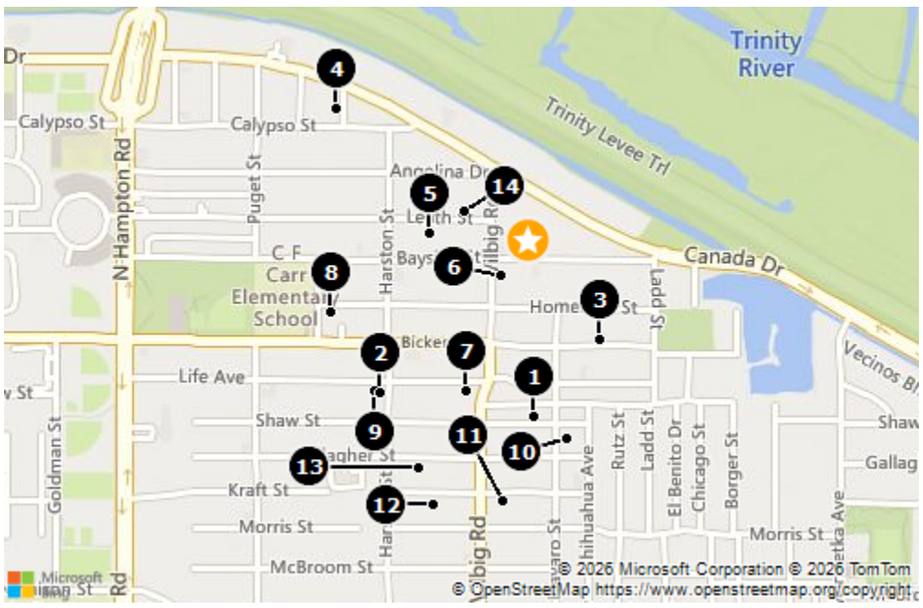
ICE SiteX Report

OrderID: 98722811

SiteX Property Information Report



Subject Property Location

1715 BAYSIDE ST, DALLAS, TX 75212-1818

County:	**DALLAS TX**	Census Tract:	481130101.011000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000677626000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$423,000**	FSD:	18	Common Confidence Score:	44
Value Range:	$346,860 - $499,140	ICE Confidence Score:	82		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC DA DS PH DO
Assd Land Value:	$321,400	Market Land Value:	$321,400	Tax Year:	2026
Assd Improvement:	$226,780	Market Improvment Value:	$226,780	Total Taxable Value:	$4,525
Total Assessed Value:	$548,180	Total Assessor Market Value:	$548,180	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 26 Block: 2 Subdivision: WEISENBERGER LUCKY SEVEN Map Ref: 44-E

Abbreviated Description:	WEISENBERGER LUCKY SEVEN BLK 2/7121 LT 26 INT201000057601 DD03042010 CO-DC 7121 002 02600 2007121 002
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:	12,856 SF	Bedrooms:	3	Pool:	
Building Area:	1516 SF	Baths:	2	Fireplace:	
Year Built:	2009	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/21/2024	Loan Amount:	N/A
Document #:	202400211153 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 26 Block: 2/7121 Subdivision: WEISENBERGERS LUCKY SEVEN ADDITION
City/Muni/Twp: DALLAS

Mortgage Record

Recording Date:	09/05/2023	Loan Amount:	N/A
Document #:	202300178759 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2040	Type Finance:	

Legal Description:
Lot: 26 Block: 2/7121 Subdivision: WEISENBERGERS LUCKY SEVEN ADDITION
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	08/07/2023	Sales Price:	N/A
Document #:	202300157699 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Mortgage Record

Recording Date:	03/10/2010	Loan Amount:	N/A
Document #:	201000057603 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:		Type Finance:	

Legal Description:
Lot: 26 Block: 2/7121 Subdivision: WEISENBERGERS LUCKY SEVEN ADDITION
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	03/10/2010	Sales Price:	N/A
Document #:	201000057601 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/04/2010		
Document Type:			

Legal Description:
Lot: 26 Block: 2/7121 Subdivision: WEISENBERGERS LUCKY SEVEN ADDITION Map Ref: MB6 PG237
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	03/10/2010	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 26 Block: 2 Subdivision: WEISENBERGER LUCKY SEVEN Map Ref: 44-E
Abbreviated Description: WEISENBERGER LUCKY SEVEN BLK 2/7121 LT 26 INT201000057601 DD03042010 CO-DC 7121 002 02600 2007121 002
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	12/07/2005	Sales Price:	$1,883
Document #:	200503614273 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	11/02/2005		
Document Type:			

Legal Description:
Lot: 26 Map Ref: DD2591 PG384
Abbreviated Description: CITY BLK2/7121
City/Muni/Twp: DALLAS

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,171 SF	Median # of Baths	2
Median Living Area	1,351 SF	Median Year Built	1999
Price Range - 2 Yrs		Age Range	1 years to 81 years
Median Value		Median Age	27 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**1715 SHAW ST** **DALLAS, TX 75212-2618**	10/07/2026			1212	//1	1954	5,090 SF	
		APN: 00000676996000000 Document #: 202600216040 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 13/7118 Subdivision: HOMESTEAD MANOR ANNEX ADDITION MapRef: VOL 5 PG 339 Abbreviated Description: Lot:7 Block:13/7118 Subdivision:HOMESTEAD MANOR ANNEX ADDITION Map Ref:VOL 5 PG 339City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.29Mi.	**1902 LIFE AVE** **DALLAS, TX 75212-2517**	09/03/2026			1560	/3/2	1987	6,497 SF	
		APN: 00000678934000000 Document #: 202600190452 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: U/7123 Subdivision: VICTORY GARDENS NO 2 MapRef: VOL 8 PG 107 Abbreviated Description: Lot:9 Block:U/7123 Subdivision:VICTORY GARDENS NO 2 Map Ref:VOL 8 PG 107City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
3	.17Mi.	**1603 BICKERS ST** **DALLAS, TX 75212-1804**	08/17/2026			620	/2/1	1950	5,093 SF	
		APN: 00000677374000000 Document #: 202600177644 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: C/7120 Subdivision: HOMESTEAD GARDENS Abbreviated Description: Lot:19 Block:C/7120 Subdivision:HOMESTEAD GARDENS City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
4	.32Mi.	**4009 FINIS LN** **DALLAS, TX 75212-1729**	08/04/2026			2804	/3/3	2025	4,159 SF	
		APN: 00000680908000000 Document #: 202600166079 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 6/7130 Subdivision: ROOSEVELT MANOR MapRef: MB 8 PG 178 Abbreviated Description: Block:6/7130 Subdivision:ROOSEVELT MANOR Map Ref:MB 8 PG 178Abbreviated Description:PORTION LOT9 City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
5	.13Mi.	**1834 LEATH ST** **DALLAS, TX 75212-1847**	07/15/2026			880	/3/1	1950	5,495 SF	
		APN: 00000681772000000 Document #: 202600150643 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: G Block: 16/7130 Subdivision: ROOSEVELT MANOR MapRef: VOL 8 PG 178 Abbreviated Description: Lot:G Block:16/7130 Subdivision:ROOSEVELT MANOR Map Ref:VOL 8 PG 178City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
6	.06Mi.	**3718 VILBIG RD** **DALLAS, TX 75212-1831**	07/02/2026			2353	/4/2	2020	6,473 SF	
		APN: 00000677656000000 Document #: 202600140723 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 3/7121 Subdivision: WEISENBERGERS LUCKY SEVEN ADDITION MapRef: VOL 6 PG 237 Abbreviated Description: Lot:2 Block:3/7121 Subdivision:WEISENBERGERS LUCKY SEVEN ADDITION Map Ref:VOL 6 PG 237City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
7	.23Mi.	**1810 LIFE AVE** **DALLAS, TX 75212-2515**	07/01/2026			1369	/3/2	2021	5,265 SF	
		APN: 00000678493000000 Document #: 202600139976 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 11 Block: L/7123 Subdivision: VICTORY GARDENS NO 2 ADDITION MapRef: VOL 8 PG 107 Abbreviated Description: Lot:11 Block:L/7123 Subdivision:VICTORY GARDENS NO 2 ADDITION Map Ref:VOL 8 PG 107City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

8	.29Mi.	**3634 DARIEN ST** **DALLAS, TX 75212-1705**	06/05/2026	2832	/4/3	2025	5,249 SF

APN: 00000678802000000 Document #: 202600121381
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: S/7123 Subdivision: VICTOR GARDENS NO 2 MapRef: VOL 8 PG 107 Abbreviated Description: Block:S/7123 Subdivision:VICTOR GARDENS NO 2 Map Ref:VOL 8 PG 107Abbreviated Description:PORTION LOTS1&2 City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

9	.29Mi.	**1906 LIFE AVE** **DALLAS, TX 75212-2517**	05/11/2026	808	/2/1	1945	5,459 SF

APN: 00000678931000000 Document #: 202600100383
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: U/7126 Subdivision: VICTORY GARDENS NO 2 MapRef: VOL 8 PG 107 Abbreviated Description: Lot:8 Block:U/7126 Subdivision:VICTORY GARDENS NO 2 Map Ref:VOL 8 PG 107City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

10	.27Mi.	**3510 NAVARO ST** **DALLAS, TX 75212-2652**	04/27/2026	2644	//3	2024	5,000 SF

APN: 00000676966000000 Document #: 202600088761
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 12/7118 Subdivision: HOMESTEAD MANOR ANNEX MapRef: VOL 5 PG 339 Abbreviated Description: Lot:2 Block:12/7118 Subdivision:HOMESTEAD MANOR ANNEX Map Ref:VOL 5 PG 339City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

11	.36Mi.	**1730 KRAFT ST** **DALLAS, TX 75212-2605**	04/27/2026	1849	/3/2	2022	4,983 SF

APN: 00000676768000000 Document #: 202600087661
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 7/7118 Subdivision: HOMESTEAD MANOR ANNEX MapRef: VOL 5 PG 339 Abbreviated Description: Lot:5 Block:7/7118 Subdivision:HOMESTEAD MANOR ANNEX Map Ref:VOL 5 PG 339City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.38Mi.	**1826 KRAFT ST** **DALLAS, TX 75212-2511**	03/24/2026	1333	/3/2	2012	4,488 SF

APN: 00000678022000000 Document #: 202600059922
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: D/7122 Subdivision: VICTORY GARDENS MapRef: VOL 7 PG 471 Abbreviated Description: Lot:18 Block:D/7122 Subdivision:VICTORY GARDENS Map Ref:VOL 7 PG 471City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

13	.34Mi.	**1834 GALLAGHER ST** **DALLAS, TX 75212-2505**	03/06/2026	728	/2/1	1955	4,481 SF

APN: 00000677941000000 Document #: 202600046907
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: C/7122 Subdivision: VICTORY GARDENS ADDITION MapRef: VOL 7 PG 471 Abbreviated Description: Lot:16 Block:C/7122 Subdivision:VICTORY GARDENS ADDITION Map Ref:VOL 7 PG 471City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

14	.1Mi.	**1815 LEATH ST** **DALLAS, TX 75212-1848**	02/06/2026	832	/2/1	1950	6,481 SF

APN: 00000681532000000 Document #: 202600025488
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 13/7170 Subdivision: ROOSEVELT MANOR ADDITION MapRef: VOL 8 PG 178 Abbreviated Description: Lot:25 Block:13/7170 Subdivision:ROOSEVELT MANOR ADDITION Map Ref:VOL 8 PG 178City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

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.	**1715 BAYSIDE ST**	**03/10/2010**	$548,180	$548,180	1,516	/3/2	2009	12,856 SF	
.01Mi.	**1711 BAYSIDE ST**	**10/09/2008**	$529,180	$529,180	1,524	/4/2	2008	12,193 SF	
.02Mi.	**1707 BAYSIDE ST**	**11/12/2008**	$416,330	$416,330	1,300	/3/2	2006	10,170 SF	
.03Mi.	**1703 BAYSIDE ST**	**08/10/2004**	$311,630	$311,630	1,092	/2/1	1943	9,100 SF	
.03Mi.	**3814 VILBIG RD**	**12/13/2011**	$252,030	$252,030	784	/2/1	1943	7,292 SF	
.04Mi.	**3818 VILBIG RD**	**01/15/2026**	$245,000	$245,000	936	/3/1	1941	7,002 SF	
.04Mi.	**1627 BAYSIDE ST**	**10/31/2003**	$361,880	$361,880	2,846	/4/2	1943	7,915 SF	
.04Mi.	**1702 CANADA DR**	**05/10/1985**	$306,900	$306,900	912	/3/2	1997	7,250 SF	
.04Mi.	**1706 CANADA DR**	**06/17/2015**	$250,000	$250,000	1,431	/3/1	1960	7,249 SF	
.04Mi.	**3900 VILBIG RD**	**02/16/2022**	$429,460	$429,460	1,742	/3/2	2015	7,578 SF	
.04Mi.	**1630 CANADA DR**	**10/14/2025**	$908,140	$908,140	3,801	/5/4	2024	7,494 SF	Yes
.04Mi.	**1708 CANADA DR**	**09/14/1977**	$812,460	$812,460	3,583	/4/2	2021	7,200 SF	
.05Mi.	**1626 CANADA DR**	**08/20/2025**	$871,040	$871,040	3,481	/5/5	2024	7,293 SF	Yes
.05Mi.	**1714 CANADA DR**	**09/17/2019**	$676,750	$676,750	2,492	/4/2	2025	7,344 SF	
.05Mi.	**3722 VILBIG RD**	**02/08/2024**	$545,000	$545,000	2,352	/4/3	2024	6,536 SF	
.05Mi.	**1623 BAYSIDE ST**	**07/29/2009**	$373,470	$373,470	1,479	/4/2	2009	5,983 SF	

Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	36.9 years old	Households:	8,191
Median Household Income:	$48,167	Households w/Family:	66%
Household Income Per Capita:	$22,102	Households w/Family Married:	38%
Most Common Education Level:	Some High School	Households w/Family Children:	37%

School District

School District Zone:	Dallas Independent School District	Students:	139,802
Number of Schools:	239	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.32Mi.	**C.F. Carr Elementary School** Number of Students: 259 Student-Teacher Ratio: 11.39	C	Public	EE - 6
1.13Mi.	**Dr. L.G. Pinkston Sr. High School** Number of Students: 1,264 Student-Teacher Ratio: 15.49 Advanced Placement: Yes	D-	Public	9 - 12

Flood Report

The Subject Property of **1715 BAYSIDE ST, DALLAS, TX 75212-1818** is in **Zone X500** and is considered to be OUT of the Special Flood Hazard Area (SFHA).

AN AREA INUNDATED BY 0.2% ANNUAL CHANCE FLOODING; AN AREA INUNDATED BY 1% ANNUAL CHANCE FLOODING WITH AVERAGE DEPTHS OF LESS THAN 1 FOOT OR WITH DRAINAGE AREAS LESS THAN 1 SQUARE MILE; OR AN AREA PROTECTED BY LEVEES FROM 1% ANNUAL CHANCE FLOODING.
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	117%	HIGHER
BURGLARY	100%	SIMILAR
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	120%	HIGHER
FORCIBLE RAPE	153%	NOTABLY HIGHER
MURDER	111%	HIGHER
OVERALL	118%	HIGHER

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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