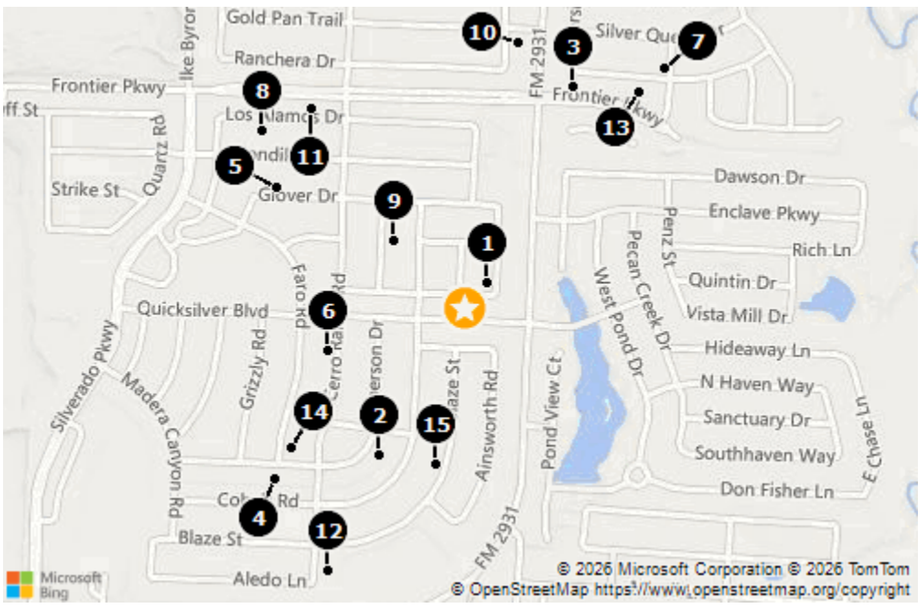
ICE SiteX Report

OrderID: 98722489

SiteX Property Information Report



Subject Property Location

11301 FATHOM ST, AUBREY, TX 76227-3153

County:	**DENTON TX**	Census Tract:	481210201.161016
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R773513	Thomas Bros Pg-Grid:	

Valuation

Value:	**$363,000**	FSD:	13	Common Confidence Score:	51
Value Range:	$315,810 - $410,190	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	G01 S02 W41
Assd Land Value:	$79,279	Market Land Value:	$79,279	Tax Year:	2026
Assd Improvement:	$285,694	Market Improvment Value:	$285,694	Total Taxable Value:	
Total Assessed Value:	$364,973	Total Assessor Market Value:	$364,973	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Lot: 42 Block: W Subdivision: SILVERADO PHASE 3 Phase No: 3
Abbreviated Description: SILVERADO PHASE 3 BLK W LOT 42

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:		Pool:	
Building Area:	2033 SF	Baths:		Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	1	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/08/2026	Sales Price:	$272,990
Document #:	2026-118282 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/19/2026	Sales Price:	$272,990
Document #:	2026-030043 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/11/2020	Sales Price:	N/A
Document #:	2020-080469 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/09/2020		
Document Type:			
Legal Description:			

Lot: 42 Block: W Subdivision: SILVERADO PHASE 3 Map Ref: DOC 2020-14

Prior Transfer

Recording Date:	06/09/2020	Sales Price:	N/A
Document #:	2020-80469 BK-PG -	Type of Sale:	Per Assessor Transaction History

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Document Type:
Legal Description:
Lot: 42 Block: W Subdivision: SILVERADO PHASE 3 Phase No: 3
Abbreviated Description: SILVERADO PHASE 3 BLK W LOT 42

Area Sales Analysis

Total Area Sales	$220,000	Median # of Bedrooms	3
Median Lot Size	6,970 SF	Median # of Baths	2
Median Living Area	1,950 SF	Median Year Built	2020
Price Range - 2 Yrs	to $220,000	Age Range	4 years to 8 years
Median Value		Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.05Mi.	**3005 ARANSAS AVE** **AUBREY, TX 76227-3150**	10/02/2026			2315	//	2020	5,663 SF	
		APN: R773505 Document #: 2026-115915 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 5 Subdivision: SILVERADO Phase No: 3 MapRef: DOC 2020-14 Abbreviated Description: Lot:8 Block:5 Subdivision:SILVERADO Phase No:3 Map Ref:DOC 2020-14								
2	.23Mi.	**11204 CULBERSON DR** **AUBREY, TX 76227-8038**	09/28/2026			2510	/3/2	2019	8,682 SF	
		APN: R746277 Document #: 2026-113725 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: G Subdivision: SILVERADO Phase No: 1C MapRef: DOC 2018-479 Abbreviated Description: Lot:2 Block:G Subdivision:SILVERADO Phase No:1C Map Ref:DOC 2018-479								
3	.33Mi.	**11400 ALPINE SPRINGS DR** **AUBREY, TX 76227-2240**	09/14/2026			2217	/4/3	2020	11,051 SF	
		APN: R960089 Document #: 2026-108091 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: A Subdivision: ASPEN MEADOWS Phase No: 1 MapRef: FILE 2020-202 Abbreviated Description: Lot:18 Block:A Subdivision:ASPEN MEADOWS Phase No:1 Map Ref:FILE 2020-202								
4	.35Mi.	**11000 CULBERSON DR** **AUBREY, TX 76227-8033**	09/10/2026	$220,000	$109	2012	//	2020	7,318 SF	
		APN: R746285 Document #: 2026-107057 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 11 Block: H Subdivision: SILVERADO Phase No: 1C MapRef: DOC 2018-479 Abbreviated Description: Lot:11 Block:H Subdivision:SILVERADO Phase No:1C Map Ref:DOC 2018-479								
5	.3Mi.	**10909 GLOVER LN** **AUBREY, TX 76227-3169**	07/09/2026			1650	/3/2	2020	6,970 SF	
		APN: R773366 Document #: 2026-080703 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 50 Block: 20 Subdivision: SILVERADO WEST Phase No: 7 MapRef: FILE 2023-227 Abbreviated Description: Lot:50 Block:20 Subdivision:SILVERADO WEST Phase No:7 Map Ref:FILE 2023-227								
6	.19Mi.	**2921 CERRO RANCH RD** **AUBREY, TX 76227-7981**	05/14/2026			1882	//	2020	7,270 SF	
		APN: R746213 Document #: 2026-056048 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: K Subdivision: SILVERADO Phase No: 1C MapRef: DOC 2018-479 Abbreviated Description: Lot:28 Block:K Subdivision:SILVERADO Phase No:1C Map Ref:DOC 2018-479City/Muni/Twp:AUBREY City/Muni/Twp: AUBREY								
7	.42Mi.	**11449 ALPINE SPRINGS DR** **AUBREY, TX 76227-1369**	05/12/2026			2708	/5/2.5	2022	7,148 SF	
		APN: R960137 Document #: 2026-054722 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: F Subdivision: ASPEN MEADOWS Phase No: 1 MapRef: FILES 2020-202 Abbreviated Description: Lot:13 Block:F Subdivision:ASPEN MEADOWS Phase No:1 Map Ref:FILES 2020-202								
8	.36Mi.	**10928 LOS ALAMOS DR** **AUBREY, TX 76227-3339**	05/04/2026			1887	/4/2	2020	5,750 SF	
		APN: R963464 Document #: 2026-050860 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: BB Subdivision: SILVERADO Phase No: 4 MapRef: DOC 2020-312 Abbreviated Description: Lot:6 Block:BB Subdivision:SILVERADO Phase No:4 Map Ref:DOC 2020-312								
9	.13Mi.	**3100 DENVER AVE** **AUBREY, TX 76227-3162**	04/29/2026			1785	/3/2	2020	6,098 SF	
		APN: R773450 Document #: 2026-048769 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: T Subdivision: SILVERADO Phase No: 3 MapRef: DOC 2020-168 Abbreviated Description: Lot:5 Block:T Subdivision:SILVERADO Phase No:3 Map Ref:DOC 2020-168								
10	.37Mi.	**3616 PINTO WAY** **AUBREY, TX 76227-1031**	04/20/2026			1704	/3/2	2021	7,710 SF	
		APN: R972004 Document #: 2026-044005 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: F Subdivision: SILVERADO Phase No: 6 MapRef: DOC 2021-153 Abbreviated Description: Lot:27 Block:F Subdivision:SILVERADO Phase No:6 Map Ref:DOC 2021-153								
11	.34Mi.	**11017 LOS ALAMOS DR** **AUBREY, TX 76227-3342**	04/17/2026			1852	/4/2	2020	5,750 SF	
		APN: R963454 Document #: 2026-043884 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: AA Subdivision: SILVERADO Phase No: 4 MapRef: DOC 2020-312 Abbreviated Description: Lot:19 Block:AA Subdivision:SILVERADO Phase No:4 Map Ref:DOC 2020-312								
12	.4Mi.	**2508 CERRO RANCH RD** **AUBREY, TX 76227-7994**	04/14/2026			1691	/3/2	2018	6,151 SF	
		APN: R733051 Document #: 2026-041826								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 67 Block: A Abbreviated Description: Lot:67 Block:A

13	.38Mi.	**11436 ALPINE SPRINGS DR** **AUBREY, TX 76227-2240**	03/26/2026	1950	/4/2	2022	6,608 SF

APN: R960098 Document #: 2026-033497
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: A Subdivision: ASPEN MEADOWS Phase No: 1 MapRef: FILE 2020-202 Abbreviated Description: Lot:27 Block:A Subdivision:ASPEN MEADOWS Phase No:1 Map Ref:FILE 2020-202

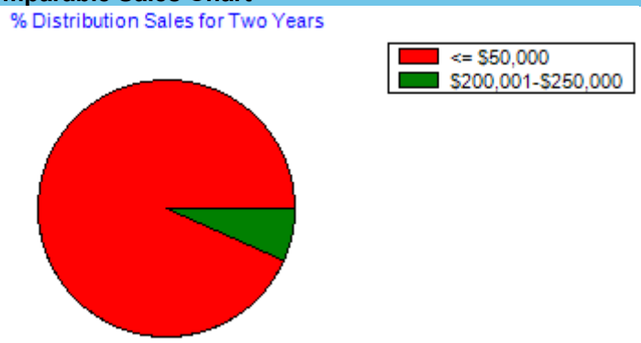
14	.3Mi.	**2804 FARO RD** **AUBREY, TX 76227-8078**	03/25/2026	2356	//	2019	8,019 SF

APN: R746230 Document #: 2026-032341
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: K Subdivision: SILVERADO Phase No: 1C MapRef: DOC 2018-479 Abbreviated Description: Lot:14 Block:K Subdivision:SILVERADO Phase No:1C Map Ref:DOC 2018-479

15	.22Mi.	**11237 BLAZE ST** **AUBREY, TX 76227-8047**	03/10/2026	2510	/3/2	2019	6,064 SF

APN: R746313 Document #: 2026-025800
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 50 Block: D Subdivision: SILVERADO Phase No: 2 MapRef: FILE 2018-480 Abbreviated Description: Lot:50 Block:D Subdivision:SILVERADO Phase No:2 Map Ref:FILE 2018-480

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.	**11301 FATHOM ST**	**06/09/2020**	$364,973	$364,973	2,033		2020	5,663 SF	
.01Mi.	**11305 FATHOM ST**	**08/07/2024**	$378,436	$378,436	2,206	/4/3	2020	5,663 SF	
.01Mi.	**11217 FATHOM ST**	**08/28/2020**	$318,476	$318,476	1,517		2020	5,663 SF	
.02Mi.	**11309 FATHOM ST**	**09/08/2020**	$339,453	$339,453	1,701		2020	5,663 SF	
.02Mi.	**11213 FATHOM ST**	**09/04/2020**	$380,829	$380,829	2,314		2020	5,663 SF	
.03Mi.	**3000 BAR H AVE**	**01/25/2024**	$397,980	$397,980	2,339		2020	6,970 SF	
.03Mi.	**11313 FATHOM ST**	**06/16/2020**	$351,702	$351,702	1,882		2020	5,663 SF	
.03Mi.	**11209 FATHOM ST**	**04/07/2022**	$344,321	$344,321	1,785		2020	5,663 SF	
.03Mi.	**3001 BAR H AVE**	**05/29/2020**	$366,318	$366,318	1,885		2020	6,970 SF	
.04Mi.	**3004 BAR H AVE**	**08/31/2020**	$313,381	$313,381	1,519		2020	5,663 SF	
.04Mi.	**11205 FATHOM ST**	**08/31/2020**	$329,485	$329,485	1,642		2020	5,663 SF	
.04Mi.	**11317 FATHOM ST**	**10/31/2022**	$318,841	$318,841	1,517		2020	6,098 SF	
.04Mi.	**3001 ARANSAS AVE**	**06/25/2020**	$411,163	$411,163	2,508		2020	6,970 SF	
.04Mi.	**11301 DELTA DR**	**11/14/2019**	$338,151	$338,151	1,684	/3/2	2019	5,750 SF	
.04Mi.	**3005 BAR H AVE**	**03/19/2025**	$310,000	$310,000	1,650	/3/2	2020	5,663 SF	
.04Mi.	**11305 DELTA DR**	**11/08/2019**	$345,037	$345,037	1,758	/3/2	2019	5,750 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	75%

Demographics & Income

Median Age:	35.9 years old	Households:	18,861
Median Household Income:	$109,568	Households w/Family:	78%
Household Income Per Capita:	$49,340	Households w/Family Married:	60%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	42%

School District

School District Zone:	Aubrey Independent School District	Students:	4,480
Number of Schools:	8	Rating:	B

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.33Mi.	**Jackie Fuller Elementary School** Number of Students: 688 Student-Teacher Ratio: 14.29	B-	Public	KG - 5
3.74Mi.	**Aubrey High School** Number of Students: 1,135 Student-Teacher Ratio: 16.15 Advanced Placement: Yes	B-	Public	9 - 12
4.55Mi.	**Aubrey Middle School** Number of Students: 978 Student-Teacher Ratio: 18.11	B	Public	6 - 8

Flood Report

The Subject Property of **11301 FATHOM ST, AUBREY, TX 76227-3153** 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	60%	NOTABLY LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	42%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	50%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	47%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	31%	SIGNIFICANTLY LOWER
MURDER	56%	NOTABLY LOWER
OVERALL	67%	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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