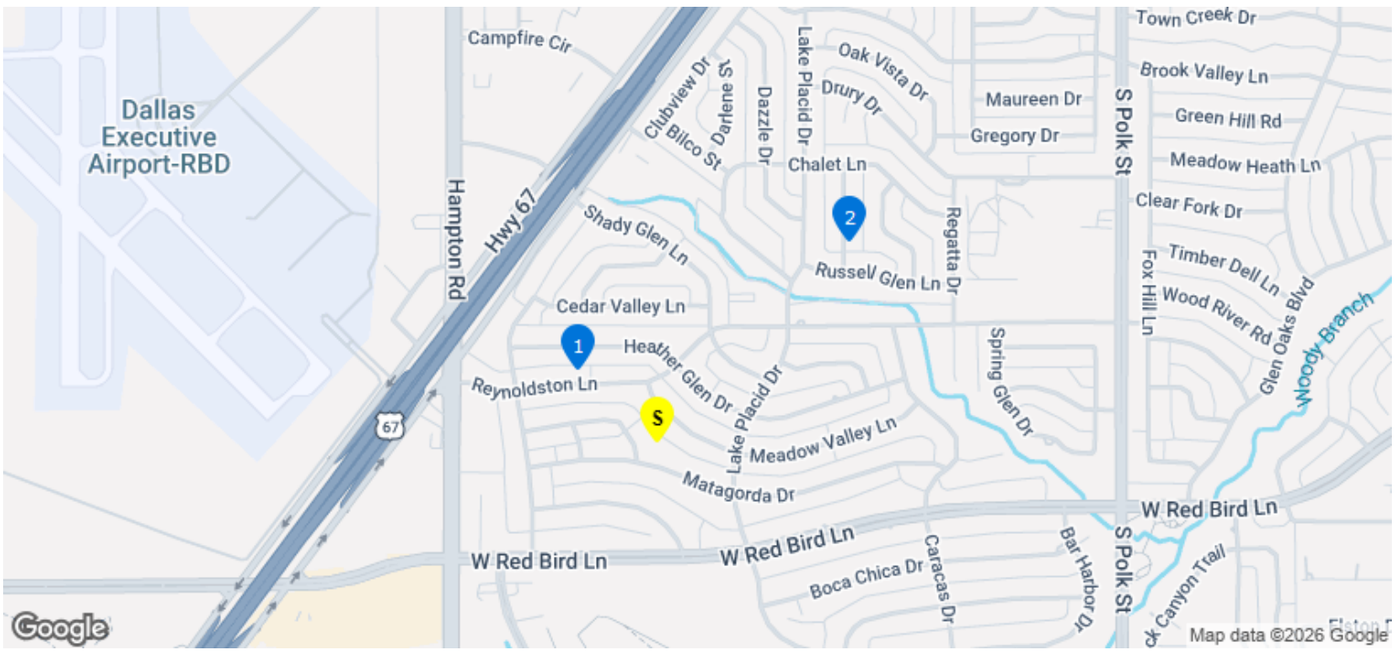
ICE SiteX Report

OrderID: 98745850

SiteX Property Information Report



Subject Property Location

2117 SEA ISLAND DR, DALLAS, TX 75232-2705

County:	**DALLAS TX**	Census Tract:	0110.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000651745000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$292,000**	FSD:	19	Common Confidence Score:	36
Value Range:	$236,520 - $347,480	ICE Confidence Score:	81		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC DA DS PH DO
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2026
Assd Improvement:	$221,130	Market Improvment Value:	$221,130	Total Taxable Value:	$1,191
Total Assessed Value:	$281,130	Total Assessor Market Value:	$281,130	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 11 Block: 14 Subdivision: GLEN HILLS Map Ref: 64-N

Abbreviated Description:	WYNNEWOOD HILLS 3 BLK 14/6914 LT 11 INT202300133484 DD07052023 CO-DC 6914 014 01100 2DA6914 014
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:	14,400 SF	Bedrooms:	3	Pool:	
Building Area:	1915 SF	Baths:	2	Fireplace:	1
Year Built:	1967	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/21/2026	Sales Price:	N/A
Document #:	202600226291 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	07/19/2023	Sales Price:	$131,500
Document #:	202300142673 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	07/06/2023	Loan Amount:	N/A
Document #:	202300133485 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	07/05/2023		
TD Due Date:	07/01/2053	Type Finance:	

Legal Description:

Block: 14 Subdivision: WYNNEWOOD HILLS Map Ref: VOL 38 PG 187
Abbreviated Description: THIRD INSTALLMENT
City/Muni/Twp: DALLAS

ICE SiteX Report

OrderID: 98745850

Prior Transfer

Recording Date:	07/06/2023	Sales Price:	N/A
Document #:	202300133484 BK-PG -	Type of Sale:	Undetermined Transfer
Contract Date:	07/05/2023		
Document Type:	Deed		

Legal Description:
Block: 14 Subdivision: WYNNEWOOD HILLS Map Ref: VOL 38 PG 187
Abbreviated Description: THIRD INSTALLMENT
City/Muni/Twp: DALLAS

Mortgage Record

Recording Date:	03/03/2022	Loan Amount:	N/A
Document #:	202200061082 BK-PG -	Loan Type:	Conventional
Contract Date:	02/11/2022		
TD Due Date:	03/01/2052	Type Finance:	

Legal Description:
Block: 14 Subdivision: WYNNEWOOD HILLS Map Ref: 0
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	02/25/2022	Sales Price:	$135,327
Document #:	202200053435 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	06/15/2017	Loan Amount:	N/A
Document #:	201700168968 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	06/13/2017		
TD Due Date:	07/01/2047	Type Finance:	

Legal Description:
Block: 14 Subdivision: WYNNEWOOD HILLS Map Ref: VOL38 PG187
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	06/15/2017	Sales Price:	N/A
Document #:	201700168967 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	06/13/2017		
Document Type:	Deed		

Legal Description:
Block: 14 Subdivision: WYNNEWOOD HILLS Map Ref: VOL38 PG187
City/Muni/Twp: DALLAS

Area Sales Analysis

Total Area Sales	$474,500	Median # of Bedrooms	4
Median Lot Size	8,094 SF	Median # of Baths	2
Median Living Area	1,707 SF	Median Year Built	1967
Price Range - 2 Yrs	$180,000 to $294,500	Age Range	59 years to 60 years
Median Value	$237,250	Median Age	59.5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.13Mi.	**2214 TRINIDAD DR** **DALLAS, TX 75232-2752**	05/07/2026			1816	/4/2	1960	11,867 SF	
		APN: 00000651490000000 Document #: 202600098577 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 10/6914 Subdivision: WYNNEWOOD HILLS MapRef: VOL 38 PG 187 Abbreviated Description: Lot:15 Block:10/6914 Subdivision:WYNNEWOOD HILLS Map Ref:VOL 38 PG 187City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.17Mi.	**2224 REYNOLDSTON LN** **DALLAS, TX 75232-2336**	04/24/2026			2060	/3/2	1965	10,349 SF	
		APN: 00000651847000000 Document #: 202600086940 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 45 Block: 14/6914 Subdivision: GLEN HILLS ADDITION NO 3 MapRef: VOL 349 PG 1415 Abbreviated Description: Lot:45 Block:14/6914 Subdivision:GLEN HILLS ADDITION NO 3 Map Ref:VOL 349 PG 1415City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
3	.19Mi.	**1715 SHADY GLEN LN** **DALLAS, TX 75232-2347**	03/03/2026			1667	/3/2	1964	9,012 SF	
		APN: 00000652402000000 Document #: 202600044314 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 22/6914 Subdivision: GLEN HILLS ADDITION NO 3 MapRef: VOL 141 PG 2005 Abbreviated Description: Lot:8 Block:22/6914 Subdivision:GLEN HILLS ADDITION NO 3 Map Ref:VOL 141 PG 2005City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
4	.22Mi.	**1711 HEATHER GLEN DR** **DALLAS, TX 75232-2425**	03/10/2026			1578	/3/2	1963	SF	
		APN: 00000652138000000 Document #: 202600049362 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 18/691 Subdivision: GLEN HILLS ADDITION NO 2 MapRef: VOL 51 PG 183 Abbreviated Description: Lot:4 Block:18/691 Subdivision:GLEN HILLS ADDITION NO 2 Map Ref:VOL 51 PG 183City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
5	.24Mi.	**1731 MATAGORDA DR** **DALLAS, TX 75232-2841**	07/21/2026			1976	/4/2	1964	8,536 SF	
		APN: 00000651886000000 Document #: 202600155675 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 16/6914 Subdivision: GLEN HILLS ADDITION NO 2 INSTALLMENT NO 3 MapRef: VOL 52 PG 21 Abbreviated Description: Lot:7 Block:16/6914 Subdivision:GLEN HILLS ADDITION NO 2 INSTALLMENT NO 3 Map Ref:VOL 52 PG 21City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
6	.24Mi.	**2147 OAK VALLEY LN** **DALLAS, TX 75232-2325**	06/12/2026			2162	/3/2	1967	10,153 SF	
		APN: 00000652726000000 Document #: 202600126553								

ICE SiteX Report

OrderID: 98745850

Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: 26/6914 Subdivision: GLEN HILLS ADDITION NO 3 INSTALLMENT NO 7 MapRef: VOL 891 PG 307 Abbreviated Description: Lot:19 Block:26/6914 Subdivision:GLEN HILLS ADDITION NO 3 INSTALLMENT NO 7 Map Ref:VOL 891 PG 307City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

7	.26Mi.	**5707 MARBLEHEAD DR** **DALLAS, TX 75232-2323**	08/17/2026	2112	/4/2	1968	8,345 SF	

APN: 00000652804500000 Document #: 202600177814
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 28/6914 Subdivision: GLEN HILLS ADDITION NO 3 Phase No: 9 Abbreviated Description: Lot:4 Block:28/6914 Subdivision:GLEN HILLS ADDITION NO 3 Phase No:9 City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

8	.26Mi.	**2133 OAK VALLEY LN** **DALLAS, TX 75232-2325**	04/23/2026	2203	/4/2	1967	10,421 SF	

APN: 00000652738000000 Document #: 202600086318
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 26/6914 Subdivision: GLEN HILLS ADDITION NO 3 MapRef: VOL 891 PG 307 Abbreviated Description: Lot:23 Block:26/6914 Subdivision:GLEN HILLS ADDITION NO 3 Map Ref:VOL 891 PG 307City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

9	.28Mi.	**1623 HEATHER GLEN DR** **DALLAS, TX 75232-2423**	08/19/2026	1682	/3/2	1964	7,657 SF	

APN: 00000652153000000 Document #: 202600178987
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 18 Subdivision: GLEN HILLS ADDITION NO 2 Phase No: 2 MapRef: VOL 51 PG 183 Abbreviated Description: Lot:9 Block:18 Subdivision:GLEN HILLS ADDITION NO 2 Phase No:2 Map Ref:VOL 51 PG 183City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

10	.33Mi.	**5605 MARBLEHEAD DR** **DALLAS, TX 75232-2356**	06/01/2026	2157	/4/2	1968	9,884 SF	

APN: 00000652804980000 Document #: 202600115460
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: 28/6914 Subdivision: GLEN HILLS ADDITION NO 3 MapRef: VOL 67064 PG 256 Abbreviated Description: Lot:16 Block:28/6914 Subdivision:GLEN HILLS ADDITION NO 3 Map Ref:VOL 67064 PG 256City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

11	.36Mi.	**6310 ELDER GROVE DR** **DALLAS, TX 75232-2920**	08/04/2026	1554	//2	1973	3,500 SF	

APN: 00000498867080000 Document #: 202600165763
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 16 Block: 6/6047 Subdivision: ELDERWOOD TOWNHOUSES MapRef: VOL 72096 PG 416 Abbreviated Description: Lot:16 Block:6/6047 Subdivision:ELDERWOOD TOWNHOUSES Map Ref:VOL 72096 PG 416City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.38Mi.	**1608 MATAGORDA DR** **DALLAS, TX 75232-2840**	08/21/2026	3968	/5/3	2021	9,010 SF	P

APN: 00000651394000000 Document #: 202600181873
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 9/6914 Subdivision: GLEN HILLS ADDITION NO 2 MapRef: VOL 52 PG 21 Abbreviated Description: Lot:17 Block:9/6914 Subdivision:GLEN HILLS ADDITION NO 2 Map Ref:VOL 52 PG 21Abbreviated Description:INSTALLMENT NO 3 City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

13	.4Mi.	**5511 SPRUCE VIEW DR** **DALLAS, TX 75232-2448**	10/08/2026	1944	/3/2	1968	8,298 SF	

APN: 00000500938000000 Document #: 202600217269
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 18/6048 Subdivision: HIGHLAND OAKS NO 4 MapRef: VOL 889 PG 1815 Abbreviated Description: Lot:14 Block:18/6048 Subdivision:HIGHLAND OAKS NO 4 Map Ref:VOL 889 PG 1815Abbreviated Description:INSTALLMENT NO 5 City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

14	.41Mi.	**5505 SPRUCE VIEW DR** **DALLAS, TX 75232-2448**	05/04/2026	1793	/4/2	1967	8,436 SF	

APN: 00000500941000000 Document #: 202600094751
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 158/604 Subdivision: HIGHLAND OAKS ADDITION NO 4 MapRef: VOL 889 PG 1815 Abbreviated Description: Lot:15 Block:158/604 Subdivision:HIGHLAND OAKS ADDITION NO 4 Map Ref:VOL 889 PG 1815City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

15	.44Mi.	**5255 DAZZLE DR** **DALLAS, TX 75232-1915**	06/29/2026	1850	/3/2	1962	10,291 SF	

APN: 00000499876000000 Document #: 202600137410
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 7/6048 Subdivision: HIGHLAND OAKS ADDITION NO 4 INSTALLMENT NO 5 MapRef: VOL 889 PG 1815 Abbreviated Description: Lot:7 Block:7/6048 Subdivision:HIGHLAND OAKS ADDITION NO 4 INSTALLMENT NO 5 Map Ref:VOL 889 PG 1815City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

16	.45Mi.	**1524 BOCA CHICA DR** **DALLAS, TX 75232-2824**	05/19/2026	2215	/3/2	1957	13,748 SF	

APN: 00000653119000000 Document #: 202600107042
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 5/6915 Subdivision: WYNNEWOOD HILLS MapRef: VOL 31 PG 151 Abbreviated Description: Lot:11 Block:5/6915 Subdivision:WYNNEWOOD HILLS Map Ref:VOL 31 PG 151City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

17	.45Mi.	**6608 TALBOT PKWY** **DALLAS, TX 75232-2910**	05/05/2026	3009	/3/3	1969	16,174 SF	

APN: 00000498863220000 Document #: 202600095958
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1/6047 Section: 2 Subdivision: ELDERWOODS MapRef: VOL 68040 PG 2032 Abbreviated Description: Lot:12 Block:1/6047 Section:2 Subdivision:ELDERWOODS Map Ref:VOL 68040 PG 2032City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

18	.47Mi.	**1578 BAR HARBOR DR** **DALLAS, TX 75232-3016**	06/30/2026	4236	/4/5	1964	24,390 SF	

APN: 00000652840000000 Document #: 202600138084
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: 1/6915 Subdivision: FIRST INSTALLMENT OF WYNNEWOOD HILLS ADDITION MapRef: VOL 31 PG 51 Abbreviated Description: Lot:12 Block:1/6915 Subdivision:FIRST INSTALLMENT OF WYNNEWOOD HILLS ADDITION Map Ref:VOL 31 PG 51City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

19	.48Mi.	**1515 ACAPULCO DR** **DALLAS, TX 75232-3005**	04/13/2026	2306	/3/2	1960	13,677 SF	

APN: 00000653131000000 Document #: 202600076483
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential

ICE SiteX Report

OrderID: 98745850

Legal: Lot: 15 Block: 5/6915 Subdivision: WYNNEWOOD HILLS ADDITION FIRST INSTALLMENT MapRef: VOL 31 PG 151 Abbreviated Description: Lot:15 Block:5/6915 Subdivision:WYNNEWOOD HILLS ADDITION FIRST INSTALLMENT Map Ref:VOL 31 PG 151City/Muni/Twp:DALLAS City/Muni/ Twp: DALLAS

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.	**2117 SEA ISLAND DR**	**07/06/2023**	$281,130	$281,130	1,915	/3/2	1967	14,400 SF	
.02Mi.	**2111 SEA ISLAND DR**	**10/27/2003**	$293,650	$293,650	2,077	/4/2	1967	17,234 SF	
.02Mi.	**2121 SEA ISLAND DR**	**09/05/2025**	$309,640	$309,640	2,232	/4/2	1966	10,171 SF	
.03Mi.	**1850 MEADOW VALLEY LN**	**03/14/2022**	$304,780	$304,780	2,038	/4/2	1965	8,020 SF	P
.03Mi.	**1846 MEADOW VALLEY LN**	**04/03/2025**	$265,240	$265,240	1,672	/3/2	1964	8,900 SF	
.03Mi.	**1856 MEADOW VALLEY LN**	**12/30/2021**	$371,560	$371,560	1,956	/4/2	1965	9,369 SF	
.03Mi.	**2127 SEA ISLAND DR**	**08/13/2025**	$288,530	$288,530	1,938	/4/2	1966	10,890 SF	
.04Mi.	**2111 MATAGORDA DR**	**09/29/2016**	$301,690	$301,690	2,046	/3/2	1965	17,750 SF	
.04Mi.	**2027 MATAGORDA DR**	**08/24/2015**	$322,850	$322,850	2,338	/4/2	1969	20,850 SF	P
.04Mi.	**1840 MEADOW VALLEY LN**	**09/12/2017**	$263,120	$263,120	1,709	/3/2	1964	8,520 SF	
.04Mi.	**1860 MEADOW VALLEY LN**	**11/11/2025**	$265,850	$265,850	1,725	/3/2	1965	9,021 SF	
.04Mi.	**2130 SEA ISLAND DR**		$277,430	$277,430	1,991	/4/2	1967	8,533 SF	
.05Mi.	**2131 SEA ISLAND DR**	**02/10/2022**	$412,750	$412,750	2,912	/4/2	1965	7,360 SF	
.05Mi.	**2117 MATAGORDA DR**	**06/02/2023**	$297,760	$297,760	2,044	/4/2	1960	11,981 SF	P
.05Mi.	**1836 MEADOW VALLEY LN**	**04/16/2021**	$270,000	$270,000	1,946	/4/2	1965	8,872 SF	
.05Mi.	**2017 MATAGORDA DR**	**09/30/1965**	$285,540	$285,540	1,914	/4/2	1965	15,000 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	43.0 years old	Households:	9,868
Median Household Income:	$55,255	Households w/Family:	66%
Household Income Per Capita:	$26,085	Households w/Family Married:	37%
Most Common Education Level:	High School Graduate	Households w/Family Children:	31%

School District

School District Zone:	Dallas Independent School District	Students:	139,802
Number of Schools:	239	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.56Mi.	**Judge Louis A. Bedford, Jr. Law Academy** Number of Students: 509 Student-Teacher Ratio: 15.21	D	Public	6 - 8
1.83Mi.	**David W. Carter High School** Number of Students: 1,097 Student-Teacher Ratio: 15.73 Advanced Placement: Yes	D-	Public	9 - 12
0.75Mi.	**Adelle Turner Elementary School** Number of Students: 258 Student-Teacher Ratio: 12.4	D-	Public	PK - 5

Flood Report

The Subject Property of **2117 SEA ISLAND DR, DALLAS, TX 75232-2705** 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.

ICE SiteX Report

OrderID: 98745850

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	121%	HIGHER
BURGLARY	91%	LOWER
MOTOR VEHICLE THEFT	91%	LOWER
FORCIBLE ROBBERY	115%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	118%	HIGHER
MURDER	69%	NOTABLY LOWER
OVERALL	84%	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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