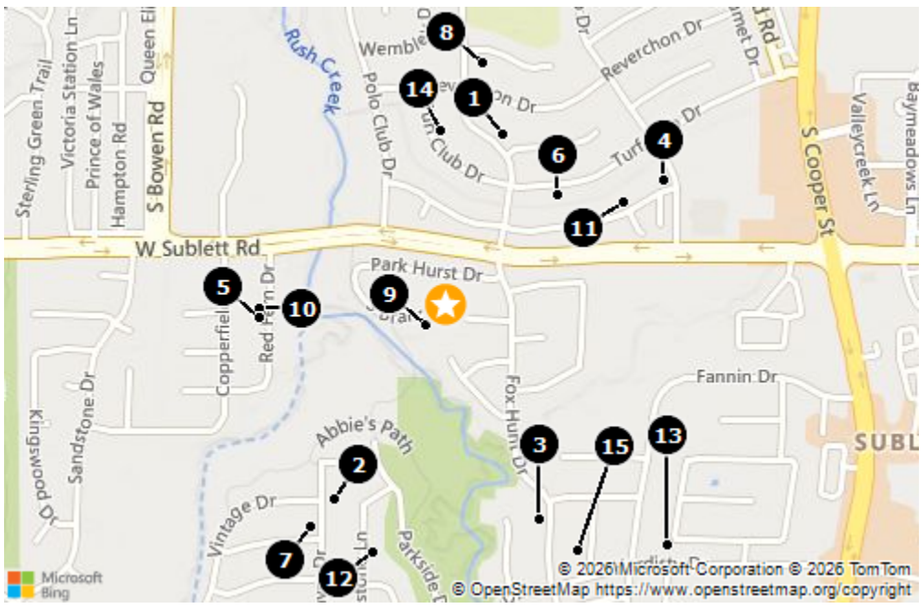
# ICE SiteX Report

**OrderID: 98722828**

## SiteX Property Information Report




## Subject Property Location

### 2217 S BRANCH DR, ARLINGTON, TX 76001-5638

| | | | |
|---|---|---|---|
| County: | **TARRANT TX** | Census Tract: | 484391114.071002 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 10975-2-16 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$396,000** | FSD: | 13 | Common Confidence Score: | 50 |
| Value Range: | $344,520 - $447,480 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 224,225 |
| Assd Land Value: | $60,000 | Market Land Value: | $60,000 | Tax Year: | 2026 |
| Assd Improvement: | $203,151 | Market Improvment Value: | $203,151 | Total Taxable Value: | $3,774 |
| Total Assessed Value: | $263,151 | Total Assessor Market Value: | $263,151 | Delinquent Year: | |
| | | | | Tax Account ID: | 06224911 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 16 Block: 2 District: 024 Subdivision: EDGEWOOD ADDITION-ARLINGTON Map Ref: MAP 2108-356
Abbreviated Description: EDGEWOOD ADDITION-ARLINGTON BLOCK 2 LOT 16
City/Muni/Twp: ARLINGTON

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 7,345 SF | Bedrooms: | 4 | Pool: | Yes |
| Building Area: | 2329 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1989 | Partial Baths: | | Type Const: | Brick |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | Garage | Heating: | Central |
| Number of Stories: | 1 | Number of Cars: | 2 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 07/23/2026 | Sales Price: | $349,649 |
| Document #: | D226142706 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/24/2021 | Sales Price: | $299,389 |
| Document #: | D221146637 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |
| **Legal Description:** | | | |

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/11/2021 | Sales Price: | N/A |
| Document #: | D221132142 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/07/2021 | | |
| Document Type: | | | |
| **Legal Description:** | | | |

Lot: 16 Block: 2 Subdivision: EDGEWOOD Map Ref: VOL 388-209 PG 87
City/Muni/Twp: ARLINGTON

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/07/2021 | Sales Price: | N/A |

# ICE SiteX Report

**OrderID: 98722828**

| | | | |
|---|---|---|---|
| Document #: | D221132142 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 16 Block: 2 District: 024 Subdivision: EDGEWOOD ADDITION-ARLINGTON Map Ref: MAP 2108-356
Abbreviated Description: EDGEWOOD ADDITION-ARLINGTON BLOCK 2 LOT 16
City/Muni/Twp: ARLINGTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/17/2020 | Sales Price: | N/A |
| Document #: | D220300660 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/23/2020 | Sales Price: | N/A |
| Document #: | D220017339 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 12/19/2019 | Loan Amount: | N/A |
| Document #: | D219291741 BK-PG - | Loan Type: | VA |
| TD Due Date: | 12/01/2049 | Type Finance: | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EDGEWOOD
City/Muni/Twp: ARLINGTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/24/2019 | Sales Price: | N/A |
| Document #: | D219014318 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/14/2019 | Sales Price: | N/A |
| Document #: | D219007226 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 01/11/2019 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EDGEWOOD Map Ref: VOL 388-209 PG 87
City/Muni/Twp: ARLINGTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/05/2018 | Sales Price: | N/A |
| Document #: | D218072155 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 04/04/2018 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EDGEWOOD Map Ref: VOL388-209 PG87
City/Muni/Twp: ARLINGTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/20/2017 | Sales Price: | $177,659 |
| Document #: | D217268833 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 11/02/2017 | Sales Price: | N/A |
| Document #: | D217255882 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 11/01/2017 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EDGEWOOD Map Ref: VOL388-209 PG87
City/Muni/Twp: ARLINGTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/16/2012 | Sales Price: | $184,400 |
| Document #: | D212116994 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 03/23/2012 | Loan Amount: | N/A |
| Document #: | D212070256 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 04/01/2027 | Type Finance: | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EGEWOOD
City/Muni/Twp: ARLINGTON

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/03/2007 | Loan Amount: | N/A |
| Document #: | D207353821 BK-PG - | Loan Type: | Unknown |
| TD Due Date: | 10/01/2037 | Type Finance: | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EDGEWOOD
City/Muni/Twp: ARLINGTON

# ICE SiteX Report

**OrderID: 98722828**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/30/1998 | Sales Price: | N/A |
| Document #: | BK-PG 13143-0139 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/04/1997 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EDGEWOOD Map Ref: MB388-209 PG87
City/Muni/Twp: ARLINGTON

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/07/1995 | Sales Price: | N/A |
| Document #: | BK-PG 12093-2237 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/14/1995 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 16 Block: 2 Subdivision: EDGEWOOD Map Ref: MB388-209 PG87
City/Muni/Twp: ARLINGTON

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 3 |
| Median Lot Size | 7,797 SF | Median # of Baths | 2 |
| Median Living Area | 2,456 SF | Median Year Built | 1994 |
| Price Range - 2 Yrs | | Age Range | 15 years to 42 years |
| Median Value | | Median Age | 32 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .25Mi. | **5817 FOX HUNT DR**<br>**ARLINGTON, TX 76017-4561** | 10/14/2026 | | | 1681 | /3/2 | 1988 | 9,047 SF | |
| | | APN: 43960-8-26 Document #: D226200051<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 26 Block: 8 Section: 4 Subdivision: TURF CLUB ESTATES MapRef: VOL 388168 PG 20 Abbreviated Description: Lot:26 Block:8 Section:4 Subdivision:TURF CLUB ESTATES Map Ref:VOL 388168 PG 20City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 2 | .31Mi. | **6207 WEAVER DR**<br>**ARLINGTON, TX 76001-8126** | 09/11/2026 | | | 4045 | /5/3 | 2010 | 7,405 SF | |
| | | APN: 13572F-A-21 Document #: D226178268<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 21 Block: A Section: A Subdivision: FANNIN FARM WEST MapRef: CAB A SL 10921 Abbreviated Description: Lot:21 Block:A Section:A Subdivision:FANNIN FARM WEST Map Ref:CAB A SL 10921City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 3 | .32Mi. | **6304 FOX HUNT DR**<br>**ARLINGTON, TX 76001-5654** | 09/03/2026 | | | 2526 | /3/2 | 1995 | 10,105 SF | |
| | | APN: 13572-5-18 Document #: D226173430<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 18 Block: 5 Subdivision: FANNIN FARM PHASE 1A MapRef: CAB A SL 1386 Abbreviated Description: Lot:18 Block:5 Subdivision:FANNIN FARM PHASE 1A Map Ref:CAB A SL 1386City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 4 | .34Mi. | **5912 ROYAL CLUB DR**<br>**ARLINGTON, TX 76017-4461** | 09/02/2026 | | | 1058 | /2/1 | 1984 | 3,351 SF | |
| | | APN: 43960-9-5R Document #: D226172015<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 5R Block: 9 Subdivision: TURF CLUB ESTATES MapRef: VOL 388-167 PG 56 Abbreviated Description: Lot:5R Block:9 Subdivision:TURF CLUB ESTATES Map Ref:VOL 388-167 PG 56City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 5 | .26Mi. | **6016 RED FERN DR**<br>**ARLINGTON, TX 76001-5404** | 07/02/2026 | | | 3449 | /4/2 | 1994 | 7,797 SF | |
| | | APN: 11035-4-7 Document #: D226128768<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Block: 4 Subdivision: EDGEWOOD WEST - SECTION TWO MapRef: CAB A PG 1555 Abbreviated Description: Lot:7 Block:4 Subdivision:EDGEWOOD WEST - SECTION TWO Map Ref:CAB A PG 1555City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 6 | .21Mi. | **2128 TURF CLUB DR**<br>**ARLINGTON, TX 76017-4502** | 06/25/2026 | | | 1526 | /3/2 | 1986 | 8,490 SF | |
| | | APN: 43960-9-29 Document #: D226122986<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 29 Block: 9 Section: 4 Subdivision: TURF CLUB ESTATES MapRef: VOL 388-168 PG 20 Abbreviated Description: Lot:29 Block:9 Section:4 Subdivision:TURF CLUB ESTATES Map Ref:VOL 388-168 PG 20City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 7 | .35Mi. | **6304 WEAVER DR**<br>**ARLINGTON, TX 76001-8128** | 05/07/2026 | | | 2456 | /3/2 | 2011 | 6,577 SF | |
| | | APN: 13572F-E-3 Document #: D226086761<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 3 Block: E Section: A Subdivision: FANNIN FARM WEST Phase No: III MapRef: MF 10921 PG 10921 Abbreviated Description: Lot:3 Block:E Section:A Subdivision:FANNIN FARM WEST Phase No:III Map Ref:MF 10921 PG 10921City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 8 | .33Mi. | **2122 RAINWOOD CT**<br>**ARLINGTON, TX 76017-4551** | 04/14/2026 | | | 1629 | /3/2 | 1985 | 7,408 SF | |
| | | APN: 43960-7-31 Document #: D226068688<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 31 Block: 7 Section: 3 Subdivision: TURF CLUB ESTATES MapRef: VOL 388-168 PG 19 Abbreviated Description: Lot:31 Block:7 Section:3 Subdivision:TURF CLUB ESTATES Map Ref:VOL 388-168 PG 19City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 9 | .04Mi. | **2300 S BRANCH DR**<br>**ARLINGTON, TX 76001-5801** | 03/02/2026 | | | 1989 | /3/2 | 2000 | 7,884 SF | |
| | | APN: 11035-6-1 Document #: D226037306<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 6 Subdivision: EDGEWOOD WEST SECTION ONE MapRef: CAB A SL 4923&4924 Abbreviated Description: Lot:1 Block:6 Subdivision:EDGEWOOD WEST SECTION ONE Map Ref:CAB A SL 4923&4924City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON | | | | | | | | |
| 10 | .25Mi. | **6014 RED FERN DR**<br>**ARLINGTON, TX 76001-5404** | 01/21/2026 | | | 2828 | /4/2 | 1994 | 7,797 SF | |

# ICE SiteX Report

**OrderID: 98722828**

APN: 11035-4-6 Document #: D226011823
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 4 Subdivision: EDGEWOOD WEST -SECTION TWO MapRef: VOL A PG 1555 Abbreviated Description: Lot:6 Block:4 Subdivision:EDGEWOOD WEST -SECTION TWO Map Ref:VOL A PG 1555City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 11 | .28Mi. | **2117 CHAPEL DOWNS DR ARLINGTON, TX 76017-4508** | 01/20/2026 | 1199 | /3/2 | 1985 | 7,482 SF | | |

APN: 43960-9-11R Document #: D226011365
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11R Block: 9 Subdivision: TURF CLUB ESTATES SECTION NINE MapRef: VOL 388-170 PG 56 Abbreviated Description: Lot:11R Block:9 Subdivision:TURF CLUB ESTATES SECTION NINE Map Ref:VOL 388-170 PG 56City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 12 | .35Mi. | **6321 COBBLESTONE LN ARLINGTON, TX 76001-5605** | 12/12/2025 | 2748 | /5/3 | 1996 | 9,800 SF | Yes |

APN: 13572-15-7 Document #: D225232459
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 15 Subdivision: FANNIN FARM PHASE IV MapRef: CAB A SL 2716 Abbreviated Description: Lot:7 Block:15 Subdivision:FANNIN FARM PHASE IV Map Ref:CAB A SL 2716City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 13 | .45Mi. | **1930 SANTA ANNA DR ARLINGTON, TX 76001-5611** | 11/24/2025 | 3463 | /4/2 | 2005 | 16,030 SF | Yes |

APN: 30638-2-9 Document #: D225219867
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: OAK MEADOW MapRef: CAB A SL 9657 Abbreviated Description: Lot:9 Block:2 Subdivision:OAK MEADOW Map Ref:CAB A SL 9657City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 14 | .24Mi. | **2231 TURF CLUB DR ARLINGTON, TX 76017-4571** | 10/23/2025 | 1335 | /3/2 | 1986 | 5,424 SF | |

APN: 43960-13-8 Document #: D225199319
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 13 Subdivision: TURF CLUB ESTATES SECTION FOUR MapRef: VOL 388 PG 20 Abbreviated Description: Lot:8 Block:13 Subdivision:TURF CLUB ESTATES SECTION FOUR Map Ref:VOL 388 PG 20City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 15 | .38Mi. | **6308 BITTERSWEET DR ARLINGTON, TX 76001-5664** | 10/17/2025 | 2930 | /4/3 | 1995 | 8,189 SF | |

APN: 13572-4-15 Document #: D225195566
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 4 Subdivision: FANNIN FARM Phase No: 1B MapRef: CAB A PG 1419 Abbreviated Description: Lot:15 Block:4 Subdivision:FANNIN FARM Phase No:1B Map Ref:CAB A PG 1419City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

## 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. | **2217 S BRANCH DR** | **05/07/2021** | $263,151 | $263,151 | 2,329 | /4/2 | 1989 | 7,345 SF | Yes |
| .01Mi. | **2215 S BRANCH DR** | **03/03/2014** | $375,480 | $375,480 | 2,525 | /4/2 | 1989 | 7,345 SF | |
| .01Mi. | **2219 S BRANCH DR** | **11/01/2000** | $254,346 | $254,346 | 1,822 | /4/2 | 2000 | 8,640 SF | Yes |
| .02Mi. | **2214 PARK HURST DR** | **01/19/2018** | $238,603 | $238,603 | 2,769 | /4/2 | 1992 | 7,200 SF | |
| .02Mi. | **2211 S BRANCH DR** | **09/30/2020** | $376,000 | $376,000 | 3,080 | /4/2 | 1989 | 7,345 SF | |
| .02Mi. | **2210 PARK HURST DR** | **09/25/2003** | $305,000 | $305,000 | 2,498 | /4/2 | 1990 | 7,200 SF | |
| .03Mi. | **2301 S BRANCH DR** | **04/10/2008** | $312,000 | $312,000 | 2,134 | /3/2 | 2000 | 7,623 SF | |
| .03Mi. | **2216 PARK HURST DR** | **05/16/2014** | $298,718 | $298,718 | 1,878 | /3/2 | 2002 | 7,800 SF | |
| .03Mi. | **2208 PARK HURST DR** | **11/30/2015** | $336,570 | $336,570 | 1,905 | /3/2 | 1989 | 7,200 SF | |
| .03Mi. | **2216 S BRANCH DR** | **10/28/1994** | $316,303 | $316,303 | 1,676 | /3/2 | 1987 | 7,200 SF | Yes |
| .03Mi. | **2218 S BRANCH DR** | **02/21/2019** | $346,974 | $346,974 | 2,009 | /4/2 | 2002 | 7,320 SF | |
| .03Mi. | **2214 S BRANCH DR** | **12/13/2024** | $296,660 | $296,660 | 1,911 | /3/2 | 1987 | 7,200 SF | |
| .04Mi. | **2209 S BRANCH DR** | **12/09/2013** | $386,700 | $386,700 | 2,874 | /4/2 | 1989 | 7,345 SF | Yes |
| .04Mi. | **2218 PARK HURST DR** | **06/30/2016** | $237,504 | $237,504 | 2,080 | /3/2 | 2000 | 7,710 SF | |
| .04Mi. | **2206 PARK HURST DR** | **08/02/2011** | $378,746 | $378,746 | 2,486 | /4/3 | 1992 | 7,200 SF | |
| .04Mi. | **2303 S BRANCH DR** | **12/02/1999** | $407,857 | $407,857 | 2,437 | /4/2 | 1999 | 8,146 SF | |

# ICE SiteX Report

**OrderID: 98722828**

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 23% | Households Occupied by Owners: | 74% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 36.4 years old | Households: | 12,001 |
| Median Household Income: | $101,734 | Households w/Family: | 79% |
| Household Income Per Capita: | $43,086 | Households w/Family Married: | 60% |
| Most Common Education Level: | Bachelor's Degree | Households w/Family Children: | 41% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Mansfield Independent School District | Students: | 35,354 |
| Number of Schools: | 47 | Rating: | A- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 1.93Mi. | **T. A. Howard Middle School**<br>Number of Students: 574<br>Student-Teacher Ratio: 12.37 | C- | Public | 7 - 8 |
| 1.91Mi. | **Cross Timbers Intermediate School**<br>Number of Students: 588<br>Student-Teacher Ratio: 11.04 | D | Public | 5 - 6 |
| 2.45Mi. | **Summit High School**<br>Number of Students: 1,772<br>Student-Teacher Ratio: 15.81<br>Advanced Placement: Yes | C | Public | 9 - 12 |
| 1.82Mi. | **Carol Holt Elementary School**<br>Number of Students: 391<br>Student-Teacher Ratio: 12.4 | B+ | Public | PK - 4 |

## Flood Report

The Subject Property of **2217 S BRANCH DR, ARLINGTON, TX 76001-5638** 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** | 77% | NOTABLY LOWER |
| **BURGLARY** | 53% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 76% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 116% | HIGHER |
| **AGGRAVATED ASSAULT** | 33% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 103% | SIMILAR |
| **MURDER** | 58% | NOTABLY LOWER |
| **OVERALL** | 54% | NOTABLY LOWER |

## Disaster Alerts

No alerts noted

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