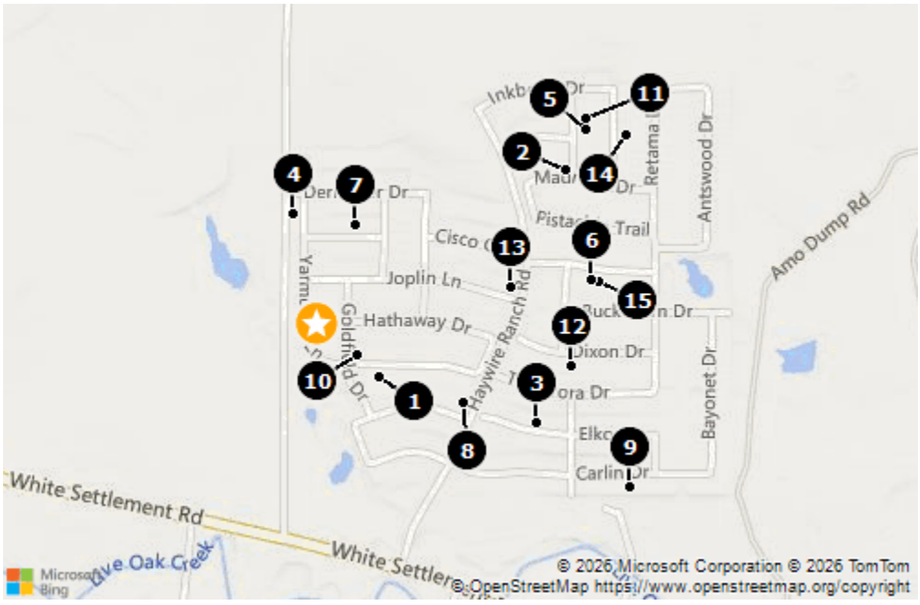
ICE SiteX Report

OrderID: 98722555

SiteX Property Information Report



Subject Property Location

12048 YARMOUTH LN, FORT WORTH, TX 76108-4792

County:	**TARRANT TX**	Census Tract:	484391142.073037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	24103M-L-9	Thomas Bros Pg-Grid:	

Valuation

Value:	**$450,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$400,500 - $499,500	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	224,225
Assd Land Value:	$75,000	Market Land Value:	$75,000	Tax Year:	2026
Assd Improvement:	$377,821	Market Improvment Value:	$377,821	Total Taxable Value:	$11,672
Total Assessed Value:	$452,821	Total Assessor Market Value:	$452,821	Delinquent Year:	
				Tax Account ID:	41440617
				Homeowner's Exemption:	
				Tax Exemptions:	BV

Assessment Legal Description

Lot: 9 Block: L Subdivision: LIVE OAK CREEK Map Ref: MAP 1988-400
Abbreviated Description: LIVE OAK CREEK BLOCK L LOT 9

Property Characteristics

Lot Size:	10,454 SF	Bedrooms:		Pool:	
Building Area:	2792 SF	Baths:		Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:		Number of Cars:	3	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/26/2025	Sales Price:	$303,000
Document #:	D225050699 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/29/2018	Sales Price:	N/A
Document #:	D218262423 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/10/2018	Sales Price:	N/A
Document #:	D218226218 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/03/2018		
Document Type:			
Legal Description:			

Lot: 9 Block: L Subdivision: LIVE OAK CREEK Map Ref: CAB A SL12888

Prior Transfer

Recording Date:	10/03/2018	Sales Price:	N/A
Document #:	D218226218 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

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Legal Description:
Lot: 9 Block: L Subdivision: LIVE OAK CREEK Map Ref: MAP 1988-400
Abbreviated Description: LIVE OAK CREEK BLOCK L LOT 9

Prior Transfer

Recording Date:	02/09/2015	Sales Price:	N/A
Document #:	D215027160 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/22/2015	Loan Amount:	N/A
Document #:	D215013833 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2045	Type Finance:	

Legal Description:
Lot: 9 Block: 1 Subdivision: LIVE OAK CREEK

Prior Transfer

Recording Date:	09/03/2013	Sales Price:	N/A
Document #:	D213233170 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/14/2013	Sales Price:	N/A
Document #:	D213215661 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/14/2013		
Document Type:			

Legal Description:
Lot: 9 Block: L Subdivision: LIVE OAK CREEK Map Ref: CAB A SL12888

Mortgage Record

Recording Date:	04/03/2013	Loan Amount:	N/A
Document #:	D213082952 BK-PG -	Loan Type:	Building or Construction Loan
TD Due Date:	04/01/2014	Type Finance:	VAR

Legal Description:
Lot: 9 Block: L Subdivision: LIVE OAK CREEK

Prior Transfer

Recording Date:	05/25/2012	Sales Price:	N/A
Document #:	D212125613 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/24/2012		
Document Type:			

Legal Description:
Lot: 9 Block: L Subdivision: LIVE OAK CREEK Map Ref: CAB A PG12888-12891

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,620 SF	Median # of Baths	
Median Living Area	2,514 SF	Median Year Built	2018
Price Range - 2 Yrs		Age Range	6 years to 15 years
Median Value		Median Age	8 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.11Mi.	**11945 YARMOUTH LN** **FORT WORTH, TX 76108-4791**	08/31/2026			2264	//	2015	7,405 SF	
		APN: 24103M-I-12 Document #: D226170486 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: I Subdivision: LIVE OAK CREEK MapRef: CAB A SL 12888 Abbreviated Description: Lot:12 Block:I Subdivision:LIVE OAK CREEK Map Ref:CAB A SL 12888								
2	.4Mi.	**11800 MADRONO DR** **FORT WORTH, TX 76108-2557**	08/17/2026			2633	//	2020	11,717 SF	
		APN: 24103M-CC-7 Document #: D226160402 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: CC Subdivision: LIVE OAK CREEK Phase No: 5 MapRef: DOC D21988713 Abbreviated Description: Lot:7 Block:CC Subdivision:LIVE OAK CREEK Phase No:5 Map Ref:DOC D21988713								
3	.33Mi.	**11816 ELKO LN** **FORT WORTH, TX 76108-4783**	07/31/2026			2031	//	2015	7,405 SF	
		APN: 24103M-F-6 Document #: D226149661 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: F Subdivision: LIVE OAK CREEK MapRef: CAB A SL 12888 Abbreviated Description: Lot:6 Block:F Subdivision:LIVE OAK CREEK Map Ref:CAB A SL 12888City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
4	.15Mi.	**12141 YARMOUTH LN** **FORT WORTH, TX 76108-4795**	07/02/2026			3151	//	2018	9,750 SF	
		APN: 24103M-K-17 Document #: D226128320 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: K Subdivision: LIVE OAK CREEK MapRef: DOC D216081650 Abbreviated Description: Lot:17 Block:K Subdivision:LIVE OAK CREEK Map Ref:DOC D216081650								
5	.45Mi.	**620 LEADTREE TRL** **FORT WORTH, TX 76108-2536**	06/30/2026			2514	//	2020	7,710 SF	
		APN: 24103M-DD-4 Document #: D226125807 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 4 Block: DD Subdivision: LIVE OAK CREEK MapRef: FILE D219188713 Abbreviated Description: Lot:4 Block:DD Subdivision:LIVE OAK CREEK Map Ref:FILE D219188713

6	.38Mi.	**11733 WAX MYRTLE TRL** **FORT WORTH, TX 76108-2060**	06/26/2026	3546	//	2018	6,708 SF	

APN: 24103M-JJ-3 Document #: D226124009
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: JJ Subdivision: LIVE OAK CREEK Phase No: 3A MapRef: DOC D217259923 Abbreviated Description: Lot:3 Block:JJ Subdivision:LIVE OAK CREEK Phase No:3A Map Ref:DOC D217259923City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

7	.14Mi.	**12016 OLINGER DR** **FORT WORTH, TX 76108-7710**	06/17/2026	2914	//	2016	9,583 SF	Yes

APN: 24103M-Q-3 Document #: D226116852
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: Q Subdivision: LIVE OAK CREEK MapRef: CAB A SL 12888 Abbreviated Description: Lot:3 Block:Q Subdivision:LIVE OAK CREEK Map Ref:CAB A SL 12888

8	.23Mi.	**11900 DRUMMOND LN** **FORT WORTH, TX 76108-4789**	05/14/2026	3142	/3/2	2012	11,326 SF	Yes

APN: 24103M-I-1 Document #: D226092098
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: I Subdivision: LIVE OAK CREEK MapRef: CAB A SL 12888 Abbreviated Description: Lot:1 Block:I Subdivision:LIVE OAK CREEK Map Ref:CAB A SL 12888

9	.48Mi.	**11853 CARLIN DR** **FORT WORTH, TX 76108-4784**	05/11/2026	2102	//	2019	6,341 SF	

APN: 24103M-B-8 Document #: D226088881
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: B Subdivision: LIVE OAK CREEK PHASE 4 MapRef: FILE D219028936 Abbreviated Description: Lot:8 Block:B Subdivision:LIVE OAK CREEK PHASE 4 Map Ref:FILE D219028936

10	.07Mi.	**11956 YARMOUTH LN** **FORT WORTH, TX 76108-4790**	04/29/2026	2751	/3/2	2013	9,148 SF	

APN: 24103M-J-17 Document #: D226080591
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: J Subdivision: LIVE OAK CREEK MapRef: CAB A SL 12888 Abbreviated Description: Lot:17 Block:J Subdivision:LIVE OAK CREEK Map Ref:CAB A SL 12888

11	.46Mi.	**624 LEADTREE TRL** **FORT WORTH, TX 76108-2536**	04/27/2026	1958	//	2020	7,579 SF	

APN: 24103M-DD-3 Document #: D226078581
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: DD Subdivision: LIVE OAK CREEK MapRef: DOC D219188713 Abbreviated Description: Lot:3 Block:DD Subdivision:LIVE OAK CREEK Map Ref:DOC D219188713

12	.35Mi.	**11745 DIXON DR** **FORT WORTH, TX 76108-2149**	04/16/2026	3680	//	2019	6,704 SF	

APN: 24103M-MM-33 Document #: D226070923
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: MM Subdivision: LIVE OAK CREEK Abbreviated Description: Lot:33 Block:MM Subdivision:LIVE OAK CREEK

13	.27Mi.	**11900 JOPLIN LN** **FORT WORTH, TX 76108-7703**	04/16/2026	2361	/3/2	2011	10,454 SF	

APN: 24103M-O-1 Document #: D226071465
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: O Subdivision: LIVE OAK CREEK MapRef: CAB 12888 Abbreviated Description: Lot:1 Block:O Subdivision:LIVE OAK CREEK Map Ref:CAB 12888

14	.5Mi.	**620 BAYONET DR** **FORT WORTH, TX 76108-4804**	03/18/2026	1602	//	2020	7,620 SF	

APN: 24103M-EE-8 Document #: D226048361
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: EE Subdivision: LIVE OAK CREEK MapRef: FILE D219188713 Abbreviated Description: Lot:8 Block:EE Subdivision:LIVE OAK CREEK Map Ref:FILE D219188713

15	.39Mi.	**11729 WAX MYRTLE TRL** **FORT WORTH, TX 76108-2060**	01/22/2026	1909	//	2018	6,403 SF	

APN: 24103M-JJ-4 Document #: D226012959
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: JJ Subdivision: LIVE OAK CREEK PHASE 3A MapRef: DOC D217259923 Abbreviated Description: Lot:4 Block:JJ Subdivision:LIVE OAK CREEK PHASE 3A Map Ref:DOC D217259923City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

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.

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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.	**12048 YARMOUTH LN**	**10/03/2018**	$452,821	$452,821	2,792		2013	10,454 SF	
.02Mi.	**12056 YARMOUTH LN**	**07/18/2019**	$400,000	$400,000	2,491	/4/2	2012	10,454 SF	Yes
.02Mi.	**12032 YARMOUTH LN**	**10/22/2015**	$338,019	$338,019	2,818	/3/2	2008	13,939 SF	
.02Mi.	**237 GOLDFIELD LN**	**07/27/2018**	$201,000	$201,000	2,861	/3/2	2013	7,840 SF	
.03Mi.	**301 GOLDFIELD LN**	**12/03/2018**	$263,354	$263,354	2,979	/4/3	2014	7,840 SF	
.03Mi.	**233 GOLDFIELD LN**	**12/28/2010**	$357,000	$357,000	2,536	/3/2	2010	12,632 SF	
.03Mi.	**12064 YARMOUTH LN**	**02/17/2015**	$427,040	$427,040	2,509		2015	10,454 SF	
.03Mi.	**12049 YARMOUTH LN**	**05/16/2023**	$296,474	$296,474	2,571	/3/2	2012	10,890 SF	
.03Mi.	**305 GOLDFIELD LN**	**03/03/2021**	$385,000	$385,000	2,542	/4/3	2012	7,840 SF	
.04Mi.	**12057 YARMOUTH LN**	**01/30/2017**	$406,573	$406,573	3,127	/4/2	2010	10,454 SF	
.04Mi.	**12041 YARMOUTH LN**	**08/27/2010**	$340,000	$340,000	2,126	/3/2	2010	11,761 SF	
.04Mi.	**12000 YARMOUTH LN**	**02/25/2013**	$308,436	$308,436	2,734	/3/2	2012	23,086 SF	
.04Mi.	**309 GOLDFIELD LN**	**08/28/2014**	$476,991	$476,991	2,791	/3/2	2014	7,840 SF	Yes
.04Mi.	**12065 YARMOUTH LN**	**03/20/2023**	$309,632	$309,632	2,437	/3/2	2011	10,454 SF	Yes
.04Mi.	**12033 YARMOUTH LN**	**10/28/2011**	$421,905	$421,905	2,286	/4/2	2011	11,761 SF	Yes
.05Mi.	**12072 YARMOUTH LN**	**08/30/2010**	$241,700	$241,700	3,029	/4/2	2010	11,761 SF	Yes

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	37.4 years old	Households:	18,156
Median Household Income:	$86,783	Households w/Family:	68%
Household Income Per Capita:	$39,544	Households w/Family Married:	51%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	White Settlement Independent School District	Students:	6,831
Number of Schools:	9	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
5.16Mi.	**Brewer Middle School** Number of Students: 1,500 Student-Teacher Ratio: 15.37 Advanced Placement: Yes	C	Public	6 - 8
2.79Mi.	**North Elementary School** Number of Students: 800 Student-Teacher Ratio: 16.25	B+	Public	1 - 5
3.31Mi.	**Brewer High School** Number of Students: 2,113 Student-Teacher Ratio: 15.84 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **12048 YARMOUTH LN, FORT WORTH, TX 76108-4792** 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	93%	SIMILAR
BURGLARY	88%	LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	89%	LOWER
AGGRAVATED ASSAULT	74%	NOTABLY LOWER
FORCIBLE RAPE	58%	NOTABLY LOWER
MURDER	86%	LOWER
OVERALL	86%	LOWER

Disaster Alerts

No alerts noted

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