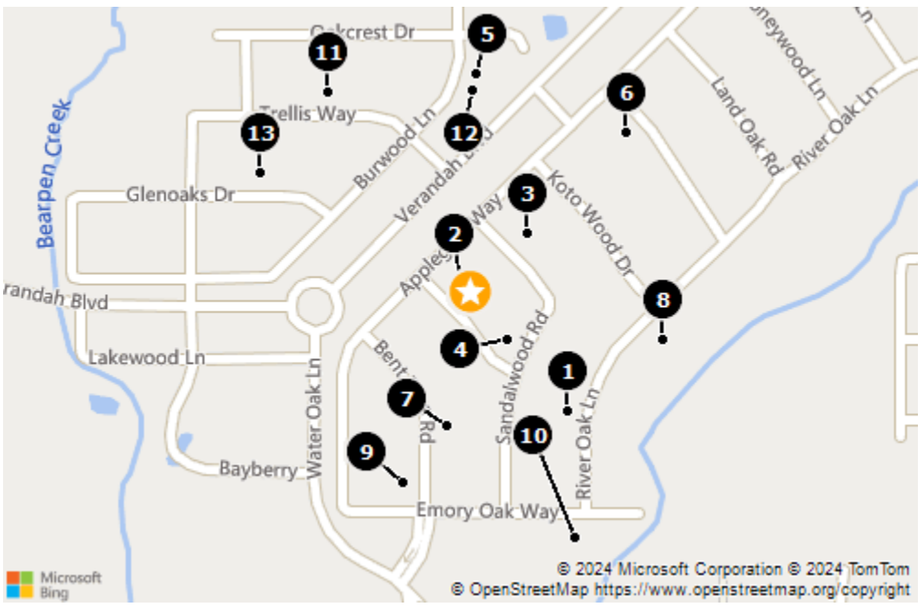
SiteX™ Report

OrderID: 93154544

SiteX Property Information Report



Subject Property Location

1216 CEDAR COVE PL, ROYSE CITY, TX 75189-8128

County:	**HUNT TX**	Census Tract:	482319614.012105
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	5272-0080-0050-92	Thomas Bros Pg-Grid:	

Valuation

Value:	**$261,000**	FSD:	6
Value Range:	$245,340 - $276,660	Confidence Score:	94

County Tax & Assessment

Assessment Year:	2024	Market Value Year:	2024	Tax Rate Code Area:	GHT,HHO,MV1,SRC
Assd Land Value:	$45,750	Market Land Value:	$45,750	Tax Year:	2023
Assd Improvement:	$233,250	Market Improvment Value:	$233,250	Total Taxable Value:	$4,129
Total Assessed Value:	$279,000	Total Assessor Market Value:	$279,000	Delinquent Year:	
				Tax Account ID:	R212679
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: 8 Subdivision: VERANDAH PH 1 B
Abbreviated Description: S5272 VERANDAH PH 1 B BLK 8 LOT 5 ACRES .1481

Property Characteristics

Lot Size:	6,451 SF	Bedrooms:		Pool:	
Building Area:	1495 SF	Baths:		Fireplace:	
Year Built:	2009	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:	09/15/2022	Sales Price:	$174,240
Document #:	2022-21756 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/08/2022	Sales Price:	N/A
Document #:	2022-21162 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/07/2022		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 5 Block: 8 Subdivision: VERANDAH PHASE 1 B Map Ref: CAB F SL 389

Prior Transfer

Recording Date:	09/07/2022	Sales Price:	N/A
Document #:	BK-PG 2022 -21162	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: 8 Subdivision: VERANDAH PH 1 B
Abbreviated Description: S5272 VERANDAH PH 1 B BLK 8 LOT 5 ACRES .1481

Mortgage Record

Recording Date:	12/02/2020	Loan Amount:	N/A

Document #:	2020-21291 BK-PG -	Loan Type:	VA
TD Due Date:	12/01/2050	Type Finance:	

Legal Description:
Lot: 5 Block: 8 Subdivision: VERANDAH PHASE ONE B

Prior Transfer

Recording Date:	10/16/2017	Sales Price:	N/A
Document #:	2017-14286 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/11/2017		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 5 Block: 8 Subdivision: VERANDAH Phase No: 1B Map Ref: CAB F SL389

Prior Transfer

Recording Date:	12/29/2010	Sales Price:	N/A
Document #:	2010-14895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/29/2010		
Document Type:	Warranty Deed w/ Vendor's Lien		

Legal Description:
Lot: 5 Block: 8 Subdivision: VERANDAH Phase No: 1B Map Ref: MB400 PG2066

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	6,364 SF	Median # of Baths	
Median Living Area	1,771 SF	Median Year Built	2012
Price Range - 2 Yrs		Age Range	9 years to 16 years
Median Value		Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**1125 RIVER OAK LN** **ROYSE CITY, TX 75189-8177**	11/22/2024			1841	//	2015	6,364 SF	
		APN: 5277-0090-0410-92 Document #: 2024-22533 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 41 Block: 9 Subdivision: VERANDAH PHASE 2B MapRef: CAB G SL 185&186 Abbreviated Description: Lot:41 Block:9 Subdivision:VERANDAH PHASE 2B Map Ref:CAB G SL 185&186								
2	.01Mi.	**1220 CEDAR COVE PL** **ROYSE CITY, TX 75189-8128**	11/20/2024			1758	//	2010	6,451 SF	
		APN: 5272-0080-0060-92 Document #: 2024-22398 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 8 Subdivision: VERANDAH PHASE ONE B MapRef: VOL 400 PG 2066 Abbreviated Description: Lot:6 Block:8 Subdivision:VERANDAH PHASE ONE B Map Ref:VOL 400 PG 2066								
3	.05Mi.	**1312 SANDALWOOD RD** **ROYSE CITY, TX 75189-8150**	11/12/2024			1771	//	2012	6,155 SF	
		APN: 5272-0090-0200-92 Document #: 2024-21737 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 9 Subdivision: VERANDAH PHASE ONE B MapRef: CAB F SL 389 Abbreviated Description: Lot:20 Block:9 Subdivision:VERANDAH PHASE ONE B Map Ref:CAB F SL 389								
4	.04Mi.	**1200 CEDAR COVE PL** **ROYSE CITY, TX 75189-8128**	11/12/2024			2380	//	2008	9,531 SF	
		APN: 5272-0080-0010-92 Document #: 2024-21676 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 8 Subdivision: VERANDAH PHASE ONE B MapRef: VOL 400 PG 2066 Abbreviated Description: Lot:1 Block:8 Subdivision:VERANDAH PHASE ONE B Map Ref:VOL 400 PG 2066City/Muni/Twp:VERANDAH City/Muni/Twp: VERANDAH								
5	.15Mi.	**3201 BURWOOD LN** **ROYSE CITY, TX 75189-8175**	10/18/2024			3302	//	2015	8,455 SF	
		APN: 5276-0550-0050-92 Document #: 2024-20105 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 55 Subdivision: VERANDAH Phase No: 2A MapRef: CAB G SL 183-184 Abbreviated Description: Lot:5 Block:55 Subdivision:VERANDAH Phase No:2A Map Ref:CAB G SL 183-184								
6	.15Mi.	**1313 SWEETGUM DR** **ROYSE CITY, TX 75189-8160**	10/01/2024			2124	//	2012	5,388 SF	
		APN: 5282-0140-0120-92 Document #: 2024-18837 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 14 Subdivision: VERANDAH Phase No: 1C MapRef: CAB F SL 384 Abbreviated Description: Lot:12 Block:14 Subdivision:VERANDAH Phase No:1C Map Ref:CAB F SL 384								
7	.09Mi.	**1120 BENT TREE RD** **ROYSE CITY, TX 75189-8118**	09/26/2024			1570	//	2009	5,976 SF	
		APN: 5272-0070-0060-92 Document #: 2024-18478 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 7 Subdivision: VERANDAH PHASE ONE B MapRef: CAB F SL 389-392 Abbreviated Description: Lot:6 Block:7 Subdivision:VERANDAH PHASE ONE B Map Ref:CAB F SL 389-392								
8	.13Mi.	**1218 RIVER OAK LN** **ROYSE CITY, TX 75189-8178**	08/16/2024			1793	//	2015	5,976 SF	
		APN: 5277-0120-0130-92 Document #: 2024-15557 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 12 Subdivision: VERANDAH PHASE 2B MapRef: CAB G SL 185 Abbreviated Description: Lot:13 Block:12 Subdivision:VERANDAH PHASE 2B Map Ref:CAB G SL 185								
9	.14Mi.	**1105 BENT TREE RD** **ROYSE CITY, TX 75189-8119**	06/21/2024			1567	//	2010	6,155 SF	
		APN: 5272-0060-0150-92 Document #: 2024-11485 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential								

Legal: Lot: 15 Block: 6 Subdivision: VERANDAH PHASE ONE B MapRef: CAB F PG 389 Abbreviated Description: Lot:15 Block:6 Subdivision:VERANDAH PHASE ONE B Map Ref:CAB F PG 389Abbreviated Description:SOME INFO KEYED FROM LEGAL DESC, BUT COMPLETE LEGAL NOT CAPTURED City/Muni/Twp:RESIDENCE City/Muni/Twp: RESIDENCE

10	.18Mi.	**3205 EMORY OAK WAY** **ROYSE CITY, TX 75189-8173**	05/17/2024	1572	//	2015	5,998 SF

APN: 5277-0100-0100-92 Document #: 2024-09080
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 10 Subdivision: VERANDAH PHASE TWO B MapRef: CAB G SL 185&186 Abbreviated Description: Lot:10 Block:10 Subdivision:VERANDAH PHASE TWO B Map Ref:CAB G SL 185&186

11	.17Mi.	**3028 TRELLIS WAY** **ROYSE CITY, TX 75189-8162**	04/12/2024	1646	//	2009	7,288 SF

APN: 5273-0540-0080-92 Document #: 2024-06673
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 54 Subdivision: VERANDAH PHASE ONE A MapRef: CAB F SL 393 Abbreviated Description: Lot:8 Block:54 Subdivision:VERANDAH PHASE ONE A Map Ref:CAB F SL 393

12	.13Mi.	**3129 BURWOOD LN** **ROYSE CITY, TX 75189-8120**	03/15/2024	3631	//	2014	9,980 SF

APN: 5276-0550-0040-92 Document #: 2024-04612
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 55 Subdivision: VERANDAH PHASE 2A MapRef: CAB G SL 183&184 Abbreviated Description: Lot:4 Block:55 Subdivision:VERANDAH PHASE 2A Map Ref:CAB G SL 183&184

13	.16Mi.	**3012 GLENOAKS DR** **ROYSE CITY, TX 75189-8133**	01/30/2024	1608	//	2009	7,527 SF

APN: 5273-0520-0080-92 Document #: 2024-01555
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 52 Subdivision: VERANDAH Phase No: 1A MapRef: CAB F SL 393 Abbreviated Description: Lot:8 Block:52 Subdivision:VERANDAH Phase No:1A Map Ref:CAB F SL 393

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.	**1216 CEDAR COVE PL**	**09/07/2022**	$279,000	$279,000	1,495		2009	6,451 SF	
.01Mi.	**1220 CEDAR COVE PL**	**08/14/2022**	$280,000	$280,000	1,758		2010	6,451 SF	
.01Mi.	**1212 CEDAR COVE PL**	**06/12/2009**	$295,350	$295,350	2,380		2008	6,900 SF	
.02Mi.	**1224 CEDAR COVE PL**	**02/02/2010**	$304,810	$304,810	2,046		2009	7,052 SF	
.02Mi.	**1208 CEDAR COVE PL**	**04/18/2019**	$303,180	$303,180	2,080		2008	6,983 SF	
.02Mi.	**1309 SANDALWOOD RD**	**08/31/2016**	$317,360	$317,360	2,046		2010	6,930 SF	
.02Mi.	**1313 SANDALWOOD RD**	**08/31/2021**	$309,480	$309,480	2,026		2011	6,930 SF	
.03Mi.	**1305 SANDALWOOD RD**	**09/09/2020**	$242,950	$242,950	1,445		2008	7,126 SF	
.03Mi.	**1317 SANDALWOOD RD**	**02/25/2015**	$289,550	$289,550	1,844		2009	7,527 SF	
.03Mi.	**1204 CEDAR COVE PL**	**05/26/2021**	$243,360	$243,360	1,450		2008	6,504 SF	
.03Mi.	**1221 CEDAR COVE PL**	**11/20/2020**	$336,400	$336,400	2,445		2010	6,573 SF	
.03Mi.	**1301 SANDALWOOD RD**	**03/19/2020**	$297,680	$297,680	1,795		2008	7,279 SF	
.03Mi.	**1217 CEDAR COVE PL**	**08/31/2022**	$315,000	$315,000	2,297		2010	7,327 SF	
.03Mi.	**1225 CEDAR COVE PL**		$267,520	$267,520	1,586		2011	6,573 SF	
.04Mi.	**1229 CEDAR COVE PL**	**07/05/2016**	$295,590	$295,590	1,884		2010	6,991 SF	
.04Mi.	**1213 CEDAR COVE PL**	**07/27/2010**	$277,870	$277,870	1,751		2009	6,573 SF	

Rent vs. Own

Households Occupied by Renters:	11%	Households Occupied by Owners:	85%

Demographics & Income

Median Age:	35.1 years old	Households:	12,623
Median Household Income:	$103,052	Households w/Family:	83%
Household Income Per Capita:	$37,469	Households w/Family Married:	69%
Most Common Education Level:	High School Graduate	Households w/Family Children:	45%

SiteX™ Report

OrderID: 93154544

School District

School District Zone:	Royse City Independent School District	Students:	6,886
Number of Schools:	9	Rating:	B-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.76Mi.	**Royse City High School** Number of Students: 2,048 Student-Teacher Ratio: 17.27 Advanced Placement: Yes	C	Public	9 - 12
1.86Mi.	**Ouida Baley Middle School** Number of Students: 783 Student-Teacher Ratio: 14.09	C-	Public	6 - 8
2.16Mi.	**Davis Elementary School** Number of Students: 485 Student-Teacher Ratio: 11.93	B	Public	KG - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	81%	LOWER
BURGLARY	113%	HIGHER
MOTOR VEHICLE THEFT	76%	NOTABLY LOWER
FORCIBLE ROBBERY	120%	HIGHER
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	85%	LOWER
MURDER	90%	LOWER
OVERALL	76%	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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