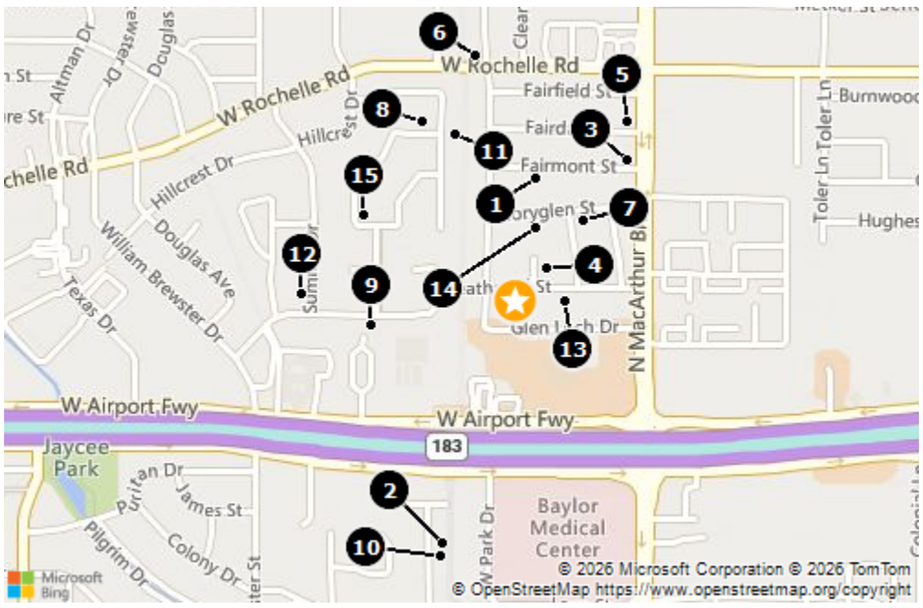
# ICE SiteX Report

**OrderID: 98262988**

## SiteX Property Information Report




## Subject Property Location

### 1218 WEATHERED ST, IRVING, TX 75062-6643

| | | | |
|---|---|---|---|
| County: | **DALLAS TX** | Census Tract: | 481130143.152006 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 32531500030030000 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$336,000** | FSD: | 14 | Common Confidence Score: | 46 |
| Value Range: | $288,960 - $383,040 | ICE Confidence Score: | 86 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2025 | Market Value Year: | 2025 | Tax Rate Code Area: | DC CI IS PH DO |
| Assd Land Value: | $65,000 | Market Land Value: | $65,000 | Tax Year: | 2025 |
| Assd Improvement: | $250,200 | Market Improvment Value: | $250,200 | Total Taxable Value: | $4,612 |
| Total Assessed Value: | $315,200 | Total Assessor Market Value: | $315,200 | Delinquent Year: | |
| | | | | Tax Account ID: | |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 3 Block: C Subdivision: STORYGLEN NORTH Tract No: 53150 Map Ref: 31B-J
Abbreviated Description: STORYGLEN NORTH BLK C LT 3 INT202100320341 DD10222021 CO-DC 5315000300300 2CI53150003
City/Muni/Twp: IRVING

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 8,520 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1681 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1966 | Partial Baths: | | Type Const: | Frame |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | Veneer |
| Number of Units: | | Garage Type: | Attached | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | No | Roof Cover: | Comp Shingle |
| | | Foundation: | Slab | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/17/2026 | Sales Price: | $66,411 |
| Document #: | 202600055887 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/24/2025 | Sales Price: | N/A |
| Document #: | 202500225582 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/26/2021 | Sales Price: | N/A |
| Document #: | 202100320341 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/22/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Block: C Subdivision: STORYGLEN NORTH ADDITION Map Ref: VOL 119 PG 2291
City/Muni/Twp: IRVING

# ICE SiteX Report

**OrderID: 98262988**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/26/2021 | Sales Price: | N/A |
| Document #: | 202100320340 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/21/2021 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Block: C Subdivision: STORYGLEN NORTH ADDITION Map Ref: VOL 119 PG 2291
City/Muni/Twp: DALLAS

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/26/2021 | Sales Price: | N/A |
| Document #: | BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Block: C Subdivision: STORYGLEN NORTH Tract No: 53150 Map Ref: 31B-J
Abbreviated Description: STORYGLEN NORTH BLK C LT 3 INT202100320341 DD10222021 CO-DC 5315000300300 2CI53150003
City/Muni/Twp: IRVING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/08/2010 | Sales Price: | N/A |
| Document #: | 201000260511 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 10/04/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Block: C Subdivision: STORYGLEN NORTH ADDITION Map Ref: MB119 PG2291
City/Muni/Twp: IRVING

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/08/2010 | Sales Price: | N/A |
| Document #: | 201000260510 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 07/20/2010 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 3 Block: C Subdivision: STORYGLEN NORTH ADDITION Map Ref: MB119 PG2291
City/Muni/Twp: IRVING

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 11/07/2001 | Loan Amount: | N/A |
| Document #: | BK-PG 2001218-08252 | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 08/27/2011 | Type Finance: | |

**Legal Description:**
Lot: 3 Block: C Subdivision: STORYGLEN NORTH ADDITION
City/Muni/Twp: IRVING

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 3 |
| Median Lot Size | 9,425 SF | Median # of Baths | 2 |
| Median Living Area | 1,635 SF | Median Year Built | 1964 |
| Price Range - 2 Yrs | | Age Range | 58 years to 68 years |
| Median Value | | Median Age | 62 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .17Mi. | **1214 FAIRMONT ST**<br>**IRVING, TX 75062-6653** | 06/01/2026 | | | 1025 | //1 | 1964 | 7,150 SF | |
| | | APN: 32114500050050000 Document #: 202600116029<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Subdivision: FAIRLANE PARK Abbreviated Description: Subdivision:FAIRLANE PARK | | | | | | | | |
| 2 | .34Mi. | **1912 SUNNYBROOK DR**<br>**IRVING, TX 75061-2163** | 05/20/2026 | | | 1588 | /3/2 | 1959 | 11,100 SF | |
| | | APN: 32602500000180000 Document #: 202600108713<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Subdivision: WILLOWICK ESTATES MapRef: MB 35 PG 83 Abbreviated Description: Lot:18 Subdivision:WILLOWICK ESTATES Map Ref:MB 35 PG 83Abbreviated Description:FOURTH INSTALLMENT City/Muni/Twp:IRVING City/Muni/Twp: IRVING | | | | | | | | |
| 3 | .25Mi. | **1105 FAIRMONT ST**<br>**IRVING, TX 75062-6644** | 04/29/2026 | | | 960 | /3/1 | 1964 | 7,150 SF | |
| | | APN: 32114500040180000 Document #: 202600090463<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Block: 4 Subdivision: FAIRLANE PARK MapRef: VOL 45 PG 113 Abbreviated Description: Lot:18 Block:4 Subdivision:FAIRLANE PARK Map Ref:VOL 45 PG 113City/Muni/Twp:IRVING City/Muni/Twp: IRVING | | | | | | | | |
| 4 | .06Mi. | **2506 GLEN CT**<br>**IRVING, TX 75062-6637** | 03/18/2026 | | | 1618 | /3/2 | 1964 | 11,050 SF | |
| | | APN: 32531500040180000 Document #: 202600056183<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Block: D Subdivision: STORYGLEN NORTH ADDITION MapRef: VOL 119 PG 2291 Abbreviated Description: Lot:18 Block:D Subdivision:STORYGLEN NORTH ADDITION Map Ref:VOL 119 PG 2291City/Muni/Twp:IRVING City/Muni/Twp: IRVING | | | | | | | | |
| 5 | .29Mi. | **1105 FAIRDALE ST**<br>**IRVING, TX 75062-6660** | 01/30/2026 | | | 1248 | /3/1 | 1964 | 7,150 SF | |
| | | APN: 32114500020180000 Document #: 202600018750<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Block: 2 Subdivision: FAIRLANE PARK ADDITION MapRef: VOL 45 PG 113 Abbreviated Description: Lot:18 Block:2 Subdivision:FAIRLANE PARK ADDITION Map Ref:VOL 45 PG 113City/Muni/Twp:IRVING City/Muni/Twp: IRVING | | | | | | | | |
| 6 | .34Mi. | **2801 FAIRBROOK ST**<br>**IRVING, TX 75062-6933** | 01/22/2026 | | | 1439 | /3/2 | 1963 | 11,200 SF | |
| | | APN: 32304500010090000 Document #: 202600014266 | | | | | | | | |

# ICE SiteX Report

**OrderID: 98262988**

Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: A Subdivision: MEADOWBROOK ESTATES ADDITION MapRef: VOL 49 PG 201 Abbreviated Description: Lot:9 Block:A Subdivision:MEADOWBROOK ESTATES ADDITION Map Ref:VOL 49 PG 201City/Muni/Twp:IRVING City/Muni/Twp: IRVING

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 7 | .14Mi. | **2524 GLEN LEA DR**<br>**IRVING, TX 75062-6639** | 12/29/2025 | 2029 | /3/2 | 1968 | 12,015 SF | |

APN: 32531500050010000 Document #: 202500271250
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: E Subdivision: STORYGLEN NORTH ADDITION MapRef: VOL 447 PG 1503 Abbreviated Description: Lot:1 Block:E Subdivision:STORYGLEN NORTH ADDITION Map Ref:VOL 447 PG 1503

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8 | .28Mi. | **1305 ATLANTA DR**<br>**IRVING, TX 75062-5350** | 12/23/2025 | 1885 | /4/2 | 1964 | 7,800 SF | |

APN: 32477500030150000 Document #: 202500268587
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: C Subdivision: SEVEN OAKS ADDITION MapRef: VOL 136 PG 2410 Abbreviated Description: Lot:15 Block:C Subdivision:SEVEN OAKS ADDITION Map Ref:VOL 136 PG 2410City/Muni/Twp:IRVING City/Muni/Twp: IRVING

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 9 | .2Mi. | **1600 WEATHERED ST**<br>**IRVING, TX 75062-6625** | 11/10/2025 | 1562 | /3/1 | 1963 | 7,080 SF | |

APN: 32533500030050000 Document #: 202500236735
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: D Subdivision: COOPER BARGER INDUSTRIAL ADDITION MapRef: VOL 15 PG 275 Abbreviated Description: Lot:14 Block:D Subdivision:COOPER BARGER INDUSTRIAL ADDITION Map Ref:VOL 15 PG 275City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 10 | .36Mi. | **1904 SUNNYBROOK DR**<br>**IRVING, TX 75061-2163** | 10/24/2025 | 1912 | /3/2 | 1958 | 9,990 SF | Yes |

APN: 32602500000190000 Document #: 202500224900
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Subdivision: THE FOURTH INSTALLMENT OF WILLOWICK ESTATES MapRef: VOL 35 PG 83 Abbreviated Description: Lot:19 Subdivision:THE FOURTH INSTALLMENT OF WILLOWICK ESTATES Map Ref:VOL 35 PG 83City/Muni/Twp:IRVING City/Muni/Twp: IRVING

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 11 | .24Mi. | **2701 MAGNOLIA DR**<br>**IRVING, TX 75062-5332** | 10/23/2025 | 1700 | /3/2 | 1966 | 9,425 SF | |

APN: 32477500020160000 Document #: 202500223697
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: B Subdivision: SEVEN OAKS ADDITION MapRef: VOL 136 PG 2410 Abbreviated Description: Lot:16 Block:B Subdivision:SEVEN OAKS ADDITION Map Ref:VOL 136 PG 2410City/Muni/Twp:IRVING City/Muni/Twp: IRVING

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 12 | .29Mi. | **2405 SUMMIT DR**<br>**IRVING, TX 75062-5324** | 10/17/2025 | 2558 | /6/3 | 1961 | 9,600 SF | |

APN: 32194500050060000 Document #: 202500219001
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 5 Subdivision: HILLCREST PARK ADDITION MapRef: VOL 45 PG 7 Abbreviated Description: Lot:6 Block:5 Subdivision:HILLCREST PARK ADDITION Map Ref:VOL 45 PG 7City/Muni/Twp:IRVING City/Muni/Twp: IRVING

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 13 | .07Mi. | **1130 WEATHERED ST**<br>**IRVING, TX 75062-6642** | 10/09/2025 | 1635 | /3/2 | 1964 | 8,520 SF | |

APN: 32531500030080000 Document #: 202500213657
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: C Subdivision: STORYGLEN NORTH ADDITION MapRef: VOL 119 PG 291 Abbreviated Description: Lot:8 Block:C Subdivision:STORYGLEN NORTH ADDITION Map Ref:VOL 119 PG 291City/Muni/Twp:IRVING City/Muni/Twp: IRVING

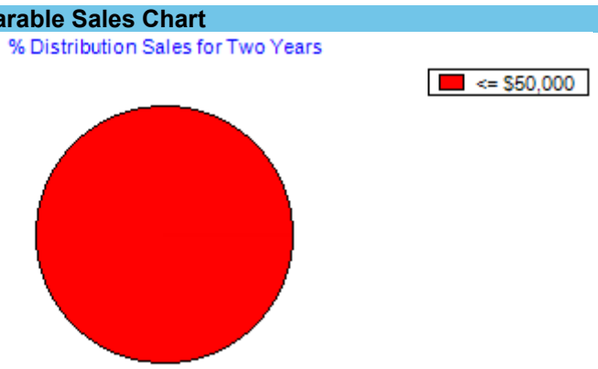
| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 14 | .1Mi. | **1208 STORYGLEN ST**<br>**IRVING, TX 75062-6602** | 09/09/2025 | 1856 | /3/2 | 1967 | 11,440 SF | |

APN: 32531500040090000 Document #: 202500188901
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: D Subdivision: STORYGLEN NORTH ADDITION MapRef: VOL 119 PG 2291 Abbreviated Description: Lot:9 Block:D Subdivision:STORYGLEN NORTH ADDITION Map Ref:VOL 119 PG 2291City/Muni/Twp:IRVING City/Muni/Twp: IRVING

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 15 | .24Mi. | **1520 ATLANTA DR**<br>**IRVING, TX 75062-5301** | 08/27/2025 | 2246 | /5/2 | 1965 | 4,400 SF | |

APN: 32477500040010000 Document #: 202500179624
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: D Subdivision: SEVEN OAKS ADDITION MapRef: VOL 136 PG 2410 Abbreviated Description: Lot:1 Block:D Subdivision:SEVEN OAKS ADDITION Map Ref:VOL 136 PG 2410City/Muni/Twp:IRVING City/Muni/Twp: IRVING

## 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

**OrderID: 98262988**

## 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. | **1218 WEATHERED ST** | **10/26/2021** | $315,200 | $315,200 | 1,681 | /3/2 | 1966 | 8,520 SF | |
| .01Mi. | **1222 WEATHERED ST** | | $325,440 | $325,440 | 1,812 | /3/2 | 1965 | 8,520 SF | |
| .01Mi. | **1214 WEATHERED ST** | **04/26/2016** | $396,710 | $396,710 | 2,204 | /3/2 | 1965 | 8,520 SF | |
| .02Mi. | **1217 GLEN LOCH DR** | **08/30/1991** | $318,250 | $318,250 | 1,677 | /3/2 | 1965 | 8,520 SF | |
| .03Mi. | **1213 GLEN LOCH DR** | **07/22/2013** | $343,690 | $343,690 | 2,244 | /4/3 | 1965 | 8,520 SF | |
| .03Mi. | **1221 GLEN LOCH DR** | **05/21/2009** | $324,150 | $324,150 | 1,587 | /3/2 | 1964 | 8,946 SF | |
| .03Mi. | **1210 WEATHERED ST** | **09/11/2019** | $318,710 | $318,710 | 1,745 | /3/2 | 1964 | 8,520 SF | |
| .03Mi. | **1226 WEATHERED ST** | **05/18/2015** | $308,390 | $308,390 | 2,040 | /3/2 | 1965 | 10,200 SF | |
| .03Mi. | **2501 GLEN CT** | | $291,810 | $291,810 | 1,711 | /2/2 | 1964 | 11,050 SF | |
| .03Mi. | **1221 WEATHERED ST** | **05/04/1992** | $324,320 | $324,320 | 1,802 | /3/2 | 1964 | 9,375 SF | |
| .04Mi. | **1209 GLEN LOCH DR** | **06/29/2001** | $363,540 | $363,540 | 1,934 | /4/2 | 1965 | 8,520 SF | |
| .04Mi. | **1225 GLEN LOCH DR** | **03/09/2021** | $290,520 | $290,520 | 1,593 | /3/2 | 1965 | 12,222 SF | |
| .04Mi. | **1206 WEATHERED ST** | **08/13/2013** | $337,280 | $337,280 | 1,712 | /3/2 | 1966 | 8,520 SF | |
| .04Mi. | **2502 FAIRBROOK ST** | **05/24/2002** | $401,040 | $401,040 | 2,822 | /4/2 | 1966 | 12,222 SF | |
| .04Mi. | **2505 GLEN CT** | | $322,390 | $322,390 | 1,878 | /3/2 | 1963 | 6,160 SF | Yes |
| .05Mi. | **1205 GLEN LOCH DR** | **04/17/2000** | $326,840 | $326,840 | 1,812 | /3/2 | 1965 | 8,520 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 53% | Households Occupied by Owners: | 42% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 33.2 years old | Households: | 17,289 |
| Median Household Income: | $71,823 | Households w/Family: | 67% |
| Household Income Per Capita: | $31,541 | Households w/Family Married: | 48% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 36% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Irving Independent School District | Students: | 30,767 |
| Number of Schools: | 36 | Rating: | C |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.42Mi. | **Brandenburg Elementary School**<br>Number of Students: 947<br>Student-Teacher Ratio: 16.36 | B | Public | PK - 5 |
| 0.79Mi. | **Travis Middle School**<br>Number of Students: 936<br>Student-Teacher Ratio: 16.18 | C | Public | 6 - 8 |
| 1.00Mi. | **Macarthur High School**<br>Number of Students: 2,484<br>Student-Teacher Ratio: 16.08<br>Advanced Placement: Yes | D- | Public | 9 - 12 |
| 1.97Mi. | **Clifton Early Childhood**<br>Number of Students: 420<br>Student-Teacher Ratio: 20.03 | NA | Public | PK - PK |

## Flood Report

The Subject Property of **1218 WEATHERED ST, IRVING, TX 75062-6643** 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** | 106% | SIMILAR |
| **BURGLARY** | 66% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 105% | SIMILAR |
| **FORCIBLE ROBBERY** | 133% | NOTABLY HIGHER |
| **AGGRAVATED ASSAULT** | 58% | NOTABLY LOWER |
| **FORCIBLE RAPE** | 109% | SIMILAR |
| **MURDER** | 93% | SIMILAR |
| **OVERALL** | 70% | 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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# ICE SiteX Report

**OrderID: 98262988**

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Data deemed reliable, but not guaranteed.

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