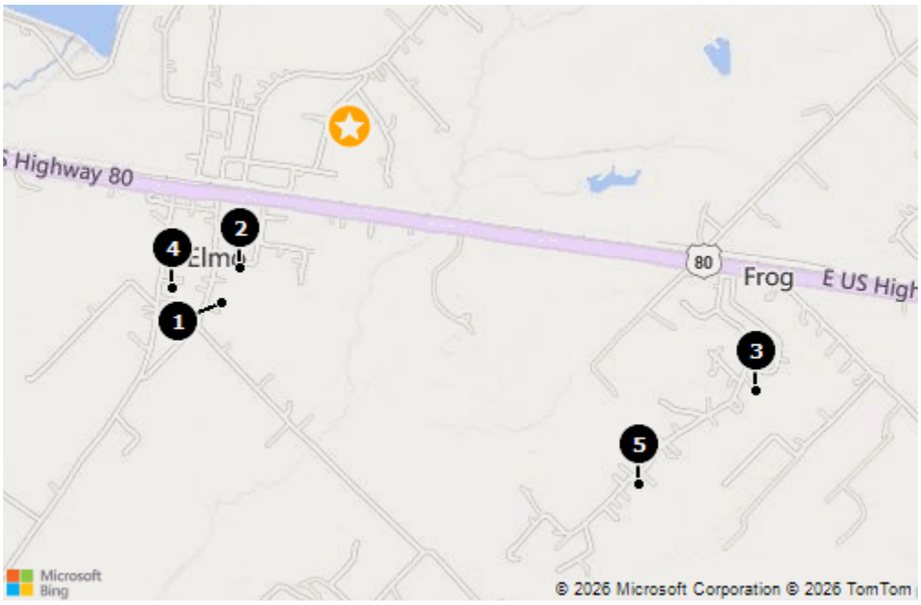
ICE SiteX Report

OrderID: 97841888

SiteX Property Information Report



Subject Property Location

11350 COUNTY ROAD 377, TERRELL, TX 75161-6494

County:	**KAUFMAN TX**	Census Tract:	482570506.022034
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	99.0076.0000.1045.00.99.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$516,000**	FSD:	15	Common Confidence Score:	58
Value Range:	$438,600 - $593,400	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	3F,KC,P3,RB,SW
Assd Land Value:	$158,573	Market Land Value:	$158,573	Tax Year:	2024
Assd Improvement:	$358,801	Market Improvment Value:	$358,801	Total Taxable Value:	$5,394
Total Assessed Value:	$517,374	Total Assessor Market Value:	$517,374	Delinquent Year:	
				Tax Account ID:	R3069
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Subdivision: R G CARTWRIGHT Tract No: 104.00 Map Ref: 9-5
Abbreviated Description: R G CARTWRIGHT, TRACT 104.00; 3.99 ACRES
City/Muni/Twp: WILLS POINT

Property Characteristics

Lot Size:	3.990 AC	Bedrooms:		Pool:	
Building Area:	3883 SF	Baths:	2	Fireplace:	1
Year Built:	1980	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/06/2022	Sales Price:	N/A
Document #:	2022-0017793 BK-PG 7615-338	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/05/2022		
Document Type:			

Legal Description:
Subdivision: R G CARTWRIGHT SURVEY ABSTRACT NO 76 Map Ref: DOC 2018-0009392

Prior Transfer

Recording Date:	05/05/2022	Sales Price:	N/A
Document #:	17793 BK-PG 7615 -338	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Subdivision: R G CARTWRIGHT Tract No: 104.00 Map Ref: 9-5
Abbreviated Description: R G CARTWRIGHT, TRACT 104.00; 3.99 ACRES
City/Muni/Twp: WILLS POINT

Prior Transfer

Recording Date:	02/16/2016	Sales Price:	$95,000
Document #:	2016-0002445 BK-PG 4972-359	Type of Sale:	Full Amount on Deed
Contract Date:	02/02/2016		
Document Type:			

Legal Description:
Subdivision: R G CARTWRIGHT SURVEY ABSTRACT NO 76

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Prior Transfer

Recording Date:	02/26/2015	Sales Price:	$114,000
Document #:	2015-0003270 BK-PG 2971-469	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/20/2006	Loan Amount:	N/A
Document #:	00022285 BK-PG 2971-469	Loan Type:	Stand Alone First
TD Due Date:	10/01/2036	Type Finance:	

Legal Description:
Abbreviated Description: R G CARTWRIGHT SUR ABS #76

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	43,560 SF	Median # of Baths	
Median Living Area	1,200 SF	Median Year Built	1985
Price Range - 2 Yrs		Age Range	6 years to 66 years
Median Value		Median Age	41 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.59Mi.	**10952 COUNTY ROAD 371** **TERRELL, TX 75161-6817**	04/10/2026				//		69,696 SF	
	APN: 99.0076.0000.0840.00.99.00 Document #: 2026-0010541 Document Type: Price Code: Land Use: Single Family Residential Legal: MapRef: VOL 8820 PG 11 Abbreviated Description: Map Ref:VOL 8820 PG 11									
2	.5Mi.	**10961 COUNTY ROAD 359** **TERRELL, TX 75161-6861**	02/23/2026			1108	//	1960	20,473 SF	
	APN: 99.0076.0000.2205.00.99.00 Document #: 2026-0005232 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: THE ROBERT G CARTWRIGHT SURVEY ABSTRACT NUMBER 76 Abbreviated Description: Subdivision:THE ROBERT G CARTWRIGHT SURVEY ABSTRACT NUMBER 76									
3	1.32Mi.	**10655 SLEEPY HOLLOW RD** **TERRELL, TX 75161-6939**	08/05/2025			1352	//1	1983	47,045 SF	
	APN: 00.3355.0000.0026.00.99.00 Document #: 2025-0024222 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Subdivision: SLEEPY HOLLOW MEADOWS DEVELOPMENT REPLAT MapRef: CAB 1 ENV 543 Abbreviated Description: Lot:26 Subdivision:SLEEPY HOLLOW MEADOWS DEVELOPMENT REPLAT Map Ref:CAB 1 ENV 543									
4	.64Mi.	**12632 FM 2728** **TERRELL, TX 75161-6828**	07/03/2025			1948	//	1988	43,560 SF	
	APN: 99.0076.0000.0345.00.99.00 Document #: 2025-0020883 Document Type: Price Code: Land Use: Single Family Residential Legal: MapRef: VOL 1174 PG 119 Abbreviated Description: Map Ref:VOL 1174 PG 119									
5	1.26Mi.	**10193 SLEEPY HOLLOW RD** **TERRELL, TX 75161-6929**	03/12/2025			1200	//	2020	30,056 SF	Yes
	APN: 00.3355.0000.0010.00.99.00 Document #: 2025-0007513 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10-B2&9-C1 Subdivision: SLEEPY HOLLOW MEADOWS DEVELOPMENT REPLAT SECTION 2 MapRef: CAB 1 ENV 543 Abbreviated Description: Lot:10-B2&9-C1 Subdivision:SLEEPY HOLLOW MEADOWS DEVELOPMENT REPLAT SECTION 2 Map Ref:CAB 1 ENV 543									

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.	**11350 COUNTY ROAD 377**	**05/05/2022**	$517,374	$517,374	3,883	//2	1980	4 SF	
.04Mi.	**11426 COUNTY ROAD 377**	**02/02/2023**	$176,937	$176,937	1,176	//1	1900	16,117 SF	
.06Mi.	**11464 COUNTY ROAD 377**	**08/16/2024**	$150,505	$150,505	1,384	//1	1980	16,501 SF	
.06Mi.	**10684 COUNTY ROAD 358**	**10/03/2024**	$264,108	$264,108	1,716	//2	1980	31,058 SF	
.06Mi.	**10710 COUNTY ROAD 358**	**04/10/2023**	$216,286	$209,632	1,400	//1.5	1990	28,619 SF	
.07Mi.	**11320 COUNTY ROAD 377**	**09/11/2020**	$147,496	$147,496	1,140	//1	1900	1 SF	
.07Mi.	**10734 COUNTY ROAD 358**	**10/30/2023**	$225,785	$225,119	1,402	//1	1900	1 SF	
.07Mi.	**11486 CO RD 376**	**01/23/2012**	$146,907	$146,907	1,105	//1	1900	12,750 SF	
.08Mi.	**11355 COUNTY ROAD 377**		$119,606	$93,628	1,008		1995	18,252 SF	
.08Mi.	**11504 COUNTY ROAD 377**	**01/24/2005**	$189,511	$189,511	1,560	//1	1980	16,501 SF	
.09Mi.	**10711 COUNTY ROAD 358**	**04/08/2011**	$176,029	$73,506	1,222	//1	1973	27,051 SF	
.1Mi.	**11327 COUNTY ROAD 377**	**02/14/2025**	$61,272	$61,272		//1		40,075 SF	
.1Mi.	**10800 COUNTY ROAD 358**	**01/22/1998**	$260,475	$143,543	1,380		2000	1 SF	
.1Mi.	**10739 COUNTY ROAD 358**	**02/29/2012**	$208,945	$208,945	995	//1		1 SF	
.1Mi.	**CO RD 358**		$43,560	$20,132				1 SF	
.11Mi.	**11548 COUNTY ROAD 377**		$133,802	$91,088	910	//1	1900	16,501 SF	

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	74%

Demographics & Income

Median Age:	44.0 years old	Households:	4,180
Median Household Income:	$77,053	Households w/Family:	75%
Household Income Per Capita:	$32,650	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	38%

School District

School District Zone:	Wills Point Independent School District	Students:	2,893
Number of Schools:	5	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
8.54Mi.	**Wills Point Middle School** Number of Students: 404 Student-Teacher Ratio: 17.29	C+	Public	5 - 6
8.31Mi.	**Wills Point Primary School** Number of Students: 617 Student-Teacher Ratio: 20.68	NA	Public	PK - 1
7.72Mi.	**Wills Point High School** Number of Students: 812 Student-Teacher Ratio: 14.19	C+	Public	9 - 12
8.37Mi.	**Wills Point Jr High School** Number of Students: 442 Student-Teacher Ratio: 17.74	C-	Public	7 - 8
8.16Mi.	**Earnest O Woods Intermediate School** Number of Students: 618 Student-Teacher Ratio: 18.19	C-	Public	2 - 4

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	75%	NOTABLY LOWER
BURGLARY	131%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	36%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	114%	HIGHER
AGGRAVATED ASSAULT	118%	HIGHER
FORCIBLE RAPE	115%	HIGHER
MURDER	90%	LOWER
OVERALL	104%	SIMILAR

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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