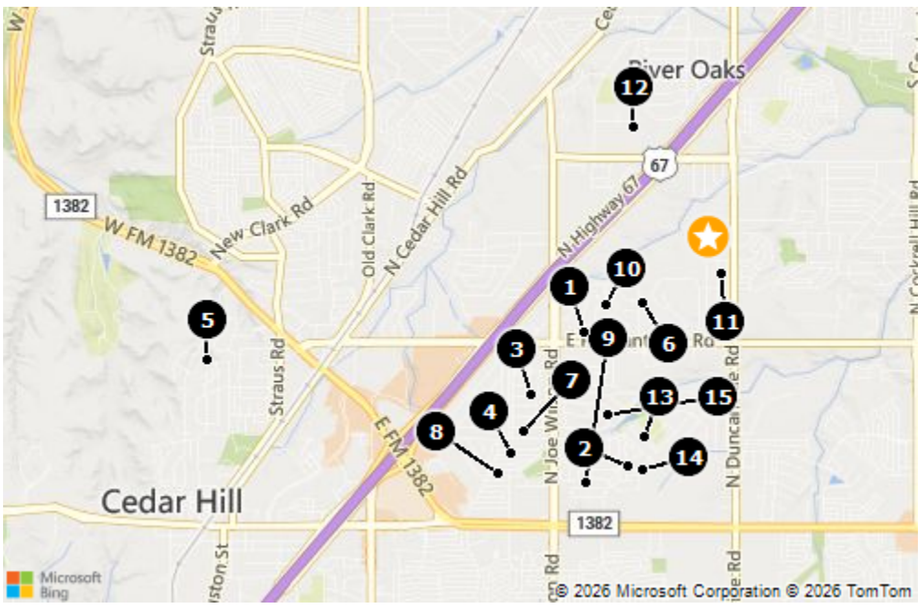
ICE SiteX Report

OrderID: 98508749

SiteX Property Information Report



Subject Property Location

1418 PEAK, CEDAR HILL, TX 75104-4120

County:	**DALLAS TX**	Census Tract:	481130166.302013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	160391200B0010000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$726,000**	FSD:	15	Common Confidence Score:	56
Value Range:	$617,100 - $834,900	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC CH US PH DO
Assd Land Value:	$130,000	Market Land Value:	$130,000	Tax Year:	2025
Assd Improvement:	$531,940	Market Improvment Value:	$531,940	Total Taxable Value:	
Total Assessed Value:	$661,940	Total Assessor Market Value:	$661,940	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 1 Block: B Subdivision: RIDGE AT WINDMILL HILL Tract No: 3912 Map Ref: 72-T

Abbreviated Description:	RIDGE AT WINDMILL HILL PH 1 BLK B LT 1 INT202000251004 DD08242020 CO-DC 0391200B00100 4CH0391200B
City/Muni/Twp:	CEDAR HILL

Property Characteristics

Lot Size:	16,200 SF	Bedrooms:	5	Pool:	
Building Area:	4533 SF	Baths:	3	Fireplace:	1
Year Built:	2007	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	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:	06/07/2023	Sales Price:	N/A
Document #:	202300111890 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/03/2022	Loan Amount:	N/A
Document #:	202200286785 BK-PG -	Loan Type:	VA
TD Due Date:	09/01/2050	Type Finance:	

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL PHASE 1
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	11/08/2021	Sales Price:	$534,900
Document #:	202100336064 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	03/30/2021	Sales Price:	N/A

ICE SiteX Report

OrderID: 98508749

Document #:	202100090931 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/30/2021		
Document Type:			

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL PHASE 1 Map Ref: VOL 2004164 PG 6
Abbreviated Description: PRIOR REF: 201700131248 05/10/2017
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	09/15/2020	Sales Price:	N/A
Document #:	202000251004 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/24/2020		
Document Type:			

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL PHASE I Map Ref: VOL 2004164 PG 6
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	09/15/2020	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: B Subdivision: RIDGE AT WINDMILL HILL Tract No: 3912 Map Ref: 72-T
Abbreviated Description: RIDGE AT WINDMILL HILL PH 1 BLK B LT 1 INT202000251004 DD08242020 CO-DC 0391200B00100 4CH0391200B
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	09/08/2020	Sales Price:	$454,120
Document #:	202000243222 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/08/2017	Sales Price:	$424,098
Document #:	201700343946 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/27/2017	Loan Amount:	N/A
Document #:	201700331146 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	12/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL Phase No: 1
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	06/08/2017	Sales Price:	N/A
Document #:	201700160603 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/10/2017	Sales Price:	N/A
Document #:	201700131248 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/20/2017		
Document Type:			

Legal Description:
Lot: 1B Subdivision: THE RIDGE AT WINDMILL Phase No: 1 Map Ref: VOL2004164 PG6
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	01/25/2016	Sales Price:	$329,000
Document #:	201600018639 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/21/2013	Sales Price:	$625,000
Document #:	201300328932 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/03/2011	Sales Price:	N/A
Document #:	201100056369 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/31/2010		
Document Type:			

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL Phase No: 1 Map Ref: MB2004164 PG6
City/Muni/Twp: CEDAR HILL

Mortgage Record

Recording Date:	03/03/2011	Loan Amount:	N/A
Document #:	201100056368 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2015	Type Finance:	

ICE SiteX Report

OrderID: 98508749

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL Phase No: 1
City/Muni/Twp: CEDAR HILL

Mortgage Record

Recording Date:	02/11/2011	Loan Amount:	N/A
Document #:	201100037492 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:		Type Finance:	

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL Phase No: I
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	12/31/2010	Sales Price:	N/A
Document #:	201000334125 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/30/2010		
Document Type:			

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL Phase No: I Map Ref: MB2004164 PG6
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	05/24/2007	Sales Price:	N/A
Document #:	20070186644 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/18/2007		
Document Type:			

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL PHASE 1 Map Ref: MB2004164 PG6
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	12/28/2005	Sales Price:	N/A
Document #:	200503644583 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/09/2005		
Document Type:			

Legal Description:
Lot: 1 Block: B Subdivision: THE RIDGE AT WINDMILL HILL PHASE I Map Ref: MB2004164 PG6

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,276 SF	Median # of Baths	2
Median Living Area	2,104 SF	Median Year Built	2001
Price Range - 2 Yrs		Age Range	11 years to 40 years
Median Value		Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.85Mi.	**911 FIELDSTONE DR** **CEDAR HILL, TX 75104-5536**	09/29/2026			2474	/3/2	2015	8,774 SF	
		APN: 160498000A0450000 Document #: 202600209111 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 45 Block: A Subdivision: WOODED CREEK ESTATES Phase No: 1 MapRef: VOL 2003168 PG 227 Abbreviated Description: Lot:45 Block:A Subdivision:WOODED CREEK ESTATES Phase No:1 Map Ref:VOL 2003168 PG 227City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
2	1.32Mi.	**202 LAVENDER DR** **CEDAR HILL, TX 75104-2308**	09/04/2026			2104	/3/2	1986	7,493 SF	
		APN: 16110000160170000 Document #: 202600191412 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: 16 Subdivision: WATERFORD OAKS Phase No: I MapRef: VOL 85233 PG 3859 Abbreviated Description: Lot:17 Block:16 Subdivision:WATERFORD OAKS Phase No:I Map Ref:VOL 85233 PG 3859City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
3	1.29Mi.	**703 HARVEST GLEN DR** **CEDAR HILL, TX 75104-6057**	09/01/2026			3040	/5/3	2002	7,923 SF	
		APN: 16015540070300000 Document #: 202600186669 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: 7 Section: 4 Subdivision: CEDARWOOD PLACE MapRef: VOL 2002018 PG 2396 Abbreviated Description: Lot:30 Block:7 Section:4 Subdivision:CEDARWOOD PLACE Map Ref:VOL 2002018 PG 2396City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
4	1.6Mi.	**810 MOORE ST** **CEDAR HILL, TX 75104-6002**	08/14/2026			1758	/3/2	1991	7,766 SF	
		APN: 160207700E0050000 Document #: 202600175954 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: E Subdivision: HIGHLANDS NORTH MapRef: VOL 85080 PG 1005 Abbreviated Description: Lot:5 Block:E Subdivision:HIGHLANDS NORTH Map Ref:VOL 85080 PG 1005City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
5	1.33Mi.	**821 LOWE DR** **CEDAR HILL, TX 75104-9135**	07/28/2026			1759	/3/2	1993	6,535 SF	
		APN: 161100200306R0000 Document #: 202600160183 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6R Block: 3 Subdivision: WATERFORD OAKS Phase No: III MapRef: VOL 92156 PG 4938 Abbreviated Description: Lot:6R Block:3 Subdivision:WATERFORD OAKS Phase No:III Map Ref:VOL 92156 PG 4938City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
6	.51Mi.	**1010 SOUTHWESTERN DR** **CEDAR HILL, TX 75104-5560**	07/27/2026			1894	/3/2	2006	8,750 SF	
		APN: 160498000G0190000 Document #: 202600159653 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: G Subdivision: WOODED CREEK ESTATES Phase No: 2 MapRef: DOC 20050358931 Abbreviated Description: Lot:19 Block:G Subdivision:WOODED CREEK ESTATES Phase No:2 Map Ref:DOC 20050358931City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
7	1.45Mi.	**614 PONDVIEW DR**	05/04/2026			3648	/5/3	2001	9,123 SF	

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		CEDAR HILL, TX 75104-6218					
	APN: 16020770030040000 Document #: 202600093863 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: HIGHLANDS NORTH Phase No: 2 MapRef: VOL 2000121 PG 23 Abbreviated Description: Lot:4 Block:3 Subdivision:HIGHLANDS NORTH Phase No:2 Map Ref:VOL 2000121 PG 23City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						
8	1.72Mi.	**806 BRAY ST**	05/01/2026	1465	/3/2	1990	6,816 SF
		CEDAR HILL, TX 75104-6016					
	APN: 160207700G0040000 Document #: 202600093031 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 806 Block: G Subdivision: HIGHLANDS NORTH MapRef: VOL 85080 PG 1005 Abbreviated Description: Lot:806 Block:G Subdivision:HIGHLANDS NORTH Map Ref:VOL 85080 PG 1005City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						
9	1.49Mi.	**202 VINES DR**	04/21/2026	1571	/3/2	2000	5,803 SF
		CEDAR HILL, TX 75104-2322					
	APN: 16045760050370000 Document #: 202600083885 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 5 Subdivision: WATERFORD OAKS GARDEN HOMES Phase No: II MapRef: MF 86091 PG 1581 Abbreviated Description: Lot:37 Block:5 Subdivision:WATERFORD OAKS GARDEN HOMES Phase No:II Map Ref:MF 86091 PG 1581City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						
10	.67Mi.	**1032 BENDING OAK DR**	04/15/2026	2615	/3/2	2004	9,689 SF
		CEDAR HILL, TX 75104-5527					
	APN: 160498000F0040000 Document #: 202600079287 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: F Subdivision: WOODED CREEK ESTATES Phase No: 1 MapRef: VOL 2003168 PG 227 Abbreviated Description: Lot:4 Block:F Subdivision:WOODED CREEK ESTATES Phase No:1 Map Ref:VOL 2003168 PG 227City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						
11	.21Mi.	**1126 HAMPSHIRE LN**	04/14/2026	2001	/3/2	2004	7,200 SF
		CEDAR HILL, TX 75104-4118					
	APN: 160324000B0070000 Document #: 202600077847 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: B Subdivision: MEADOW VISTA ESTATES PH 3 Abbreviated Description: Lot:7 Block:B Subdivision:MEADOW VISTA ESTATES PH 3 City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						
12	.7Mi.	**1040 SHERMAN DR**	04/02/2026	2405	/4/2	2004	83,636 SF
		CEDAR HILL, TX 75104-1402					
	APN: 16048500010150000 Document #: 202600067498 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: A Subdivision: WINTERGREEN ACRES MapRef: VOL 10 PG 337 Abbreviated Description: Lot:15 Block:A Subdivision:WINTERGREEN ACRES Map Ref:VOL 10 PG 337						
13	1.14Mi.	**1212 PAUL DR**	03/11/2026	1774	/3/2	1995	8,276 SF
		CEDAR HILL, TX 75104-6216					
	APN: 16110000180070000 Document #: 202600050482 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 18 Subdivision: WATERFORD OAKS Phase No: I MapRef: VOL 85233 PG 3859 Abbreviated Description: Lot:7 Block:18 Subdivision:WATERFORD OAKS Phase No:I Map Ref:VOL 85233 PG 3859City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						
14	1.32Mi.	**1213 CALVERT DR**	03/11/2026	2167	/4/2	1993	34,713 SF
		CEDAR HILL, TX 75104-2305					
	APN: 16110000130200000 Document #: 202600050376 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 13 Subdivision: WATERFORD OAKS Phase No: I MapRef: VOL 85233 PG 3859 Abbreviated Description: Lot:20 Block:13 Subdivision:WATERFORD OAKS Phase No:I Map Ref:VOL 85233 PG 3859City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						
15	1.11Mi.	**1071 STREAMSIDE DR**	03/09/2026	2779	/4/2	2001	8,693 SF
		CEDAR HILL, TX 75104-6221					
	APN: 160482000E0200000 Document #: 202600047780 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: E Subdivision: WINDING HOLLOW ADDITION Phase No: II MapRef: VOL 2000238 PG 192 Abbreviated Description: Lot:20 Block:E Subdivision:WINDING HOLLOW ADDITION Phase No:II Map Ref:VOL 2000238 PG 192City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL						

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.	**1418 PEAK**	**09/15/2020**	$661,940	$661,940	4,533	/5/3	2007	16,200 SF	
.02Mi.	**1414 PEAK**	**05/01/2006**	$552,000	$552,000	3,219	/4/3	2005	16,200 SF	
.03Mi.	**1422 PEAK**	**10/05/2021**	$920,000	$920,000	5,578	/5/6	2014	15,000 SF	Yes
.04Mi.	**1417 PEAK**	**12/07/2022**	$606,030	$606,030	4,614	/4/4	2005	16,200 SF	
.04Mi.	**1413 PEAK**	**11/22/2005**	$533,330	$533,330	3,446	/4/3	2006	16,200 SF	
.04Mi.	**1427 DRIFTWOOD**	**07/19/2023**	$607,240	$607,240	3,593	/4/4	2006	16,200 SF	Yes
.06Mi.	**1426 PEAK**	**05/22/2014**	$646,010	$646,010	3,520	/3/3	2014	16,456 SF	
.06Mi.	**1412 WINDMILL HILL LN**	**03/20/2026**	$641,640	$641,640	4,598	/4/3	2005	15,000 SF	Yes
.06Mi.	**1424 DRIFTWOOD**	**02/13/2006**	$662,700	$662,700	4,019	/5/4	2006	15,840 SF	Yes
.06Mi.	**1431 DRIFTWOOD**	**05/16/2025**	$664,280	$664,280	4,534	/5/4	2006	16,200 SF	
.07Mi.	**1425 PEAK**	**03/06/2018**	$513,790	$513,790	3,056	/4/3	2009	18,997 SF	
.07Mi.	**1428 DRIFTWOOD**	**04/21/2022**	$676,950	$676,950	4,336	/4/5	2006	16,200 SF	Yes
.07Mi.	**1420 WINDMILL HILL LN**	**05/25/2007**	$883,340	$883,340	6,032	/5/5	2007	18,228 SF	Yes
.08Mi.	**1430 PEAK**	**01/05/2010**	$584,630	$584,630	3,646	/4/3	2010	20,130 SF	
.08Mi.	**1435 DRIFTWOOD**	**05/21/2008**	$710,100	$710,100	5,013	/4/3	2006	16,200 SF	
.09Mi.	**1432 DRIFTWOOD**	**05/07/2012**	$726,860	$726,860	4,737	/4/4	2006	16,560 SF	Yes

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	36.5 years old	Households:	17,204
Median Household Income:	$87,764	Households w/Family:	71%
Household Income Per Capita:	$37,649	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	35%

School District

School District Zone:	Duncanville Independent School District	Students:	11,562
Number of Schools:	18	Rating:	D-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.53Mi.	**Duncanville High School** Number of Students: 4,399 Student-Teacher Ratio: 18.16 Advanced Placement: Yes	D	Public	9 - 12
0.97Mi.	**Alexander Elementary School** Number of Students: 330 Student-Teacher Ratio: 15.57	F	Public	PK - 5
0.82Mi.	**Grace R Brandenburg Intermediate School** Number of Students: 345 Student-Teacher Ratio: 12.41	D-	Public	5 - 6
2.63Mi.	**Byrd Middle School** Number of Students: 517 Student-Teacher Ratio: 13.66	D-	Public	6 - 8

Flood Report

The Subject Property of **1418 PEAK, CEDAR HILL, TX 75104-4120** 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	78%	LOWER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	59%	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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