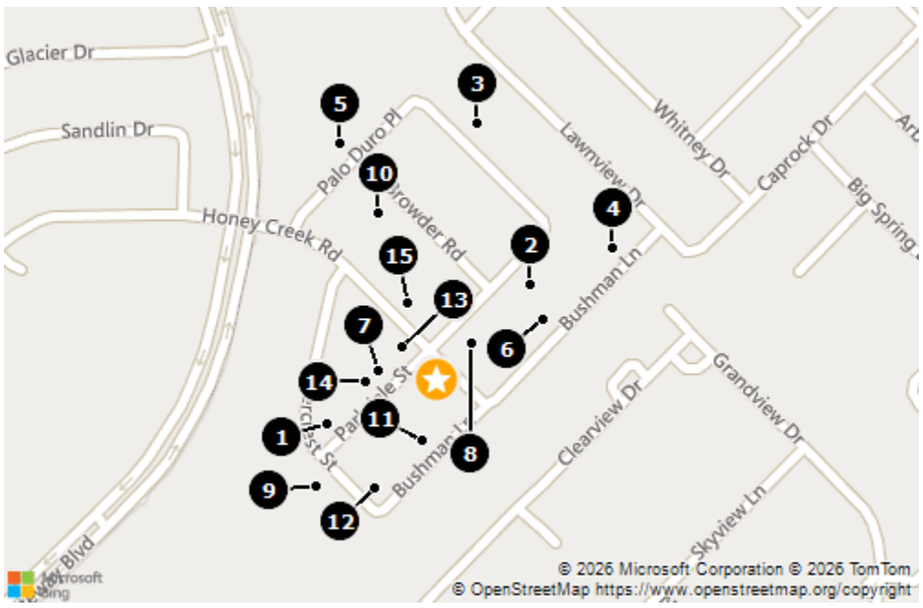
ICE SiteX Report

OrderID: 98722848

SiteX Property Information Report



Subject Property Location

1316 PARKDALE ST, FORNEY, TX 75126-3919

County:	**KAUFMAN TX**	Census Tract:	482570502.131045
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00.1217.0588.0016.00.02.02	Thomas Bros Pg-Grid:	

Valuation

Value:	**$441,000**	FSD:	6	Common Confidence Score:	88
Value Range:	$414,540 - $467,460	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CF,KC,P1,RB,SF
Assd Land Value:	$100,000	Market Land Value:	$100,000	Tax Year:	2026
Assd Improvement:	$339,446	Market Improvment Value:	$339,446	Total Taxable Value:	$7,617
Total Assessed Value:	$439,446	Total Assessor Market Value:	$439,446	Delinquent Year:	
				Tax Account ID:	R233745
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 16 Block: RR Subdivision: GATEWAY PARKS ADD PH 4A
Abbreviated Description: GATEWAY PARKS ADD PH 4A, BLOCK RR, LOT 16

Property Characteristics

Lot Size:	8,398 SF	Bedrooms:		Pool:	
Building Area:	3219 SF	Baths:		Fireplace:	
Year Built:	2024	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/02/2026	Sales Price:	$461,977
Document #:	2026-0027102 BK-PG 8819-336	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/13/2025	Loan Amount:	N/A
Document #:	2025-0000996 BK-PG 8819-336	Loan Type:	FHA
TD Due Date:	02/01/2055	Type Finance:	

Legal Description:
Lot: 16 Block: RR Subdivision: GATEWAY PARKS ADDITION
City/Muni/Twp: FORNEY

Prior Transfer

Recording Date:	01/13/2025	Sales Price:	N/A
Document #:	2025-0000995 BK-PG 8819-333	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/08/2025		
Document Type:			

Legal Description:
Lot: 16 Block: RR Subdivision: GATEWAY PARKS ADDITION PHASE 4A Map Ref: CAB 4 PG 224
City/Muni/Twp: FORNEY

ICE SiteX Report

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Prior Transfer

Recording Date:	01/08/2025	Sales Price:	N/A
Document #:	2025-0000995 BK-PG 8819 -333	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 16 Block: RR Subdivision: GATEWAY PARKS ADD PH 4A
Abbreviated Description: GATEWAY PARKS ADD PH 4A, BLOCK RR, LOT 16

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	7,200 SF	Median # of Baths	
Median Living Area	2,400 SF	Median Year Built	2025
Price Range - 2 Yrs		Age Range	1 years to 2 years
Median Value		Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**1303 PARKDALE ST** **FORNEY, TX 75126-3920**	03/16/2026			2325	//	2025	12,441 SF	
		APN: 00.1217.0615.0007.00.02.02 Document #: 2026-0007582 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: SS Subdivision: GATEWAY PARKS ADDITION Phase No: 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:7 Block:SS Subdivision:GATEWAY PARKS ADDITION Phase No:4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
2	.09Mi.	**1332 PARKDALE ST** **FORNEY, TX 75126-3919**	02/19/2026			2259	//	2025	7,200 SF	
		APN: 00.1217.0480.0056.00.02.02 Document #: 2026-0004843 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 56 Block: NN Subdivision: GATEWAY PARKS ADDITION PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:56 Block:NN Subdivision:GATEWAY PARKS ADDITION PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
3	.18Mi.	**1809 BACHMAN LN** **FORNEY, TX 75126-3896**	01/30/2026			2239	//	2025	7,200 SF	
		APN: 00.1217.0480.0068.00.02.02 Document #: 2026-0002672 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 68 Block: NN Subdivision: GATEWAY PARKS ADDITION Phase No: 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:68 Block:NN Subdivision:GATEWAY PARKS ADDITION Phase No:4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
4	.15Mi.	**1506 BUSHMAN LN** **FORNEY, TX 75126-3921**	01/29/2026			3191	//	2025	7,200 SF	
		APN: 00.1217.0480.0038.00.02.02 Document #: 2026-0002371 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 38 Block: NN Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:38 Block:NN Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
5	.17Mi.	**1115 PALO DURO PL** **FORNEY, TX 75126-3918**	12/16/2025			2239	//	2025	7,200 SF	
		APN: 00.1217.0480.0076.00.02.02 Document #: 2025-0038990 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 76 Block: NN Subdivision: GATEWAY PARKS ADDITION Phase No: 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:76 Block:NN Subdivision:GATEWAY PARKS ADDITION Phase No:4A Map Ref:CAB 4 PG 224								
6	.08Mi.	**1518 BUSHMAN LN** **FORNEY, TX 75126-3921**	12/05/2025			3120	//	2025	7,200 SF	
		APN: 00.1217.0480.0044.00.02.02 Document #: 2025-0038009 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 44 Block: NN Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:44 Block:NN Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
7	.04Mi.	**1311 PARKDALE ST** **FORNEY, TX 75126-3920**	11/25/2025			2959	//	2025	7,370 SF	
		APN: 00.1217.0615.0003.00.02.02 Document #: 2025-0037092 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: SS Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:3 Block:SS Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
8	.04Mi.	**1322 PARKDALE ST** **FORNEY, TX 75126-3919**	11/12/2025			2259	//	2025	7,200 SF	
		APN: 00.1217.0480.0051.00.02.02 Document #: 2025-0035511 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 51 Block: NN Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:51 Block:NN Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
9	.11Mi.	**1228 WATERCREST ST** **FORNEY, TX 75126-3923**	11/10/2025			2214	//	2025	7,200 SF	
		APN: 00.1217.0561.0006.00.02.02 Document #: 2025-0035334 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: QQ Subdivision: GATEWAY PARKS ADDITION Phase No: 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:6 Block:QQ Subdivision:GATEWAY PARKS ADDITION Phase No:4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
10	.12Mi.	**1606 BROWDER RD** **FORNEY, TX 75126-3898**	11/04/2025			2400	//	2025	7,802 SF	
		APN: 00.1217.0642.0003.00.02.02 Document #: 2025-0034683 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: TT Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:3 Block:TT Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
11	.04Mi.	**1536 BUSHMAN LN** **FORNEY, TX 75126-3921**	11/03/2025				//		7,200 SF	
		APN: 00.1217.0588.0004.00.02.02 Document #: 2025-0034635 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 4 Block: RR Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:4 Block:RR Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY

12 .08Mi. **1544 BUSHMAN LN** 10/30/2025 3219 // 2024 8,398 SF
FORNEY, TX 75126-3921
APN: 00.1217.0588.0008.00.02.02 Document #: 2025-0034172
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: RR Subdivision: GATEWAY PARKS ADDITION Phase No: 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:8 Block:RR Subdivision:GATEWAY PARKS ADDITION Phase No:4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY

13 .03Mi. **1315 PARKDALE ST** 10/27/2025 3095 // 2025 8,599 SF
FORNEY, TX 75126-3920
APN: 00.1217.0615.0001.00.02.02 Document #: 2025-0033704
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: SS Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:1 Block:SS Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY

14 .05Mi. **1309 PARKDALE ST** 10/27/2025 2703 // 2025 7,370 SF
FORNEY, TX 75126-3920
APN: 00.1217.0615.0004.00.02.02 Document #: 2025-0033691
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: SS Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:4 Block:SS Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY

15 .06Mi. **1916 HONEY CREEK RD** 10/22/2025 2446 // 2025 7,802 SF
FORNEY, TX 75126-4440
APN: 00.1217.0642.0013.00.02.02 Document #: 2025-0033058
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: TT Subdivision: GATEWAY PARKS PHASE 4A MapRef: CAB 4 PG 224 Abbreviated Description: Lot:13 Block:TT Subdivision:GATEWAY PARKS PHASE 4A Map Ref:CAB 4 PG 224City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY

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.	**1316 PARKDALE ST**	**01/08/2025**	$439,446	$439,446	3,219		2024	8,398 SF	
.01Mi.	**1314 PARKDALE ST**	**04/21/2025**	$375,728	$375,728	2,225		2024	7,200 SF	
.02Mi.	**1320 PARKDALE ST**	**09/29/2025**	$458,782	$458,782	3,470		2025	8,398 SF	
.02Mi.	**1530 BUSHMAN LN**	**08/15/2025**	$376,969	$376,969	2,613		2025	8,398 SF	
.02Mi.	**1312 PARKDALE ST**	**05/29/2025**	$368,978	$368,978	2,296		2024	7,200 SF	
.03Mi.	**1532 BUSHMAN LN**	**05/06/2025**	$386,519	$386,519	2,336		2024	7,200 SF	
.03Mi.	**1528 BUSHMAN LN**	**05/11/2026**	$294,431	$294,431	2,940		2025	8,398 SF	
.03Mi.	**1315 PARKDALE ST**	**10/22/2025**	$415,000	$415,000	3,095		2025	8,599 SF	
.03Mi.	**1534 BUSHMAN LN**	**08/04/2025**	$439,244	$439,244	3,175		2025	7,200 SF	
.03Mi.	**1313 PARKDALE ST**	**08/29/2025**	$359,693	$359,693	2,374		2025	7,370 SF	
.04Mi.	**1322 PARKDALE ST**	**11/07/2025**	$379,353	$379,353	2,259		2025	7,200 SF	
.04Mi.	**1310 PARKDALE ST**	**03/24/2025**	$377,948	$377,948	2,230		2024	7,200 SF	
.04Mi.	**1912 HONEY CREEK RD**	**08/12/2025**	$436,301	$436,301	3,168		2025	9,100 SF	
.04Mi.	**1311 PARKDALE ST**	**11/21/2025**	$424,108	$424,108	2,959		2025	7,370 SF	
.04Mi.	**1526 BUSHMAN LN**	**05/04/2026**	$326,811	$326,811	2,250		2025	7,200 SF	
.04Mi.	**1536 BUSHMAN LN**	**10/29/2025**	$228,717	$228,717				7,200 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

ICE SiteX Report

OrderID: 98722848

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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