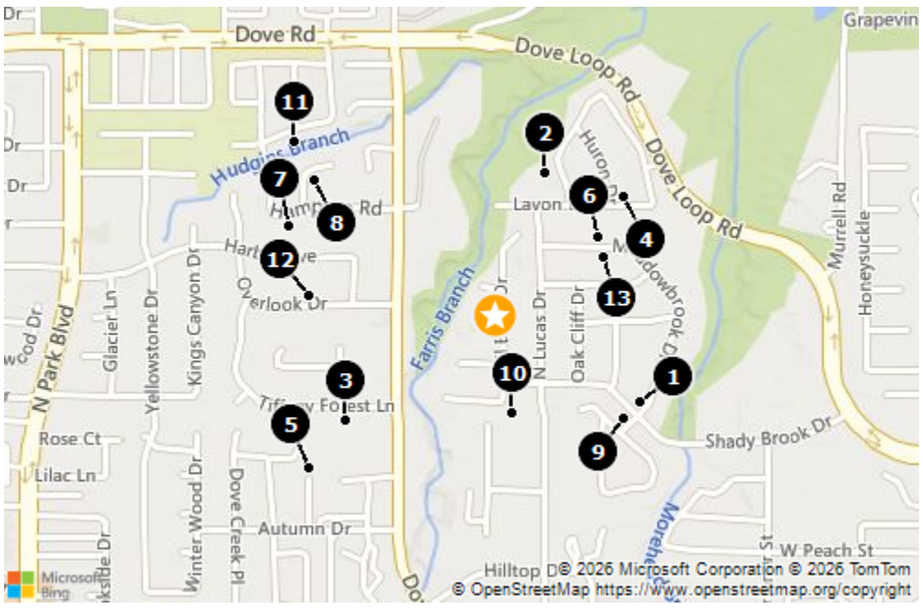
ICE SiteX Report

OrderID: 98722820

SiteX Property Information Report



Subject Property Location

1202 WOODMOOR CT, GRAPEVINE, TX 76051-5073

County:	**TARRANT TX**	Census Tract:	484391137.142001
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14218-1-37	Thomas Bros Pg-Grid:	

Valuation

Value:	**$450,000**	FSD:	12	Common Confidence Score:	63
Value Range:	$396,000 - $504,000	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	224,225
Assd Land Value:	$85,000	Market Land Value:	$85,000	Tax Year:	2026
Assd Improvement:	$329,997	Market Improvment Value:	$329,997	Total Taxable Value:	$2,074
Total Assessed Value:	$414,997	Total Assessor Market Value:	$414,997	Delinquent Year:	
				Tax Account ID:	05162688
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 37 Block: 1 District: 011 Subdivision: FOREST LAKE ADDN-GRAPEVINE Map Ref: MAP 2126-464

Abbreviated Description:	FOREST LAKE ADDN-GRAPEVINE BLOCK 1 LOT 37
City/Muni/Twp:	GRAPEVINE

Property Characteristics

Lot Size:	8,403 SF	Bedrooms:	3	Pool:	Yes
Building Area:	1604 SF	Baths:	2	Fireplace:	
Year Built:	1986	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:	11/17/2025	Sales Price:	$187,102
Document #:	D225215926 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/12/2021	Loan Amount:	N/A
Document #:	D221008741 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2041	Type Finance:	

Legal Description:
Lot: 37 Block: 1 Subdivision: FOREST LAKE
City/Muni/Twp: GRAPEVINE

Prior Transfer

Recording Date:	11/02/2020	Sales Price:	$18,710
Document #:	D220281429 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	09/21/2011	Sales Price:	N/A
Document #:	D211229254 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 98722820

Contract Date: 09/14/2011
Document Type:
Legal Description:
Lot: 37 Block: 1 Subdivision: FOREST LAKE Map Ref: MB388-166 PG62
City/Muni/Twp: GRAPEVINE

Prior Transfer

Recording Date:	09/14/2011	Sales Price:	N/A
Document #:	D211229254 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 37 Block: 1 District: 011 Subdivision: FOREST LAKE ADDN-GRAPEVINE Map Ref: MAP 2126-464
Abbreviated Description: FOREST LAKE ADDN-GRAPEVINE BLOCK 1 LOT 37
City/Muni/Twp: GRAPEVINE

Prior Transfer

Recording Date:	06/27/2006	Sales Price:	N/A
Document #:	D206193245 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/23/2006	Loan Amount:	N/A
Document #:	D206154644 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2036	Type Finance:	

Legal Description:
Lot: 37 Block: 1 Subdivision: FOREST LAKE ADDITION
City/Muni/Twp: GRAPEVINE

Prior Transfer

Recording Date:	07/22/2004	Sales Price:	N/A
Document #:	D204228234 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/16/2004		
Document Type:			

Legal Description:
Lot: 37 Block: 1 Subdivision: FOREST LAKE ADDITION Map Ref: MB388-166 PG62
City/Muni/Twp: GRAPEVINE

Prior Transfer

Recording Date:	09/13/1993	Sales Price:	N/A
Document #:	BK-PG 11232-0467	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/03/1993		
Document Type:			

Legal Description:
Lot: 37 Block: 1 Subdivision: FOREST LAKE Map Ref: MB388-166 PG62
City/Muni/Twp: GRAPEVINE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,078 SF	Median # of Baths	2
Median Living Area	1,626 SF	Median Year Built	1984
Price Range - 2 Yrs		Age Range	5 years to 58 years
Median Value		Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**1002 SHADY BROOK DR** **GRAPEVINE, TX 76051-5035**	09/16/2026			1626	/3/2	1973	9,078 SF	
		APN: 3810-J-10 Document #: D226181463 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: J Subdivision: BROOKHOLLOW ESTATES MapRef: MB 388-64 PG 33 Abbreviated Description: Lot:10 Block:J Subdivision:BROOKHOLLOW ESTATES Map Ref:MB 388-64 PG 33City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE								
2	.21Mi.	**1221 FALCON DR** **GRAPEVINE, TX 76051-1117**	09/10/2026			4035	//	2016	13,902 SF	Yes
		APN: 23213S-1-10A Document #: D226176857 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10A Block: 1 Subdivision: LAKE POINTE MapRef: FILE D213326411S Abbreviated Description: Lot:10A Block:1 Subdivision:LAKE POINTE Map Ref:FILE D213326411SCity/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE								
3	.26Mi.	**1425 TIFFANY FOREST LN** **GRAPEVINE, TX 76051-6669**	08/27/2026			2708	//	1981	15,858 SF	
		APN: 42138-1-5R Document #: D226167976 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5-R Block: 1 Subdivision: TIFFANY FOREST ADDITION MapRef: CAB A SL 12501 Abbreviated Description: Lot:5-R Block:1 Subdivision:TIFFANY FOREST ADDITION Map Ref:CAB A SL 12501City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE								
4	.24Mi.	**1204 HURON DR** **GRAPEVINE, TX 76051-1118**	07/28/2026			3712	/4/3	2014	10,120 SF	
		APN: 23213S-3-12A1 Document #: D226146421 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12A-1 Block: 3 Subdivision: LAKE POINTE MapRef: FILE D215016994 Abbreviated Description: Lot:12A-1 Block:3 Subdivision:LAKE POINTE Map Ref:FILE D215016994City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE								
5	.33Mi.	**621 TURTLEDOVE LN** **GRAPEVINE, TX 76051-3167**	07/01/2026			1620	/3/2	1980	11,174 SF	
		APN: 41677-1-8 Document #: D226127790 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 8 Block: 1 Subdivision: THATCHER WOODS ADDITION MapRef: CAB A SL 9471 Abbreviated Description: Lot:8 Block:1 Subdivision:THATCHER WOODS ADDITION Map Ref:CAB A SL 9471City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

6	.18Mi.	**1028 MEADOWBROOK DR** **GRAPEVINE, TX 76051-3229**	06/25/2026	1352	/3/2	1968	6,529 SF

APN: 3810-E-6 Document #: D226122301
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: E Subdivision: BROOKHOLLOW ESTATES MapRef: VOL 388-45 PG 54 Abbreviated Description: Lot:6 Block:E Subdivision:BROOKHOLLOW ESTATES Map Ref:VOL 388-45 PG 54City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

7	.3Mi.	**1441 HAMPTON RD** **GRAPEVINE, TX 76051-6699**	04/10/2026	1288	/3/2	1988	5,532 SF

APN: 10132-7-3 Document #: D226066519
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 7 Subdivision: DOVE LANDING - PHASE TWO MapRef: VOL 388-185 PG 42 Abbreviated Description: Lot:3 Block:7 Subdivision:DOVE LANDING - PHASE TWO Map Ref:VOL 388-185 PG 42City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

8	.31Mi.	**1508 BENNINGTON CT** **GRAPEVINE, TX 76051-6611**	03/02/2026	1592	/3/2	1987	6,124 SF

APN: 10132-8-24 Document #: D226036488
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 8 Subdivision: DOVE LANDING-PHASE TWO MapRef: VOL 388-185 PG 42 Abbreviated Description: Lot:24 Block:8 Subdivision:DOVE LANDING-PHASE TWO Map Ref:VOL 388-185 PG 42City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

9	.22Mi.	**1002 MEADOW BEND LOOP N** **GRAPEVINE, TX 76051-3211**	01/08/2026	3228	//	2021	6,450 SF

APN: 37945N-A-34 Document #: D226003413
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: A Subdivision: SHADY BROOK ADDITION MapRef: FILE D218216642 Abbreviated Description: Lot:34 Block:A Subdivision:SHADY BROOK ADDITION Map Ref:FILE D218216642City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

10	.14Mi.	**1201 CIRCLE VIEW CT** **GRAPEVINE, TX 76051-5069**	11/10/2025	1717	/3/2	1984	9,401 SF

APN: 14218-1-3 Document #: D225210693
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 1 Subdivision: FOREST LAKE ADDITION MapRef: VOL 388-166 PG 62 Abbreviated Description: Lot:3 Block:1 Subdivision:FOREST LAKE ADDITION Map Ref:VOL 388-166 PG 62City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

11	.36Mi.	**1513 BROOKWOOD DR** **GRAPEVINE, TX 76051-6679**	11/06/2025	1526	/3/2	1986	5,908 SF

APN: 10132-1-18 Document #: D225208790
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 1 Subdivision: DOVE LANDING PHASE TWO MapRef: VOL 388 PG 42 Abbreviated Description: Lot:18 Block:1 Subdivision:DOVE LANDING PHASE TWO Map Ref:VOL 388 PG 42City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

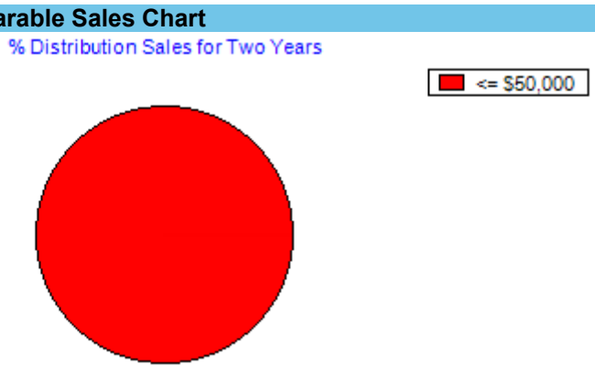
12	.26Mi.	**1524 OVERLOOK DR** **GRAPEVINE, TX 76051-6640**	10/29/2025	1799	/3/2	1976	11,890 SF

APN: 39565-3-4 Document #: D225203038
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 3 Subdivision: SOUTH SHORE ACRES MapRef: VOL 388 PG 54 Abbreviated Description: Lot:4 Block:3 Subdivision:SOUTH SHORE ACRES Map Ref:VOL 388 PG 54City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

13	.16Mi.	**1029 MEADOWBROOK DR** **GRAPEVINE, TX 76051-3228**	08/26/2025	1242	/3/2	1969	8,107 SF

APN: 3810-F-7 Document #: D225157906
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: F Section: 1 Subdivision: BROOKHOLLOW ESTATES Abbreviated Description: Lot:7 Block:F Section:1 Subdivision:BROOKHOLLOW ESTATES City/Muni/Twp:GRAPEVINE City/Muni/Twp: GRAPEVINE

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.

ICE SiteX Report

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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.	**1202 WOODMOOR CT**	**09/14/2011**	$414,997	$414,997	1,604	/3/2	1986	8,403 SF	Yes
.01Mi.	**1206 WOODMOOR CT**	**12/03/2002**	$449,974	$449,974	1,808	/3/2	1984	7,612 SF	
.02Mi.	**1201 KNOLL CREST CT**	**07/02/2021**	$358,955	$358,955	1,734	/3/2	1984	8,597 SF	
.03Mi.	**1205 KNOLL CREST CT**	**06/01/2016**	$385,600	$385,600	1,551	/3/2	1985	7,530 SF	
.03Mi.	**924 TRAIL EDGE DR**	**06/21/2019**	$329,363	$329,363	1,578	/3/2	1984	7,802 SF	
.03Mi.	**928 TRAIL EDGE DR**	**12/27/2023**	$356,000	$356,000	1,749	/3/2	1985	7,319 SF	
.03Mi.	**1210 WOODMOOR CT**	**07/19/2003**	$484,760	$484,760	1,998	/3/2	1989	7,771 SF	
.03Mi.	**920 TRAIL EDGE DR**	**04/25/1994**	$526,897	$526,897	2,068	/3/2	1994	7,729 SF	Yes
.03Mi.	**1201 WOODMOOR CT**	**01/14/2016**	$322,506	$322,506	1,604	/3/2	1987	8,650 SF	
.03Mi.	**1205 WOODMOOR CT**	**01/20/2016**	$343,029	$343,029	1,608	/3/2	1989	7,681 SF	Yes
.04Mi.	**932 TRAIL EDGE DR**	**12/30/2002**	$528,317	$528,317	2,387	/3/2	1994	7,686 SF	
.04Mi.	**916 TRAIL EDGE DR**	**08/21/2002**	$391,281	$391,281	1,600	/3/2	1985	7,304 SF	
.04Mi.	**1209 KNOLL CREST CT**	**03/15/2021**	$566,931	$566,931	2,903	/3/2	1985	14,485 SF	
.05Mi.	**1209 WOODMOOR CT**	**11/19/2020**	$465,915	$465,915	1,745	/3/3	1984	7,157 SF	
.05Mi.	**937 N LUCAS DR**		$253,990	$253,990	1,270	/3/2	1969	8,071 SF	
.05Mi.	**1214 WOODMOOR CT**	**01/31/1996**	$426,506	$426,506	1,764	/3/2	1987	15,711 SF	

Rent vs. Own

Households Occupied by Renters:	43%	Households Occupied by Owners:	52%

Demographics & Income

Median Age:	41.7 years old	Households:	21,924
Median Household Income:	$114,297	Households w/Family:	60%
Household Income Per Capita:	$57,592	Households w/Family Married:	49%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	25%

School District

School District Zone:	Grapevine-Colleyville Independent School District	Students:	13,541
Number of Schools:	20	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.88Mi.	**Silver Lake Elementary School** Number of Students: 450 Student-Teacher Ratio: 12.87	B-	Public	PK - 5
4.43Mi.	**Colleyville Heritage High School** Number of Students: 1,837 Student-Teacher Ratio: 15.04 Advanced Placement: Yes	B+	Public	9 - 12
0.47Mi.	**Grapevine Middle School** Number of Students: 635 Student-Teacher Ratio: 12.48 Advanced Placement: Yes	B	Public	6 - 8

Flood Report

The Subject Property of **1202 WOODMOOR CT, GRAPEVINE, TX 76051-5073** 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	84%	LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	81%	LOWER
AGGRAVATED ASSAULT	79%	LOWER
FORCIBLE RAPE	91%	LOWER
MURDER	94%	SIMILAR
OVERALL	91%	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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ICE SiteX Report

OrderID: 98722820

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