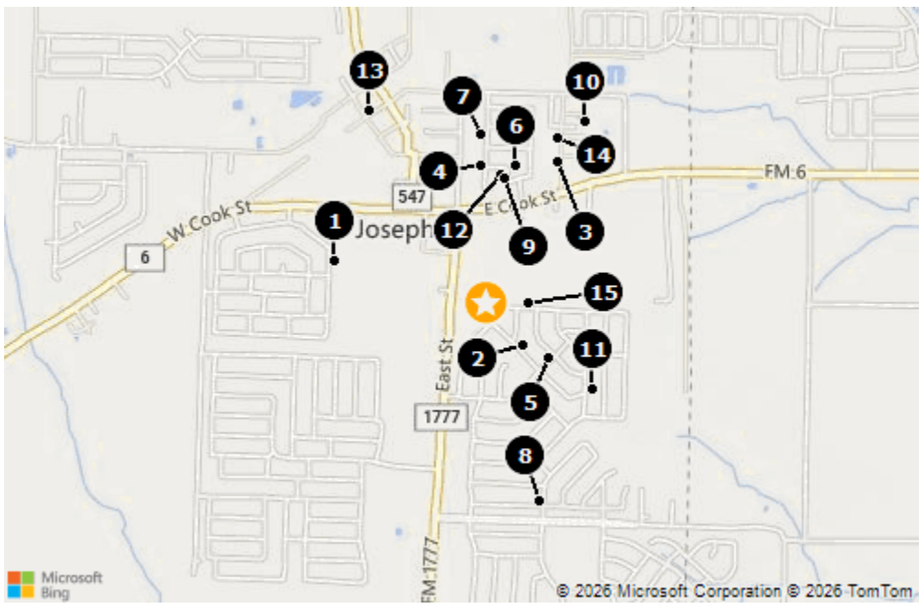
ICE SiteX Report

OrderID: 98444784

SiteX Property Information Report



Subject Property Location

205 PINE HOLLOW WAY, JOSEPHINE, TX 75189-5321

County:	**COLLIN TX**	Census Tract:	480850312.013037
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-12026-00P-0240-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$289,000**	FSD:	10	Common Confidence Score:	69
Value Range:	$260,100 - $317,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GCN,JCN,SCO,ECC1
Assd Land Value:	$80,000	Market Land Value:	$80,000	Tax Year:	2025
Assd Improvement:	$215,887	Market Improvment Value:	$215,887	Total Taxable Value:	$6,128
Total Assessed Value:	$295,887	Total Assessor Market Value:	$295,887	Delinquent Year:	
				Tax Account ID:	2810377
				Homeowner's Exemption:	
				Tax Exemptions:	BVD

Assessment Legal Description

Lot: 24 Block: P Subdivision: MAGNOLIA PHASE 3 (GCN) Phase No: 3
Abbreviated Description: MAGNOLIA PHASE 3 (GCN), BLK P, LOT 24

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	4	Pool:	
Building Area:	2526 SF	Baths:	3	Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	2	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/31/2026	Sales Price:	N/A
Document #:	2026000117949 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/20/2020	Sales Price:	N/A
Document #:	20200720001129160 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/17/2020		
Document Type:			

Legal Description:
Lot: 24 Block: P Subdivision: MAGNOLIA Phase No: 3 Map Ref: CAB 2020 SL 34&35

Prior Transfer

Recording Date:	07/17/2020	Sales Price:	N/A
Document #:	20200720001129160 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 24 Block: P Subdivision: MAGNOLIA PHASE 3 (GCN) Phase No: 3
Abbreviated Description: MAGNOLIA PHASE 3 (GCN), BLK P, LOT 24

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Area Sales Analysis

Total Area Sales	$212,290	Median # of Bedrooms	4
Median Lot Size	7,492 SF	Median # of Baths	2
Median Living Area	2,086 SF	Median Year Built	2023
Price Range - 2 Yrs	to $212,290	Age Range	1 years to 21 years
Median Value		Median Age	3 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**607 MALLARD DR** **JOSEPHINE, TX 75173-8449**	09/17/2026			1785	6/4/2	2013	SF	Yes
		APN: R-8864-00C-0150-1 Document #: 2026000125524 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: C Subdivision: FOUNTAIN VIEW Phase No: 1 MapRef: VOL Q PG 673 Abbreviated Description: Lot:15 Block:C Subdivision:FOUNTAIN VIEW Phase No:1 Map Ref:VOL Q PG 673City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
2	.15Mi.	**727 MEADOW CREEK LN** **JOSEPHINE, TX 75189-5279**	08/11/2026			1835	/4/2	2020	12,240 SF	
		APN: R-12026-00R-0070-1 Document #: 2026000107888 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: R Subdivision: MAGNOLIA PHASE 3 MapRef: VOL 2020 PG 34 Abbreviated Description: Lot:7 Block:R Subdivision:MAGNOLIA PHASE 3 Map Ref:VOL 2020 PG 34City/Muni/Twp:JOSEPHINES City/Muni/Twp: JOSEPHINES								
3	.43Mi.	**310 PENNINGTON RD** **JOSEPHINE, TX 75173-8591**	06/25/2026	$212,290	$107	1977	/4/2	2023	SF	
		APN: R-12826-000-0140-1 Document #: 2026000085492 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 4 Subdivision: MURTAY MANOR ESTATES MapRef: MB 2022 PG 834 Abbreviated Description: Lot:4 Subdivision:MURTAY MANOR ESTATES Map Ref:MB 2022 PG 834City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
4	.37Mi.	**316 MERCER DR** **JOSEPHINE, TX 75173-8581**	06/19/2026			2320	/4/3	2024	8,407 SF	
		APN: R-12566-00A-0160-1 Document #: 2026000082861 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: A Subdivision: DEBERRY HERITAGE MapRef: VOL 2022 PG 39 Abbreviated Description: Lot:16 Block:A Subdivision:DEBERRY HERITAGE Map Ref:VOL 2022 PG 39City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
5	.22Mi.	**722 WINDMILL ST** **JOSEPHINE, TX 75189-5288**	05/28/2026			1568	/4/2	2020	9,148 SF	
		APN: R-12026-00R-0260-1 Document #: 2026000071008 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: R Subdivision: MAGNOLIA Phase No: 3 MapRef: DOC 2020011501000018 Abbreviated Description: Lot:26 Block:R Subdivision:MAGNOLIA Phase No:3 Map Ref:DOC 2020011501000018								
6	.38Mi.	**411 JONES DR** **JOSEPHINE, TX 75173-8585**	05/14/2026			2716	/5/3	2025	17,468 SF	
		APN: R-12566-00E-0150-1 Document #: 2026000064769 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: E Subdivision: DEBERRY HERITAGE MapRef: VOL 2022 PG 39 Abbreviated Description: Lot:15 Block:E Subdivision:DEBERRY HERITAGE Map Ref:VOL 2022 PG 39City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
7	.46Mi.	**302 MERCER DR** **JOSEPHINE, TX 75173-8581**	03/24/2026			2690	/4/4	2024	7,971 SF	
		APN: R-12566-00A-0090-1 Document #: 2026000036903 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: A Subdivision: DEBERRY HERITAGE MapRef: MB 2022 PG 39 Abbreviated Description: Lot:9 Block:A Subdivision:DEBERRY HERITAGE Map Ref:MB 2022 PG 39City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
8	.56Mi.	**415 PATINA ST** **JOSEPHINE, TX 75189-6021**	03/20/2026			2074	/5/3	2018	8,350 SF	
		APN: R-11715-00F-0170-1 Document #: 2026000035142 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: F Subdivision: MAGNOLIA Phase No: 1 MapRef: DOC 2018062201000288 Abbreviated Description: Lot:17 Block:F Subdivision:MAGNOLIA Phase No:1 Map Ref:DOC 2018062201000288								
9	.34Mi.	**408 JONES DR** **JOSEPHINE, TX 75173-8584**	02/25/2026			2690	/4/4	2024	13,068 SF	
		APN: R-12566-00F-0070-1 Document #: 2026000024268 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: F Subdivision: DEBERRY HERITAGE MapRef: VOL 2022 PG 39 Abbreviated Description: Lot:7 Block:F Subdivision:DEBERRY HERITAGE Map Ref:VOL 2022 PG 39City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
10	.56Mi.	**508 MURRAY CT** **JOSEPHINE, TX 75173-8594**	02/13/2026			1922	/6/2	2024	SF	
		APN: R-12826-000-0460-1 Document #: 2026000018800 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 46 Subdivision: MURRAY MANOR ESTATES MapRef: FILE 202201000503 Abbreviated Description: Lot:46 Subdivision:MURRAY MANOR ESTATES Map Ref:FILE 202201000503City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
11	.37Mi.	**815 FARMSTEAD WAY** **JOSEPHINE, TX 75189-2463**	02/03/2026			2086	/4/2	2020	7,187 SF	
		APN: R-12026-00Z-0070-1 Document #: 2026000012923 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: Z Subdivision: MAGNOLIA PHASE 3 MapRef: DOC 2018040200039749 Abbreviated Description: Lot:7 Block:Z Subdivision:MAGNOLIA PHASE 3 Map Ref:DOC 2018040200039749								
12	.35Mi.	**406 JONES DR** **JOSEPHINE, TX 75173-8584**	01/23/2026			2111	/4/2	2025	7,187 SF	
		APN: R-12566-00F-0060-1 Document #: 2026000009170 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: F Subdivision: DEBERRY HERITAGE MapRef: VOL 2022 PG 39 Abbreviated Description: Lot:6 Block:F Subdivision:DEBERRY HERITAGE Map Ref:VOL 2022 PG 39City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE								
13	.61Mi.	**108 MILTON ST**	01/20/2026			1238	5/3/2	2005	7,492 SF	

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JOSEPHINE, TX 75173-8528
APN: R-8144-000-0120-1 Document #: 2026000007144
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Subdivision: COTTON BELT EAST MapRef: VOL O PG 411 Abbreviated Description: Lot:12 Subdivision:COTTON BELT EAST Map Ref:VOL O PG 411City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE

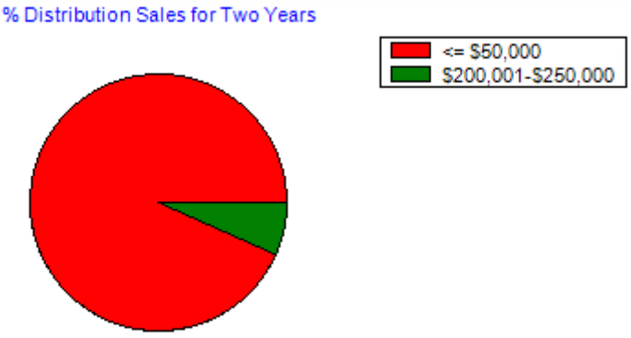
14	.49Mi.	**300 PENNINGTON RD**	01/02/2026	2114	/4/2	2025	SF	

JOSEPHINE, TX 75173-8591
APN: R-12826-000-0090-1 Document #: 2026000000504
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Subdivision: MURRAY MANOR ESTATES MapRef: MB 2022 PG 834 Abbreviated Description: Lot:9 Subdivision:MURRAY MANOR ESTATES Map Ref:MB 2022 PG 834City/Muni/Twp:JOSEPHINE City/Muni/Twp: JOSEPHINE

15	.11Mi.	**315 PINE HOLLOW WAY**	12/31/2025	2212	//	2020	7,187 SF	

JOSEPHINE, TX 75189-5320
APN: R-12026-00P-0340-1 Document #: 2025000169209
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: P Subdivision: MAGNOLA Phase No: 3 MapRef: DOC 2020011501000018 Abbreviated Description: Lot:34 Block:P Subdivision:MAGNOLA Phase No:3 Map Ref:DOC 2020011501000018

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.	**205 PINE HOLLOW WAY**	**07/17/2020**	$295,887	$295,887	2,526	/4/3	2020	7,405 SF	
.01Mi.	**207 PINE HOLLOW WAY**	**07/25/2022**	$249,919	$249,919	1,708	/4/2	2020	7,187 SF	
.01Mi.	**203 PINE HOLLOW WAY**	**07/17/2020**	$259,210	$259,210	1,787	/4/2	2020	9,757 SF	
.02Mi.	**209 PINE HOLLOW WAY**	**05/21/2024**	$231,274	$231,274	1,448	/3/2	2020	7,187 SF	
.03Mi.	**707 MEADOW CREEK LN**	**07/10/2020**	$283,971	$283,971	2,070	/4/3	2020	15,028 SF	
.03Mi.	**201 PINE HOLLOW WAY**	**07/17/2020**	$287,971	$287,971	2,070	/4/3	2020	19,646 SF	
.03Mi.	**301 PINE HOLLOW WAY**	**07/16/2020**	$258,885	$258,885	1,789	/4/2	2020	7,187 SF	
.04Mi.	**700 MEADOW CREEK LN**	**09/22/2025**	$288,504	$288,504	2,081	/4/2	2020	14,244 SF	
.05Mi.	**303 PINE HOLLOW WAY**	**10/21/2021**	$264,420	$264,420	1,914	/4/2	2020	7,187 SF	
.05Mi.	**709 MEADOW CREEK LN**	**06/29/2020**	$257,652	$257,652	1,835	/4/2	2020	7,231 SF	
.05Mi.	**702 MEADOW CREEK LN**	**07/30/2020**	$275,971	$275,971	2,070	/4/3	2020	10,149 SF	
.05Mi.	**704 MEADOW CREEK LN**	**06/29/2020**	$264,832	$264,832	1,914	/4/2	2020	7,187 SF	
.05Mi.	**706 MEADOW CREEK LN**	**09/12/2025**	$219,988	$219,988	1,310	/3/2	2020	7,187 SF	
.05Mi.	**302 PINE HOLLOW WAY**	**04/20/2023**	$284,740	$284,740	2,086	/4/2	2020	15,638 SF	
.06Mi.	**305 PINE HOLLOW WAY**	**12/24/2025**	$240,057	$240,057	1,568	/4/2	2020	7,187 SF	
.06Mi.	**711 MEADOW CREEK LN**	**06/13/2023**	$243,540	$243,540	1,625	/3/2	2020	7,187 SF	

Rent vs. Own

Households Occupied by Renters:	10%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	35.8 years old	Households:	14,480
Median Household Income:	$107,382	Households w/Family:	81%
Household Income Per Capita:	$40,624	Households w/Family Married:	66%
Most Common Education Level:	High School Graduate	Households w/Family Children:	44%

School District

School District Zone:	Community Independent School District	Students:	5,271
Number of Schools:	8	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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3.51Mi. **Carylene McClendon Elementary School** Number of Students: 548 Student-Teacher Ratio: 18.38		B-	Public	PK - 5
3.36Mi. **Community High School** Number of Students: 1,328 Student-Teacher Ratio: 20.18 Advanced Placement: Yes		C	Public	9 - 12
3.38Mi. **Edge Middle School** Number of Students: 662 Student-Teacher Ratio: 21.03		C-	Public	6 - 8
8.24Mi. **Phyliss NeSmith Elementary School** Number of Students: 511 Student-Teacher Ratio: 15.41		C	Public	PK - 5

Flood Report

The Subject Property of **205 PINE HOLLOW WAY, JOSEPHINE, TX 75189-5321** 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	62%	NOTABLY LOWER
BURGLARY	87%	LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	58%	NOTABLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	81%	LOWER
OVERALL	74%	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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Data deemed reliable, but not guaranteed.
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