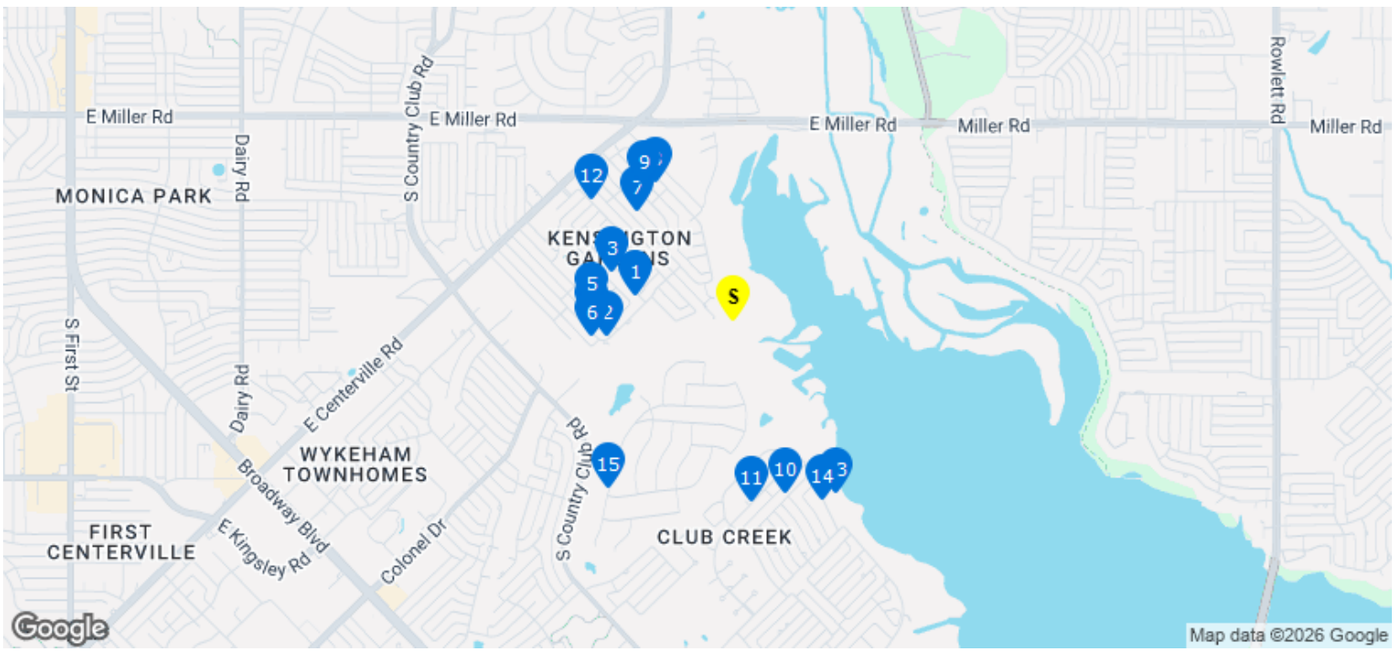
ICE SiteX Report

OrderID: 98788945

SiteX Property Information Report



Subject Property Location

2314 ROYAL CREST CIR, GARLAND, TX 75043-1013

County:	**DALLAS TX**	Census Tract:	0181.10
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26671500070090000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$582,000**	FSD:	15	Common Confidence Score:	56
Value Range:	$494,700 - $669,300	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC CG GS PH DO
Assd Land Value:	$136,000	Market Land Value:	$136,000	Tax Year:	2025
Assd Improvement:	$434,830	Market Improvment Value:	$434,830	Total Taxable Value:	$788
Total Assessed Value:	$570,830	Total Assessor Market Value:	$570,830	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	DF

Assessment Legal Description

Lot: 9-10 Block: G Subdivision: WEST SHORE Tract No: 67150 Map Ref: 29A-M

Abbreviated Description:	WEST SHORE ESTATES BLK G LOTS 9 & 10 LESS ROW INT201500341348 DD12222015 CO-DC 6715000700900 1CG67150007
City/Muni/Twp:	GARLAND

Property Characteristics

Lot Size:	16,200 SF	Bedrooms:	4	Pool:	Pool (yes)
Building Area:	3856 SF	Baths:	4	Fireplace:	2
Year Built:	1973	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick veneer
Number of Units:		Garage Type:	Attached Garage	Heating:	Central
Number of Stories:	2+B	Number of Cars:	3	A/C:	Central
Style:		Basement:	No Basement	Roof Cover:	Composition Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/19/2018	Sales Price:	$380,500
Document #:	201800331124 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/14/2017	Sales Price:	$380,500
Document #:	201700321490 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	10/11/2016	Sales Price:	$377,000
Document #:	201600284213 BK-PG -	Type of Sale:	
Document Type:	Release		
Legal Description:			

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Mortgage Record

Recording Date:	09/30/2016	Loan Amount:	N/A
Document #:	201600274888 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	09/23/2016		
TD Due Date:	10/01/2046	Type Finance:	

Legal Description:
Block: G Subdivision: WEST SHORE ESTATES Map Ref: 0
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	01/19/2016	Sales Price:	$185,500
Document #:	201600013536 BK-PG 2002058-01015	Type of Sale:	
Document Type:	Release		

Legal Description:

Mortgage Record

Recording Date:	12/30/2015	Loan Amount:	N/A
Document #:	201500341349 BK-PG -	Loan Type:	VA Loan (Veteran's Administration)
Contract Date:	12/22/2015		
TD Due Date:	01/01/2046	Type Finance:	

Legal Description:
Block: G Subdivision: WEST SHORE ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	12/30/2015	Sales Price:	N/A
Document #:	201500341348 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	12/22/2015		
Document Type:	Deed		

Legal Description:
Block: G Subdivision: WEST SHORE ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	12/09/2015	Sales Price:	N/A
Document #:	201500324457 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	12/08/2015		
Document Type:	Deed		

Legal Description:
Block: G Subdivision: WEST SHORE ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	06/28/2013	Sales Price:	N/A
Document #:	201300203655 BK-PG 2002058-01015	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	03/25/2002	Loan Amount:	N/A
Document #:	2002058/01015 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	02/28/2002		
TD Due Date:	04/01/2032	Type Finance:	

Legal Description:
Block: G Subdivision: WEST SHORES ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	03/25/2002	Sales Price:	N/A
Document #:	BK-PG 2002058-01012	Type of Sale:	Non Arms-Length Transfer
Contract Date:	02/28/2002		
Document Type:	Deed		

Legal Description:
Block: G Subdivision: WEST SHORES ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	07/20/1998	Sales Price:	N/A
Document #:	BK-PG 98140-5178	Type of Sale:	Non Arms-Length Transfer
Contract Date:	06/30/1998		
Document Type:	Deed		

Legal Description:
Block: G Subdivision: WEST SHORES ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Prior Transfer

Recording Date:	06/03/1994	Sales Price:	N/A
Document #:	BK-PG 94106-3985	Type of Sale:	Arms-Length Transfer
Contract Date:	05/31/1994		
Document Type:	Deed		

Legal Description:
Lot: M Block: G Subdivision: WEST SHORES ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Mortgage Record

Recording Date:	06/03/1994	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
Contract Date:	05/31/1994		

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TD Due Date: 06/01/2024 Type Finance:

Legal Description:

Lot: M Block: G Subdivision: WEST SHORES ESTATES Map Ref: MB71225 PG2269
City/Muni/Twp: GARLAND

Area Sales Analysis

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

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.18Mi.	**2120 MEADOWVIEW CT** **GARLAND, TX 75043-1002**	04/08/2025			2329	/3/2	1982	10,707 SF	
		APN: 26671740550210000 Document #: 202500071187 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: E Subdivision: REPLAT OF WEST SHORES ESTATES NO 3 MapRef: VOL 80050 PG 2083 Abbreviated Description: Lot:21 Block:E Subdivision:REPLAT OF WEST SHORES ESTATES NO 3 Map Ref:VOL 80050 PG 2083City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
2	.2Mi.	**3005 CLUB MEADOW DR** **GARLAND, TX 75043-1151**	08/25/2025			3008	/3/2	2010	12,540 SF	P
		APN: 26004100080160000 Document #: 202500176921 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 8 Subdivision: KENSINGTON GARDENS NO 2 MapRef: FILE 200836717 Abbreviated Description: Lot:16 Block:8 Subdivision:KENSINGTON GARDENS NO 2 Map Ref:FILE 200836717City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
3	.3Mi.	**3101 KNIGHTSBRIDGE LN** **GARLAND, TX 75043-1145**	03/17/2026			2953	/4/3	2014	13,061 SF	P
		APN: 26004100050090000 Document #: 202600055813 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 5 Subdivision: KENSINGTON GARDENS NO 2 MapRef: FILE 20080363396 Abbreviated Description: Lot:9 Block:5 Subdivision:KENSINGTON GARDENS NO 2 Map Ref:FILE 20080363396City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
4	.35Mi.	**2002 ROYAL CREST DR** **GARLAND, TX 75043-1017**	02/18/2026			2553	/3/2	1983	12,720 SF	
		APN: 26671740530060000 Document #: 202600034087 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: C Subdivision: WEST SHORE NO 3 MapRef: VOL 80050 PG 2083 Abbreviated Description: Lot:6 Block:C Subdivision:WEST SHORE NO 3 Map Ref:VOL 80050 PG 2083City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
5	.35Mi.	**1718 REGENTS PARK CT** **GARLAND, TX 75043-1163**	07/31/2025			2414	/3/2	2016	12,392 SF	
		APN: 26004100040040000 Document #: 202500159151 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 4 Subdivision: KENSINGTON GARDENS NO 2 Abbreviated Description: Lot:4 Block:4 Subdivision:KENSINGTON GARDENS NO 2 City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
6	.36Mi.	**1609 ROLLINGHILL CIR** **GARLAND, TX 75043-1125**	11/12/2025			3065	/4/3	1974	8,100 SF	P
		APN: 26110500040090000 Document #: 202500239069 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: D Subdivision: COUNTRY CLUB PARK ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:9 Block:D Subdivision:COUNTRY CLUB PARK ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
7	.36Mi.	**1602 ROLLINGHILL CIR** **GARLAND, TX 75043-1125**	08/04/2025			2717	/4/3	1976	7,560 SF	
		APN: 26110500040140000 Document #: 202500161827 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: D Subdivision: COUNTRY CLUB ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:14 Block:D Subdivision:COUNTRY CLUB ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
8	.38Mi.	**2826 CLUB MEADOW DR** **GARLAND, TX 75043-1106**	05/07/2026			2397	/3/2	1978	10,000 SF	
		APN: 26110500030150000 Document #: 202600098653 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: C Subdivision: COUNTRY CLUB PARK ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:15 Block:C Subdivision:COUNTRY CLUB PARK ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
9	.39Mi.	**2905 REGENTS PARK LN** **GARLAND, TX 75043-1161**	09/23/2026			2438	/4/3	2009	10,125 SF	
		APN: 26004100050020000 Document #: 202600205462 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 5 Subdivision: KENSINGTON GARDENS Abbreviated Description: Lot:2 Block:5 Subdivision:KENSINGTON GARDENS City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
10	.39Mi.	**1917 MEADOWVIEW DR** **GARLAND, TX 75043-1006**	01/13/2026			2120	/3/2	1981	10,062 SF	
		APN: 26671740500160000 Document #: 202600008201 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: A Subdivision: REPLAT OF WEST SHORE ESTATES NO 3 MapRef: VOL 80050 PG 2083 Abbreviated Description: Lot:16 Block:A Subdivision:REPLAT OF WEST SHORE ESTATES NO 3 Map Ref:VOL 80050 PG 2083City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
11	.39Mi.	**1610 JAMES GOOD LN** **GARLAND, TX 75043-1123**	01/21/2025			2280	/3/2	1977	10,010 SF	
		APN: 26110500040030000 Document #: 202500011220 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: D Subdivision: COUNTRY CLUB PARK ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:3 Block:D Subdivision:COUNTRY CLUB PARK ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND								
12	.4Mi.	**1910 WESTSHORE DR** **GARLAND, TX 75043-1026**	09/09/2025			3230	/4/3	1972	10,350 SF	
		APN: 26671500040030000 Document #: 202500188318								

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Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: D Subdivision: WEST SHORE ESTATES MapRef: VOL 71225 PG 2269 Abbreviated Description: Lot:3 Block:D Subdivision:WEST SHORE ESTATES Map Ref:VOL 71225 PG 2269City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

13	.42Mi.	**2810 CLUB MEADOW DR** **GARLAND, TX 75043-1106**	07/08/2026	2710	/4/2	1980	10,000 SF	

APN: 26110500030190000 Document #: 202600144652
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 19 Block: C Subdivision: COUNTRY CLUB PARK ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:19 Block:C Subdivision:COUNTRY CLUB PARK ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

14	.42Mi.	**2801 COUNTRY CLUB PKWY** **GARLAND, TX 75043-1115**	04/20/2026	2386	/3/2	1977	11,250 SF	

APN: 26110500030010000 Document #: 202600082521
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: C Subdivision: COUNTRY CLUB PARK ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:1 Block:C Subdivision:COUNTRY CLUB PARK ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

15	.42Mi.	**2817 CLUB MEADOW DR** **GARLAND, TX 75043-1107**	03/25/2026	2456	/3/2	1980	10,000 SF	P

APN: 26110500010210000 Document #: 202600061029
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: A Subdivision: COUNTRY CLUB PARK ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:21 Block:A Subdivision:COUNTRY CLUB PARK ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

16	.43Mi.	**1901 WESTSHORE DR** **GARLAND, TX 75043-1027**	09/01/2026	2754	/4/2	1973	13,200 SF	

APN: 26671500030210000 Document #: 202600187270
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: C Subdivision: WEST SHORE ESTATES MapRef: VOL 71225 PG 2269 Abbreviated Description: Lot:21 Block:C Subdivision:WEST SHORE ESTATES Map Ref:VOL 71225 PG 2269

17	.44Mi.	**1605 JAMES GOOD LN** **GARLAND, TX 75043-1124**	09/03/2025	2483	/3/2	1978	13,175 SF	

APN: 26110500050180000 Document #: 202500184377
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: E Subdivision: COUNTRY CLUB PARK ESTATES MapRef: VOL 73018 PG 707 Abbreviated Description: Lot:18 Block:E Subdivision:COUNTRY CLUB PARK ESTATES Map Ref:VOL 73018 PG 707City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

18	.45Mi.	**2806 KNIGHTSBRIDGE LN** **GARLAND, TX 75043-1100**	01/03/2025	3440	/4/3	2008	9,715 SF	

APN: 26292510020090000 Document #: 202500001663
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 2 Subdivision: KENSINGTON GARDENS NO 1 MapRef: VOL 96011 PG 2828 Abbreviated Description: Lot:9 Block:2 Subdivision:KENSINGTON GARDENS NO 1 Map Ref:VOL 96011 PG 2828City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

19	.47Mi.	**1838 MEADOWVIEW DR** **GARLAND, TX 75043-1003**	05/18/2026	2135	/3/2	1981	10,500 SF	

APN: 26671740540050000 Document #: 202600106493
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: D Subdivision: WEST SHORE ESTATE NO 3 MapRef: VOL 80050 PG 2083 Abbreviated Description: Lot:5 Block:D Subdivision:WEST SHORE ESTATE NO 3 Map Ref:VOL 80050 PG 2083City/Muni/Twp:GARLAND City/Muni/Twp: GARLAND

20	.47Mi.	**1621 CADDYS CIR** **GARLAND, TX 75043-1205**	07/14/2025	2112	/2/2	2017	33,385 SF	

APN: 26109600010060000 Document #: 202500145543
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: COUNTRY CLUB ESTATES NO 7 MapRef: VOL 74245 PG 674 Abbreviated Description: Lot:6 Block:1 Subdivision:COUNTRY CLUB ESTATES NO 7 Map Ref:VOL 74245 PG 674City/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.	**2314 ROYAL CREST CIR**	**12/30/2015**	$570,830	$570,830	3,856	/4/4	1973	16,200 SF	P
.02Mi.	**2309 ROYAL CREST CIR**		$343,110	$343,110	2,213	/3/2	1983	19,140 SF	
.04Mi.	**3234 REDCLIFF LN**	**12/10/2021**	$589,080	$589,080	3,086	/4/3	2016	10,914 SF	P
.04Mi.	**1818 BLENHEIM DR**	**05/13/2025**	$679,990	$679,990	4,353	/5/2	2010	24,262 SF	
.04Mi.	**2305 ROYAL CREST CIR**	**04/30/2003**	$396,400	$396,400	3,311	/3/3	1972	12,430 SF	
.05Mi.	**2306 ROYAL CREST CIR**	**12/31/1998**	$493,300	$493,300	3,424	/5/4	1978	17,787 SF	
.06Mi.	**3230 REDCLIFF LN**	**09/08/2017**	$629,140	$629,140	4,342	/4/3	2011	10,184 SF	P
.06Mi.	**2301 ROYAL CREST CIR**	**01/08/2020**	$408,430	$408,430	2,459	/4/2	1976	19,504 SF	P
.06Mi.	**2225 MEADOWVIEW DR**	**09/30/2022**	$550,030	$550,030	3,359	/3/3	1973	7,540 SF	P
.07Mi.	**1814 BLENHEIM DR**	**06/29/2021**	$654,930	$654,930	3,835	/5/4	2016	10,234 SF	
.07Mi.	**3226 REDCLIFF LN**	**03/01/2016**	$568,450	$568,450	3,138	/5/3	2015	10,000 SF	
.08Mi.	**2230 ROYAL CREST DR**		$350,500	$350,500	3,643	/4/3	1974	13,902 SF	
.08Mi.	**3222 REDCLIFF LN**	**01/04/2024**	$612,750	$612,750	4,237	/5/4	2015	10,000 SF	
.08Mi.	**1810 BLENHEIM DR**	**06/14/2017**	$588,590	$588,590	3,542	/4/2	2016	10,078 SF	
.09Mi.	**2221 MEADOWVIEW DR**	**10/05/1994**	$344,220	$344,220	2,226	/3/2	1985	13,855 SF	
.09Mi.	**2226 MEADOWVIEW DR**	**10/22/2024**	$469,580	$469,580	2,805	/3/3	1978	9,680 SF	

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Rent vs. Own

Households Occupied by Renters:	40%	Households Occupied by Owners:	54%

Demographics & Income

Median Age:	37.2 years old	Households:	22,335
Median Household Income:	$72,724	Households w/Family:	72%
Household Income Per Capita:	$31,366	Households w/Family Married:	46%
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
5.89Mi.	**Bradfield Elementary School** Number of Students: 525 Student-Teacher Ratio: 16.94	A-	Public	PK - 5
3.18Mi.	**Weaver Elementary School** Number of Students: 460 Student-Teacher Ratio: 14.86	C+	Public	PK - 5
5.36Mi.	**Davis Elementary School** Number of Students: 478 Student-Teacher Ratio: 15.55	C+	Public	PK - 5
1.58Mi.	**Hillside Academy for Excellence** Number of Students: 446 Student-Teacher Ratio: 16.12	A+	Public	KG - 5
3.56Mi.	**Roach Elementary School** Number of Students: 315 Student-Teacher Ratio: 13.4	B-	Public	PK - 5
4.40Mi.	**Schrade Middle School** Number of Students: 697 Student-Teacher Ratio: 13.45	D	Public	6 - 8
4.95Mi.	**Parsons Prekindergarten School** Number of Students: 325 Student-Teacher Ratio: 17	NA	Public	PK - PK
3.46Mi.	**Williams Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D+	Public	KG - 5
3.72Mi.	**Park Crest Elementary School** Number of Students: 562 Student-Teacher Ratio: 15.13	D+	Public	PK - 5
4.97Mi.	**Keeley Elementary School** Number of Students: 582 Student-Teacher Ratio: 16.8	A	Public	PK - 5
4.71Mi.	**North Garland High School** Number of Students: 2,929 Student-Teacher Ratio: 17.48 Advanced Placement: Yes	B	Public	9 - 12
4.95Mi.	**Walnut Glen Academy for Excellence** Number of Students: 376 Student-Teacher Ratio: 14.04	A+	Public	KG - 5
6.03Mi.	**Liberty Grove Elementary School** Number of Students: 484 Student-Teacher Ratio: 14.44	D+	Public	PK - 5
2.94Mi.	**Caldwell Elementary School** Number of Students: 422 Student-Teacher Ratio: 15.1	C	Public	PK - 5
4.18Mi.	**Golden Meadows Elementary School** Number of Students: 643 Student-Teacher Ratio: 16.11	C+	Public	PK - 5
4.33Mi.	**Cooper Elementary School** Number of Students: 398 Student-Teacher Ratio: 13.71	D+	Public	PK - 5
5.61Mi.	**Webb Middle School** Number of Students: 989 Student-Teacher Ratio: 15.79	C-	Public	6 - 8
5.24Mi.	**Sachse High School** Number of Students: 2,935 Student-Teacher Ratio: 17.3 Advanced Placement: Yes	B+	Public	9 - 12
6.21Mi.	**Abbett Elementary School** Number of Students: 710 Student-Teacher Ratio: 17.53	B	Public	PK - 5

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5.00Mi. **Sewell Elementary School** Number of Students: 709 Student-Teacher Ratio: 17.28	B+	Public	PK - 5
6.69Mi. **Hickman Elementary School** Number of Students: 484 Student-Teacher Ratio: 16.68	B-	Public	PK - 5
4.00Mi. **Herfurth Elementary School** Number of Students: 590 Student-Teacher Ratio: 17.09	A-	Public	KG - 5
1.30Mi. **Austin Academy for Excellence** Number of Students: 951 Student-Teacher Ratio: 15.44 Advanced Placement: Yes	A+	Public	6 - 8
2.29Mi. **Stephens Elementary School** Number of Students: 496 Student-Teacher Ratio: 14.21	D	Public	PK - 5
3.71Mi. **Houston Middle School** Number of Students: 775 Student-Teacher Ratio: 13.32	D-	Public	6 - 8
1.47Mi. **Watson Technology Center for Math & Science** Number of Students: 529 Student-Teacher Ratio: 16.79	A	Public	KG - 5
2.33Mi. **Coyle Middle School** Number of Students: NA Student-Teacher Ratio: NA	D+	Public	7 - 8
2.81Mi. **Northlake Elementary School** Number of Students: 526 Student-Teacher Ratio: 16.29	C	Public	PK - 5
1.44Mi. **Handley Elementary School** Number of Students: NA Student-Teacher Ratio: NA	C-	Public	2 - 5
4.38Mi. **Pearson Elementary School** Number of Students: 455 Student-Teacher Ratio: 16.66	D+	Public	PK - 5
3.49Mi. **Toler Elementary School** Number of Students: 425 Student-Teacher Ratio: 15.6	C-	Public	PK - 5
1.82Mi. **Kimberlin Academy for Excellence** Number of Students: 474 Student-Teacher Ratio: 16.21	A+	Public	KG - 5
3.23Mi. **Montclair Elementary School** Number of Students: 557 Student-Teacher Ratio: 17.33	C	Public	PK - 5
1.58Mi. **Classical Center at Brandenburg Middle School** Number of Students: 1,056 Student-Teacher Ratio: 16.1	B+	Public	6 - 8
5.12Mi. **Hudson Middle School** Number of Students: 1,099 Student-Teacher Ratio: 15.9	B+	Public	6 - 8
1.37Mi. **Rowlett Elementary School** Number of Students: 486 Student-Teacher Ratio: 15.43	C-	Public	PK - 5
5.38Mi. **Jackson Technology Center for Math & Science** Number of Students: 1,157 Student-Teacher Ratio: 15.99 Advanced Placement: Yes	B+	Public	6 - 8
1.88Mi. **Shugart Elementary School** Number of Students: 471 Student-Teacher Ratio: 14.74	D	Public	PK - 5
1.49Mi. **South Garland High School** Number of Students: 2,001 Student-Teacher Ratio: 15.12 Advanced Placement: Yes	D-	Public	9 - 12
2.33Mi. **Daugherty Elementary School** Number of Students: 757 Student-Teacher Ratio: 16.47	C	Public	KG - 5
2.54Mi. **Classical Center at Vial Elementary School** Number of Students: 572 Student-Teacher Ratio: 15.81	A	Public	KG - 5
5.28Mi. **Beaver Technology Center for Math & Science** Number of Students: 562 Student-Teacher Ratio: 17.23	A	Public	KG - 5
2.81Mi. **Sellers Middle School**	C-	Public	6 - 8

ICE SiteX Report

OrderID: 98788945

Number of Students: 852
Student-Teacher Ratio: 15.18

4.51Mi.	**Giddens-Steadham Elementary School** Number of Students: 490 Student-Teacher Ratio: 14.99	C-	Public	PK - 5
1.79Mi.	**Lyles Middle School** Number of Students: NA Student-Teacher Ratio: NA	D-	Public	7 - 8
5.62Mi.	**Spring Creek Elementary School** Number of Students: 673 Student-Teacher Ratio: 16.83	B	Public	PK - 5
2.17Mi.	**Dorsey Elementary School** Number of Students: 571 Student-Teacher Ratio: 16.08	B	Public	PK - 5
5.56Mi.	**Armstrong Elementary School** Number of Students: 724 Student-Teacher Ratio: 17.75	A	Public	KG - 5
2.85Mi.	**Heather Glen Elementary School** Number of Students: 283 Student-Teacher Ratio: 14.89	C-	Public	PK - 5
2.98Mi.	**O'Banion Middle School** Number of Students: 784 Student-Teacher Ratio: 14.1	D	Public	6 - 8
2.71Mi.	**Couch Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D-	Public	2 - 5
2.97Mi.	**Southgate Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D-	Public	2 - 5
5.72Mi.	**Bullock Elementary School** Number of Students: 542 Student-Teacher Ratio: 16.38	B-	Public	PK - 5
5.46Mi.	**Naaman Forest High School** Number of Students: 1,949 Student-Teacher Ratio: 14.89 Advanced Placement: Yes	D	Public	9 - 12
4.86Mi.	**Ethridge Elementary School** Number of Students: 642 Student-Teacher Ratio: 16.86	C-	Public	KG - 5
3.06Mi.	**Back Elementary School** Number of Students: 402 Student-Teacher Ratio: 14.86	B-	Public	PK - 5
2.38Mi.	**Lakeview Centennial High School** Number of Students: 2,073 Student-Teacher Ratio: 15.45 Advanced Placement: Yes	C+	Public	9 - 12
0.93Mi.	**Club Hill Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D	Public	2 - 5
2.04Mi.	**Cisneros Prekindergarten School** Number of Students: 355 Student-Teacher Ratio: 17.75	NA	Public	PK - PK
2.80Mi.	**Rowlett High School** Number of Students: 2,156 Student-Teacher Ratio: 15.32 Advanced Placement: Yes	C-	Public	9 - 12
1.10Mi.	**Carver Elementary School** Number of Students: 640 Student-Teacher Ratio: 16.94	C	Public	PK - 5
1.58Mi.	**Centerville Elementary School** Number of Students: NA Student-Teacher Ratio: NA	D	Public	KG - 5
3.74Mi.	**Bussey Middle School** Number of Students: 753 Student-Teacher Ratio: 14 Advanced Placement: Yes	F	Public	6 - 8
3.48Mi.	**Freeman Elementary School** Number of Students: NA Student-Teacher Ratio: NA	F	Public	PK - 5
6.41Mi.	**Luna Elementary School** Number of Students: 544 Student-Teacher Ratio: 18.43	A	Public	PK - 5
2.65Mi.	**Shorehaven Elementary School** Number of Students: 350	B-	Public	PK - 5

ICE SiteX Report

OrderID: 98788945

Student-Teacher Ratio: 13.46

3.24Mi. **Garland High School** C- Public 9 - 12
Number of Students: 2,335
Student-Teacher Ratio: 14.78
Advanced Placement: Yes

Flood Report

The Subject Property of **2314 ROYAL CREST CIR, GARLAND, TX 75043-1013** 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	107%	SIMILAR
BURGLARY	93%	SIMILAR
MOTOR VEHICLE THEFT	104%	SIMILAR
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	124%	HIGHER
MURDER	85%	LOWER
OVERALL	77%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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