL 11279City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
3	.06Mi.	**8920 PRAIRIE DAWN DR**	09/01/2026			2311	//	2018	5,489 SF	

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FORT WORTH, TX 76131-3419
APN: 34587-10A-15 Document #: D226171605
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 10A Subdivision: RIDGEVIEW FARMS MapRef: DOC D217283667 Abbreviated Description: Lot:15 Block:10A Subdivision:RIDGEVIEW FARMS Map Ref:DOC D217283667City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

4	.09Mi.	**8824 PRAIRIE DAWN DR**	12/31/2025	2346	//	2018	5,489 SF

FORT WORTH, TX 76131-3364
APN: 34587-10A-8 Document #: D225242927
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 10A Subdivision: RIDGEVIEW FARMS MapRef: DOC D217283667 Abbreviated Description: Lot:8 Block:10A Subdivision:RIDGEVIEW FARMS Map Ref:DOC D217283667City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

5	.17Mi.	**9108 ZUBIA LN**	07/01/2026	1989	//	2024	5,489 SF

FORT WORTH, TX 76131-3421
APN: 34587-10A-31 Document #: D226126955
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 10A Subdivision: RIDGEVIEW FARMS Phase No: 7 MapRef: DOC D222065805 Abbreviated Description: Lot:31 Block:10A Subdivision:RIDGEVIEW FARMS Phase No:7 Map Ref:DOC D222065805City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

6	.18Mi.	**8720 GLENBURNE DR**	11/17/2025	2583	/4/2	2006	5,500 SF

FORT WORTH, TX 76131-3358
APN: 34587-5-22 Document #: D225215129
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 5 Subdivision: RIDGEVIEW FARMS Phase No: 1 MapRef: CAB A SL 9958 Abbreviated Description: Lot:22 Block:5 Subdivision:RIDGEVIEW FARMS Phase No:1 Map Ref:CAB A SL 9958City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

7	.18Mi.	**1209 TRUMPET DR**	10/16/2025	2003	//	2016	5,500 SF

FORT WORTH, TX 76131-1562
APN: 34587-11-4 Document #: D225195501
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 11 Subdivision: RIDGEVIEW FARMS MapRef: FILE D216029118 Abbreviated Description: Lot:4 Block:11 Subdivision:RIDGEVIEW FARMS Map Ref:FILE D216029118City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

8	.19Mi.	**1212 TRUMPET DR**	11/20/2025	2020	//	2016	5,500 SF

FORT WORTH, TX 76131-1561
APN: 34587-9-30 Document #: D225218170
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 30 Block: 9 Subdivision: RIDGEVIEW FARMS Abbreviated Description: Lot:30 Block:9 Subdivision:RIDGEVIEW FARMS

9	.2Mi.	**1213 REALOAKS DR**	02/02/2026	3201	/5/3	2014	5,500 SF

FORT WORTH, TX 76131-3379
APN: 34587-9-23 Document #: D226017657
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 9 Subdivision: RIDGEVIEW FARMS MapRef: CAB A SL 11279 Abbreviated Description: Lot:23 Block:9 Subdivision:RIDGEVIEW FARMS Map Ref:CAB A SL 11279City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

10	.2Mi.	**1317 LACKLEY DR**	11/04/2025	1996	//	2024	5,489 SF

FORT WORTH, TX 76131-1951
APN: 34587-10A-36 Document #: D225207089
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Block: 10 Subdivision: RIDGEVIEW FARMS PHASE 7 MapRef: DOC D222065805 Abbreviated Description: Lot:36 Block:10 Subdivision:RIDGEVIEW FARMS PHASE 7 Map Ref:DOC D222065805City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

11	.24Mi.	**1249 SHALIMAR DR**	01/06/2026	1694	/3/2	2006	6,534 SF

FORT WORTH, TX 76131-3375
APN: 34587-7-28 Document #: D226002197
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 28 Block: 7 Subdivision: RIDGEVIEW FARMS MapRef: CAB A SL 9958 Abbreviated Description: Lot:28 Block:7 Subdivision:RIDGEVIEW FARMS Map Ref:CAB A SL 9958City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

12	.27Mi.	**1337 CONSTANCE DR**	09/30/2026	1856	/4/2	2005	5,500 SF

FORT WORTH, TX 76131-3355
APN: 34587-6-23 Document #: D226191116
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 6 Subdivision: RIDGEVIEW FARMS MapRef: CAB A SL 9958 Abbreviated Description: Lot:23 Block:6 Subdivision:RIDGEVIEW FARMS Map Ref:CAB A SL 9958City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

13	.3Mi.	**1340 CONSTANCE DR**	07/01/2026	1994	/3/2	2006	6,196 SF

FORT WORTH, TX 76131-3354
APN: 34587-4-20 Document #: D226127556
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 4 Subdivision: RIDGEVIEW FARMS MapRef: CAB A SL 9958 Abbreviated Description: Lot:20 Block:4 Subdivision:RIDGEVIEW FARMS Map Ref:CAB A SL 9958City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

14	.31Mi.	**1221 SHALIMAR DR**	11/14/2025	2286	/3/2	2009	6,534 SF

FORT WORTH, TX 76131-3375
APN: 34587-7-35 Document #: D225214822
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 7 Subdivision: RIDGEVIEW FARMS MapRef: CAB A SL 9958 Abbreviated Description: Lot:35 Block:7 Subdivision:RIDGEVIEW FARMS Map Ref:CAB A SL 9958City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

15	.33Mi.	**1231 E HARMON RD**	04/06/2026		//		148,975 SF

FORT WORTH, TX 76131-
APN: A1600---2A03A--20 Document #: D226062079
Document Type: Special Warranty Deed Price Code:
Land Use: Commercial - Vacant Land
Legal:

16	.35Mi.	**8621 GLENBURNE DR**	04/30/2026	2096	//	2018	5,541 SF

FORT WORTH, TX 76131-3357
APN: 34587-4-31 Document #: D226082216
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 4 Subdivision: RIDGEVIEW FARMS MapRef: CAB A SL 9958 Abbreviated Description: Lot:31 Block:4 Subdivision:RIDGEVIEW FARMS Map Ref:CAB A SL 9958City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

17	.39Mi.	**1204 CONSTANCE DR**	01/05/2026	2721	/4/2	2013	5,500 SF

FORT WORTH, TX 76131-3314

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APN: 34587-4-2 Document #: D226001521
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Subdivision: RIDGEVIEW FARMS Phase No: II MapRef: CAB A SL 11279 Abbreviated Description: Lot:2 Block:4 Subdivision:RIDGEVIEW FARMS Phase No:II Map Ref:CAB A SL 11279City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

18	.43Mi.	**1604 QUAIL SPRINGS CIR** **FORT WORTH, TX 76177-1508**	04/24/2026	1584	/3/2	2008	5,500 SF

APN: 33221A-13-19 Document #: D226077530
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 13 Subdivision: QUAIL GROVE ADDITION MapRef: CAB A SL 11951 Abbreviated Description: Lot:19 Block:13 Subdivision:QUAIL GROVE ADDITION Map Ref:CAB A SL 11951City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

19	.44Mi.	**8537 CACTUS FLOWER DR** **FORT WORTH, TX 76131-5327**	09/03/2026	1796	/3/2	2002	5,619 SF

APN: 23623G-20-7 Document #: D226173345
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 20 Section: 1 Subdivision: LASATER ADDITION Phase No: II MapRef: CAB A SL 7069 Abbreviated Description: Lot:7 Block:20 Section:1 Subdivision:LASATER ADDITION Phase No:II Map Ref:CAB A SL 7069City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

20	.46Mi.	**1609 DESPERADO RD** **FORT WORTH, TX 76131-5400**	05/20/2026	1855	/3/2	2009	6,970 SF

APN: 23623G-1-2 Document #: D226097014
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: LASATER ADDITION MapRef: CAB A SL 8318 Abbreviated Description: Lot:2 Block:1 Subdivision:LASATER ADDITION Map Ref:CAB A SL 8318City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

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.	**1117 ALBANY DR**	**01/30/2013**	$197,350	$197,350	1,508	/3/2	2012	6,098 SF	
0Mi.	**8900 ZUBIA LN**	**11/02/2020**	$355,721	$355,721	1,970		2018	6,316 SF	
.01Mi.	**8904 ZUBIA LN**	**09/25/2025**	$279,858	$279,858	1,345		2018	5,358 SF	
.02Mi.	**8908 ZUBIA LN**	**11/16/2018**	$300,000	$300,000	1,780		2018	5,489 SF	
.02Mi.	**8909 PRAIRIE DAWN DR**	**03/29/2019**	$330,555	$330,555	1,738		2018	5,489 SF	
.02Mi.	**8913 PRAIRIE DAWN DR**	**11/17/2025**	$267,699	$267,699	2,272		2018	5,489 SF	
.03Mi.	**8912 ZUBIA LN**	**01/30/2019**	$229,195	$229,195	2,359		2018	5,489 SF	
.03Mi.	**8917 PRAIRIE DAWN DR**	**10/30/2018**	$360,466	$360,466	2,041		2018	5,489 SF	
.03Mi.	**8901 ZUBIA LN**	**11/03/2025**	$350,279	$350,279	1,888		2018	6,011 SF	
.04Mi.	**8909 ZUBIA LN**	**05/02/2022**	$299,492	$299,492	1,576		2019	5,489 SF	
.04Mi.	**8916 ZUBIA LN**	**01/20/2020**	$219,143	$219,143	2,077		2019	5,489 SF	
.04Mi.	**8944 DEVONSHIRE DR**	**03/25/2019**	$282,256	$282,256	1,384		2018	5,619 SF	
.04Mi.	**8948 DEVONSHIRE DR**	**01/24/2020**	$258,777	$258,777	2,020		2019	5,619 SF	
.04Mi.	**8940 DEVONSHIRE DR**	**07/27/2018**	$347,736	$347,736	1,852		2018	5,619 SF	
.04Mi.	**8952 DEVONSHIRE DR**	**06/02/2025**	$323,281	$323,281	1,702		2019	5,619 SF	
.04Mi.	**8913 ZUBIA LN**	**05/17/2022**	$289,000	$289,000	1,792		2019	5,489 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	33.8 years old	Households:	15,470
Median Household Income:	$101,515	Households w/Family:	74%
Household Income Per Capita:	$39,632	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	43%

School District

School District Zone:	Eagle Mountain-Saginaw Independent School District	Students:	23,982
Number of Schools:	32	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.87Mi.	**Saginaw High School** Number of Students: 2,013 Student-Teacher Ratio: 15.45 Advanced Placement: Yes	B-	Public	9 - 12
2.84Mi.	**Gililland Elementary School** Number of Students: 503 Student-Teacher Ratio: 13.56	C-	Public	PK - 5
1.43Mi.	**Prairie Vista Middle School** Number of Students: 958 Student-Teacher Ratio: 19.99 Advanced Placement: Yes	C-	Public	6 - 8

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1.42Mi.	**Comanche Springs Elementary School**	D+	Public	PK - 5

Number of Students: 628
Student-Teacher Ratio: 16.45

Flood Report

The Subject Property of **1117 ALBANY DR, FORT WORTH, TX 76131-3387** 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	35%	SIGNIFICANTLY LOWER
BURGLARY	28%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	36%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	27%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	14%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	28%	SIGNIFICANTLY LOWER
MURDER	30%	SIGNIFICANTLY LOWER
OVERALL	16%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

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