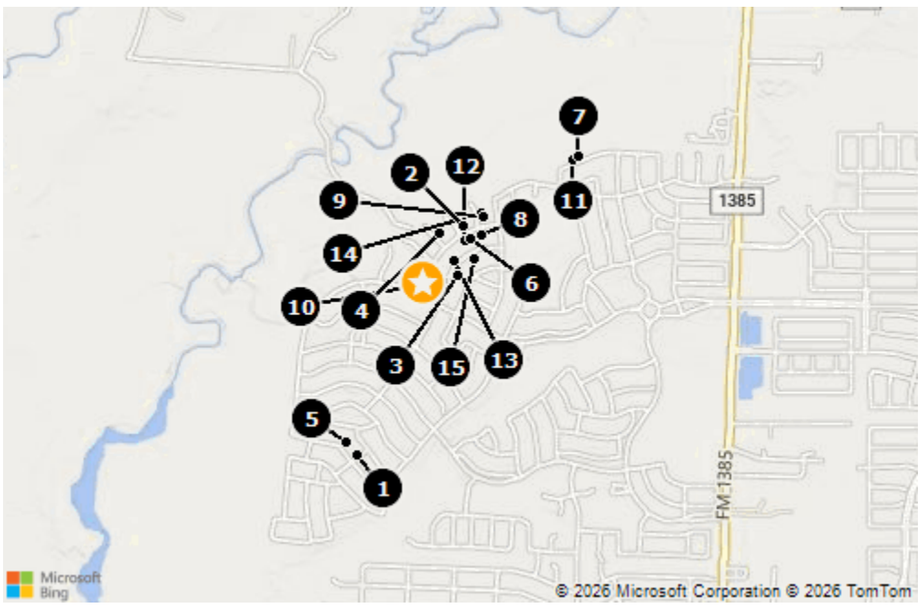
ICE SiteX Report

OrderID: 98722977

SiteX Property Information Report



Subject Property Location

1809 STIRRUPS DR, AUBREY, TX 76227-2182

County:	**DENTON TX**	Census Tract:	481210201.231008
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	R1032048	Thomas Bros Pg-Grid:	

Valuation

Value:	**$675,000**	FSD:	10	Common Confidence Score:	64
Value Range:	$607,500 - $742,500	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	G01 S05 W47
Assd Land Value:	$141,552	Market Land Value:	$141,552	Tax Year:	2025
Assd Improvement:	$492,106	Market Improvment Value:	$492,106	Total Taxable Value:	$11,492
Total Assessed Value:	$633,658	Total Assessor Market Value:	$633,658	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 5 Block: A Subdivision: SANDBROCK RANCH PHASE 12 Phase No: 12
Abbreviated Description: SANDBROCK RANCH PHASE 12 BLK A LOT 5

Property Characteristics

Lot Size:	9,888 SF	Bedrooms:	5	Pool:	
Building Area:	3317 SF	Baths:	4	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:	05/20/2025	Sales Price:	N/A
Document #:	2025-054052 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/19/2025		
Document Type:			

Legal Description:
Lot: 5 Block: A Subdivision: SANDBROCK RANCH Phase No: 12 Map Ref: FILE 2023-396

Prior Transfer

Recording Date:	05/19/2025	Sales Price:	N/A
Document #:	2025-54052 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 5 Block: A Subdivision: SANDBROCK RANCH PHASE 12 Phase No: 12
Abbreviated Description: SANDBROCK RANCH PHASE 12 BLK A LOT 5

Prior Transfer

Recording Date:	07/10/2024	Sales Price:	N/A
Document #:	2024-073310 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/09/2024		
Document Type:			

Legal Description:
Lot: 5 Block: A Subdivision: SANDBROCK RANCH Phase No: 12 Map Ref: DOC 2023-396

ICE SiteX Report

OrderID: 98722977

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	6,490 SF	Median # of Baths	3.5
Median Living Area	2,965 SF	Median Year Built	2024
Price Range - 2 Yrs		Age Range	2 years to 2 years
Median Value		Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.5Mi.	**4100 POND CYPRESS ST** **AUBREY, TX 76227-4810**	09/29/2025			3809	/4/3.5	2024	9,627 SF	
		APN: R1022684 Document #: 2025-108923 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 22 Block: 1 Subdivision: SANDBROCK RANCH Phase No: 11A MapRef: FILE 2023-187 Abbreviated Description: Lot:22 Block:1 Subdivision:SANDBROCK RANCH Phase No:11A Map Ref:FILE 2023-187								
2	.19Mi.	**1904 PRICKLYPOPPY CT** **AUBREY, TX 76227-2268**	09/08/2025			2965	/4/4	2024	6,490 SF	
		APN: R1032005 Document #: 2025-100581 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 30 Block: D Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: DOC 2023-396 Abbreviated Description: Lot:30 Block:D Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:DOC 2023-396								
3	.1Mi.	**1512 BUTTERCUP AVE** **AUBREY, TX 76227-2201**	09/04/2025			3587	/4/3	2024	8,146 SF	
		APN: R1031950 Document #: 2025-099310 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 8 Block: B Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: DOC 2023-396 Abbreviated Description: Lot:8 Block:B Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:DOC 2023-396								
4	.14Mi.	**1912 CANNON CT** **AUBREY, TX 76227-2272**	09/03/2025			2320	/4/3	2024	6,011 SF	
		APN: R1031991 Document #: 2025-098601 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 16 Block: D Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: DOC 2023-396 Abbreviated Description: Lot:16 Block:D Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:DOC 2023-396								
5	.48Mi.	**4112 POND CYPRESS ST** **AUBREY, TX 76227-4810**	08/18/2025			2935	/4/3.5	2024	11,369 SF	
		APN: R1022681 Document #: 2025-091561 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 19 Block: 1 Subdivision: SANDBROCK RANCH Phase No: 11A MapRef: DOC 2023-187 Abbreviated Description: Lot:19 Block:1 Subdivision:SANDBROCK RANCH Phase No:11A Map Ref:DOC 2023-187								
6	.18Mi.	**1708 CRESCENT STAR DR** **AUBREY, TX 76227-2333**	07/21/2025			2987	/4/4.5	2024	6,403 SF	
		APN: R1031935 Document #: 2025-080079 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 15 Block: C Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: DOC NO 2023-396 Abbreviated Description: Lot:15 Block:C Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:DOC NO 2023-396								
7	.54Mi.	**2429 HALTER DR** **AUBREY, TX 76227-5168**	07/08/2025			2876	/4/4	2024	5,401 SF	
		APN: R1027998 Document #: 2025-074634 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 12 Block: A Subdivision: SANDBROCK RANCH Phase No: 10B MapRef: DOC NO 2023-314 Abbreviated Description: Lot:12 Block:A Subdivision:SANDBROCK RANCH Phase No:10B Map Ref:DOC NO 2023-314								
8	.2Mi.	**1800 CRESCENT STAR DR** **AUBREY, TX 76227-2334**	07/08/2025			2802	/4/3.5	2024	6,578 SF	
		APN: R1031938 Document #: 2025-074686 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 18 Block: C Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: FILE 2023-396 Abbreviated Description: Lot:18 Block:C Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:FILE 2023-396								
9	.24Mi.	**1908 BLUEBONNET CT** **AUBREY, TX 76227-2246**	07/03/2025			2810	/4/3	2024	6,011 SF	
		APN: R1032017 Document #: 2025-073614 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 42 Block: D Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: DOC 2023-396 Abbreviated Description: Lot:42 Block:D Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:DOC 2023-396								
10	.05Mi.	**1501 BUTTERCUP AVE** **AUBREY, TX 76227-2203**	07/02/2025			3884	/4/3.5	2024	9,060 SF	
		APN: R1031982 Document #: 2025-073226 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 41 Block: C Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: FILE 20230000039 Abbreviated Description: Lot:41 Block:C Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:FILE 20230000039								
11	.53Mi.	**2421 HALTER DR** **AUBREY, TX 76227-5168**	06/30/2025			2684	/4/3	2024	5,401 SF	
		APN: R1027996 Document #: 2025-071544 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 10 Block: A Subdivision: SANDBROCK RANCH Phase No: 10B MapRef: DOC NUMBER 2023-314 Abbreviated Description: Lot:10 Block:A Subdivision:SANDBROCK RANCH Phase No:10B Map Ref:DOC NUMBER 2023-314								
12	.16Mi.	**1700 CRESCENT STAR DR** **AUBREY, TX 76227-2333**	06/27/2025			2821	//	2024	6,403 SF	
		APN: R1031933 Document #: 2025-070920 Document Type: Price Code: Land Use: Residential (General) (Single) Legal: Lot: 13 Block: C Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: FILE 24294 Abbreviated Description: Lot:13 Block:C Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:FILE 24294								
13	.1Mi.	**1521 BUTTERCUP AVE**	06/16/2025			3201	/4/3	2024	6,490 SF	

ICE SiteX Report

OrderID: 98722977

		AUBREY, TX 76227-2203					
		APN: R1031977 Document #: 2025-065293					
		Document Type: Price Code:					
		Land Use: Residential (General) (Single)					
		Legal: Lot: 36 Block: C Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: FILE 2023-396 Abbreviated Description: Lot:36 Block:C					
		Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:FILE 2023-396					
14	.25Mi.	**1912 BLUEBONNET CT**	06/06/2025	2965	/4/4	2024	6,011 SF
		AUBREY, TX 76227-2246					
		APN: R1032016 Document #: 2025-062178					
		Document Type: Price Code:					
		Land Use: Residential (General) (Single)					
		Legal: Lot: 41 Block: D Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: DOC 2023-396 Abbreviated Description: Lot:41 Block:D					
		Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:DOC 2023-396					
15	.15Mi.	**1612 BUTTERCUP AVE**	06/05/2025	3219	/5/5.5	2024	6,882 SF
		AUBREY, TX 76227-2205					
		APN: R1031956 Document #: 2025-061536					
		Document Type: Price Code:					
		Land Use: Residential (General) (Single)					
		Legal: Lot: 14 Block: B Subdivision: SANDBROCK RANCH Phase No: 12 MapRef: DOC NO 2023-396 Abbreviated Description: Lot:14 Block:B					
		Subdivision:SANDBROCK RANCH Phase No:12 Map Ref:DOC NO 2023-396					

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.	**1809 STIRRUPS DR**	**05/19/2025**	$633,658	$633,658	3,317	/5/4	2024	9,888 SF	
.04Mi.	**1400 CRESCENT STAR DR**	**05/05/2025**	$597,264	$597,264	4,088	/5/4.5	2024	8,930 SF	
.05Mi.	**1404 CRESCENT STAR DR**	**04/28/2025**	$524,829	$524,829	3,457	/4/4.5	2024	7,318 SF	
.05Mi.	**1501 BUTTERCUP AVE**	**03/19/2024**	$666,621	$666,621	3,884	/4/3.5	2024	9,060 SF	
.05Mi.	**1413 CRESCENT STAR DR**	**04/25/2025**	$602,467	$602,467	2,924	/4/3	2024	10,542 SF	
.06Mi.	**1408 CRESCENT STAR DR**	**03/20/2025**	$499,328	$499,328	3,985	/5/4	2024	7,667 SF	
.08Mi.	**1404 BUTTERCUP AVE**	**02/26/2025**	$580,804	$580,804	3,010	/4/3	2024	7,187 SF	
.08Mi.	**1513 BUTTERCUP AVE**	**02/26/2025**	$603,128	$603,128	3,432	/4/3.5	2024	7,623 SF	
.09Mi.	**1908 BAY DUN CT**	**03/17/2025**	$625,856	$625,856	3,739	/4/3.5	2024	7,187 SF	
.1Mi.	**1512 BUTTERCUP AVE**	**12/04/2024**	$195,707	$195,707	3,587	/4/3	2024	8,146 SF	
.1Mi.	**1521 BUTTERCUP AVE**	**12/06/2024**	$280,207	$280,207	3,201	/4/3	2024	6,490 SF	
.12Mi.	**1917 CANNON CT**	**04/18/2025**	$217,709	$217,709	2,810	/4/3	2024	6,011 SF	
.12Mi.	**1924 BAY DUN CT**	**03/31/2025**	$694,164	$694,164	4,304	/5/4.5	2024	7,187 SF	
.13Mi.	**1904 CANNON CT**	**05/23/2025**	$359,864	$359,864	2,482	/4/3	2024	6,011 SF	
.14Mi.	**1912 CANNON CT**	**10/31/2024**	$206,450	$206,450	2,320	/4/3	2024	6,011 SF	
.15Mi.	**1613 BUTTERCUP AVE**	**02/26/2025**	$398,906	$398,906	3,245	/4/3	2024	6,490 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

ICE SiteX Report

OrderID: 98722977

Flood Report

The Subject Property of **1809 STIRRUPS DR, AUBREY, TX 76227-2182** 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	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.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.