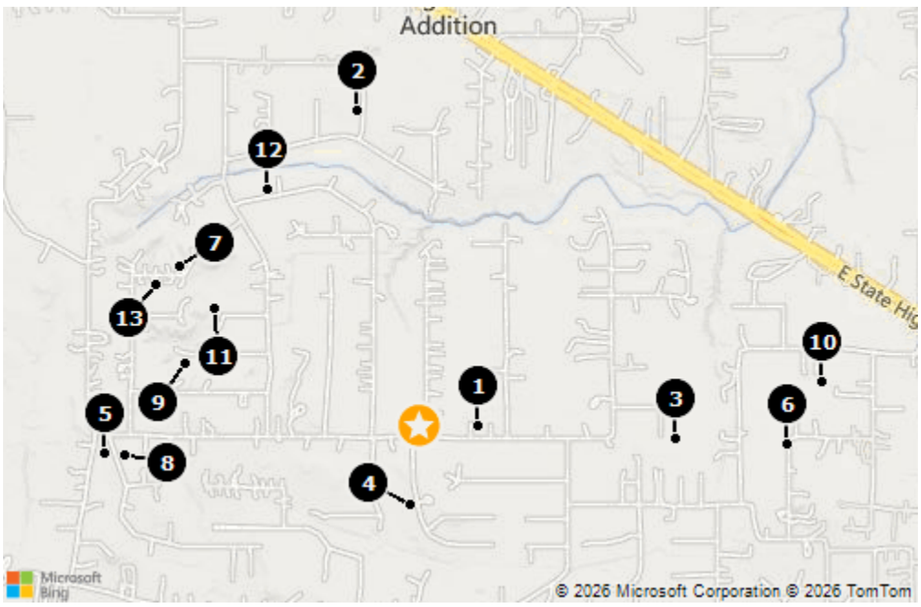
ICE SiteX Report

OrderID: 98722978

SiteX Property Information Report



Subject Property Location

1399 HIGHLAND CIR, SPRINGTOWN, TX 76082-7269

County:	**PARKER TX**	Census Tract:	483671404.092011
Property Use:	Mobile/Manufactured Home (regardless of Land ownership)	Zoning:	
Parcel Number:	15778-001-061-00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$223,000**	FSD:	16	Common Confidence Score:	46
Value Range:	$187,320 - $258,680	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$85,000	Market Land Value:	$85,000	Tax Year:	2026
Assd Improvement:	$179,070	Market Improvment Value:	$179,070	Total Taxable Value:	$4,233
Total Assessed Value:	$264,070	Total Assessor Market Value:	$264,070	Delinquent Year:	
				Tax Account ID:	R000019651
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 61 Subdivision: OAK MEADOWS Map Ref: L-7
Abbreviated Description: ACRES: 1.001 LOT: 61 SUBD: OAK MEADOWS

Property Characteristics

Lot Size:	1.001 AC	Bedrooms:		Pool:	
Building Area:	2128 SF	Baths:	1	Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/09/2026	Sales Price:	N/A
Document #:	202629195 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	02/03/2026	Sales Price:	$115,000
Document #:	202602837 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	12/05/2025	Sales Price:	$46,000
Document #:	202533081 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/31/2025	Sales Price:	$209,100
Document #:	202529727 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/30/2025		
Document Type:			

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Legal Description:
Lot: 61 Subdivision: OAK MEADOWS Phase No: 1 Map Ref: CAB B PG 197

Prior Transfer

Recording Date:	10/30/2025	Sales Price:	N/A
Document #:	202529727 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 61 Subdivision: OAK MEADOWS Map Ref: L-7
Abbreviated Description: ACRES: 1.001 LOT: 61 SUBD: OAK MEADOWS

Prior Transfer

Recording Date:	04/11/2025	Sales Price:	$69,528
Document #:	202509512 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/10/2025	Loan Amount:	N/A
Document #:	202509378 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:	05/01/2026	Type Finance:	

Legal Description:
Lot: 61 Subdivision: OAK MEADOWS Phase No: 1

Prior Transfer

Recording Date:	04/10/2025	Sales Price:	N/A
Document #:	202509377 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/04/2025		
Document Type:			

Legal Description:
Lot: 61 Subdivision: OAK MEADOWS PHASE ONE Map Ref: CAB B PG 197

Prior Transfer

Recording Date:	07/17/2013	Sales Price:	N/A
Document #:	201316252 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/08/2013		
Document Type:			

Legal Description:
Lot: 61 Subdivision: OAK MEADOWS Phase No: 1 Map Ref: CAB B SL197

Prior Transfer

Recording Date:	05/07/2013	Sales Price:	$63,907
Document #:	201310218 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	05/07/2013		
Document Type:			

Legal Description:
Lot: 61 Subdivision: OAK MEADOWS Phase No: 1 Map Ref: CAB B SL197

Prior Transfer

Recording Date:	02/20/2009	Sales Price:	N/A
Document #:	705364 BK-PG 2694 -0200	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/17/2009		
Document Type:			

Legal Description:
Lot: 61 Subdivision: OAK MEADOWS PHASE ONE Map Ref: MB B PG197

Prior Transfer

Recording Date:	02/19/2009	Sales Price:	N/A
Document #:	705161 BK-PG 2693 -1275	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/09/2009		
Document Type:			

Legal Description:
Lot: 61 Subdivision: OAK MEADOWS PHASE ONE Map Ref: MB B PG197

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	53,710 SF	Median # of Baths	1
Median Living Area	1,456 SF	Median Year Built	1998
Price Range - 2 Yrs		Age Range	20 years to 46 years
Median Value		Median Age	28 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1557 HIGHLAND CIR SPRINGTOWN, TX 76082-7271**	10/13/2026			2416	//1		44,257 SF	
		APN: 21426-014-001-00 Document #: 202629466 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Subdivision: T & P RAILROAD SURVEY ABST 1426 Abbreviated Description: Subdivision:T & P RAILROAD SURVEY ABST 1426								
2	.87Mi.	**192 OAK MEADOWS DR SPRINGTOWN, TX 76082-7284**	09/23/2026			1216	//1	1996	21,780 SF	
		APN: 15778-001-226-10 Document #: 202627489 Document Type: Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 226 Subdivision: OAK MEADOWS PHASE 2 SUBDIVISION MapRef: CAB B SL 283 Abbreviated Description: Lot:226 Subdivision:OAK MEADOWS PHASE 2 SUBDIVISION Map Ref:CAB B SL 283								
3	.71Mi.	**116 PINE BLUFF CT**	08/27/2026			2016	//1	2001	108,900 SF	

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SPRINGTOWN, TX 76082-7237
APN: 16045-001-006-00 Document #: 202624855
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 6R Subdivision: PACE PLACE MapRef: CAB B SL 620 Abbreviated Description: Lot:6R Subdivision:PACE PLACE Map Ref:CAB B SL 620

4	.22Mi.	**134 CLASSIC COUNTRY CT**	07/17/2026	1848	//1	1998	43,560 SF

SPRINGTOWN, TX 76082-7282
APN: 11210-001-007-00 Document #: 202620681
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 7 Subdivision: CLASSIC COUNTRY ESTATES MapRef: CAB B PG 290 Abbreviated Description: Lot:7 Subdivision:CLASSIC COUNTRY ESTATES Map Ref:CAB B PG 290

5	.86Mi.	**188 HIGHLAND DR**	07/02/2026	1200	//1	1980	72,745 SF

SPRINGTOWN, TX 76082-7216
APN: 11760-001-021-00 Document #: 202619071
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: DEER BUTTE RANCHOS Tract No: 21 MapRef: VOL 360-A PG 53 Abbreviated Description: Subdivision:DEER BUTTE RANCHOS Tract No:21 Map Ref:VOL 360-A PG 53

6	.96Mi.	**176 LIVE OAK RD**	06/03/2026	1152	//1	1993	68,825 SF

SPRINGTOWN, TX 76082-7318
APN: 15075-001-019-00 Document #: 202615712
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: MIDWAY PROPERTIES ADDITION Tract No: 19 MapRef: VOL 361A PG 16 Abbreviated Description: Subdivision:MIDWAY PROPERTIES ADDITION Tract No:19 Map Ref:VOL 361A PG 16

7	.8Mi.	**219 SUMMIT RIDGE CT**	05/27/2026	1344	//1	1998	93,654 SF

SPRINGTOWN, TX 76082-7297
APN: 15778-001-350-00 Document #: 202614999
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 350 Subdivision: OAK MEADOWS Phase No: 3 MapRef: CAB B SL 309 Abbreviated Description: Lot:350 Subdivision:OAK MEADOWS Phase No:3 Map Ref:CAB B SL 309City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

8	.81Mi.	**161 HIGHLAND DR**	05/22/2026	1456	//1	1984	87,120 SF

SPRINGTOWN, TX 76082-7217
APN: 11760-001-024-00 Document #: 202614696
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 24 Subdivision: DEER BUTTE RANCHOS MapRef: VOL 360-A PG 53 Abbreviated Description: Lot:24 Subdivision:DEER BUTTE RANCHOS Map Ref:VOL 360-A PG 53City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

9	.66Mi.	**435 HILLTOP MEADOWS CT**	05/08/2026	1456	//1	2005	51,880 SF

SPRINGTOWN, TX 76082-8207
APN: 15778-001-310-00 Document #: 202613103
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 310 Subdivision: OAK MEADOW Phase No: 4 MapRef: CAB B SL 344 Abbreviated Description: Lot:310 Subdivision:OAK MEADOW Phase No:4 Map Ref:CAB B SL 344

10	1.1Mi.	**6724 MIDWAY RD**	04/28/2026	3364	//1	2006	163,351 SF

SPRINGTOWN, TX 76082-7308
APN: 20336-010-000-00 Document #: 202611976
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Subdivision: THE R F CREEKMORE SURVEY ABSTRACT NO 336 MapRef: DOC 202402418 Abbreviated Description: Subdivision:THE R F CREEKMORE SURVEY ABSTRACT NO 336 Map Ref:DOC 202402418

11	.65Mi.	**124 SUNNY DALE CT**	01/09/2026	1120	//1	2001	53,710 SF

SPRINGTOWN, TX 76082-8211
APN: 15778-001-295-00 Document #: 202600766
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 295 Subdivision: OAK MEADOWS PHASE FOUR MapRef: CAB B SL 344 Abbreviated Description: Lot:295 Subdivision:OAK MEADOWS PHASE FOUR Map Ref:CAB B SL 344

12	.76Mi.	**115 VALLEY MEADOWS DR**	01/09/2026	1440	//1	2006	44,998 SF

SPRINGTOWN, TX 76082-8227
APN: 15778-001-140-00 Document #: 202600667
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 140 Subdivision: OAK MEADOWS Phase No: 5 MapRef: VOL B PG 392 Abbreviated Description: Lot:140 Subdivision:OAK MEADOWS Phase No:5 Map Ref:VOL B PG 392

13	.82Mi.	**206 SUMMIT RIDGE CT**	10/14/2025	1664	//1	1998	43,560 SF

SPRINGTOWN, TX 76082-7297
APN: 15778-001-343-00 Document #: 202527895
Document Type: Price Code:
Land Use: Mobile/Manufactured Home (regardless of Land ownership)
Legal: Lot: 343 Subdivision: OAK MEADOWS Phase No: 3 MapRef: CAB B SL 309 Abbreviated Description: Lot:343 Subdivision:OAK MEADOWS Phase No:3 Map Ref:CAB B SL 309

Comparable Sales Chart



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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.	**1399 HIGHLAND CIR**	**10/30/2025**	$264,070	$264,070	2,128	//1		1 SF	
.03Mi.	**1383 HIGHLAND CIR**	**07/19/2017**	$168,210	$168,210	1,288	//1	2004	1 SF	
.05Mi.	**1373 HIGHLAND CIR**	**08/24/2001**	$184,840	$184,840	1,536	//1	2001	1 SF	
.06Mi.	**103 CLASSIC COUNTRY CT**	**05/20/2014**	$211,160	$211,160	1,624	//1	1995	1 SF	
.07Mi.	**117 CLAY CT**	**08/01/2020**	$203,770	$203,770	1,792	//1		1 SF	
.07Mi.	**106 CLAY CT**	**04/20/2001**	$181,970	$181,970	1,344	//1	2000	1 SF	
.07Mi.	**1410 HIGHLAND CIR**	**12/13/2013**	$240,870	$240,870	2,542	//1	1998	1 SF	
.07Mi.	**1360 HIGHLAND CIR**	**11/07/2023**	$202,060	$202,060	1,344	//1	2003	1 SF	
.08Mi.	**1443 HIGHLAND CIR**	**08/02/2023**	$114,000	$114,000	1,344	//1	1999	1 SF	
.08Mi.	**1351 HIGHLAND CIR**	**09/04/2020**	$229,850	$229,850	1,848	//1	1998	1 SF	
.09Mi.	**123 CLAY CT**	**07/12/2024**	$413,340	$413,340	1,800	//1	2017	1 SF	
.09Mi.	**118 CLAY CT**	**07/10/2002**	$202,950	$202,950	1,568	//1	1999	1 SF	
.1Mi.	**1352 HIGHLAND CIR**	**06/29/2010**	$212,680	$212,680	1,456	//1		1 SF	
.1Mi.	**1420 HIGHLAND CIR**	**02/28/2011**	$150,980	$150,980	1,064	//1		1 SF	
.1Mi.	**109 CLASSIC COUNTRY CT**	**03/30/2007**	$194,000	$194,000	1,904	//1	1998	1 SF	
.11Mi.	**124 CLAY CT**	**10/02/2023**	$150,000	$150,000	1,792	//1		1 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	38.0 years old	Households:	10,315
Median Household Income:	$92,767	Households w/Family:	78%
Household Income Per Capita:	$44,224	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Springtown Independent School District	Students:	4,188
Number of Schools:	7	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.41Mi.	**Reno Elementary School** Number of Students: 382 Student-Teacher Ratio: 14.15	B-	Public	KG - 4
5.48Mi.	**Springtown Middle School** Number of Students: 633 Student-Teacher Ratio: 12.84	C-	Public	7 - 8
4.92Mi.	**Springtown High School** Number of Students: 1,189 Student-Teacher Ratio: 13.72 Advanced Placement: Yes	B-	Public	9 - 12
5.25Mi.	**Springtown Intermediate School** Number of Students: 612 Student-Teacher Ratio: 14.53	C-	Public	5 - 6

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	108%	SIMILAR
OVERALL	108%	SIMILAR

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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