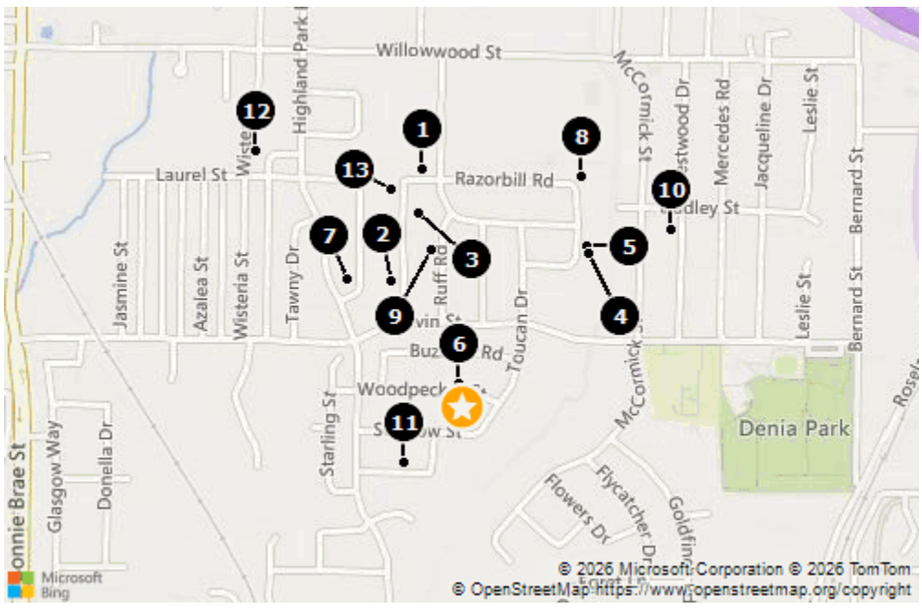
ICE SiteX Report

OrderID: 98722834

SiteX Property Information Report



Subject Property Location

1513 WOODPECKER ST, DENTON, TX 76205-4200

County:	**DENTON TX**	Census Tract:	481210208.003002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R1005853	Thomas Bros Pg-Grid:	

Valuation

Value:	**$477,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$438,840 - $515,160	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C05 G01 S05
Assd Land Value:	$83,548	Market Land Value:	$83,548	Tax Year:	2026
Assd Improvement:	$399,366	Market Improvment Value:	$399,366	Total Taxable Value:	$9,602
Total Assessed Value:	$482,914	Total Assessor Market Value:	$482,914	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 4 Block: P Subdivision: EAGLE CREEK PHASE 2B Phase No: 2B
Abbreviated Description: EAGLE CREEK PHASE 2B BLK P LOT 4

Property Characteristics

Lot Size:	5,968 SF	Bedrooms:	4	Pool:	
Building Area:	2733 SF	Baths:	3	Fireplace:	Yes
Year Built:	2024	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/06/2024	Sales Price:	N/A
Document #:	2024-96742 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: P Subdivision: EAGLE CREEK PHASE 2B Phase No: 2B
Abbreviated Description: EAGLE CREEK PHASE 2B BLK P LOT 4

Prior Transfer

Recording Date:	09/06/2024	Sales Price:	N/A
Document #:	2024-096742 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/06/2024		
Document Type:			

Legal Description:
Lot: 4 Block: P Subdivision: EAGLE CREEK Phase No: 2B Map Ref: DOC 2022-254
City/Muni/Twp: CITY OF DENTON

Area Sales Analysis

Total Area Sales	$345,000	Median # of Bedrooms	4
Median Lot Size	6,490 SF	Median # of Baths	2
Median Living Area	1,877 SF	Median Year Built	2022
Price Range - 2 Yrs	to $345,000	Age Range	2 years to 48 years
Median Value		Median Age	4 years

ICE SiteX Report

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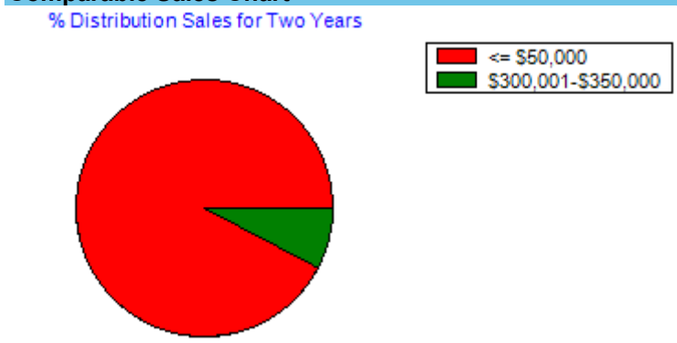
Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**1704 RAZORBILL RD** **DENTON, TX 76205-7030**	08/11/2026			1860	/4/2	2022	6,490 SF	
		APN: R971491 Document #: 2026-094344 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: E Subdivision: EAGLE CREEK Phase No: 1B MapRef: DOC 2021-309 Abbreviated Description: Lot:25 Block:E Subdivision:EAGLE CREEK Phase No:1B Map Ref:DOC 2021-309City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
2	.2Mi.	**2304 BLACKCAP ST** **DENTON, TX 76205-7009**	07/30/2026			1792	/4/2	2023	6,882 SF	
		APN: R982605 Document #: 2026-089828 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: F Subdivision: EAGLE CREEK Phase No: 1B MapRef: DOC 2022-393 Abbreviated Description: Lot:3 Block:F Subdivision:EAGLE CREEK Phase No:1B Map Ref:DOC 2022-393City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
3	.27Mi.	**2113 BLACKCAP ST** **DENTON, TX 76205-7007**	06/29/2026			2104	/4/2	2022	8,102 SF	
		APN: R971425 Document #: 2026-075598 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 1 Subdivision: EAGLE CREEK Phase No: 1B MapRef: FILE 2021-309 Abbreviated Description: Lot:19 Block:1 Subdivision:EAGLE CREEK Phase No:1B Map Ref:FILE 2021-309City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
4	.21Mi.	**2213 RUFF RD** **DENTON, TX 76205-7037**	05/05/2026			2030	/4/2	2022	5,968 SF	
		APN: R971455 Document #: 2026-051394 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: J Subdivision: EAGLE CREEK Phase No: 1B MapRef: DOC 2021-309 Abbreviated Description: Lot:15 Block:J Subdivision:EAGLE CREEK Phase No:1B Map Ref:DOC 2021-309City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
5	.28Mi.	**2209 YELLOWHAMMER RD** **DENTON, TX 76205-7034**	04/23/2026			2106	/4/2.5	2024	5,968 SF	
		APN: R971389 Document #: 2026-046415 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: G Subdivision: EAGLE CREEK Phase No: 2A MapRef: DOC NUMBER 2021-129 Abbreviated Description: Lot:16 Block:G Subdivision:EAGLE CREEK Phase No:2A Map Ref:DOC NUMBER 2021-129City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
6	.03Mi.	**1600 WOODPECKER ST** **DENTON, TX 76205-4201**	04/17/2026			2098	/4/2	2023	5,968 SF	
		APN: R1005907 Document #: 2026-043847 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: N Subdivision: EAGLE CREEK Phase No: 2B MapRef: DOC 2022-254 Abbreviated Description: Lot:10 Block:N Subdivision:EAGLE CREEK Phase No:2B Map Ref:DOC 2022-254City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
7	.23Mi.	**2020 APALIS DR** **DENTON, TX 76205-2006**	04/10/2026	$345,000	$183	1877	/4/3	2022	7,144 SF	
		APN: R971565 Document #: 2026-040497 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: D Subdivision: EAGLE CREEK Phase No: 1A MapRef: DOC 2021-284 Abbreviated Description: Lot:2 Block:D Subdivision:EAGLE CREEK Phase No:1A Map Ref:DOC 2021-284City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
8	.35Mi.	**1324 RAZORBILL RD** **DENTON, TX 76205-7026**	04/09/2026			2779	/5/4	2023	9,017 SF	
		APN: R971398 Document #: 2026-040180 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: G Subdivision: EAGLE CREEK Phase No: 2A MapRef: DOC 2021-129 Abbreviated Description: Lot:25 Block:G Subdivision:EAGLE CREEK Phase No:2A Map Ref:DOC 2021-129City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
9	.22Mi.	**2216 RUFF RD** **DENTON, TX 76205-7035**	12/29/2025			1575	/3/2	2022	5,968 SF	
		APN: R971521 Document #: 2025-145533 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 1 Subdivision: AMENDING EAGLE CREEK Phase No: 1B MapRef: FILE 2021-309 Abbreviated Description: Lot:10 Block:1 Subdivision:AMENDING EAGLE CREEK Phase No:1B Map Ref:FILE 2021-309								
10	.37Mi.	**2206 WESTWOOD DR** **DENTON, TX 76205-5994**	12/02/2025			1508	/3/2	1978	7,436 SF	
		APN: R25231 Document #: 2025-135231 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 6 Subdivision: TAYLOR PARK SUBDIVISION MapRef: CAB A SL 54 Abbreviated Description: Lot:2 Block:6 Subdivision:TAYLOR PARK SUBDIVISION Map Ref:CAB A SL 54City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
11	.11Mi.	**1716 SPARROW ST** **DENTON, TX 76205-2034**	10/29/2025			1744	/4/2		5,968 SF	
		APN: R1029510 Document #: 2025-121648 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: S Subdivision: EAGLE CREEK Phase No: 3A MapRef: DOC 2023-337 Abbreviated Description: Lot:7 Block:S Subdivision:EAGLE CREEK Phase No:3A Map Ref:DOC 2023-337City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
12	.44Mi.	**1817 WISTERIA ST** **DENTON, TX 76205-7417**	10/08/2025			2312	//2	1984	10,864 SF	
		APN: R23373 Document #: 2025-113668 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: D Subdivision: WILLOWWOOD WEST MapRef: CAB B PG 13 Abbreviated Description: Lot:1 Block:D Subdivision:WILLOWWOOD WEST Map Ref:CAB B PG 13City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
13	.31Mi.	**2100 BLACKCAP ST** **DENTON, TX 76205-7006**	10/08/2025			1872	/4/2	2022	6,447 SF	
		APN: R971486 Document #: 2025-113285 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: E Subdivision: EAGLE CREEK Phase No: 1B MapRef: DOC 2021-309 Abbreviated Description: Lot:20 Block:E Subdivision:EAGLE CREEK Phase No:1B Map Ref:DOC 2021-309City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								

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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.	**1513 WOODPECKER ST**	**09/06/2024**	$482,914	$482,914	2,733	/4/3	2024	5,968 SF	
.01Mi.	**1601 WOODPECKER ST**	**06/13/2024**	$429,741	$429,741	2,042	/5/3	2024	5,968 SF	
.01Mi.	**1509 WOODPECKER ST**	**06/26/2024**	$432,830	$432,830	2,098	/4/2	2024	6,752 SF	
.02Mi.	**1605 WOODPECKER ST**	**09/20/2024**	$386,708	$386,708	1,745	/4/2	2024	5,968 SF	
.02Mi.	**1604 SWALLOW ST**	**05/27/2025**	$51,613	$51,613	1,795	/4/2		6,578 SF	
.02Mi.	**1505 WOODPECKER ST**	**06/17/2024**	$411,058	$411,058	1,863	/4/2	2024	6,970 SF	
.03Mi.	**1600 SWALLOW ST**	**01/07/2025**	$52,070	$52,070	2,106	/4/2.5		6,795 SF	
.03Mi.	**1609 WOODPECKER ST**	**06/13/2024**	$412,000	$412,000	2,098	/4/2	2024	5,968 SF	
.03Mi.	**1512 WOODPECKER ST**	**10/31/2024**	$427,161	$427,161	2,106	/4/2.5	2023	6,098 SF	
.03Mi.	**1600 WOODPECKER ST**	**03/26/2024**	$421,093	$421,093	2,098	/4/2	2023	5,968 SF	
.03Mi.	**1501 WOODPECKER ST**	**07/19/2024**	$496,540	$496,540	2,804	/5/3	2024	8,407 SF	
.04Mi.	**1604 WOODPECKER ST**	**03/18/2024**	$396,020	$396,020	1,872	/4/2	2023	5,968 SF	
.04Mi.	**1508 WOODPECKER ST**	**02/21/2024**	$425,638	$425,638	2,104	/4/2	2023	6,621 SF	
.04Mi.	**1613 WOODPECKER ST**	**08/29/2024**	$492,890	$492,890	2,853	/5/4	2024	5,968 SF	
.04Mi.	**1608 WOODPECKER ST**	**01/08/2025**	$432,020	$422,085	2,041	/4/3	2023	5,968 SF	
.04Mi.	**1504 WOODPECKER ST**	**05/28/2024**	$497,384	$497,384	2,779	/5/4	2023	9,191 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

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

Flood Report

The Subject Property of **1513 WOODPECKER ST, DENTON, TX 76205-4200** 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.

ICE SiteX Report

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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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