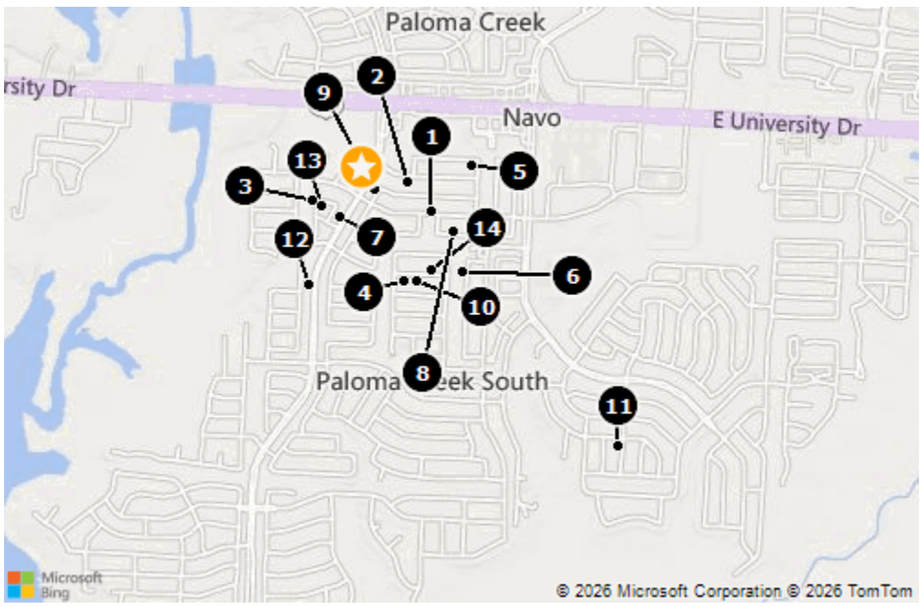
ICE SiteX Report

OrderID: 98444492

SiteX Property Information Report



Subject Property Location

220 ORIOLE DR, LITTLE ELM, TX 75068-8401

County:	**DENTON TX**	Census Tract:	481210201.361003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R280134	Thomas Bros Pg-Grid:	

Valuation

Value:	**$383,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$333,210 - $432,790	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	G01 S05 W20
Assd Land Value:	$108,092	Market Land Value:	$108,092	Tax Year:	2025
Assd Improvement:	$287,204	Market Improvment Value:	$287,204	Total Taxable Value:	$6,082
Total Assessed Value:	$395,296	Total Assessor Market Value:	$395,296	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: A Subdivision: PALOMA CREEK SOUTH PH 1 Map Ref: SD2431A-00000A
Abbreviated Description: PALOMA CREEK SOUTH PH 1 BLK A LOT 6

Property Characteristics

Lot Size:	6,050 SF	Bedrooms:	4	Pool:	
Building Area:	2463 SF	Baths:	2.5	Fireplace:	Yes
Year Built:	2005	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	N/A
Document #:	2024-036643 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/12/2023		
Document Type:			

Legal Description:
Lot: 6 Block: A Subdivision: PALOMA CREEK SOUTH Phase No: 1 Map Ref: VOL W PG 246

Prior Transfer

Recording Date:	04/09/2024	Sales Price:	N/A
Document #:	2024-036642 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/20/2023		
Document Type:			

Legal Description:
Lot: 6 Block: A Subdivision: PALOMA CREEK SOUTH Phase No: 1 Map Ref: VOL W PG 246

Prior Transfer

Recording Date:	11/20/2023	Sales Price:	N/A
Document #:	2024-36642 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: A Subdivision: PALOMA CREEK SOUTH PH 1 Map Ref: SD2431A-00000A
Abbreviated Description: PALOMA CREEK SOUTH PH 1 BLK A LOT 6

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Prior Transfer

Recording Date:	03/14/2018	Sales Price:	$216,015
Document #:	2018-028579 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/06/2009	Sales Price:	N/A
Document #:	2009-129694 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/30/2009		
Document Type:			

Legal Description:

Lot: 6 Block: A Subdivision: PALOMA CREEK SOUTH PHASE 1 Map Ref: MB W PG246

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	6,140 SF	Median # of Baths	2.5
Median Living Area	2,582 SF	Median Year Built	2009
Price Range - 2 Yrs		Age Range	3 years to 21 years
Median Value		Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.22Mi.	**1609 KITTYHAWK DR** **LITTLE ELM, TX 75068-8479**	07/16/2026			3020	/3/3.5	2006	5,502 SF	
		APN: R280333 Document #: 2026-083682 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: H Subdivision: PALOMA CREEK SOUTH Phase No: 1 MapRef: CAB W PG 246 Abbreviated Description: Lot:13 Block:H Subdivision:PALOMA CREEK SOUTH Phase No:1 Map Ref:CAB W PG 246								
2	.13Mi.	**1508 BLUEBIRD DR** **LITTLE ELM, TX 75068-8501**	07/13/2026			2114	/4/2	2005	5,545 SF	
		APN: R280313 Document #: 2026-082240 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 52 Block: G Subdivision: PALOMA CREEK SOUTH Phase No: 1 MapRef: CAB W SL 246 Abbreviated Description: Lot:52 Block:G Subdivision:PALOMA CREEK SOUTH Phase No:1 Map Ref:CAB W SL 246								
3	.16Mi.	**500 TURNSTONE DR** **LITTLE ELM, TX 75068-8525**	07/10/2026			1991	/3/2	2009	5,502 SF	
		APN: R530983 Document #: 2026-081379 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 51 Block: A Subdivision: PALOMA CREEK SOUTH Phase No: 2 MapRef: CAB Y SLS 148-156 Abbreviated Description: Lot:51 Block:A Subdivision:PALOMA CREEK SOUTH Phase No:2 Map Ref:CAB Y SLS 148-156								
4	.33Mi.	**1604 GEORGE LN** **LITTLE ELM, TX 75068-2001**	06/11/2026			3185	/5/2.5	2021	7,710 SF	
		APN: R754536 Document #: 2026-068158 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: F Subdivision: PALOMA CREEK SOUTH Phase No: 11B MapRef: FILE 2019-142 Abbreviated Description: Lot:2 Block:F Subdivision:PALOMA CREEK SOUTH Phase No:11B Map Ref:FILE 2019-142								
5	.3Mi.	**1728 FLAMINGO DR** **LITTLE ELM, TX 75068-8508**	05/12/2026			2998	/4/2.5	2006	5,502 SF	
		APN: R280260 Document #: 2026-054875 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: F Subdivision: PALOMA CREEK SOUTH Phase No: 1 MapRef: CAB W SL 246 Abbreviated Description: Lot:33 Block:F Subdivision:PALOMA CREEK SOUTH Phase No:1 Map Ref:CAB W SL 246								
6	.39Mi.	**512 SEDONA ST** **LITTLE ELM, TX 75068-5583**	04/22/2026			2529	/3/2.5	2023	6,952 SF	
		APN: R1005764 Document #: 2026-045531 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: A Subdivision: PALOMA CREEK SOUTH Phase No: 11C MapRef: FILE 2022-244 Abbreviated Description: Lot:3 Block:A Subdivision:PALOMA CREEK SOUTH Phase No:11C Map Ref:FILE 2022-244								
7	.14Mi.	**1313 CATBIRD DR** **LITTLE ELM, TX 75068-8519**	04/21/2026			1883	/4/2	2010	6,050 SF	
		APN: R531001 Document #: 2026-044825 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: B Subdivision: PALOMA CREEK SOUTH Phase No: 2 MapRef: CAB Y SL 148 Abbreviated Description: Lot:3 Block:B Subdivision:PALOMA CREEK SOUTH Phase No:2 Map Ref:CAB Y SL 148								
8	.3Mi.	**1721 RINGTAIL DR** **LITTLE ELM, TX 75068-8486**	04/07/2026			2106	/3/2	2007	5,528 SF	
		APN: R280419 Document #: 2026-038489 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: J Subdivision: PALOMA CREEK SOUTH Phase No: 1 MapRef: CAB W SL 246 Abbreviated Description: Lot:17 Block:J Subdivision:PALOMA CREEK SOUTH Phase No:1 Map Ref:CAB W SL 246								
9	.07Mi.	**304 HUMMINGBIRD DR** **LITTLE ELM, TX 75068-8511**	03/30/2026			2049	/4/2.5	2005	5,493 SF	
		APN: R280265 Document #: 2026-034794 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: G Subdivision: PALOMA CREEK SOUTH Phase No: 1 MapRef: VOL W PG 246 Abbreviated Description: Lot:4 Block:G Subdivision:PALOMA CREEK SOUTH Phase No:1 Map Ref:VOL W PG 246								
10	.34Mi.	**1616 GEORGE LN** **LITTLE ELM, TX 75068-2001**	03/27/2026			3185	/5/2.5	2021	7,710 SF	
		APN: R754539 Document #: 2026-034017 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 5 Block: F Subdivision: PALOMA CREEK SOUTH Phase No: 11B MapRef: FILE 2019-142 Abbreviated Description: Lot:5 Block:F Subdivision:PALOMA CREEK SOUTH Phase No:11B Map Ref:FILE 2019-142

11	.13Mi.	**1404 KITTYHAWK DR** **LITTLE ELM, TX 75068-8465**	03/24/2026	3409	/4/3.5	2005	6,229 SF

APN: R280459 Document #: 2026-032143
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: K Subdivision: PALOMA CREEK SOUTH Phase No: 1 MapRef: VOL W PG 246 Abbreviated Description: Lot:17 Block:K Subdivision:PALOMA CREEK SOUTH Phase No:1 Map Ref:VOL W PG 246

12	.35Mi.	**641 LAKE COVE DR** **LITTLE ELM, TX 75068-1738**	03/24/2026	2634	//	2020	7,200 SF

APN: R729635 Document #: 2026-031497
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: B Subdivision: LAKESIDE ESTATES AT PALOMA CREEK MapRef: CC 2018-117 Abbreviated Description: Lot:9 Block:B Subdivision:LAKESIDE ESTATES AT PALOMA CREEK Map Ref:CC 2018-117City/Muni/Twp:TOWN OF LITTLE ELM City/Muni/Twp: TOWN OF LITTLE ELM

13	.15Mi.	**1200 CATBIRD DR** **LITTLE ELM, TX 75068-8516**	03/06/2026	1883	/4/2	2009	7,279 SF

APN: R531024 Document #: 2026-025174
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: C Subdivision: PALOMA CREEK SOUTH Phase No: 2 MapRef: CAB Y SL 148 Abbreviated Description: Lot:4 Block:C Subdivision:PALOMA CREEK SOUTH Phase No:2 Map Ref:CAB Y SL 148

14	.33Mi.	**1709 GEORGE LN** **LITTLE ELM, TX 75068-2003**	02/23/2026	2761	/4/3	2021	7,710 SF

APN: R754527 Document #: 2026-019121
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: G Subdivision: PALOMA CREEK SOUTH Phase No: 11B MapRef: FILE 2019-142 Abbreviated Description: Lot:15 Block:G Subdivision:PALOMA CREEK SOUTH Phase No:11B Map Ref:FILE 2019-142

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.	**220 ORIOLE DR**	**11/20/2023**	$395,296	$395,296	2,463	/4/2.5	2005	6,050 SF	
.01Mi.	**216 ORIOLE DR**	**05/30/2023**	$335,000	$335,000	1,720	/3/2	2005	6,146 SF	
.01Mi.	**300 ORIOLE DR**	**04/10/2025**	$347,424	$347,424	1,840	/3/2	2005	6,360 SF	
.02Mi.	**212 ORIOLE DR**	**08/25/2021**	$376,227	$376,227	2,198	/3/2	2005	6,194 SF	
.02Mi.	**304 ORIOLE DR**	**07/08/2020**	$477,506	$477,506	3,221	/5/4	2009	7,166 SF	Pool/ Spa
.02Mi.	**209 WILLET CT**	**03/19/2010**	$409,904	$409,904	2,180	/3/2.5	2010	6,817 SF	
.02Mi.	**213 WILLET CT**	**03/18/2020**	$406,789	$406,789	2,399	/4/3.5	2008	7,227 SF	
.03Mi.	**217 WILLET CT**	**06/21/2022**	$445,403	$445,403	2,973	/5/3	2008	7,440 SF	
.03Mi.	**205 WILLET CT**	**10/03/2019**	$459,580	$459,580	2,743	/3/2.5	2010	7,902 SF	
.03Mi.	**208 ORIOLE DR**	**10/07/2016**	$395,000	$395,000	3,037	/4/2.5	2005	6,194 SF	
.03Mi.	**308 ORIOLE DR**	**02/27/2019**	$344,630	$344,630	1,701	/3/2	2005	7,144 SF	
.03Mi.	**301 WILLET CT**	**07/28/2023**	$395,709	$395,709	2,125	/3/2	2010	8,289 SF	
.04Mi.	**204 ORIOLE DR**	**12/22/2015**	$459,000	$453,871	2,327	/3/3	2010	6,408 SF	
.04Mi.	**312 ORIOLE DR**	**08/28/2020**	$335,505	$330,000	1,777	/3/2	2005	5,990 SF	
.04Mi.	**305 WILLET CT**	**09/10/2021**	$490,550	$490,550	3,011	/4/2.5	2010	7,087 SF	
.04Mi.	**201 WILLET CT**	**02/26/2010**	$495,000	$495,000	3,011	/4/4.5	2009	16,082 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	78%

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Demographics & Income

Median Age:	35.7 years old	Households:	24,599
Median Household Income:	$118,618	Households w/Family:	82%
Household Income Per Capita:	$47,550	Households w/Family Married:	65%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	51%

School District

School District Zone:	Denton Independent School District	Students:	33,329
Number of Schools:	46	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.83Mi.	**Paloma Creek Elementary School** Number of Students: 516 Student-Teacher Ratio: 14.5	D	Public	PK - 5
3.15Mi.	**Rodriguez Middle School** Number of Students: 612 Student-Teacher Ratio: 10.85	C-	Public	6 - 8
0.60Mi.	**Braswell High School** Number of Students: 2,812 Student-Teacher Ratio: 15.47	C	Public	9 - 12

Flood Report

The Subject Property of **220 ORIOLE DR, LITTLE ELM, TX 75068-8401** 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	59%	NOTABLY LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	46%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	43%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	38%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	44%	SIGNIFICANTLY LOWER
MURDER	49%	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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