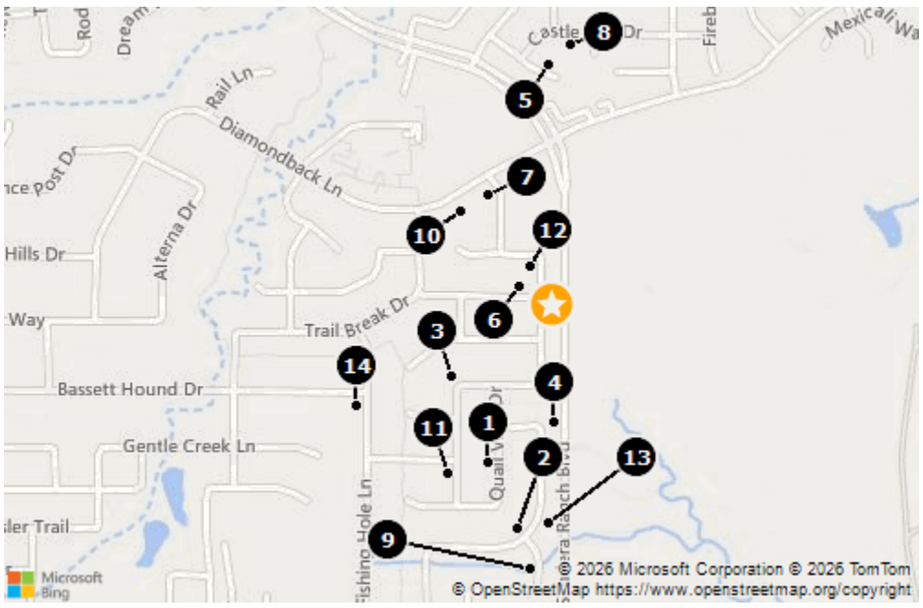
ICE SiteX Report

OrderID: 98722581

SiteX Property Information Report



Subject Property Location

13748 RANCH HORSE RUN, HASLET, TX 76052-5801

County:	**TARRANT TX**	Census Tract:	484391141.121000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	37880A-16-7	Thomas Bros Pg-Grid:	

Valuation

Value:	**$423,000**	FSD:	11	Common Confidence Score:	58
Value Range:	$376,470 - $469,530	ICE Confidence Score:	89		

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:	$303,802	Market Improvment Value:	$303,802	Total Taxable Value:	
Total Assessed Value:	$388,802	Total Assessor Market Value:	$388,802	Delinquent Year:	
				Tax Account ID:	40958353
				Homeowner's Exemption:	
				Tax Exemptions:	BVD

Assessment Legal Description

Lot: 7 Block: 16 District: 026 Subdivision: SENDERA RANCH Map Ref: MAP 2036-476
Abbreviated Description: SENDERA RANCH BLOCK 16 LOT 7
City/Muni/Twp: FORT WORTH

Property Characteristics

Lot Size:	10,000 SF	Bedrooms:	3	Pool:	
Building Area:	2833 SF	Baths:	2	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/13/2026	Sales Price:	$426,987
Document #:	D226091051 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/24/2024	Sales Price:	N/A
Document #:	D224190545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/15/2024		
Document Type:			
Legal Description:			

Lot: 7 Block: 16 Subdivision: SENDERA RANCH Map Ref: CAB A PG 11079
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	10/22/2024	Sales Price:	N/A
Document #:	D000188993 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/15/2024	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722581

Document #:	D224190545 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 16 District: 026 Subdivision: SENDERA RANCH Map Ref: MAP 2036-476
Abbreviated Description: SENDERA RANCH BLOCK 16 LOT 7
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	01/31/2022	Sales Price:	$236,000
Document #:	D222028020 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/27/2022	Loan Amount:	N/A
Document #:	D222025418 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 7 Block: 16 Subdivision: SENDERA RANCH
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	09/24/2021	Sales Price:	$29,000
Document #:	D221279627 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/18/2020	Sales Price:	$212,540
Document #:	D220202916 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	08/05/2020	Sales Price:	N/A
Document #:	D220190193 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/31/2020		
Document Type:			

Legal Description:
Lot: 7 Block: 16 Subdivision: SENDERA RANCH Map Ref: CAB A SL 11080
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	08/19/2016	Sales Price:	$214,408
Document #:	D216189749 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/12/2016	Loan Amount:	N/A
Document #:	D216184339 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2044	Type Finance:	

Legal Description:
Lot: 7 Block: 6 Subdivision: SENDERA RANCH
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	06/23/2015	Sales Price:	N/A
Document #:	D215134833 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/27/2015	Loan Amount:	N/A
Document #:	D215084430 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2044	Type Finance:	

Legal Description:
Lot: 7 Block: 6 Subdivision: SENDERA RANCH
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	05/27/2014	Sales Price:	N/A
Document #:	D214107986 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/08/2014	Sales Price:	N/A
Document #:	D214094107 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/06/2014		
Document Type:			

Legal Description:
Lot: 7 Block: 6 Subdivision: SENDERA RANCH Map Ref: CAB A SL11079
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	12/19/2012	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722581

Document #:	D212310086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/05/2012		
Document Type:			

Legal Description:
Lot: 7 Block: 16 Subdivision: DENDERA RANCH Map Ref: CAB A SL11079
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	02/02/2009	Sales Price:	$206,849
Document #:	D209025344 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/30/2009	Loan Amount:	N/A
Document #:	D209024888 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/26/2024	Type Finance:	

Legal Description:
Lot: 7 Block: 16 Subdivision: SENDERA RANCH
City/Muni/Twp: FORT WORTH

Mortgage Record

Recording Date:	01/30/2009	Loan Amount:	N/A
Document #:	D209024887 BK-PG -	Loan Type:	Unknown
TD Due Date:	02/01/2039	Type Finance:	

Legal Description:

Prior Transfer

Recording Date:	05/08/2007	Sales Price:	N/A
Document #:	D207159336 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/02/2007		
Document Type:			

Legal Description:
Lot: 7 Block: 16 Subdivision: SENDERA RANCH Map Ref: MB A PG11079
City/Muni/Twp: FORT WORTH

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	12,310 SF	Median # of Baths	2
Median Living Area	2,595 SF	Median Year Built	2006
Price Range - 2 Yrs		Age Range	19 years to 22 years
Median Value		Median Age	20 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**13533 QUAIL VIEW DR** **HASLET, TX 76052-4809**	10/13/2026			1859	/3/2	2004	10,000 SF	
		APN: 37880A-19-17 Document #: D226199085 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 19 Section: 1A Subdivision: SENDERA RANCH Phase No: II MapRef: VOL A PG 8897 Abbreviated Description: Lot:17 Block:19 Section:1A Subdivision:SENDERA RANCH Phase No:II Map Ref:VOL A PG 8897City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
2	.31Mi.	**13501 LEATHER STRAP DR** **HASLET, TX 76052-4805**	07/16/2026			2168	/3/2	2006	11,761 SF	
		APN: 37880A-21-16 Document #: D226138238 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 21 Subdivision: SENDERA RANCH MapRef: CAB A SL 8897 Abbreviated Description: Lot:16 Block:21 Subdivision:SENDERA RANCH Map Ref:CAB A SL 8897City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
3	.17Mi.	**13625 SADDLEWOOD DR** **HASLET, TX 76052-2961**	06/12/2026			3218	/4/2	2007	15,516 SF	Yes
		APN: 37880A-18-14 Document #: D226114160 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 18 Section: 1B Subdivision: SENDERA PHASE II MapRef: CAB A SL 11079&11080 Abbreviated Description: Lot:14 Block:18 Section:1B Subdivision:SENDERA PHASE II Map Ref:CAB A SL 11079&11080City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
4	.16Mi.	**13544 LEATHER STRAP DR** **HASLET, TX 76052-4806**	04/13/2026			3021	/4/2	2004	13,504 SF	Yes
		APN: 37880A-20-10R Document #: D226066951 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10R Block: 20 Section: 1A Subdivision: SENDERA RANCH Phase No: 2 MapRef: CAB A SL 9203 Abbreviated Description: Lot:10R Block:20 Section:1A Subdivision:SENDERA RANCH Phase No:2 Map Ref:CAB A SL 9203City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
5	.33Mi.	**1112 DAY DREAM DR** **HASLET, TX 76052-4832**	03/24/2026			1576	/3/2	2004	8,276 SF	
		APN: 37880A-42-16 Document #: D226053088 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 42 Section: 1 Subdivision: SENDERA RANCH Phase No: III MapRef: CAB A SL 8969 Abbreviated Description: Lot:16 Block:42 Section:1 Subdivision:SENDERA RANCH Phase No:III Map Ref:CAB A SL 8969City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
6	.05Mi.	**1104 VICTORY BELLS DR** **HASLET, TX 76052-4844**	02/24/2026			2329	/4/2	2006	10,625 SF	
		APN: 37880A-15-2 Document #: D226032236 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 15 Section: 1B Subdivision: SENDERA RANCH Phase No: 2 MapRef: CAB A SL 11079 Abbreviated Description: Lot:2 Block:15 Section:1B Subdivision:SENDERA RANCH Phase No:2 Map Ref:CAB A SL 11079City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
7	.18Mi.	**13841 HUNTER JAKE DR** **HASLET, TX 76052-5800**	12/02/2025			2242	/3/2	2006	17,654 SF	
		APN: 37880A-15-20 Document #: D225224537								

ICE SiteX Report

OrderID: 98722581

Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 15 Subdivision: SENEDRA RANCH PHASE II SECTION 1 MapRef: CAB A SL 11080 Abbreviated Description: Lot:20 Block:15 Subdivision:SENEDRA RANCH PHASE II SECTION 1 Map Ref:CAB A SL 11080

8	.35Mi.	**1057 CASTLE TOP DR** **HASLET, TX 76052-4895**	11/25/2025	2480	/3/2	2006	5,663 SF	

APN: 37880A-42-21 Document #: D225221850
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: 42 Subdivision: SENDERA RANCH EAST MapRef: CAB A SL 11301 Abbreviated Description: Lot:21 Block:42 Subdivision:SENDERA RANCH EAST Map Ref:CAB A SL 11301City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

9	.36Mi.	**13457 AUSTIN STONE DR** **HASLET, TX 76052-2894**	10/30/2025	3904	/3/2	2005	12,632 SF	

APN: 37880A-22-19 Document #: D225204613
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 22 Subdivision: SENDERA RANCH MapRef: CAB A SL 8897 Abbreviated Description: Lot:19 Block:22 Subdivision:SENDERA RANCH Map Ref:CAB A SL 8897City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

10	.18Mi.	**1173 DIAMOND BACK LN** **HASLET, TX 76052-5812**	10/28/2025	3010	/4/2	2007	14,798 SF	

APN: 37880A-15-18 Document #: D225202173
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 15 Subdivision: SENDERA RANCH Phase No: II MapRef: CAB A SL 11079 Abbreviated Description: Lot:18 Block:15 Subdivision:SENDERA RANCH Phase No:II Map Ref:CAB A SL 11079City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

11	.27Mi.	**1201 BLACK HAWK DR** **HASLET, TX 76052-2957**	10/01/2025	3312	/3/2	2006	11,987 SF	

APN: 37880A-21-45 Document #: D225183871
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Block: 21 Section: 1B Subdivision: SENDERA RANCH PHASE II MapRef: CAB A SL 11080 Abbreviated Description: Lot:45 Block:21 Section:1B Subdivision:SENDERA RANCH PHASE II Map Ref:CAB A SL 11080City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

12	.06Mi.	**13801 RANCH HORSE RUN** **HASLET, TX 76052-5804**	10/01/2025	2710	/4/3	2006	10,725 SF	

APN: 37880A-15-35 Document #: D225184647
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: 15 Subdivision: SENDERA RANCH MapRef: CAB A SL 11080 Abbreviated Description: Lot:35 Block:15 Subdivision:SENDERA RANCH Map Ref:CAB A SL 11080City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

13	.3Mi.	**13508 LEATHER STRAP DR** **HASLET, TX 76052-4806**	09/17/2025	1990	/3/2	2005	13,068 SF	

APN: 37880A-20-19 Document #: D225174882
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 20 Subdivision: SENDERA RANCH MapRef: CAB A SL 8897 Abbreviated Description: Lot:19 Block:20 Subdivision:SENDERA RANCH Map Ref:CAB A SL 8897City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

14	.31Mi.	**13625 FISHING HOLE LN** **HASLET, TX 76052-4854**	08/21/2025	3299	/3/2	2006	23,863 SF	Yes

APN: 37880A-5-20 Document #: D225154710
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: 5 Section: 1B Subdivision: SENDERA RANCH PHASE I MapRef: CAB A SL 10631 Abbreviated Description: Lot:20 Block:5 Section:1B Subdivision:SENDERA RANCH PHASE I Map Ref:CAB A SL 10631City/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.

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.

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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.	**13748 RANCH HORSE RUN**	**10/15/2024**	$388,802	$388,802	2,833	/3/2	2006	10,000 SF	
.02Mi.	**13756 RANCH HORSE RUN**	**06/20/2024**	$490,080	$490,080	3,667	/5/3	2007	10,000 SF	Yes
.02Mi.	**13740 RANCH HORSE RUN**	**06/07/2023**	$239,765	$239,765	2,263	/3/2	2006	10,000 SF	
.03Mi.	**13764 RANCH HORSE RUN**	**12/04/2019**	$356,650	$356,650	3,900	/3/2	2006	10,000 SF	Yes
.03Mi.	**13732 RANCH HORSE RUN**	**01/23/2007**	$338,413	$338,413	2,134	/3/2	2006	10,000 SF	
.03Mi.	**1101 VICTORY BELLS DR**	**07/13/2021**	$271,615	$271,615	2,787	/4/2	2007	11,876 SF	Yes
.04Mi.	**1100 VICTORY BELLS DR**	**10/02/2023**	$265,895	$265,895	2,918	/3/2	2006	11,876 SF	
.04Mi.	**1100 BRIDLE LATCH DR**	**10/15/2015**	$441,000	$441,000	3,578	/4/2	2007	11,874 SF	
.05Mi.	**13724 RANCH HORSE RUN**	**04/30/2025**	$306,950	$306,950	3,332	/5/4	2006	10,000 SF	
.05Mi.	**13772 RANCH HORSE RUN**	**03/06/2024**	$298,460	$298,460	2,615	/3/2	2006	10,000 SF	
.05Mi.	**1105 VICTORY BELLS DR**	**07/24/2023**	$460,622	$460,622	3,370	/3/2	2006	10,625 SF	Yes
.05Mi.	**1104 VICTORY BELLS DR**	**02/23/2026**	$326,060	$326,060	2,329	/4/2	2006	10,625 SF	
.06Mi.	**1108 BRIDLE LATCH DR**	**06/11/2025**	$313,364	$313,364	2,724	/3/2	2006	10,625 SF	
.06Mi.	**13801 RANCH HORSE RUN**	**09/19/2025**	$377,182	$377,182	2,710	/4/3	2006	10,725 SF	
.06Mi.	**13780 RANCH HORSE RUN**	**12/17/2007**	$467,067	$467,067	3,686	/5/3	2007	11,852 SF	
.06Mi.	**1109 VICTORY BELLS DR**	**09/15/2020**	$315,850	$315,850	3,187	/4/3	2007	10,625 SF	Yes

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	83%

Demographics & Income

Median Age:	34.7 years old	Households:	8,712
Median Household Income:	$132,772	Households w/Family:	80%
Household Income Per Capita:	$52,269	Households w/Family Married:	70%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	44%

School District

School District Zone:	Northwest Independent School District	Students:	32,098
Number of Schools:	37	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**Sendera Ranch Elementary School** Number of Students: 813 Student-Teacher Ratio: 13.78	C-	Public	PK - 5
0.83Mi.	**Truett Wilson Middle School** Number of Students: 941 Student-Teacher Ratio: 14.32	B-	Public	6 - 8
5.05Mi.	**Northwest High School** Number of Students: 2,672 Student-Teacher Ratio: 17.24 Advanced Placement: Yes	B	Public	9 - 12

Flood Report

The Subject Property of **13748 RANCH HORSE RUN, HASLET, TX 76052-5801** 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	39%	SIGNIFICANTLY LOWER
BURGLARY	26%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	47%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	56%	NOTABLY LOWER
AGGRAVATED ASSAULT	22%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	54%	NOTABLY LOWER
MURDER	35%	SIGNIFICANTLY LOWER
OVERALL	25%	SIGNIFICANTLY 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

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