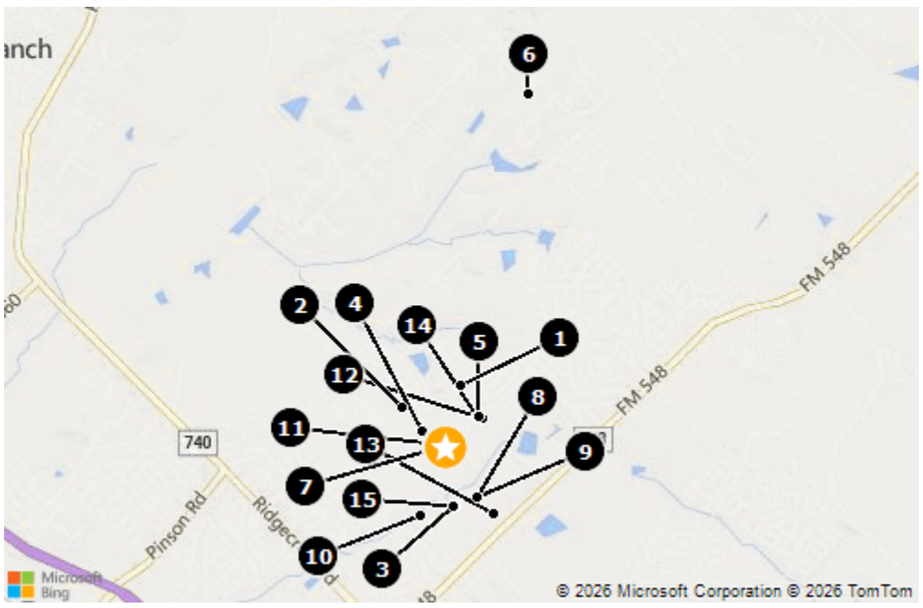
ICE SiteX Report

OrderID: 98677795

SiteX Property Information Report



Subject Property Location

2204 HEATON, FORNEY, TX 75126-0928

County:	**KAUFMAN TX**	Census Tract:	482570502.092022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00.0868.0005.0020.00.02.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$369,000**	FSD:	13	Common Confidence Score:	55
Value Range:	$321,030 - $416,970	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	6F,KC,MUD04,P2,RB
Assd Land Value:	$100,000	Market Land Value:	$100,000	Tax Year:	2025
Assd Improvement:	$247,926	Market Improvment Value:	$247,926	Total Taxable Value:	$8,042
Total Assessed Value:	$347,926	Total Assessor Market Value:	$347,926	Delinquent Year:	
				Tax Account ID:	R198388
				Homeowner's Exemption:	
				Tax Exemptions:	BDV

Assessment Legal Description

Lot: 20 Block: 5 Subdivision: DEVONSHIRE VILLAGE 4A & 4B1
Abbreviated Description: DEVONSHIRE VILLAGE 4A & 4B1, BLOCK 5, LOT 20; & HOUSE & HOUSE

Property Characteristics

Lot Size:	6,447 SF	Bedrooms:		Pool:	
Building Area:	2780 SF	Baths:		Fireplace:	1
Year Built:	2018	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/23/2025	Sales Price:	$43,483
Document #:	2025-0019331 BK-PG 7412-252	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/04/2022	Loan Amount:	N/A
Document #:	2022-0000460 BK-PG 7412-252	Loan Type:	VA
TD Due Date:	01/01/2052	Type Finance:	
Legal Description:			

Lot: 20 Block: 5 Subdivision: DEVONSHIRE VILLAGE 4A AND 481

Prior Transfer

Recording Date:	12/21/2021	Sales Price:	N/A
Document #:	2021-0052465 BK-PG 5836-563	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/18/2018	Sales Price:	N/A
Document #:	2018-0026290 BK-PG 5836-560	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/16/2018		
Document Type:			

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Legal Description:
Lot: 20 Block: 5 Subdivision: DEVONSHIRE VILLAGE 4A & 4B1 Map Ref: CAB 3 SL 375

Prior Transfer

Recording Date:	10/16/2018	Sales Price:	N/A
Document #:	26290 BK-PG 5836 -560	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: 5 Subdivision: DEVONSHIRE VILLAGE 4A & 4B1
Abbreviated Description: DEVONSHIRE VILLAGE 4A & 4B1, BLOCK 5, LOT 20; & HOUSE & HOUSE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,981 SF	Median # of Baths	
Median Living Area	2,060 SF	Median Year Built	2019
Price Range - 2 Yrs		Age Range	1 years to 8 years
Median Value		Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**808 KNOXBRIDGE RD** **FORNEY, TX 75126-3859**	08/14/2026			2501	//	2019	8,150 SF	
		APN: 00.0869.0011.0037.00.02.00 Document #: 2026-0025186 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 37 Block: 11 Subdivision: DEVONSHIRE VILLAGE 4C MapRef: CAB 3 PG 433 Abbreviated Description: Lot:37 Block:11 Subdivision:DEVONSHIRE VILLAGE 4C Map Ref:CAB 3 PG 433City/Muni/Twp:FORNEY City/Muni/Twp: FORNEY								
2	.33Mi.	**745 BROCKWELL BND** **FORNEY, TX 75126-3413**	06/23/2026			2742	//	2020	5,998 SF	
		APN: 00.0873.0026.0013.00.02.00 Document #: 2026-0018956 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 26 Subdivision: DEVONSHIRE VILLAGE 6 MapRef: CAB 3 SLV 541 Abbreviated Description: Lot:13 Block:26 Subdivision:DEVONSHIRE VILLAGE 6 Map Ref:CAB 3 SLV 541								
3	.31Mi.	**2120 MARTINS POND RD** **FORNEY, TX 75126-4834**	06/11/2026			2060	//	2024	5,750 SF	
		APN: 00.3946.0019.0050.00.02.00 Document #: 2026-0017756 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 50 Block: S Subdivision: WALDEN POND WEST PHASE 1 MapRef: CAB 4 PG 330 Abbreviated Description: Lot:50 Block:S Subdivision:WALDEN POND WEST PHASE 1 Map Ref:CAB 4 PG 330								
4	.16Mi.	**2237 HEATON** **FORNEY, TX 75126-0929**	04/27/2026			2438	/3/2	2018	7,693 SF	
		APN: 00.0868.0004.0005.00.02.00 Document #: 2026-0012256 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 4 Subdivision: DEVONSHIRE VILLAGE 4A & 4B1 MapRef: CAB 3 SLV 375 Abbreviated Description: Lot:5 Block:4 Subdivision:DEVONSHIRE VILLAGE 4A & 4B1 Map Ref:CAB 3 SLV 375								
5	.25Mi.	**2060 GLASTON RD** **FORNEY, TX 75126-0949**	04/15/2026			1892	//	2019	5,981 SF	
		APN: 00.0872.0003.0004.00.02.00 Document #: 2026-0011048 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 3 Subdivision: DEVONSHIRE VILLAGE 4B2 MapRef: CAB 3 PG 479 Abbreviated Description: Lot:4 Block:3 Subdivision:DEVONSHIRE VILLAGE 4B2 Map Ref:CAB 3 PG 479								
6	.33Mi.	**1418 KIRKHILL LN** **FORNEY, TX 75126-4342**	03/31/2026			2543	//	2023	6,778 SF	
		APN: 00.0887.0077.0009.00.02.00 Document #: 2026-0009357 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 77 Subdivision: DEVONSHIRE VILLAGE 13B MapRef: CAB 4 SL 259 Abbreviated Description: Lot:9 Block:77 Subdivision:DEVONSHIRE VILLAGE 13B Map Ref:CAB 4 SL 259City/Muni/Twp:DALLAS ETJ City/Muni/Twp: DALLAS ETJ								
7	.02Mi.	**2208 HEATON** **FORNEY, TX 75126-0928**	03/16/2026			1423	//	2018	5,981 SF	
		APN: 00.0868.0005.0022.00.02.00 Document #: 2026-0007660 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 5 Subdivision: DEVONSHIRE VILLAGE 4A AND 4B1 MapRef: CAB 3 SLV 375 Abbreviated Description: Lot:22 Block:5 Subdivision:DEVONSHIRE VILLAGE 4A AND 4B1 Map Ref:CAB 3 SLV 375								
8	.31Mi.	**2248 WALDEN POND BLVD** **FORNEY, TX 75126-4836**	03/16/2026			1660	//	2025	4,992 SF	
		APN: 00.3946.0007.0024.00.02.00 Document #: 2026-0007555 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: G Subdivision: WALDEN POND WEST PHASE 1 MapRef: CAB 4 PG 330 Abbreviated Description: Lot:24 Block:G Subdivision:WALDEN POND WEST PHASE 1 Map Ref:CAB 4 PG 330								
9	.32Mi.	**2246 WALDEN POND BLVD** **FORNEY, TX 75126-4836**	03/16/2026				//		4,975 SF	
		APN: 00.3946.0007.0023.00.02.00 Document #: 2026-0007567 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: G Subdivision: WALDEN POND WEST PHASE 1 MapRef: CAB 4 PG 330 Abbreviated Description: Lot:23 Block:G Subdivision:WALDEN POND WEST PHASE 1 Map Ref:CAB 4 PG 330								
10	.39Mi.	**1206 HAGGETTS POND RD** **FORNEY, TX 75126-4833**	03/02/2026			2080	//	2025	7,919 SF	
		APN: 00.3946.0001.0001.00.02.00 Document #: 2026-0006078 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: A Subdivision: WALDEN POND WEST PHASE 1 MapRef: CAB 4 PG 330 Abbreviated Description: Lot:1 Block:A Subdivision:WALDEN POND WEST PHASE 1 Map Ref:CAB 4 PG 330								
11	.07Mi.	**2217 HEATON** **FORNEY, TX 75126-0929**	02/02/2026			2780	//	2018	5,750 SF	
		APN: 00.0868.0003.0047.00.02.00 Document #: 2026-0002864								

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Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 47 Block: 3 Subdivision: DEVONSHIRE VILLAGE 4A 4B1 MapRef: CAB 3 SLV 375 Abbreviated Description: Lot:47 Block:3 Subdivision:DEVONSHIRE VILLAGE 4A 4B1 Map Ref:CAB 3 SLV 375

12	.25Mi.	**2055 GLASTON RD FORNEY, TX 75126-0950**	01/22/2026	2398	//	2019	9,936 SF

APN: 00.0872.0003.0010.00.02.00 Document #: 2026-0002025
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 3 Subdivision: DEVONSHIRE VILLAGE 4B2 MapRef: CAB 3 SL 479 Abbreviated Description: Lot:10 Block:3 Subdivision:DEVONSHIRE VILLAGE 4B2 Map Ref:CAB 3 SL 479

13	.44Mi.	**2218 WALDEN POND BLVD FORNEY, TX 75126-4836**	12/29/2025	1777	//	2025	5,881 SF

APN: 00.3946.0007.0009.00.02.00 Document #: 2025-0039961
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: G Subdivision: WALDEN POND WEST PHASE 1 MapRef: CAB 4 PG 330 Abbreviated Description: Lot:9 Block:G Subdivision:WALDEN POND WEST PHASE 1 Map Ref:CAB 4 PG 330

14	.25Mi.	**2062 GLASTON RD FORNEY, TX 75126-0949**	12/08/2025	1686	//	2019	5,981 SF

APN: 00.0872.0003.0003.00.02.00 Document #: 2025-0038120
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: DEVONSHIRE VILLAGE 4B2 MapRef: CAB 3 PG 479 Abbreviated Description: Lot:3 Block:3 Subdivision:DEVONSHIRE VILLAGE 4B2 Map Ref:CAB 3 PG 479

15	.31Mi.	**2122 MARTINS POND RD FORNEY, TX 75126-4834**	12/01/2025	1883	//	2024	5,750 SF

APN: 00.3946.0019.0049.00.02.00 Document #: 2025-0037468
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 49 Block: S Subdivision: WALDEN POND WEST PHASE 1 MapRef: CAB 4 PG 330 Abbreviated Description: Lot:49 Block:S Subdivision:WALDEN POND WEST PHASE 1 Map Ref:CAB 4 PG 330

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.	**2204 HEATON**	**10/16/2018**	$347,926	$347,926	2,780		2018	6,447 SF	
.01Mi.	**2206 HEATON**	**10/15/2024**	$276,088	$276,088	1,642		2018	5,981 SF	
.02Mi.	**2208 HEATON**	**03/12/2026**	$259,922	$259,922	1,423		2018	5,981 SF	
.02Mi.	**2201 PERRYMEAD DR**	**06/28/2019**	$360,334	$360,334	2,918		2019	6,277 SF	
.02Mi.	**2203 PERRYMEAD DR**	**03/13/2019**	$298,000	$298,000	2,051		2018	5,924 SF	
.03Mi.	**2147 SWANMORE WAY**	**08/22/2018**	$260,000	$260,000	1,642		2018	6,064 SF	
.03Mi.	**2145 SWANMORE WAY**	**07/26/2019**	$329,000	$329,000	2,780		2018	6,203 SF	
.03Mi.	**2205 PERRYMEAD DR**	**08/15/2025**	$298,673	$298,673	1,912		2019	5,981 SF	
.03Mi.	**2210 HEATON**	**02/10/2020**	$276,429	$276,429	1,642		2018	5,981 SF	
.03Mi.	**2143 SWANMORE WAY**	**06/16/2021**	$267,000	$267,000	1,631		2018	6,203 SF	
.03Mi.	**2205 HEATON**	**09/18/2018**	$267,784	$267,784	1,642		2018	5,737 SF	
.03Mi.	**2149 SWANMORE WAY**	**10/23/2018**	$316,088	$316,088	2,146		2018	7,789 SF	
.03Mi.	**2207 HEATON**	**09/10/2024**	$252,000	$252,000	1,423		2018	5,750 SF	
.03Mi.	**2203 HEATON**	**02/25/2019**	$282,802	$282,802	1,743		2018	6,882 SF	
.04Mi.	**2141 SWANMORE WAY**	**08/08/2019**	$344,191	$344,191	2,726		2019	6,203 SF	
.04Mi.	**2207 PERRYMEAD DR**	**10/15/2018**	$310,856	$310,856	2,030		2018	5,981 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

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Demographics & Income

Median Age:	33.4 years old	Households:	27,983
Median Household Income:	$105,244	Households w/Family:	82%
Household Income Per Capita:	$41,069	Households w/Family Married:	62%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	52%

School District

School District Zone:	Forney Independent School District	Students:	18,565
Number of Schools:	24	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.33Mi.	**Jackson Middle School** Number of Students: 807 Student-Teacher Ratio: 14.59	C	Public	7 - 8
0.53Mi.	**Griffin Elementary School** Number of Students: 717 Student-Teacher Ratio: 16.67	C	Public	KG - 4
1.42Mi.	**Rhodes Intermediate School** Number of Students: 746 Student-Teacher Ratio: 14.1	D+	Public	5 - 6
1.79Mi.	**North Forney High School** Number of Students: 2,648 Student-Teacher Ratio: 16.77 Advanced Placement: Yes	C-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	88%	LOWER
BURGLARY	85%	LOWER
MOTOR VEHICLE THEFT	106%	SIMILAR
FORCIBLE ROBBERY	77%	NOTABLY LOWER
AGGRAVATED ASSAULT	33%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	77%	NOTABLY LOWER
MURDER	54%	NOTABLY LOWER
OVERALL	48%	SIGNIFICANTLY 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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