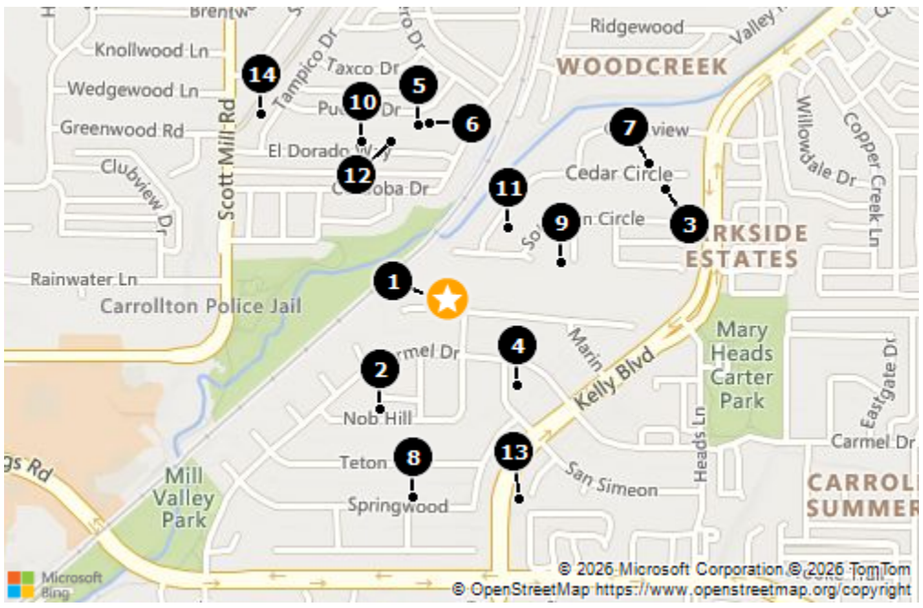
ICE SiteX Report

OrderID: 97573698

SiteX Property Information Report



Subject Property Location

2111 HUNTERS RDG, CARROLLTON, TX 75006-2809

County:	**DALLAS TX**	Census Tract:	481130137.213004
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	14061550580200000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$439,000**	FSD:	9	Common Confidence Score:	64
Value Range:	$399,490 - $478,510	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DC CC AS PH DO
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$353,100	Market Improvment Value:	$353,100	Total Taxable Value:	$3,541
Total Assessed Value:	$413,100	Total Assessor Market Value:	$413,100	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Block: H Subdivision: MILL VALLEY Tract No: 6155 Map Ref: 3-P

Abbreviated Description:	MILL VALLEY PH 1 BLK H LOT 20 INT201900130895 DD05172019 CO-DC 0615505802000 2CC06155058
City/Muni/Twp:	CARROLLTON

Property Characteristics

Lot Size:	9,375 SF	Bedrooms:	3	Pool:	Yes
Building Area:	2134 SF	Baths:	2	Fireplace:	1
Year Built:	1980	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	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:	01/12/2023	Sales Price:	$309,294
Document #:	202300006957 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	08/11/2021	Sales Price:	$309,294
Document #:	202100238847 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	07/27/2021	Sales Price:	N/A
Document #:	202100222308 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/02/2020	Sales Price:	N/A
Document #:	202000133368 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/13/2020		

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Document Type:
Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY PHASE ONE Map Ref: VOL 79157 PG 338
City/Muni/Twp: CARROILTON

Prior Transfer

Recording Date:	06/02/2020	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY Tract No: 6155 Map Ref: 3-P
Abbreviated Description: MILL VALLEY PH 1 BLK H LOT 20 INT201900130895 DD05172019 CO-DC 0615505802000 2CC06155058
City/Muni/Twp: CARROLLTON

Prior Transfer

Recording Date:	10/30/2019	Sales Price:	N/A
Document #:	201900291182 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/04/2019	Sales Price:	N/A
Document #:	201900142520 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/22/2019	Sales Price:	N/A
Document #:	201900130895 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/17/2019		
Document Type:			

Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY PHASE ONE Map Ref: VOL 79157 PG 338
City/Muni/Twp: CARROLLTON

Prior Transfer

Recording Date:	11/22/2016	Sales Price:	N/A
Document #:	201600328192 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/01/2016	Sales Price:	N/A
Document #:	201600306506 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/31/2016		
Document Type:			

Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY Phase No: 1 Map Ref: MB79157 PG338
City/Muni/Twp: CARROLLTON

Mortgage Record

Recording Date:	05/08/2008	Loan Amount:	N/A
Document #:	20080152857 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	05/01/2038	Type Finance:	

Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY PHASE ONE
City/Muni/Twp: CARROLLTON

Prior Transfer

Recording Date:	05/06/2008	Sales Price:	N/A
Document #:	20080149048 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/17/2006	Loan Amount:	N/A
Document #:	200600258890 BK-PG -	Loan Type:	Stand Alone First
TD Due Date:	07/01/2036	Type Finance:	

Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY PHASE ONE
City/Muni/Twp: CARROLLTON

Mortgage Record

Recording Date:	09/05/2001	Loan Amount:	N/A
Document #:	BK-PG 2001173-01688	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/01/2031	Type Finance:	ADJ

Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY PHASE ONE
City/Muni/Twp: CARROLLTON

Mortgage Record

Recording Date:	08/15/2001	Loan Amount:	N/A
Document #:	BK-PG 2001159-03099	Loan Type:	Unknown
TD Due Date:	08/01/2030	Type Finance:	

Legal Description:
Lot: 20 Block: H Subdivision: MILL VALLEY PHASE ONE
City/Muni/Twp: CARROLLTON

ICE SiteX Report

OrderID: 97573698

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,188 SF	Median # of Baths	2
Median Living Area	2,210 SF	Median Year Built	1979
Price Range - 2 Yrs		Age Range	39 years to 49 years
Median Value		Median Age	47 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.01Mi.	**2109 HUNTERS RDG** **CARROLLTON, TX 75006-2809**	03/13/2026			2242	/4/2	1981	9,000 SF	
		APN: 14061550580190000 Document #: 202600053470 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: H Abbreviated Description: Lot:19 Block:H								
2	.17Mi.	**2109 NOB HL** **CARROLLTON, TX 75006-2818**	03/09/2026			2120	/3/2	1983	9,375 SF	Yes
		APN: 14061560540050000 Document #: 202600048303 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: D Subdivision: MILL VALLEY Phase No: 2 MapRef: VOL 80096 PG 1276 Abbreviated Description: Lot:5 Block:D Subdivision:MILL VALLEY Phase No:2 Map Ref:VOL 80096 PG 1276City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
3	.33Mi.	**2220 CEDAR CIR** **CARROLLTON, TX 75006-1913**	02/18/2026			2224	/3/2	1979	10,500 SF	Yes
		APN: 14119800080270000 Document #: 202600034633 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: H Subdivision: WOODCREEK ADDITION MapRef: VOL 78141 PG 27 Abbreviated Description: Lot:27 Block:H Subdivision:WOODCREEK ADDITION Map Ref:VOL 78141 PG 27City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
4	.15Mi.	**2146 SAN SIMEON** **CARROLLTON, TX 75006-2841**	02/09/2026			1938	/3/2	1983	9,600 SF	
		APN: 14061560560020000 Document #: 202600027132 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: F Subdivision: MILL VALLEY PHASE TWO MapRef: VOL 80096 PG 1276 Abbreviated Description: Lot:2 Block:F Subdivision:MILL VALLEY PHASE TWO Map Ref:VOL 80096 PG 1276City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
5	.24Mi.	**2126 PUEBLO DR** **CARROLLTON, TX 75006-1822**	01/22/2026			2047	/3/2	1977	9,424 SF	
		APN: 14054600100150000 Document #: 202600013977 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: J Subdivision: LA CUESTA MESA II MapRef: VOL 74044 PG 1825 Abbreviated Description: Lot:15 Block:J Subdivision:LA CUESTA MESA II Map Ref:VOL 74044 PG 1825City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
6	.24Mi.	**2128 PUEBLO DR** **CARROLLTON, TX 75006-1822**	12/12/2025			2920	/5/3	1977	10,480 SF	
		APN: 14054600100160000 Document #: 202500260677 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: J Subdivision: LA CUESTA MESA II MapRef: VOL 74044 PG 1825 Abbreviated Description: Lot:16 Block:J Subdivision:LA CUESTA MESA II Map Ref:VOL 74044 PG 1825City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
7	.33Mi.	**2215 CEDAR CIR** **CARROLLTON, TX 75006-1926**	12/12/2025			2256	/3/2	1979	9,000 SF	
		APN: 14119800080180000 Document #: 202500260787 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: H Subdivision: WOODCREEK ADDITION MapRef: VOL 78141 PG 27 Abbreviated Description: Lot:18 Block:H Subdivision:WOODCREEK ADDITION Map Ref:VOL 78141 PG 27Abbreviated Description:2ND INSTALLMENT City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
8	.27Mi.	**2131 SPRINGWOOD** **CARROLLTON, TX 75006-2805**	11/20/2025			2097	/3/2	1984	9,000 SF	Yes
		APN: 14061560520160000 Document #: 202500245484 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: B Subdivision: MILL VALLEY Phase No: 2 MapRef: VOL 80096 PG 1276 Abbreviated Description: Lot:16 Block:B Subdivision:MILL VALLEY Phase No:2 Map Ref:VOL 80096 PG 1276City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
9	.16Mi.	**2208 SOUTHERN CT** **CARROLLTON, TX 75006-1917**	11/19/2025			2313	/3/2	1984	10,400 SF	Yes
		APN: 14061550640040000 Document #: 202500244635 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: N Subdivision: MILL VALLEY PHASE ONE MapRef: VOL 79157 PG 338 Abbreviated Description: Lot:4 Block:N Subdivision:MILL VALLEY PHASE ONE Map Ref:VOL 79157 PG 338City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
10	.24Mi.	**2123 EL DORADO WAY** **CARROLLTON, TX 75006-7845**	11/03/2025			2635	/3/2	1978	8,540 SF	Yes
		APN: 14054600100340000 Document #: 202500230744 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 34 Block: J Subdivision: LA CUESTA MESA II MapRef: VOL 74044 PG 1825 Abbreviated Description: Lot:34 Block:J Subdivision:LA CUESTA MESA II Map Ref:VOL 74044 PG 1825City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
11	.13Mi.	**2104 CEDAR CIR** **CARROLLTON, TX 75006-1922**	10/13/2025			2232	/4/2	1987	7,800 SF	Yes
		APN: 141204000B0030000 Document #: 202500215198 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: B Subdivision: WOODCREEK 777 ADDITION MapRef: VOL 86054 PG 1052 Abbreviated Description: Lot:3 Block:B Subdivision:WOODCREEK 777 ADDITION Map Ref:VOL 86054 PG 1052City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
12	.23Mi.	**2129 EL DORADO WAY** **CARROLLTON, TX 75006-7845**	10/07/2025			1766	/3/2	1978	8,540 SF	
		APN: 14054600100310000 Document #: 202500210802 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: J Subdivision: LA CUESTA MESA II MapRef: VOL 74044 PG 1825 Abbreviated Description: Lot:31 Block:J Subdivision:LA CUESTA MESA II Map Ref:VOL 74044 PG 1825City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON								
13	.29Mi.	**2208 SAN SIMEON PL**	09/23/2025			2103	/3/2	1980	11,475 SF	Yes

ICE SiteX Report

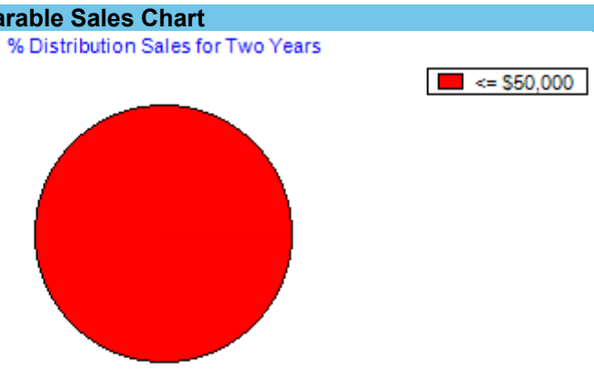
OrderID: 97573698

CARROLLTON, TX 75006-2807
APN: 14061550600050000 Document #: 202500200717
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: J Subdivision: MILL VALLEY PHASE ONE MapRef: VOL 79157 Abbreviated Description: Lot:5 Block:J Subdivision:MILL VALLEY PHASE ONE Map Ref:VOL 79157City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON

14	.36Mi.	**2105 TAMPICO DR**	09/08/2025	2196	/4/2	1978	8,662 SF	

CARROLLTON, TX 75006-1825
APN: 14054600060040000 Document #: 202500187515
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: F Subdivision: LA CUESTA MESA II MapRef: VOL 74044 PG 1825 Abbreviated Description: Lot:4 Block:F Subdivision:LA CUESTA MESA II Map Ref:VOL 74044 PG 1825City/Muni/Twp:CARROLLTON City/Muni/Twp: CARROLLTON

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.	**2111 HUNTERS RDG**	**06/02/2020**	$413,100	$413,100	2,134	/3/2	1980	9,375 SF	Yes
.01Mi.	**2113 HUNTERS RDG**	**08/04/2000**	$426,760	$426,760	2,291	/3/2	1983	9,375 SF	
.01Mi.	**2109 HUNTERS RDG**	**02/10/2015**	$417,100	$417,100	2,242	/4/2	1981	9,000 SF	
.03Mi.	**2115 HUNTERS RDG**	**05/02/2018**	$521,850	$521,850	3,074	/4/3	1983	9,375 SF	
.03Mi.	**2107 HUNTERS RDG**	**07/20/2018**	$449,980	$449,980	2,197	/3/2	1981	9,375 SF	
.03Mi.	**2110 HUNTERS RDG**	**06/04/2025**	$472,600	$472,600	2,258	/4/2	1980	9,000 SF	Yes
.04Mi.	**2108 HUNTERS RDG**	**04/22/2014**	$443,620	$443,620	2,426	/3/2	1981	9,600 SF	
.04Mi.	**2112 HUNTERS RDG**	**07/10/2006**	$454,440	$454,440	2,367	/3/2	1980	9,600 SF	Yes
.04Mi.	**2117 HUNTERS RDG**	**10/07/1998**	$406,680	$406,680	1,932	/3/2	1981	9,375 SF	
.04Mi.	**2105 HUNTERS RDG**	**09/24/2013**	$430,000	$430,000	2,456	/3/2	1981	9,375 SF	
.04Mi.	**2106 HUNTERS RDG**	**09/03/2019**	$463,120	$463,120	2,298	/3/2	1981	9,150 SF	
.04Mi.	**2102 BUCKSKIN CIR**	**06/24/2016**	$458,740	$458,740	2,565	/3/2	1991	8,991 SF	
.05Mi.	**2100 BUCKSKIN CIR**		$487,170	$487,170	3,047	/4/3	1992	12,000 SF	Yes
.05Mi.	**2104 BUCKSKIN CIR**	**09/16/2021**	$462,820	$462,820	2,364	/3/2	1991	8,190 SF	
.05Mi.	**2114 HUNTERS RDG**	**05/22/2024**	$508,030	$508,030	2,249	/3/2	1980	9,600 SF	Yes
.05Mi.	**2104 HUNTERS RDG**	**05/04/1995**	$435,730	$435,730	1,872	/3/2	1982	9,000 SF	

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	37.1 years old	Households:	18,820
Median Household Income:	$79,973	Households w/Family:	61%
Household Income Per Capita:	$44,972	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	26%

School District

School District Zone:	Carrollton-Farmers Branch Independent School District	Students:	24,165
Number of Schools:	39	Rating:	B

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.62Mi.	**Blanton Elementary School**	B-	Public	PK - 5
Number of Students: 503				
Student-Teacher Ratio: 14.53				
0.83Mi.	**Polk Middle School**	D+	Public	6 - 8
Number of Students: 974				

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Student-Teacher Ratio: 13.4

0.75Mi. **Smith High School** C- Public 9 - 12
Number of Students: 1,971
Student-Teacher Ratio: 14.8

Flood Report

The Subject Property of **2111 HUNTERS RDG, CARROLLTON, TX 75006-2809** 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	111%	HIGHER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	95%	SIMILAR
AGGRAVATED ASSAULT	70%	NOTABLY LOWER
FORCIBLE RAPE	78%	LOWER
MURDER	86%	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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