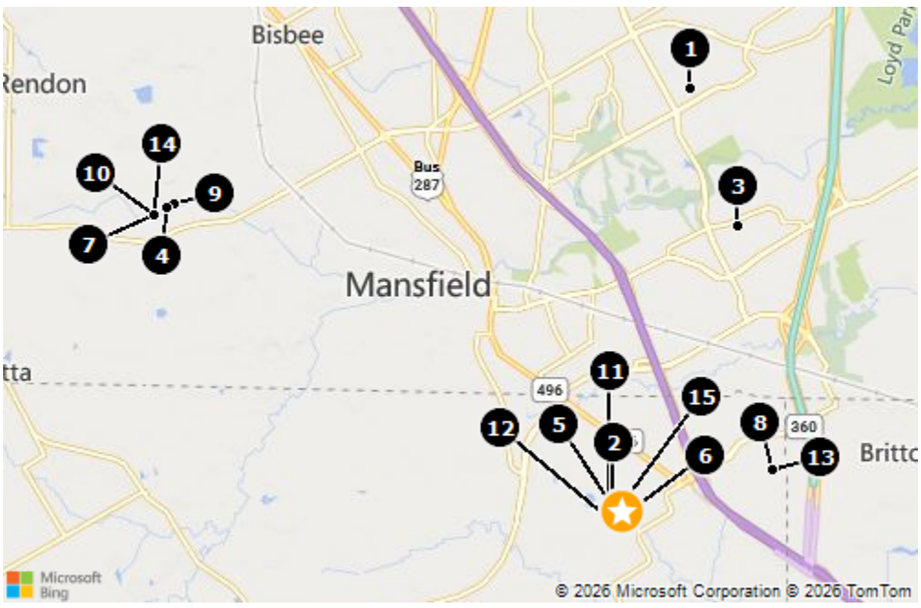
ICE SiteX Report

OrderID: 98012419

SiteX Property Information Report



Subject Property Location

2209 PELICAN DR, MANSFIELD, TX 76063-6953

County:	**JOHNSON TX**	Census Tract:	482511304.193000
Property Use:	Under Construction	Zoning:	
Parcel Number:	126.4115.20206	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	
Assd Land Value:	$94,500	Market Land Value:	$94,500	Tax Year:	2025
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$410
Total Assessed Value:	$94,500	Total Assessor Market Value:	$94,500	Delinquent Year:	
				Tax Account ID:	R000118199
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: 2 District: 9 Subdivision: BIRDSONG ADDN PH 2
Abbreviated Description: LOT 6 BLK 2 BIRDSONG ADDN PH 2
City/Muni/Twp: CITY OF MANSFIELD

Property Characteristics

Lot Size:	6,273 SF	Bedrooms:		Pool:	
Building Area:		Baths:		Fireplace:	
Year Built:		Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/14/2025	Sales Price:	$494,651
Document #:	2025-34411 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/12/2025		
Document Type:			

Legal Description:
Lot: 6 Block: 2 Subdivision: BIRDSONG ADDITION Phase No: 2 Map Ref: FILE 2023-55
City/Muni/Twp: MANSFIELD

Prior Transfer

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

Legal Description:
Lot: 6 Block: 2 District: 9 Subdivision: BIRDSONG ADDN PH 2
Abbreviated Description: LOT 6 BLK 2 BIRDSONG ADDN PH 2
City/Muni/Twp: CITY OF MANSFIELD

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	8,015 SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.06Mi.	**2102 PELICAN DR** **MANSFIELD, TX 76063-6942**	06/16/2026				//		7,492 SF	
	APN: 126.4115.20358 Document #: 2026-18432 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 58 Block: 3 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:58 Block:3 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
2	.14Mi.	**2215 ROCKHOPPER CT** **MANSFIELD, TX 76063-6961**	06/01/2026				//		8,407 SF	
	APN: 126.4115.20329 Document #: 2026-16608 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 29 Block: 3 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:29 Block:3 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
3	.07Mi.	**2100 PELICAN DR** **MANSFIELD, TX 76063-6942**	05/15/2026				//		7,579 SF	
	APN: 126.4115.20359 Document #: 2026-14872 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 59 Block: 3 Subdivision: BIRDSOND ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:59 Block:3 Subdivision:BIRDSOND ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
4	.02Mi.	**2213 PELICAN DR** **MANSFIELD, TX 76063-6953**	02/18/2026				//		8,189 SF	
	APN: 126.4115.20208 Document #: 2026-4717 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 8 Block: 2 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:8 Block:2 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
5	.06Mi.	**2115 BIRD WATCH CT** **MANSFIELD, TX 76063-6948**	01/09/2026				//		8,189 SF	
	APN: 126.4115.20350 Document #: 2026-707 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 50 Block: 3 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:50 Block:3 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
6	.12Mi.	**2206 BIRD WATCH CT** **MANSFIELD, TX 76063-6949**	12/30/2025				//		8,015 SF	
	APN: 126.4115.20332 Document #: 2025-38840 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 32 Block: 3 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:32 Block:3 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
7	.01Mi.	**2211 PELICAN DR** **MANSFIELD, TX 76063-6953**	12/29/2025				//		6,273 SF	
	APN: 126.4115.20207 Document #: 2025-38649 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 7 Block: 2 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:7 Block:2 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
8	.05Mi.	**1409 HERON ST** **MANSFIELD, TX 76063-**	12/26/2025				//		10,280 SF	
	APN: 126.4115.20210 Document #: 2025-38493 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 10 Block: 2 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:10 Block:2 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
9	.04Mi.	**2210 PELICAN DR** **MANSFIELD, TX 76063-6952**	12/23/2025				//		9,365 SF	
	APN: 126.4115.20352 Document #: 2025-38284 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 52 Block: 3 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:52 Block:3 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
10	.04Mi.	**2215 PELICAN DR** **MANSFIELD, TX 76063-6953**	12/22/2025				//		15,072 SF	
	APN: 126.4115.20209 Document #: 2025-38072 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 9 Block: 2 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:9 Block:2 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
11	.15Mi.	**2200 ROCKHOPPER TRL** **MANSFIELD, TX 76063-6977**	12/01/2025				//		9,148 SF	
	APN: 126.4115.21207 Document #: 2025-35826 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 7 Block: 12 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:7 Block:12 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									
12	.16Mi.	**2208 ROCKHOPPER TRL** **MANSFIELD, TX 76063-6977**	12/01/2025				//		7,275 SF	
	APN: 126.4115.21211 Document #: 2025-35710 Document Type: Price Code: Land Use: Under Construction Legal: Lot: 11 Block: 12 Subdivision: BRIDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated Description: Lot:11 Block:12 Subdivision:BRIDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD									

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13	.07Mi.	**1403 HERON ST** **MANSFIELD, TX 76063-6950**	11/25/2025	//	7,971 SF

APN: 126.4115.20213 Document #: 2025-35442
Document Type: Price Code:
Land Use: Under Construction
Legal: Lot: 13 Block: 2 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated
Description: Lot:13 Block:2 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

14	.01Mi.	**2207 PELICAN DR** **MANSFIELD, TX 76063-6953**	11/18/2025	//	6,273 SF

APN: 126.4115.20205 Document #: 2025-34664
Document Type: Price Code:
Land Use: Under Construction
Legal: Lot: 5 Block: 2 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated
Description: Lot:5 Block:2 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

15	.09Mi.	**2110 BIRD WATCH CT** **MANSFIELD, TX 76063-6947**	11/12/2025	//	7,492 SF

APN: 126.4115.20339 Document #: 2025-34157
Document Type: Price Code:
Land Use: Under Construction
Legal: Lot: 39 Block: 3 Subdivision: BIRDSONG ADDITION Phase No: 2 MapRef: FILE 2023-55 Abbreviated
Description: Lot:39 Block:3 Subdivision:BIRDSONG ADDITION Phase No:2 Map Ref:FILE 2023-55City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD

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.	**2209 PELICAN DR**		$94,500	$94,500				6,273 SF	
.01Mi.	**2207 PELICAN DR**		$94,500	$94,500				6,273 SF	
.01Mi.	**2211 PELICAN DR**		$94,500	$94,500				6,273 SF	
.02Mi.	**2205 PELICAN DR**		$94,500	$94,500				6,273 SF	
.02Mi.	**2213 PELICAN DR**		$94,500	$94,500				8,189 SF	
.03Mi.	**2203 PELICAN DR**		$94,500	$94,500				6,316 SF	
.03Mi.	**2208 PELICAN DR**		$597,800	$597,800	3,640	/6/4	2024	6,229 SF	
.03Mi.	**2206 PELICAN DR**		$408,000	$408,000	1,946	/4/3	2024	6,229 SF	
.04Mi.	**2210 PELICAN DR**		$94,500	$94,500				9,365 SF	
.04Mi.	**2204 PELICAN DR**		$409,200	$409,200	1,994	/4/3	2024	6,229 SF	
.04Mi.	**2215 PELICAN DR**		$94,500	$94,500				15,072 SF	
.04Mi.	**2201 PELICAN DR**		$94,500	$94,500				7,579 SF	
.04Mi.	**2202 PELICAN DR**		$573,725	$573,725	3,291	/4/3.5	2024	6,360 SF	
.05Mi.	**1409 HERON ST**		$94,500	$94,500				10,280 SF	
.05Mi.	**2200 PELICAN DR**		$482,225	$482,225	2,583	/5/4	2024	6,360 SF	
.05Mi.	**1407 HERON ST**		$654,825	$654,825	3,926	/6/3	2024	7,492 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

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Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **2209 PELICAN DR, MANSFIELD, TX 76063-6953** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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