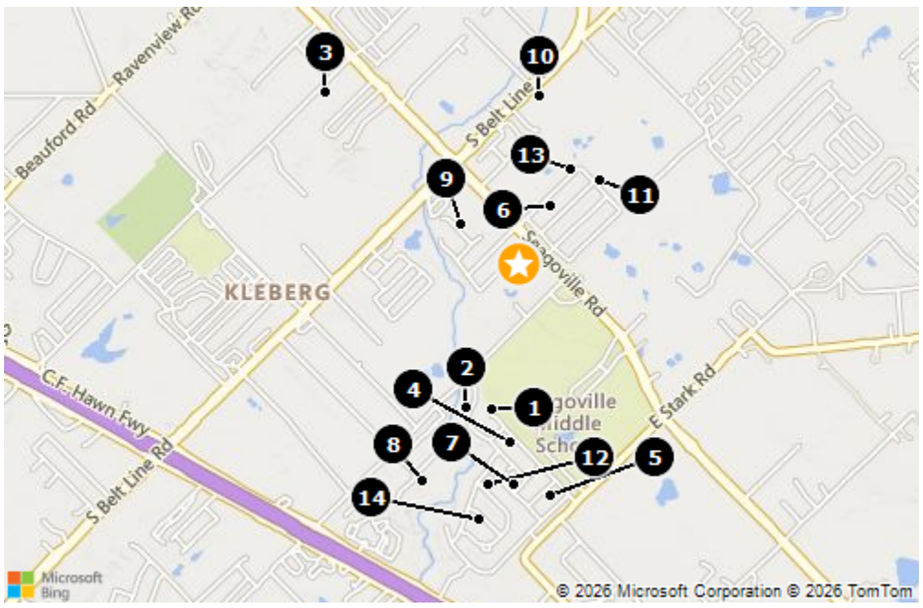
ICE SiteX Report

OrderID: 98722707

SiteX Property Information Report



Subject Property Location

1128 TOMAHAWK DR, DALLAS, TX 75253-5075

County:	**DALLAS TX**	Census Tract:	481130170.101002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	008819000J0070000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$266,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$242,060 - $289,940	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC DA DS PH DO
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2026
Assd Improvement:	$211,240	Market Improvment Value:	$211,240	Total Taxable Value:	
Total Assessed Value:	$261,240	Total Assessor Market Value:	$261,240	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DV

Assessment Legal Description

Lot: 7 Block: J Subdivision: SEAGOVILLE VILLAS Map Ref: 70-K

Abbreviated Description:	SEAGOVILLE VILLAS BLK J/8819 LT 7 INT201800238809 DD09042018 CO-DC 8819 00J 00700 4DA8819 00J
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:	5,274 SF	Bedrooms:	4	Pool:	
Building Area:	1688 SF	Baths:	2	Fireplace:	
Year Built:	2005	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/14/2026	Sales Price:	N/A
Document #:	202600197360 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/20/2026	Sales Price:	N/A
Document #:	202600108036 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/16/2021	Sales Price:	N/A
Document #:	202100179215 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	06/15/2021	Loan Amount:	N/A
Document #:	202100177040 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2051	Type Finance:	

ICE SiteX Report

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Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS
City/Muni/Twp: DALLAS

Mortgage Record

Recording Date:	09/18/2018	Loan Amount:	N/A
Document #:	201800251223 BK-PG -	Loan Type:	VA
TD Due Date:	10/01/2048	Type Finance:	

Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	09/06/2018	Sales Price:	N/A
Document #:	201800238809 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/04/2018		
Document Type:			

Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS Map Ref: VOL2004089 PG129
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	09/06/2018	Sales Price:	N/A
Document #:	201800238808 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/03/2018		
Document Type:			

Legal Description:
Lot: 7 Block: J 8819 Subdivision: SEAGOVILLE VILLAS Map Ref: VOL20040489 PG129
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	09/06/2018	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: J Subdivision: SEAGOVILLE VILLAS Map Ref: 70-K
Abbreviated Description: SEAGOVILLE VILLAS BLK J/8819 LT 7 INT201800238809 DD09042018 CO-DC 8819 00J 00700 4DA8819 00J
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	08/21/2015	Sales Price:	N/A
Document #:	201500223760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/03/2015	Sales Price:	N/A
Document #:	201500206226 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/27/2015		
Document Type:			

Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS Map Ref: MB2004089 PG129
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	08/15/2012	Sales Price:	N/A
Document #:	201200240804 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/11/2012		
Document Type:			

Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS Map Ref: MB2004089 PG129
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	09/19/2011	Sales Price:	N/A
Document #:	201100244919 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/07/2011	Sales Price:	N/A
Document #:	201100235387 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/01/2011		
Document Type:			

Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS Map Ref: MB2004089 PG129
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	06/05/2006	Sales Price:	$93,896
Document #:	200600202524 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/16/2005	Loan Amount:	N/A
Document #:	200503630976 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	12/01/2020	Type Finance:	

ICE SiteX Report

OrderID: 98722707

Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	12/16/2005	Sales Price:	N/A
Document #:	200503630974 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/01/2005		
Document Type:			

Legal Description:
Lot: 7 Block: J/8819 Subdivision: SEAGOVILLE VILLAS Map Ref: MB2004089 PG129
City/Muni/Twp: DALLAS

Area Sales Analysis

Total Area Sales	$257,000	Median # of Bedrooms	3
Median Lot Size	6,877 SF	Median # of Baths	2
Median Living Area	1,625 SF	Median Year Built	2017
Price Range - 2 Yrs	to $257,000	Age Range	7 years to 86 years
Median Value		Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**14201 BRIDGEVIEW LN** **DALLAS, TX 75253-4947**	09/08/2026	$257,000	$150	1704	/4/2	2017	18,573 SF	
		APN: 008813000D0200000 Document #: 202600191975 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 20 Block: D8813 Subdivision: SHADY OAKS ESTATES PHASE 1 MapRef: DOC 200600403943 Abbreviated Description: Lot:20 Block:D8813 Subdivision:SHADY OAKS ESTATES PHASE 1 Map Ref:DOC 200600403943City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.42Mi.	**14128 GREENHAW LN** **DALLAS, TX 75253-5082**	09/02/2026			1315	/3/2	2019	6,255 SF	
		APN: 008813000C0490000 Document #: 202600188737 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 49 Block: C/8813 Subdivision: SHADY OAKS ESTATES Phase No: 3 MapRef: DOC 201900071168 Abbreviated Description: Lot:49 Block:C/8813 Subdivision:SHADY OAKS ESTATES Phase No:3 Map Ref:DOC 201900071168								
3	.7Mi.	**912 EDD RD** **DALLAS, TX 75253-4001**	08/12/2026			1368	/3/1	1940	15,246 SF	Yes
		APN: 00000899835050000 Document #: 202600172823 Document Type: Price Code: Land Use: Single Family Residential Legal: Block: 7 Subdivision: TRACT 200 Abbreviated Description: Block:7 Subdivision:TRACT 200								
4	.49Mi.	**14242 BRIDGEVIEW LN** **DALLAS, TX 75253-4946**	08/06/2026			1946	/3/2	2017	5,750 SF	
		APN: 008813000E0250000 Document #: 202600169044 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: E/8813 Subdivision: SHADY OAKS ESTATES Phase No: 1 MapRef: DOC 200600403943 Abbreviated Description: Lot:25 Block:E/8813 Subdivision:SHADY OAKS ESTATES Phase No:1 Map Ref:DOC 200600403943City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
5	.64Mi.	**1314 LUCCHESE LN** **DALLAS, TX 75253-4944**	07/20/2026			1568	/3/2	2017	5,750 SF	
		APN: 008813000J0120000 Document #: 202600154160 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: J/8813 Subdivision: SHADY OAKS ESTATES Phase No: 1 MapRef: FILE 200600403943 Abbreviated Description: Lot:12 Block:J/8813 Subdivision:SHADY OAKS ESTATES Phase No:1 Map Ref:FILE 200600403943City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
6	.18Mi.	**946 HANNAH WAY** **DALLAS, TX 75253-5710**	06/25/2026			1639	/3/2	2006	7,501 SF	
		APN: 008818000F0220000 Document #: 202600135541 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: F/8818 Subdivision: ARBOR RIDGE MapRef: VOL 2005100 PG 83 Abbreviated Description: Lot:22 Block:F/8818 Subdivision:ARBOR RIDGE Map Ref:VOL 2005100 PG 83City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
7	.6Mi.	**14259 RIATA LN** **DALLAS, TX 75253-4930**	06/02/2026			1611	/4/2	2018	5,260 SF	
		APN: 008813000F0080000 Document #: 202600117049 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: F/8813 Subdivision: SHADY OAKS ESTATES Phase No: 2 MapRef: DOC 20180226593 Abbreviated Description: Lot:8 Block:F/8813 Subdivision:SHADY OAKS ESTATES Phase No:2 Map Ref:DOC 20180226593City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
8	.65Mi.	**14205 STALLION RIDGE DR** **DALLAS, TX 75253-4921**	05/21/2026			1542	/3/2	2018	5,995 SF	
		APN: 008813000C0320000 Document #: 202600109084 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: C/8813 Subdivision: SHADY OAKS ESTATES PHASE 2 Abbreviated Description: Lot:32 Block:C/8813 Subdivision:SHADY OAKS ESTATES PHASE 2 City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
9	.19Mi.	**15422 DOROTHY NELL DR** **DALLAS, TX 75253-5078**	03/10/2026			1956	/4/2	2016	5,488 SF	
		APN: 008819000F0080000 Document #: 202600049702 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: F/8819 Subdivision: SEAGOVILLE VILLAS MapRef: MB 2004089 PG 129 Abbreviated Description: Lot:8 Block:F/8819 Subdivision:SEAGOVILLE VILLAS Map Ref:MB 2004089 PG 129City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
10	.4Mi.	**802 S BELT LINE RD** **DALLAS, TX 75253-3109**	02/25/2026			1192	/2/1	1950	212,661 SF	
		APN: 00000899819950000 Document #: 202600040116 Document Type: Price Code: Land Use: Single Family Residential Legal: MapRef: DOC 201200269794 Abbreviated Description: Map Ref:DOC 201200269794City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
11	.32Mi.	**15623 DANSON DR** **DALLAS, TX 75253-5797**	02/24/2026			1756	/4/2	2006	7,499 SF	
		APN: 008818000D0250000 Document #: 202600038283								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: D/8818 Subdivision: ARBOR RIDGE MapRef: VOL 2005100 PG 83 Abbreviated Description: Lot:25 Block:D/8818 Subdivision:ARBOR RIDGE Map Ref:VOL 2005100 PG 83City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.61Mi.	**14213 WRANGLER WAY** **DALLAS, TX 75253-5851**	02/13/2026	1559	/3/2	2019	5,250 SF

APN: 008813000G0840000 Document #: 202600032080
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 84 Block: 8813 Subdivision: SHADY OAKS ESTATES PHASE 2 MapRef: FILE 20180226593 Abbreviated Description: Lot:84 Block:8813 Subdivision:SHADY OAKS ESTATES PHASE 2 Map Ref:FILE 20180226593City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

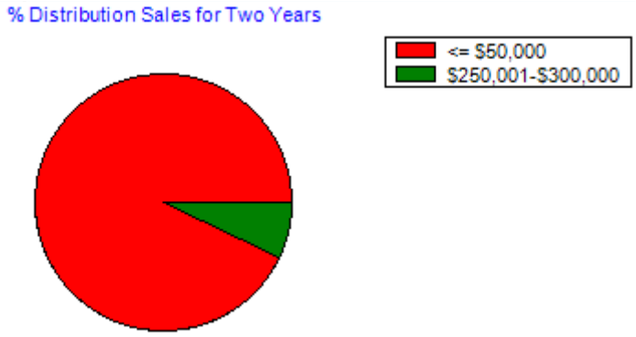
13	.29Mi.	**909 HANNAH WAY** **DALLAS, TX 75253-5799**	01/08/2026	2198	/4/2	2006	7,500 SF

APN: 008818000D0170000 Document #: 202600005225
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: D/8818 Subdivision: ARBOR RIDGE MapRef: VOL 2005100 PG 83 Abbreviated Description: Lot:17 Block:D/8818 Subdivision:ARBOR RIDGE Map Ref:VOL 2005100 PG 83City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

14	.71Mi.	**14232 CHAPS DR** **DALLAS, TX 75253-5305**	12/17/2025	2570	/5/2	2019	8,759 SF

APN: 008813000N0190000 Document #: 202500264568
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: N/8813 Subdivision: SHADY OAKS ESTATES PHASE 3 MapRef: FILE 20190071168 Abbreviated Description: Lot:19 Block:N/8813 Subdivision:SHADY OAKS ESTATES PHASE 3 Map Ref:FILE 20190071168City/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.

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.	**1128 TOMAHAWK DR**	**09/06/2018**	$261,240	$261,240	1,688	/4/2	2005	5,274 SF	
.01Mi.	**1132 TOMAHAWK DR**	**05/16/2016**	$261,390	$261,390	2,076	/3/2	2005	5,278 SF	
.01Mi.	**1124 TOMAHAWK DR**	**12/16/2005**	$259,560	$259,560	2,076	/3/2	2005	5,270 SF	
.02Mi.	**1120 TOMAHAWK DR**	**05/21/2007**	$330,840	$330,840	2,569	/3/2	2007	5,266 SF	
.02Mi.	**1136 TOMAHAWK DR**	**12/21/2006**	$229,530	$229,530	1,482	/3/2	2005	5,282 SF	
.03Mi.	**1116 TOMAHAWK DR**	**03/27/2023**	$291,290	$291,290	2,096	/3/2	2005	5,263 SF	
.03Mi.	**1140 TOMAHAWK DR**	**05/31/2007**	$292,890	$292,890	2,338	/3/2	2007	5,286 SF	
.03Mi.	**15602 SEAGOVILLE RD**	**08/27/2015**	$388,050	$388,050	1,803	/4/2	1987	1 SF	
.03Mi.	**1127 TOMAHAWK DR**	**02/28/2017**	$291,720	$291,720	2,076	/3/2	2007	5,250 SF	
.03Mi.	**1131 TOMAHAWK DR**	**04/13/2018**	$244,440	$244,440	1,402	/3/2	2007	5,250 SF	
.03Mi.	**1123 TOMAHAWK DR**	**08/05/2021**	$276,280	$276,280	2,113	/4/2	2006	5,250 SF	
.03Mi.	**1144 TOMAHAWK DR**	**05/26/2016**	$286,770	$286,770	2,390	/4/3	2005	5,290 SF	
.03Mi.	**1112 TOMAHAWK DR**	**06/18/2015**	$228,540	$228,540	1,677	/3/2	2005	5,259 SF	
.04Mi.	**1119 TOMAHAWK DR**	**06/19/2006**	$223,660	$223,660	1,432	/3/2	2006	5,250 SF	
.04Mi.	**1135 TOMAHAWK DR**	**10/04/2007**	$278,790	$278,790	2,147	/4/2	2007	5,250 SF	
.04Mi.	**1115 TOMAHAWK DR**	**12/13/2016**	$242,400	$242,400	1,479	/3/2	2007	5,250 SF	

Rent vs. Own

Households Occupied by Renters:	32%	Households Occupied by Owners:	64%

Demographics & Income

Median Age:	28.2 years old	Households:	6,627
Median Household Income:	$49,431	Households w/Family:	79%
Household Income Per Capita:	$18,283	Households w/Family Married:	47%
Most Common Education Level:	Some High School	Households w/Family Children:	56%

School District

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

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.19Mi.	**Seagoville Middle School** Number of Students: 1,063 Student-Teacher Ratio: 14.97	D	Public	6 - 8
2.40Mi.	**Seagoville North Elementary School** Number of Students: 774 Student-Teacher Ratio: 16.13	D-	Public	EE - 5
0.44Mi.	**Seagoville High School** Number of Students: 1,786 Student-Teacher Ratio: 15.75 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **1128 TOMAHAWK DR, DALLAS, TX 75253-5075** 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	105%	SIMILAR
BURGLARY	179%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	118%	HIGHER
FORCIBLE ROBBERY	122%	HIGHER
AGGRAVATED ASSAULT	51%	NOTABLY LOWER
FORCIBLE RAPE	101%	SIMILAR
MURDER	89%	LOWER
OVERALL	72%	NOTABLY LOWER

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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