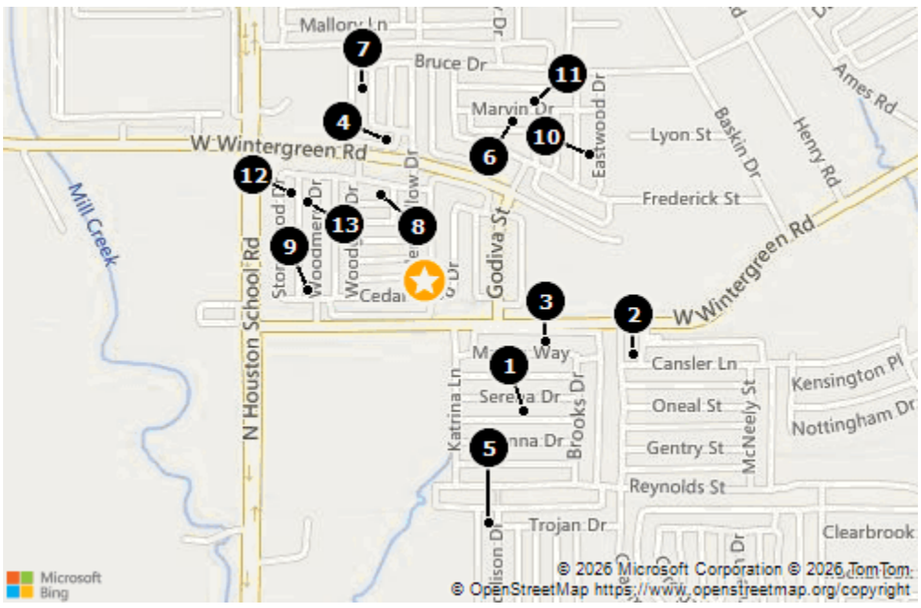
ICE SiteX Report

OrderID: 98722534

SiteX Property Information Report



Subject Property Location

2008 GLEN HOLLOW DR, LANCASTER, TX 75134-2826

County:	**DALLAS TX**	Census Tract:	481130167.081031
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	360935000J0120000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$299,000**	FSD:	12	Common Confidence Score:	55
Value Range:	$263,120 - $334,880	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC CN LS PH DO
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	
Assd Improvement:	$207,950	Market Improvment Value:	$207,950	Total Taxable Value:	
Total Assessed Value:	$267,950	Total Assessor Market Value:	$267,950	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 12 Block: J Subdivision: WINTERGREEN RIDGE PH 1A Tract No: 9350 Map Ref: 75-T

Abbreviated Description: WINTERGREEN RIDGE PH 1A BLK J LT 12 INT200600146181 DD04042006 CO-DC 0935000J01200 4CN0935000J

City/Muni/Twp: LANCASTER

Property Characteristics

Lot Size:	6,000 SF	Bedrooms:	3	Pool:	
Building Area:	1747 SF	Baths:	2	Fireplace:	1
Year Built:	2005	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

Prior Transfer

Recording Date:	10/15/2026	Sales Price:	N/A
Document #:	202600222713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/15/2026		
Document Type:			

Legal Description:

Lot: 12 Block: J Subdivision: WINTERGREEN RIDGE ADDITION Phase No: IA Map Ref: VOL 2005151 PG 106

City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	01/17/2024	Sales Price:	$124,388
Document #:	202400009849 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/14/2012	Sales Price:	$126,253
Document #:	201200338592 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	01/23/2009	Loan Amount:	N/A
Document #:	200900022151 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2037	Type Finance:	

Legal Description:
Lot: 12 Block: J Subdivision: WINTERGREEN RIDGE ADDITION PHASE 1A
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	04/20/2006	Sales Price:	N/A
Document #:	200600146181 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/04/2006		
Document Type:			

Legal Description:
Lot: 12 Block: J Subdivision: WINTERGREEN RIDGE ADDITION PHASE 1A Map Ref: MB2005151 PG106
City/Muni/Twp: LANCASTER

Prior Transfer

Recording Date:	04/20/2006	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 12 Block: J Subdivision: WINTERGREEN RIDGE PH 1A Tract No: 9350 Map Ref: 75-T
Abbreviated Description: WINTERGREEN RIDGE PH 1A BLK J LT 12 INT200600146181 DD04042006 CO-DC 0935000J01200 4CN0935000J
City/Muni/Twp: LANCASTER

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,152 SF	Median # of Baths	2
Median Living Area	1,834 SF	Median Year Built	2010
Price Range - 2 Yrs		Age Range	4 years to 26 years
Median Value		Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1832 SERENA DR** **LANCASTER, TX 75134-2200**	09/04/2026			1834	/3/2	2007	7,500 SF	
		APN: 360755300C0080000 Document #: 202600191181 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: C Subdivision: PLEASANT RUN ESTATES Phase No: IIB MapRef: VOL 2005169 PG 91 Abbreviated Description: Lot:8 Block:C Subdivision:PLEASANT RUN ESTATES Phase No:IIB Map Ref:VOL 2005169 PG 91City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
2	.3Mi.	**1908 CHAPMAN DR** **LANCASTER, TX 75134-4121**	09/03/2026			1480	/3/2	2000	8,830 SF	
		APN: 360880000A0030000 Document #: 202600190596 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: WELLINGTON PARK NORTH MapRef: VOL 2000034 PG 13 Abbreviated Description: Lot:3 Block:A Subdivision:WELLINGTON PARK NORTH Map Ref:VOL 2000034 PG 13City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
3	.18Mi.	**1825 MASON WAY** **LANCASTER, TX 75134-4158**	08/14/2026			1765	/3/2	2005	7,558 SF	
		APN: 360755300A0100000 Document #: 202600176650 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: A Subdivision: PLEASANT RUN ESTATES PHASE HA MapRef: VOL 2003191 PG 113 Abbreviated Description: Lot:10 Block:A Subdivision:PLEASANT RUN ESTATES PHASE HA Map Ref:VOL 2003191 PG 113City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
4	.2Mi.	**2256 SPRING HOLLOW DR** **LANCASTER, TX 75134-2211**	08/11/2026			2056	/3/2	2018	5,508 SF	
		APN: 360935100A0030000 Document #: 202600171977 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: WINTERGREEN RIDGE ADDITION Phase No: 2 MapRef: DOC 201700251175 Abbreviated Description: Lot:3 Block:A Subdivision:WINTERGREEN RIDGE ADDITION Phase No:2 Map Ref:DOC 201700251175City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
5	.34Mi.	**1557 ADDISON DR** **LANCASTER, TX 75134-4188**	07/22/2026			1837	/4/2	2022	6,622 SF	
		APN: 360755100F0520000 Document #: 202600155938 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 52 Block: F Subdivision: PLEASANT RUN ESTATES PHASE 1-B MapRef: FILE 2022-97690 Abbreviated Description: Lot:52 Block:F Subdivision:PLEASANT RUN ESTATES PHASE 1-B Map Ref:FILE 2022-97690City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
6	.25Mi.	**2210 MARVIN DR** **LANCASTER, TX 75134-5404**	07/07/2026			1953	/3/2	2008	7,502 SF	
		APN: 360009500E0060000 Document #: 202600144397 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: E Subdivision: ANDERSON FARMS MapRef: MF 20070014468 Abbreviated Description: Lot:6 Block:E Subdivision:ANDERSON FARMS Map Ref:MF 20070014468City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
7	.27Mi.	**2527 BRENTWOOD DR** **LANCASTER, TX 75134-2212**	05/26/2026			2736	/3/2	2018	5,587 SF	
		APN: 360935100A0120000 Document #: 202600111197 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 21/6219 Subdivision: BUCKNER TERRACE ADDITION MapRef: VOL 68185 PG 2214 Abbreviated Description: Lot:4 Block:21/6219 Subdivision:BUCKNER TERRACE ADDITION Map Ref:VOL 68185 PG 2214City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
8	.13Mi.	**2314 BONNYWOOD DR** **LANCASTER, TX 75134-2845**	05/21/2026			1697	/3/2	2019	7,152 SF	
		APN: 360935000H0030000 Document #: 202600109346 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: H Subdivision: WINTERGREEN RIDGE ADDITION Phase No: 1B MapRef: DOC 201700251168 Abbreviated Description: Lot:3 Block:H Subdivision:WINTERGREEN RIDGE ADDITION Phase No:1B Map Ref:DOC 201700251168City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER								
9	.16Mi.	**2001 WOODMERE DR**	05/04/2026			1729	/3/2	2014	7,038 SF	

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LANCASTER, TX 75134-2835
APN: 360935000C0010000 Document #: 202600094212
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: C Subdivision: WINTERGREEN RIDGE ADDITION Phase No: 1A MapRef: VOL 2005151 PG 106 Abbreviated Description: Lot:1 Block:C Subdivision:WINTERGREEN RIDGE ADDITION Phase No:1A Map Ref:VOL 2005151 PG 106City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

10	.28Mi.	**2413 EASTWOOD DR**	01/02/2026	1944	/3/2	2010	7,500 SF	

LANCASTER, TX 75134-2241
APN: 360009500F0110000 Document #: 202600000468
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: F Subdivision: ANDERSON FARMS MapRef: FILE 20070014468 Abbreviated Description: Lot:11 Block:F Subdivision:ANDERSON FARMS Map Ref:FILE 20070014468City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

11	.29Mi.	**2113 MARVIN DR**	12/17/2025	1785	/3/2	2007	7,875 SF	

LANCASTER, TX 75134-5405
APN: 360009500C0200000 Document #: 202500264313
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: C Subdivision: ANDERSON FARMS Abbreviated Description: Lot:20 Block:C Subdivision:ANDERSON FARMS City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

12	.22Mi.	**2120 STONEWOOD DR**	12/05/2025	1712	/3/2	2007	6,300 SF	

LANCASTER, TX 75134-2832
APN: 360935000C0150000 Document #: 202500254961
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: C Subdivision: WINTERGREEN RIDGE ADDITION Phase No: 1A MapRef: VOL 2005151 PG 106 Abbreviated Description: Lot:15 Block:C Subdivision:WINTERGREEN RIDGE ADDITION Phase No:1A Map Ref:VOL 2005151 PG 106City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

13	.19Mi.	**2113 WOODMERE DR**	11/06/2025	2201	/3/2	2013	6,200 SF	

LANCASTER, TX 75134-2836
APN: 360935000C0110000 Document #: 202500234430
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: C Subdivision: WINTERGREEN RIDGE ADDITION PHASE 1A MapRef: VOL 2005151 PG 106 Abbreviated Description: Lot:11 Block:C Subdivision:WINTERGREEN RIDGE ADDITION PHASE 1A Map Ref:VOL 2005151 PG 106City/Muni/Twp:LANCASTER City/Muni/Twp: LANCASTER

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.	**2008 GLEN HOLLOW DR**	**04/20/2006**	$267,950	$267,950	1,747	/3/2	2005	6,000 SF	
.01Mi.	**2012 GLEN HOLLOW DR**	**11/30/2018**	$318,380	$318,380	2,056	/3/2	2018	6,049 SF	
.01Mi.	**2004 GLEN HOLLOW DR**	**03/05/2015**	$320,300	$320,300	1,817	/3/2	2014	7,036 SF	
.02Mi.	**2016 GLEN HOLLOW DR**	**11/20/2018**	$299,250	$299,250	1,786	/3/2	2018	6,000 SF	
.02Mi.	**2009 CEDARWOOD DR**	**07/02/2018**	$293,540	$293,540	1,785	/3/2	2009	7,500 SF	
.02Mi.	**2013 CEDARWOOD DR**		$327,850	$327,850	2,152	/3/2	2010	7,500 SF	
.03Mi.	**2321 CEDARWOOD DR**	**12/29/2014**	$336,220	$336,220	2,191	/3/2	2014	7,037 SF	
.03Mi.	**2304 REDWOOD DR**	**03/20/2026**	$340,000	$340,000	2,633	/5/3	2018	7,038 SF	
.03Mi.	**2017 CEDARWOOD DR**	**08/14/2018**	$308,770	$308,770	1,953	/3/2	2009	7,500 SF	
.03Mi.	**2020 GLEN HOLLOW DR**	**12/12/2018**	$340,230	$340,230	2,369	/3/2	2018	6,000 SF	
.04Mi.	**2021 CEDARWOOD DR**	**04/06/2011**	$326,200	$326,200	2,095	/3/2	2010	7,500 SF	
.04Mi.	**2314 CEDARWOOD DR**	**03/26/2021**	$299,000	$299,000	1,817	/3/2	2014	6,540 SF	
.04Mi.	**2325 CEDARWOOD DR**	**10/01/2008**	$279,500	$279,500	1,848	/3/2	2006	6,000 SF	
.04Mi.	**2318 CEDARWOOD DR**	**03/24/2022**	$265,140	$265,140	1,669	/3/2	2005	6,200 SF	
.04Mi.	**2308 REDWOOD DR**	**08/21/2025**	$292,390	$292,390	1,672	/3/2	2018	5,999 SF	
.04Mi.	**2322 CEDARWOOD DR**	**03/14/2006**	$249,810	$249,810	1,484	/3/2	2005	6,202 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	66%

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Demographics & Income

Median Age:	34.4 years old	Households:	7,094
Median Household Income:	$75,937	Households w/Family:	70%
Household Income Per Capita:	$27,666	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Lancaster Independent School District	Students:	6,822
Number of Schools:	11	Rating:	D

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.91Mi.	**Elsie Robertson Lancaster STEM Middle School** Number of Students: 908 Student-Teacher Ratio: 14	D-	Public	7 - 8
2.31Mi.	**Lancaster High School** Number of Students: 2,255 Student-Teacher Ratio: 14.97 Advanced Placement: Yes	D	Public	10 - 12
2.12Mi.	**George Washington Carver 6th Grade STEM Learning Center** Number of Students: 473 Student-Teacher Ratio: 13.51	D+	Public	6 - 6
0.59Mi.	**Houston Elementary School** Number of Students: 613 Student-Teacher Ratio: 15.23	C-	Public	PK - 5

Flood Report

The Subject Property of **2008 GLEN HOLLOW DR, LANCASTER, TX 75134-2826** 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	101%	SIMILAR
BURGLARY	109%	SIMILAR
MOTOR VEHICLE THEFT	85%	LOWER
FORCIBLE ROBBERY	90%	LOWER
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	110%	HIGHER
MURDER	58%	NOTABLY LOWER
OVERALL	72%	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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