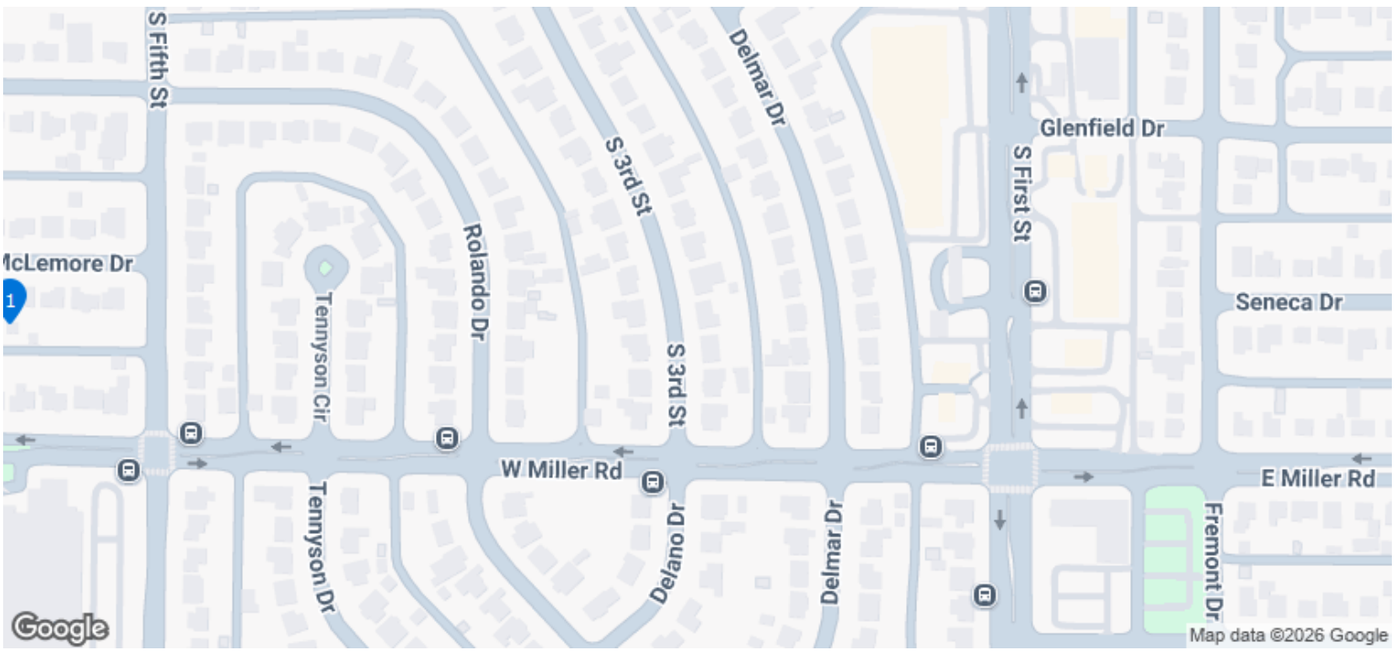
ICE SiteX Report

OrderID: 98745678

SiteX Property Information Report



Subject Property Location

221 SENECA DR, GARLAND, TX 75040-8444

County:	**DALLAS TX**	Census Tract:	0182.04
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26126500030060000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$177,000**	FSD:	26	Common Confidence Score:	27
Value Range:	$130,980 - $223,020	ICE Confidence Score:	74		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC CG GS PH DO
Assd Land Value:	$65,000	Market Land Value:	$65,000	Tax Year:	2025
Assd Improvement:	$88,770	Market Improvment Value:	$88,770	Total Taxable Value:	$821
Total Assessed Value:	$153,770	Total Assessor Market Value:	$153,770	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 6 Block: C Subdivision: CROWN HILL Tract No: 12650 Map Ref: 29A-E

Abbreviated Description:	CROWN HILL 2 BLK C LOT 6 INT202100077270 DD03162021 CO-DC 1265000300600 1CG12650003
City/Muni/Twp:	GARLAND

Property Characteristics

Lot Size:	7,200 SF	Bedrooms:	2	Pool:	
Building Area:	866 SF	Baths:	1	Fireplace:	
Year Built:	1955	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:		Heating:	Central
Number of Stories:	1+B	Number of Cars:		A/C:	Central
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/10/2026	Sales Price:	$154,700
Document #:	202600125152 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	$154,700
Document #:	202500238481 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/16/2024	Sales Price:	$856,131
Document #:	202400164795 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

Mortgage Record

Recording Date:	08/14/2024	Loan Amount:	N/A

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Document #:	202400163102 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	08/14/2024		
TD Due Date:	09/01/2054	Type Finance:	

Legal Description:
Block: C Subdivision: CROWN HILL ADDITION Map Ref: 0
City/Muni/Twp: GARLAND

Mortgage Record

Recording Date:	01/18/2022	Loan Amount:	N/A
Document #:	202200014980 BK-PG -	Loan Type:	Purchase Money Mortgage
Contract Date:	01/13/2022		
TD Due Date:		Type Finance:	

Legal Description:
Block: C Subdivision: CROWN HILL ADDITION Map Ref: 0
Abbreviated Description: SECOND INSTALLMENT
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	01/18/2022	Sales Price:	$125,000
Document #:	202200013842 BK-PG -	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	03/17/2021	Loan Amount:	N/A
Document #:	202100077271 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	03/16/2021		
TD Due Date:		Type Finance:	

Legal Description:
Block: C Subdivision: CROWN HILL ADDITION Map Ref: VOL 22 PG 205
Abbreviated Description: SECOND INSTALLMENT
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	03/17/2021	Sales Price:	N/A
Document #:	202100077270 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/16/2021		
Document Type:	Deed		

Legal Description:
Block: C Subdivision: CROWN HILL ADDITION Map Ref: VOL 22 PG 205
Abbreviated Description: SECOND INSTALLMENT
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	07/12/2010	Sales Price:	N/A
Document #:	201000175774 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/07/2010		
Document Type:	Deed		

Legal Description:
Block: C Subdivision: CROWN HILL #2 ADDITION Map Ref: MB22 PG205
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	07/12/2010	Sales Price:	N/A
Document #:	201000175757 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	04/29/2010		
Document Type:	Deed		

Legal Description:
Block: C Subdivision: CROWN HILL #2 ADDITION Map Ref: MB22 PG205
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	07/12/2010	Sales Price:	N/A
Document #:	201000175756 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	05/28/2010		
Document Type:	Deed		

Legal Description:
Block: C Subdivision: CROWN HILL #2 ADDITION Map Ref: MB22 PG205
City/Muni/Twp: GARLAND

Area Sales Analysis

Total Area Sales	$165,000	Median # of Bedrooms	3
Median Lot Size	8,100 SF	Median # of Baths	2
Median Living Area	1,180 SF	Median Year Built	1955
Price Range - 2 Yrs	$165,000 to $165,000	Age Range	71 years to 71 years
Median Value	$165,000	Median Age	71 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**1813 CUMBERLAND DR GARLAND, TX 75040-8052**	07/28/2026			1134	/3/1	1958	8,502 SF	
		APN: 26137500040010000 Document #: 202600160902 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 4 Subdivision: DELLWOOD SECOND INSTALLMENT ADDITION MapRef: VOL 36 PG 211 Abbreviated Description: Lot:1 Block:4 Subdivision:DELLWOOD SECOND INSTALLMENT ADDITION Map Ref:VOL 36 PG 211City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
2	.14Mi.	**1801 CUMBERLAND DR GARLAND, TX 75040-8052**	08/31/2026			1611	/3/2	2025	8,580 SF	

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APN: 26137500040040000 Document #: 202600184414
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: DELLWOOD ADDITION SECOND INSTALLMENT MapRef: VOL 36 PG 211 Abbreviated Description: Lot:4 Block:4 Subdivision:DELLWOOD ADDITION SECOND INSTALLMENT Map Ref:VOL 36 PG 211City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

3	.16Mi.	**1802 CUMBERLAND DR** **GARLAND, TX 75040-8053**	07/31/2026	1611	/3/2	2025	7,800 SF

APN: 26137500030220000 Document #: 202600163452
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 3 Subdivision: DELLWOOD ADDITION MapRef: VOL 36 PG 211 Abbreviated Description: Lot:22 Block:3 Subdivision:DELLWOOD ADDITION Map Ref:VOL 36 PG 211Abbreviated Description:SECOND INSTALLMENT

4	.19Mi.	**210 WALLACE DR** **GARLAND, TX 75041-1957**	10/01/2026	1746	/3/2	1954	7,620 SF

APN: 26352500010040000 Document #: 202600211883
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 1 Subdivision: MONICA PARK ADDITION NO 1 MapRef: VOL 24 PG 33 Abbreviated Description: Lot:4 Block:1 Subdivision:MONICA PARK ADDITION NO 1 Map Ref:VOL 24 PG 33City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

5	.24Mi.	**220 LOMA DR** **GARLAND, TX 75040-7946**	06/10/2026	1165	/3/2	1955	7,200 SF

APN: 26240500050050000 Document #: 202600124355
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 5 Subdivision: GLENFIELD ADDITION MapRef: VOL 23 PG 33 Abbreviated Description: Lot:5 Block:5 Subdivision:GLENFIELD ADDITION Map Ref:VOL 23 PG 33City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

6	.25Mi.	**206 E LINDA DR** **GARLAND, TX 75041-1943**	08/18/2026	1272	/3/2	1955	7,440 SF

APN: 26352500020080000 Document #: 202600178771
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 2 Subdivision: MONICA PARK ADDITION MapRef: VOL 24 PG 33 Abbreviated Description: Lot:8 Block:2 Subdivision:MONICA PARK ADDITION Map Ref:VOL 24 PG 33City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

7	.25Mi.	**202 E LINDA DR** **GARLAND, TX 75041-1943**	07/16/2026	1010	/3/1	1955	7,440 SF

APN: 26352500020070000 Document #: 202600152186
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 2 Subdivision: MONICA PARK ADDITION NO 1 MapRef: VOL 24 PG 33 Abbreviated Description: Lot:7 Block:2 Subdivision:MONICA PARK ADDITION NO 1 Map Ref:VOL 24 PG 33City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

8	.27Mi.	**223 LOMA DR** **GARLAND, TX 75040-7945**	10/15/2026	1172	/4/1	1955	7,200 SF

APN: 26240500060110000 Document #: 202600222659
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: 6 Subdivision: GLENFIELD ADDITION MapRef: VOL 23 PG 33 Abbreviated Description: Lot:11 Block:6 Subdivision:GLENFIELD ADDITION Map Ref:VOL 23 PG 33City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

9	.28Mi.	**235 LOMA DR** **GARLAND, TX 75040-7945**	07/15/2026	1416	/3/2	1955	7,200 SF

APN: 26240500060140000 Document #: 202600150184
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 6 Subdivision: GLENFIELD ADDITION MapRef: VOL 23 PG 33 Abbreviated Description: Lot:14 Block:6 Subdivision:GLENFIELD ADDITION Map Ref:VOL 23 PG 33City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

10	.28Mi.	**1815 DELMAR DR** **GARLAND, TX 75040-8424**	06/29/2026	1061	/2/1	1955	7,800 SF

APN: 26112500090130000 Document #: 202600137438
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 9 Subdivision: CRESTHAVEN MapRef: VOL 24 PG 127 Abbreviated Description: Lot:13 Block:9 Subdivision:CRESTHAVEN Map Ref:VOL 24 PG 127City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

11	.29Mi.	**321 E DAUGHERTY DR** **GARLAND, TX 75041-1907**	09/02/2026	1501	/3/1	1955	7,200 SF

APN: 26352500020270000 Document #: 202600189432
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: 2 Subdivision: MONICS PARK FIRST INSTALLMENT MapRef: VOL 24 PG 33 Abbreviated Description: Lot:27 Block:2 Subdivision:MONICS PARK FIRST INSTALLMENT Map Ref:VOL 24 PG 33City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

12	.29Mi.	**2033 DELMAR DR** **GARLAND, TX 75041-1936**	06/24/2026	1242	/3/1	1954	7,750 SF

APN: 26131500070250000 Document #: 202600135037
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 7 Section: 2 Subdivision: DAUGHERTY HEIGHTS ADDITION MapRef: VOL 21 PG 113 Abbreviated Description: Lot:25 Block:7 Section:2 Subdivision:DAUGHERTY HEIGHTS ADDITION Map Ref:VOL 21 PG 113City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

13	.31Mi.	**1827 S 3RD ST** **GARLAND, TX 75040-8418**	07/30/2026	1115	/3/1	1955	8,160 SF

APN: 26112500120090000 Document #: 202600163121
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 12 Subdivision: CRESTHAVEN ADDITION MapRef: VOL 24 PG 127 Abbreviated Description: Lot:9 Block:12 Subdivision:CRESTHAVEN ADDITION Map Ref:VOL 24 PG 127City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

14	.34Mi.	**511 E DAUGHERTY DR** **GARLAND, TX 75041-2081**	10/19/2026	1240	/2/2	1955	7,200 SF

APN: 26353500110370000 Document #: 202600224258
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: 11 Subdivision: MONICE PARK NO 2 MapRef: VOL 25 PG 225 Abbreviated Description: Lot:37 Block:11 Subdivision:MONICE PARK NO 2 Map Ref:VOL 25 PG 225City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

15	.36Mi.	**609 E LINDA DR** **GARLAND, TX 75041-2024**	07/07/2026	1248	/2/1	1955	13,650 SF

APN: 26353500100080000 Document #: 202600143113
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 10 Subdivision: MONICA PARK 2 MapRef: VOL 25 PG 225 Abbreviated Description: Lot:8 Block:10 Subdivision:MONICA PARK 2 Map Ref:VOL 25 PG 225City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

16	.41Mi.	**1906 BURKE DR**	07/28/2026	925	/3/1	1962	7,200 SF

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		GARLAND, TX 75040-8118						
		APN: 26361500020080000 Document #: 202600160893 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 2 Subdivision: MONICA PARK HEIGHTS 1 MapRef: VOL 46 PG 171 Abbreviated Description: Lot:8 Block:2 Subdivision:MONICA PARK HEIGHTS 1 Map Ref:VOL 46 PG 171City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND						
17	.42Mi.	**2032 MONTIER DR** **GARLAND, TX 75041-1839**	09/30/2026	848	/2/1	1953	7,980 SF	
		APN: 26130500040100000 Document #: 202600210775 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 4 Subdivision: DAUGHTERY HEIGHTS ADDITION MapRef: VOL 18 PG 263 Abbreviated Description: Lot:10 Block:4 Subdivision:DAUGHTERY HEIGHTS ADDITION Map Ref:VOL 18 PG 263City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND						
18	.46Mi.	**415 BELLA DR** **GARLAND, TX 75040-8317**	07/20/2026	1702	/3/1	1955	7,560 SF	
		APN: 26112500110110000 Document #: 202600153863 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 11 Subdivision: CRESTHAVEN ADDITION MapRef: VOL 24 PG 127 Abbreviated Description: Lot:11 Block:11 Subdivision:CRESTHAVEN ADDITION Map Ref:VOL 24 PG 127City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND						
19	.48Mi.	**140 E MARGUERITA DR** **GARLAND, TX 75040-7924**	05/15/2026	1184	/3/1	1999	7,181 SF	
		APN: 26502500010110000 Document #: 202600104086 Document Type: Divorce/Dissolution of Marriage Transfer Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: A Subdivision: ROUTH TERRACE ADDITION MapRef: VOL 19 PG 215 Abbreviated Description: Lot:11 Subdivision:ROUTH TERRACE ADDITION Map Ref:VOL 19 PG 215Abbreviated Description:FIRST INSTALLMENT City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND						
20	.49Mi.	**202 E CAROLYN DR** **GARLAND, TX 75041-3129**	08/24/2026	1059	/3/2	1958	7,200 SF	
		APN: 26354500060060000 Document #: 202600182397 Document Type: Divorce/Dissolution of Marriage Transfer Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 6 Subdivision: MONICA PARK NO 3 MapRef: VOL 28 PG 181 Abbreviated Description: Lot:6 Block:6 Subdivision:MONICA PARK NO 3 Map Ref:VOL 28 PG 181City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND						

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.	**221 SENECA DR**	**03/17/2021**	$153,770	$153,770	866	/2/1	1955	7,200 SF	
.01Mi.	**301 SENECA DR**	**04/11/2013**	$168,900	$168,900	1,038	/2/1	1955	7,200 SF	
.01Mi.	**217 SENECA DR**	**09/07/2018**	$280,450	$280,450	1,220	/3/2	2017	7,200 SF	
.02Mi.	**305 SENECA DR**	**11/16/2005**	$144,750	$144,750	747	/2/1	1955	7,200 SF	
.02Mi.	**213 SENECA DR**	**11/03/2020**	$159,940	$159,940	743	/2/1	1955	7,200 SF	
.03Mi.	**220 E MILLER RD**	**07/19/2006**	$140,180	$140,180	765	/2/1	1955	7,200 SF	
.03Mi.	**300 E MILLER RD**	**02/06/2024**	$250,760	$250,760	1,323	/3/2	2014	7,200 SF	
.03Mi.	**216 E MILLER RD**	**02/09/1998**	$156,260	$156,260	971	/3/1	1955	7,200 SF	
.03Mi.	**220 SENECA DR**	**10/15/2021**	$166,400	$166,400	1,013	/2/1	1955	7,680 SF	
.03Mi.	**309 SENECA DR**	**06/28/2022**	$165,720	$165,720	969	/3/2	1955	7,200 SF	
.03Mi.	**209 SENECA DR**	**03/12/2024**	$137,880	$137,880	770	/2/1	1955	7,200 SF	
.03Mi.	**304 E MILLER RD**	**05/21/2019**	$148,340	$148,340	761	/2/1	1955	7,200 SF	
.03Mi.	**216 SENECA DR**	**06/20/2019**	$146,090	$146,090	722	/2/1	1955	7,680 SF	
.03Mi.	**300 SENECA DR**	**04/18/1994**	$145,070	$145,070	750	/2/1	1955	7,680 SF	
.04Mi.	**212 E MILLER RD**	**08/26/2002**	$115,620	$115,620	766	/2/1	1955	7,200 SF	
.04Mi.	**304 SENECA DR**	**08/02/1995**	$160,010	$160,010	770	/2/1	1955	7,680 SF	

Rent vs. Own

Households Occupied by Renters:	30%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	36.4 years old	Households:	20,252
Median Household Income:	$70,935	Households w/Family:	75%
Household Income Per Capita:	$29,501	Households w/Family Married:	56%
Most Common Education Level:	High School Graduate	Households w/Family Children:	35%

School District

School District Zone:	Garland Independent School District	Students:	51,021
Number of Schools:	69	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.27Mi.	**Webb Middle School** Number of Students: 989 Student-Teacher Ratio: 15.79	C-	Public	6 - 8
5.23Mi.	**Sachse High School** Number of Students: 2,935	B+	Public	9 - 12

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Student-Teacher Ratio: 17.3 Advanced Placement: Yes				
5.18Mi. **Abbett Elementary School** Number of Students: 710 Student-Teacher Ratio: 17.53		B	Public	PK - 5
3.07Mi. **North Garland High School** Number of Students: 2,929 Student-Teacher Ratio: 17.48 Advanced Placement: Yes		B	Public	9 - 12
3.09Mi. **Walnut Glen Academy for Excellence** Number of Students: 376 Student-Teacher Ratio: 14.04		A+	Public	KG - 5
4.03Mi. **Bradfield Elementary School** Number of Students: 525 Student-Teacher Ratio: 16.94		A-	Public	PK - 5
2.34Mi. **Weaver Elementary School** Number of Students: 460 Student-Teacher Ratio: 14.86		C+	Public	PK - 5
3.57Mi. **Davis Elementary School** Number of Students: 478 Student-Teacher Ratio: 15.55		C+	Public	PK - 5
0.31Mi. **Kimberlin Academy for Excellence** Number of Students: 474 Student-Teacher Ratio: 16.21		A+	Public	KG - 5
1.20Mi. **Hillside Academy for Excellence** Number of Students: 446 Student-Teacher Ratio: 16.12		A+	Public	KG - 5
2.46Mi. **Roach Elementary School** Number of Students: 315 Student-Teacher Ratio: 13.4		B-	Public	PK - 5
5.78Mi. **Schrade Middle School** Number of Students: 697 Student-Teacher Ratio: 13.45		D	Public	6 - 8
1.96Mi. **Houston Middle School** Number of Students: 775 Student-Teacher Ratio: 13.32		D-	Public	6 - 8
0.63Mi. **Watson Technology Center for Math & Science** Number of Students: 529 Student-Teacher Ratio: 16.79		A	Public	KG - 5
3.89Mi. **Coyle Middle School** Number of Students: NA Student-Teacher Ratio: NA		D+	Public	7 - 8
2.46Mi. **Northlake Elementary School** Number of Students: 526 Student-Teacher Ratio: 16.29		C	Public	PK - 5
2.16Mi. **Handley Elementary School** Number of Students: NA Student-Teacher Ratio: NA		C-	Public	2 - 5
5.96Mi. **Pearson Elementary School** Number of Students: 455 Student-Teacher Ratio: 16.66		D+	Public	PK - 5
3.33Mi. **Parsons Prekindergarten School** Number of Students: 325 Student-Teacher Ratio: 17		NA	Public	PK - PK
1.61Mi. **Williams Elementary School** Number of Students: NA Student-Teacher Ratio: NA		D+	Public	KG - 5
1.94Mi. **Park Crest Elementary School** Number of Students: 562 Student-Teacher Ratio: 15.13		D+	Public	PK - 5
6.08Mi. **Keeley Elementary School** Number of Students: 582 Student-Teacher Ratio: 16.8		A	Public	PK - 5
5.20Mi. **Hudson Middle School** Number of Students: 1,099 Student-Teacher Ratio: 15.9		B+	Public	6 - 8
3.08Mi. **Rowlett Elementary School** Number of Students: 486 Student-Teacher Ratio: 15.43		C-	Public	PK - 5
3.56Mi. **Jackson Technology Center for Math & Science** Number of Students: 1,157 Student-Teacher Ratio: 15.99 Advanced Placement: Yes		B+	Public	6 - 8

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3.22Mi.	**Shugart Elementary School** Number of Students: 471 Student-Teacher Ratio: 14.74	D	Public	PK - 5
1.64Mi.	**South Garland High School** Number of Students: 2,001 Student-Teacher Ratio: 15.12 Advanced Placement: Yes	D-	Public	9 - 12
0.51Mi.	**Daugherty Elementary School** Number of Students: 757 Student-Teacher Ratio: 16.47	C	Public	KG - 5
4.37Mi.	**Naaman Forest High School** Number of Students: 1,949 Student-Teacher Ratio: 14.89 Advanced Placement: Yes	D	Public	9 - 12
7.04Mi.	**Liberty Grove Elementary School** Number of Students: 484 Student-Teacher Ratio: 14.44	D+	Public	PK - 5
1.70Mi.	**Caldwell Elementary School** Number of Students: 422 Student-Teacher Ratio: 15.1	C	Public	PK - 5
5.91Mi.	**Giddens-Steadham Elementary School** Number of Students: 490 Student-Teacher Ratio: 14.99	C-	Public	PK - 5
3.22Mi.	**Lyles Middle School** Number of Students: NA Student-Teacher Ratio: NA	D-	Public	7 - 8
4.31Mi.	**Spring Creek Elementary School** Number of Students: 673 Student-Teacher Ratio: 16.83	B	Public	PK - 5
2.95Mi.	**Dorsey Elementary School** Number of Students: 571 Student-Teacher Ratio: 16.08	B	Public	PK - 5
5.22Mi.	**Armstrong Elementary School** Number of Students: 724 Student-Teacher Ratio: 17.75	A	Public	KG - 5
2.59Mi.	**Heather Glen Elementary School** Number of Students: 283 Student-Teacher Ratio: 14.89	C-	Public	PK - 5
2.69Mi.	**O'Banion Middle School** Number of Students: 784 Student-Teacher Ratio: 14.1	D	Public	6 - 8
4.44Mi.	**Couch Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D-	Public	2 - 5
1.51Mi.	**Club Hill Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D	Public	2 - 5
0.88Mi.	**Cisneros Prekindergarten School** Number of Students: 355 Student-Teacher Ratio: 17.75	NA	Public	PK - PK
2.05Mi.	**Southgate Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D-	Public	2 - 5
3.85Mi.	**Bullock Elementary School** Number of Students: 542 Student-Teacher Ratio: 16.38	B-	Public	PK - 5
1.81Mi.	**Freeman Elementary School** Number of Students: NA Student-Teacher Ratio: NA	F	Public	PK - 5
2.50Mi.	**Golden Meadows Elementary School** Number of Students: 643 Student-Teacher Ratio: 16.11	C+	Public	PK - 5
2.90Mi.	**Cooper Elementary School** Number of Students: 398 Student-Teacher Ratio: 13.71	D+	Public	PK - 5
4.37Mi.	**Rowlett High School** Number of Students: 2,156 Student-Teacher Ratio: 15.32 Advanced Placement: Yes	C-	Public	9 - 12
5.08Mi.	**Sewell Elementary School** Number of Students: 709 Student-Teacher Ratio: 17.28	B+	Public	PK - 5
5.11Mi.	**Hickman Elementary School** Number of Students: 484	B-	Public	PK - 5

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Student-Teacher Ratio: 16.68

5.77Mi. **Herfurth Elementary School** Number of Students: 590 Student-Teacher Ratio: 17.09	A-	Public	KG - 5
0.75Mi. **Austin Academy for Excellence** Number of Students: 951 Student-Teacher Ratio: 15.44 Advanced Placement: Yes	A+	Public	6 - 8
3.96Mi. **Stephens Elementary School** Number of Students: 496 Student-Teacher Ratio: 14.21	D	Public	PK - 5
1.46Mi. **Garland High School** Number of Students: 2,335 Student-Teacher Ratio: 14.78 Advanced Placement: Yes	C-	Public	9 - 12
2.80Mi. **Montclair Elementary School** Number of Students: 557 Student-Teacher Ratio: 17.33	C	Public	PK - 5
2.16Mi. **Classical Center at Brandenburg Middle School** Number of Students: 1,056 Student-Teacher Ratio: 16.1	B+	Public	6 - 8
2.51Mi. **Carver Elementary School** Number of Students: 640 Student-Teacher Ratio: 16.94	C	Public	PK - 5
1.20Mi. **Centerville Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D	Public	KG - 5
2.18Mi. **Bussey Middle School** Number of Students: 753 Student-Teacher Ratio: 14 Advanced Placement: Yes	F	Public	6 - 8
5.73Mi. **Luna Elementary School** Number of Students: 544 Student-Teacher Ratio: 18.43	A	Public	PK - 5
1.63Mi. **Shorehaven Elementary School** Number of Students: 350 Student-Teacher Ratio: 13.46	B-	Public	PK - 5
3.27Mi. **Ethridge Elementary School** Number of Students: 642 Student-Teacher Ratio: 16.86	C-	Public	KG - 5
3.83Mi. **Back Elementary School** Number of Students: 402 Student-Teacher Ratio: 14.86	B-	Public	PK - 5
4.01Mi. **Lakeview Centennial High School** Number of Students: 2,073 Student-Teacher Ratio: 15.45 Advanced Placement: Yes	C+	Public	9 - 12
4.88Mi. **Toler Elementary School** Number of Students: 425 Student-Teacher Ratio: 15.6	C-	Public	PK - 5
3.36Mi. **Classical Center at Vial Elementary School** Number of Students: 572 Student-Teacher Ratio: 15.81	A	Public	KG - 5
3.44Mi. **Beaver Technology Center for Math & Science** Number of Students: 562 Student-Teacher Ratio: 17.23	A	Public	KG - 5
1.85Mi. **Sellers Middle School** Number of Students: 852 Student-Teacher Ratio: 15.18	C-	Public	6 - 8

Flood Report

The Subject Property of **221 SENECA DR, GARLAND, TX 75040-8444** 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.

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	85%	LOWER
BURGLARY	70%	NOTABLY LOWER
MOTOR VEHICLE THEFT	94%	SIMILAR
FORCIBLE ROBBERY	119%	HIGHER
AGGRAVATED ASSAULT	40%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	136%	NOTABLY HIGHER
MURDER	68%	NOTABLY LOWER
OVERALL	54%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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