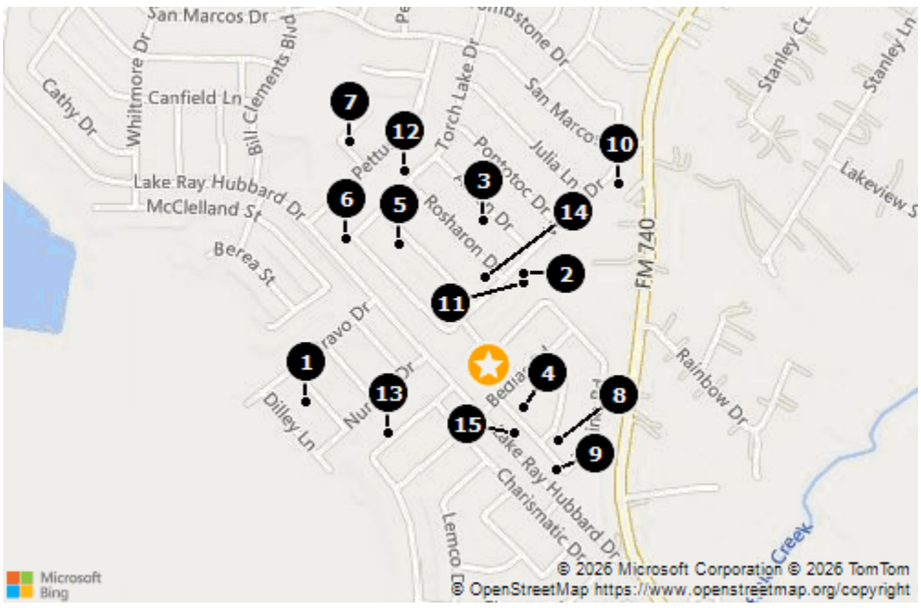
ICE SiteX Report

OrderID: 98722818

SiteX Property Information Report



Subject Property Location

1507 STINNETT DR, FORNEY, TX 75126-5438

County:	**KAUFMAN TX**	Census Tract:	482570502.071068
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00.3824.0002.0008.00.02.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$261,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$234,900 - $287,100	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	6F,KC,MUD6,P2,RB
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2026
Assd Improvement:	$175,877	Market Improvment Value:	$175,877	Total Taxable Value:	$4,643
Total Assessed Value:	$245,877	Total Assessor Market Value:	$245,877	Delinquent Year:	
				Tax Account ID:	R213452
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8 Block: B Subdivision: TRAVIS RANCH PH 1H
Abbreviated Description: TRAVIS RANCH PH 1H, BLOCK B, LOT 8; & HOUSE & HOUSE

Property Characteristics

Lot Size:	5,650 SF	Bedrooms:		Pool:	
Building Area:	1492 SF	Baths:		Fireplace:	1
Year Built:	2020	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/05/2026	Sales Price:	$206,676
Document #:	2026-0030527 BK-PG 6853-341	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/21/2024	Loan Amount:	N/A
Document #:	2024-0025837 BK-PG 8632-486	Loan Type:	FHA
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
Lot: 8 Block: B Subdivision: TRAVIS RANCH PHASE 1H
City/Muni/Twp: FORNEY

Mortgage Record

Recording Date:	03/09/2023	Loan Amount:	N/A
Document #:	2023-0006219 BK-PG 8004-333	Loan Type:	FHA
TD Due Date:	03/01/2051	Type Finance:	

Legal Description:
Lot: 8 Block: B Subdivision: TRAVIS RANCH PHASE 1H

Prior Transfer

Recording Date:	03/01/2021	Sales Price:	N/A
Document #:	2021-0007401 BK-PG 6853-338	Type of Sale:	Full-Computed from Transfer Tax

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Contract Date: 02/25/2021
Document Type:
Legal Description:
Lot: 8 Block: B Subdivision: TRAVIS RANCH PHASE 1H Map Ref: DOC 202000025717

Prior Transfer

Recording Date:	02/25/2021	Sales Price:	N/A
Document #:	7401 BK-PG 6853 -337	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8 Block: B Subdivision: TRAVIS RANCH PH 1H
Abbreviated Description: TRAVIS RANCH PH 1H, BLOCK B, LOT 8; & HOUSE & HOUSE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,750 SF	Median # of Baths	
Median Living Area	1,787 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	3 years to 8 years
Median Value		Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.25Mi.	**1415 TRILLIUM LN** **FORNEY, TX 75126-3983**	10/05/2026			1899	//	2023	5,027 SF	
		APN: 00.3818.0006.0005.00.02.00 Document #: 2026-0030450 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: F Subdivision: TRAVIS RANCH GOVERNORS LOTS NO 1 MapRef: CAB 4 SLV 152 Abbreviated Description: Lot:5 Block:F Subdivision:TRAVIS RANCH GOVERNORS LOTS NO 1 Map Ref:CAB 4 SLV 152City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.13Mi.	**2247 VANCE DR** **FORNEY, TX 75126-5323**	08/31/2026			1935	//	2019	7,248 SF	
		APN: 00.3866.0034.0024.00.02.00 Document #: 2026-0026727 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: HH Subdivision: TRAVIS RANCH Phase No: 2G MapRef: CAB 3 SLV 463 Abbreviated Description: Lot:24 Block:HH Subdivision:TRAVIS RANCH Phase No:2G Map Ref:CAB 3 SLV 463								
3	.2Mi.	**2415 ANTON DR** **FORNEY, TX 75126-2440**	08/24/2026			1959	//	2019	5,597 SF	
		APN: 00.3866.0038.0011.00.02.00 Document #: 2026-0025947 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: LL Subdivision: TRAVIS RANCH PHASE 2G MapRef: CAB 3 SLV 463 Abbreviated Description: Lot:11 Block:LL Subdivision:TRAVIS RANCH PHASE 2G Map Ref:CAB 3 SLV 463								
4	.08Mi.	**1107 RINGGOLD RD** **FORNEY, TX 75126-5440**	08/03/2026			1594	//	2021	7,187 SF	
		APN: 00.3824.0004.0015.00.02.00 Document #: 2026-0023655 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: D Subdivision: TRAVIS RANCH PHASE 1H MapRef: DOC 2020-0025717 Abbreviated Description: Lot:15 Block:D Subdivision:TRAVIS RANCH PHASE 1H Map Ref:DOC 2020-0025717								
5	.21Mi.	**2427 KARNACK DR** **FORNEY, TX 75126-2469**	07/28/2026			1500	//	2019	5,654 SF	
		APN: 00.3866.0040.0005.00.02.00 Document #: 2026-0023111 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: NN Subdivision: TRAVIS RANCH Phase No: 2G Abbreviated Description: Lot:5 Block:NN Subdivision:TRAVIS RANCH Phase No:2G								
6	.26Mi.	**2439 BURKBURNETT DR** **FORNEY, TX 75126-2460**	06/25/2026			2062	//	2020	11,103 SF	
		APN: 00.3866.0032.0032.00.02.00 Document #: 2026-0019338 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 32 Block: FF Subdivision: TRAVIS RANCH PHASE 2G MapRef: CAB 3 SLV 463 Abbreviated Description: Lot:32 Block:FF Subdivision:TRAVIS RANCH PHASE 2G Map Ref:CAB 3 SLV 463								
7	.35Mi.	**2702 RUNNELS CT** **FORNEY, TX 75126-2980**	05/15/2026			2154	//	2020	4,970 SF	
		APN: 00.0485.0008.0047.00.02.00 Document #: 2026-0014594 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 47 Block: H Subdivision: CLEMENTS RANCH 5 MapRef: CAB 3 SLV 573 Abbreviated Description: Lot:47 Block:H Subdivision:CLEMENTS RANCH 5 Map Ref:CAB 3 SLV 573								
8	.14Mi.	**1627 CROGHAN RD** **FORNEY, TX 75126-5448**	03/20/2026			1715	//	2021	6,425 SF	
		APN: 00.3824.0003.0033.00.02.00 Document #: 2026-0008163 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: C Subdivision: TRAVIS RANCH PHASE 1H MapRef: DOC 202000025717 Abbreviated Description: Lot:33 Block:C Subdivision:TRAVIS RANCH PHASE 1H Map Ref:DOC 202000025717								
9	.17Mi.	**1126 RINGGOLD RD** **FORNEY, TX 75126-5445**	01/12/2026			1636	//	2020	5,719 SF	
		APN: 00.3824.0001.0013.00.02.00 Document #: 2026-0000856 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: A Subdivision: TRAVIS RANCH PHASE 1H MapRef: DOC 202000025717 Abbreviated Description: Lot:13 Block:A Subdivision:TRAVIS RANCH PHASE 1H Map Ref:DOC 202000025717								
10	.3Mi.	**2209 VANCE DR** **FORNEY, TX 75126-5323**	12/18/2025			2343	//	2018	8,699 SF	
		APN: 00.3846.0034.0005.00.02.00 Document #: 2025-0039233 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: HH Subdivision: TRAVIS RANCH PHASE 2C MapRef: CAB 3 PG 332 Abbreviated Description: Lot:5 Block:HH Subdivision:TRAVIS RANCH PHASE 2C Map Ref:CAB 3 PG 332								
11	.12Mi.	**2249 VANCE DR** **FORNEY, TX 75126-5323**	12/10/2025			1787	//	2019	7,248 SF	

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APN: 00.3866.0034.0025.00.02.00 Document #: 2025-0038498
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: HH Subdivision: TRAVIS RANCH PHASE 2G MapRef: CAB 3 SLV 463 Abbreviated Description: Lot:25 Block:HH Subdivision:TRAVIS RANCH PHASE 2G Map Ref:CAB 3 SLV 463

12	.29Mi.	**2298 TORCH LAKE DR** **FORNEY, TX 75126-0877**	12/09/2025	1893	//	2019	5,502 SF

APN: 00.3866.0032.0020.00.02.00 Document #: 2025-0038262
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: FF Subdivision: TRAVIS RANCH PHASE 2G MapRef: CAB 3 SLV 463 Abbreviated Description: Lot:20 Block:FF Subdivision:TRAVIS RANCH PHASE 2G Map Ref:CAB 3 SLV 463

13	.17Mi.	**2120 SILVER CHARM LN** **FORNEY, TX 75126-2797**	12/08/2025	1775	//	2020	5,750 SF

APN: 00.3826.0001.0012.00.02.00 Document #: 2025-0038113
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: A Subdivision: TRINITY CROSSING PHASE 3 MapRef: CAB 3 SH 537 Abbreviated Description: Lot:12 Block:A Subdivision:TRINITY CROSSING PHASE 3 Map Ref:CAB 3 SH 537City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY

14	.12Mi.	**2403 ROSHARON DR** **FORNEY, TX 75126-2459**	12/03/2025	1601	//	2019	5,611 SF

APN: 00.3866.0039.0017.00.02.00 Document #: 2025-0037724
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: MM Subdivision: TRAVIS RANCH PHASE 2G MapRef: CAB 3 SL 463 Abbreviated Description: Lot:17 Block:MM Subdivision:TRAVIS RANCH PHASE 2G Map Ref:CAB 3 SL 463

15	.1Mi.	**1110 RINGGOLD RD** **FORNEY, TX 75126-5445**	12/02/2025	1661	//	2020	5,789 SF

APN: 00.3824.0001.0005.00.02.00 Document #: 2025-0037658
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: A Subdivision: TRAVIS RANCH PHASE 1H MapRef: DOC 202000025717 Abbreviated Description: Lot:5 Block:A Subdivision:TRAVIS RANCH PHASE 1H Map Ref:DOC 202000025717

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.	**1507 STINNETT DR**	**02/25/2021**	$245,877	$245,877	1,492		2020	5,650 SF	
.01Mi.	**1509 STINNETT DR**	**02/11/2021**	$247,038	$247,038	1,543		2020	5,650 SF	
.01Mi.	**1505 STINNETT DR**	**02/26/2021**	$229,425	$229,425	1,347		2020	6,216 SF	
.02Mi.	**1511 STINNETT DR**	**02/11/2021**	$260,000	$260,000	1,649		2020	5,650 SF	
.02Mi.	**1503 STINNETT DR**	**02/23/2021**	$270,608	$270,608	1,720		2020	5,654 SF	
.03Mi.	**1007 BEDIAS RD**	**02/25/2021**	$265,559	$265,559	1,661		2020	7,510 SF	
.03Mi.	**1421 MCKAVETT RD**	**08/18/2021**	$263,029	$263,029	1,742		2021	7,353 SF	
.03Mi.	**1513 STINNETT DR**	**05/01/2026**	$272,776	$272,776	1,744		2020	5,502 SF	
.03Mi.	**1501 STINNETT DR**	**02/26/2021**	$262,506	$262,506	1,625		2020	8,634 SF	
.03Mi.	**1005 BEDIAS RD**	**05/28/2021**	$257,332	$257,332	1,543		2020	7,353 SF	
.03Mi.	**1422 MCKAVETT RD**	**06/23/2021**	$264,756	$264,756	1,603		2021	8,651 SF	
.04Mi.	**1419 MCKAVETT RD**	**06/16/2021**	$264,673	$264,673	1,600		2021	5,763 SF	
.04Mi.	**1015 BEDIAS RD**	**07/30/2021**	$234,795	$234,795	1,281		2021	7,344 SF	
.04Mi.	**1003 BEDIAS RD**	**07/21/2022**	$251,927	$251,927	1,492		2020	7,292 SF	
.04Mi.	**1420 MCKAVETT RD**	**06/16/2021**	$258,061	$258,061	1,531		2021	5,650 SF	
.05Mi.	**2273 VANCE DR**	**06/05/2020**	$258,119	$258,119	1,696		2020	7,479 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

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Demographics & Income

Median Age:	33.4 years old	Households:	27,983
Median Household Income:	$105,244	Households w/Family:	82%
Household Income Per Capita:	$41,069	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	52%

School District

School District Zone:	Forney Independent School District	Students:	18,565
Number of Schools:	24	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.53Mi.	**Jackson Middle School** Number of Students: 807 Student-Teacher Ratio: 14.59	C	Public	7 - 8
0.85Mi.	**Lewis Elementary School** Number of Students: 738 Student-Teacher Ratio: 15.67	C-	Public	PK - 4
1.44Mi.	**Rhodes Intermediate School** Number of Students: 746 Student-Teacher Ratio: 14.1	D+	Public	5 - 6
4.48Mi.	**North Forney High School** Number of Students: 2,648 Student-Teacher Ratio: 16.77 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	88%	LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	54%	NOTABLY LOWER
OVERALL	48%	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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