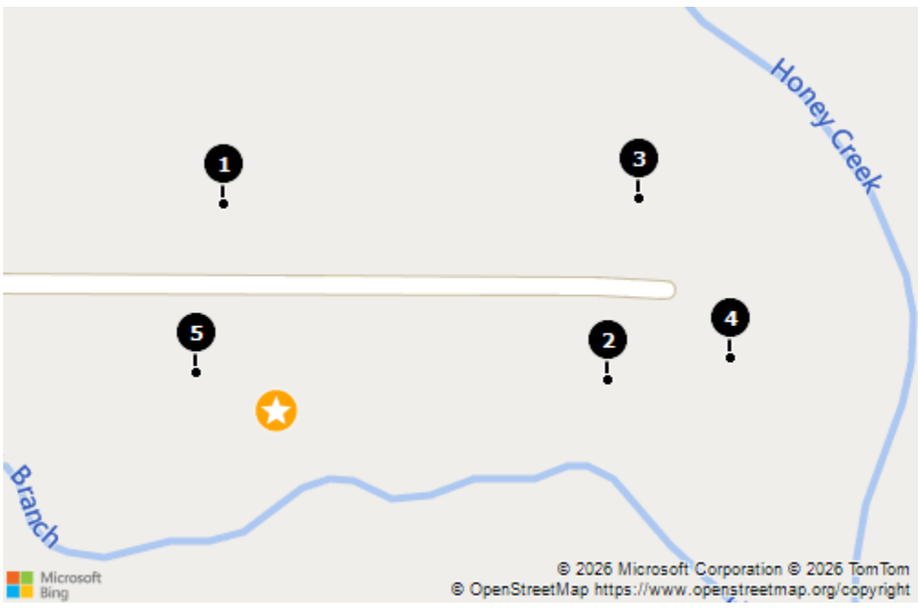
ICE SiteX Report

OrderID: 98012256

SiteX Property Information Report



Subject Property Location

2095 HONEY LN, CELINA, TX 75009-4930

County:	**COLLIN TX**	Census Tract:	480850303.072023
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-11845-00A-0140-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$2,034,000**	FSD:	9	Common Confidence Score:	72
Value Range:	$1,850,940 - $2,217,060	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GCN,JCN,SCL
Assd Land Value:	$420,000	Market Land Value:	$420,000	Tax Year:	2024
Assd Improvement:	$1,637,165	Market Improvment Value:	$1,637,165	Total Taxable Value:	$28,478
Total Assessed Value:	$2,057,165	Total Assessor Market Value:	$2,057,165	Delinquent Year:	
				Tax Account ID:	2798252
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 14 Block: A Subdivision: HIDDEN CREEKS POINTE (GCN)
Abbreviated Description: HIDDEN CREEKS POINTE (GCN), BLK A, LOT 14

Property Characteristics

Lot Size:	1.507 AC	Bedrooms:		Pool:	Yes
Building Area:	4742 SF	Baths:		Fireplace:	
Year Built:	2021	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/30/2022	Sales Price:	$900,000
Document #:	20221130000019086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/05/2022	Sales Price:	N/A
Document #:	20220505000071994 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/05/2022		
Document Type:			
Legal Description:			

Lot: 14 Block: A Subdivision: HIDDEN CREEKS POINTE Map Ref: PL 2019-355

Prior Transfer

Recording Date:	05/05/2022	Sales Price:	N/A
Document #:	2022000071994 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			
Legal Description:			

Lot: 14 Block: A Subdivision: HIDDEN CREEKS POINTE (GCN)
Abbreviated Description: HIDDEN CREEKS POINTE (GCN), BLK A, LOT 14

Prior Transfer

Recording Date:	05/10/2021	Sales Price:	N/A

ICE SiteX Report

OrderID: 98012256

Document #:	20210510000937790 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/07/2021		
Document Type:			

Legal Description:
Lot: 14 Block: A Subdivision: HIDDEN CREEKS POINTE Map Ref: PL 2019-355

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	66,734 SF	Median # of Baths	
Median Living Area	5,996 SF	Median Year Built	2021
Price Range - 2 Yrs		Age Range	5 years to 6 years
Median Value		Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.08Mi.	**2110 HONEY LN** **CELINA, TX 75009-4933**	08/12/2025			4782	/4/4.5	2020	52,272 SF	Yes
		APN: R-11845-00A-0040-1 Document #: 2025000102035 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: A Subdivision: HIDDEN CREEKS POINTE MapRef: VOL 2019 PG 355 Abbreviated Description: Lot:4 Block:A Subdivision:HIDDEN CREEKS POINTE Map Ref:VOL 2019 PG 355							
2	.11Mi.	**2015 HONEY LN** **CELINA, TX 75009-4930**	07/21/2025			7216	//	2020	66,734 SF	Yes
		APN: R-11845-00A-0110-1 Document #: 2025000090632 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: A Subdivision: HIDDEN CREEKS POINTE MapRef: DOC 2019-355 Abbreviated Description: Lot:11 Block:A Subdivision:HIDDEN CREEKS POINTE Map Ref:DOC 2019-355							
3	.15Mi.	**2012 HONEY LN** **CELINA, TX 75009-4928**	06/09/2025			5996	//	2021	63,424 SF	Yes
		APN: R-11845-00A-0080-1 Document #: 2025000071972 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: A Subdivision: HIDDEN CREEKS POINTE Abbreviated Description: Lot:8 Block:A Subdivision:HIDDEN CREEKS POINTE							
4	.17Mi.	**2005 HONEY LN** **CELINA, TX 75009-4930**	05/14/2025			10931	//	2021	239,581 SF	Yes
		APN: R-11845-00A-0100-1 Document #: 2025000059608 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: A Subdivision: HIDDEN CREEKS POINTE MapRef: VOL 2019 PG 355 Abbreviated Description: Lot:10 Block:A Subdivision:HIDDEN CREEKS POINTE Map Ref:VOL 2019 PG 355							
5	.03Mi.	**2121 HONEY LN** **CELINA, TX 75009-4938**	03/07/2025			4248	//	2021	67,257 SF	Yes
		APN: R-11845-00A-0150-1 Document #: 2025000026476 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: A Subdivision: HIDDEN CREEKS POINTE MapRef: DOC 2019-355 Abbreviated Description: Lot:15 Block:A Subdivision:HIDDEN CREEKS POINTE Map Ref:DOC 2019-355							

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.

ICE SiteX Report

OrderID: 98012256

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.	**2095 HONEY LN**	**05/05/2022**	$2,057,165	$2,057,165	4,742		2021	2 SF	Yes
.03Mi.	**2121 HONEY LN**	**03/06/2025**	$1,900,000	$1,900,000	4,248		2021	2 SF	Yes
.04Mi.	**2065 HONEY LN**	**08/19/2024**	$2,078,932	$2,078,932	4,923		2021	1 SF	Yes
.07Mi.	**2141 HONEY LN**	**09/17/2019**	$1,718,882	$1,718,882	3,868		2019	2 SF	
.07Mi.	**2035 HONEY LN**	**04/24/2020**	$1,914,827	$1,914,827	4,238	/5/4.5	2020	1 SF	Yes
.08Mi.	**2082 HONEY LN**	**09/16/2021**	$1,939,401	$1,939,401	4,856		2021	1 SF	Yes
.08Mi.	**2110 HONEY LN**	**12/29/2020**	$2,014,874	$2,014,874	4,782	/4/4.5	2020	1 SF	Yes
.09Mi.	**2052 HONEY LN**	**05/19/2025**	$2,323,369	$2,323,369	5,792		2021	1 SF	Yes
.09Mi.	**2130 HONEY LN**	**08/26/2021**	$1,686,000	$1,686,000	4,306		2021	1 SF	
.11Mi.	**2161 HONEY LN**	**03/21/2025**	$2,243,238	$2,243,238	5,576	/5/5.5	2020	2 SF	Yes
.11Mi.	**2032 HONEY LN**	**03/17/2021**	$2,028,779	$2,028,779	4,776		2021	1 SF	Yes
.11Mi.	**2015 HONEY LN**	**02/28/2025**	$2,572,260	$2,572,260	7,216		2020	2 SF	Yes
.12Mi.	**2160 HONEY LN**	**10/07/2022**	$1,971,596	$1,971,596	4,660	/5/5.5	2020	1 SF	Yes
.15Mi.	**2012 HONEY LN**	**06/09/2025**	$2,356,727	$2,356,727	5,996		2021	1 SF	Yes
.16Mi.	**2200 HONEY LN**	**08/27/2021**	$2,159,421	$2,159,421	5,454		2021	1 SF	Yes
.17Mi.	**2005 HONEY LN**	**05/12/2025**	$4,104,784	$4,104,784	10,931		2021	6 SF	Yes

Rent vs. Own

Households Occupied by Renters:	8%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	35.9 years old	Households:	8,417
Median Household Income:	$146,050	Households w/Family:	87%
Household Income Per Capita:	$63,371	Households w/Family Married:	79%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	54%

School District

School District Zone:	Celina Independent School District	Students:	5,324
Number of Schools:	8	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.04Mi.	**Jerry and Linda Moore Middle School** Number of Students: 1,219 Student-Teacher Ratio: 16.63	A-	Public	7 - 8
3.28Mi.	**Celina High School** Number of Students: 1,322 Student-Teacher Ratio: 15.27 Advanced Placement: Yes	B-	Public	9 - 12
5.34Mi.	**Marcy B. Lykins Elementary School** Number of Students: 589 Student-Teacher Ratio: 13.72	B+	Public	KG - 4

Flood Report

The Subject Property of **2095 HONEY LN, CELINA, TX 75009-4930** 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	32%	SIGNIFICANTLY LOWER
BURGLARY	71%	NOTABLY LOWER
MOTOR VEHICLE THEFT	41%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	138%	NOTABLY HIGHER
AGGRAVATED ASSAULT	73%	NOTABLY LOWER
FORCIBLE RAPE	141%	NOTABLY HIGHER
MURDER	37%	SIGNIFICANTLY LOWER
OVERALL	52%	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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ICE SiteX Report

OrderID: 98012256

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