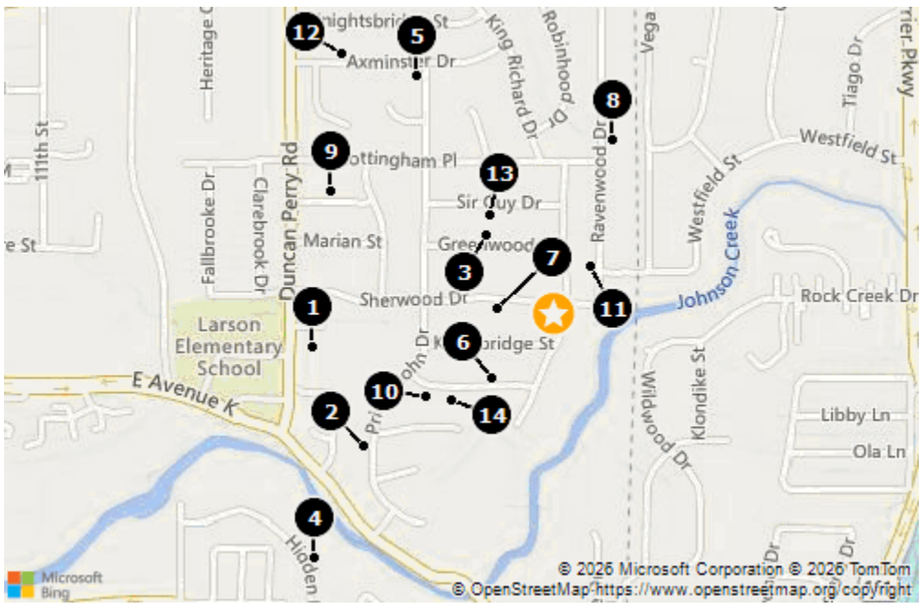
# ICE SiteX Report

**OrderID: 98730131**

## SiteX Property Information Report




## Subject Property Location

### 2401 SHERWOOD DR, GRAND PRAIRIE, TX 75050-2144

| | | | |
|---|---|---|---|
| County: | **TARRANT TX** | Census Tract: | 484391130.041016 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 30345-15-10 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$436,000** | FSD: | 13 | Common Confidence Score: | 54 |
| Value Range: | $379,320 - $492,680 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 224,225 |
| Assd Land Value: | $65,000 | Market Land Value: | $65,000 | Tax Year: | 2026 |
| Assd Improvement: | $229,243 | Market Improvment Value: | $229,243 | Total Taxable Value: | $6,535 |
| Total Assessed Value: | $294,243 | Total Assessor Market Value: | $294,243 | Delinquent Year: | |
| | | | | Tax Account ID: | 01977245 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 10 Block: 15 District: 038 Subdivision: NOTTINGHAM ESTATES Map Ref: MAP 2138-400
Abbreviated Description: NOTTINGHAM ESTATES BLOCK 15 LOT 10
City/Muni/Twp: GRAND PRAIRIE

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 12,875 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 2453 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 1971 | Partial Baths: | | Type Const: | Brick |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | Covered | 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: | 10/09/2026 | Sales Price: | $99,391 |
| Document #: | D226196952 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/29/2016 | Sales Price: | N/A |
| Document #: | D216062436 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 03/25/2016 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 10 Block: 15 Section: 3 Subdivision: NOTTINGHAM ESTATES ADDITION Map Ref: MB388-51 PG10
City/Muni/Twp: GRAND PRAIRIE

### Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 03/25/2016 | Sales Price: | N/A |
| Document #: | D216062436 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 10 Block: 15 District: 038 Subdivision: NOTTINGHAM ESTATES Map Ref: MAP 2138-400
Abbreviated Description: NOTTINGHAM ESTATES BLOCK 15 LOT 10
City/Muni/Twp: GRAND PRAIRIE

# ICE SiteX Report

**OrderID: 98730131**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 10/22/2009 | Sales Price: | N/A |
| Document #: | D209280346 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 09/18/2009 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 10 Block: 15 Subdivision: NOTTINGHAM ESTATES ADDITION THIRD SECTION Map Ref: MB388-51 PG10
City/Muni/Twp: GRAND PRAIRIE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/04/2009 | Sales Price: | N/A |
| Document #: | D209207087 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 07/01/2009 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 10 Block: 15 Subdivision: NOTTINGHAM ESTATES ADDITION THIRD SECTION Map Ref: MB388-51 PG10
City/Muni/Twp: GRAND PRAIRIE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 02/11/2009 | Sales Price: | $76,424 |
| Document #: | D209036102 BK-PG - | Type of Sale: | Full Amount on Deed |
| Contract Date: | 02/03/2009 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 10 Block: 15 Subdivision: NOTTINGHAM ESTATES ADDITION THIRD SECTION Map Ref: MB388-51 PG10
City/Muni/Twp: GRAND PRAIRIE

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 01/04/2002 | Sales Price: | N/A |
| Document #: | BK-PG 15376-0276 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 12/19/2001 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 10 Block: 15 Subdivision: NOTTINGHAM ESTATES ADDITION THIRD SECTION Map Ref: MB388-51 PG10
City/Muni/Twp: GRAND PRAIRIE

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 3 |
| Median Lot Size | 11,277 SF | Median # of Baths | 2 |
| Median Living Area | 2,432 SF | Median Year Built | 1972 |
| Price Range - 2 Yrs | | Age Range | 21 years to 71 years |
| Median Value | | Median Age | 54 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .29Mi. | **2002 DUNCAN PERRY RD**<br>**GRAND PRAIRIE, TX 75050-2036** | 07/13/2026 | | | 1495 | /3/2 | 1955 | 74,793 SF | |
| | | APN: A 584-4B02 Document #: D226135232<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Subdivision: M GOODWIN SURVEY ABSTRACT NO 584 MapRef: VOL 2750 PG 189 Abbreviated Description: Subdivision:M GOODWIN SURVEY ABSTRACT NO 584 Map Ref:VOL 2750 PG 189 | | | | | | | | |
| 2 | .32Mi. | **1837 PRINCE JOHN DR**<br>**GRAND PRAIRIE, TX 75050-2160** | 07/13/2026 | | | 2279 | /3/2 | 1996 | 9,636 SF | |
| | | APN: 13543-5-7 Document #: D226135065<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 7 Block: 5 Subdivision: FAIRWAY BEND PHASE 2 MapRef: CAB A SL 1917 Abbreviated Description: Lot:7 Block:5 Subdivision:FAIRWAY BEND PHASE 2 Map Ref:CAB A SL 1917City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE | | | | | | | | |
| 3 | .14Mi. | **2422 GREENWOOD DR**<br>**GRAND PRAIRIE, TX 75050-2117** | 07/02/2026 | | | 2450 | /4/3 | 1971 | 11,304 SF | |
| | | APN: 30345-13-6 Document #: D226128367<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Block: 13 Subdivision: NOTTINGHAM ESTATES ADDITION THIRD SECTION MapRef: VOL 388-51 PG 10 Abbreviated Description: Lot:6 Block:13 Subdivision:NOTTINGHAM ESTATES ADDITION THIRD SECTION Map Ref:VOL 388-51 PG 10City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE | | | | | | | | |
| 4 | .44Mi. | **1788 HIDDEN BROOK DR**<br>**GRAND PRAIRIE, TX 75050-8334** | 02/02/2026 | | | 3038 | /4/2 | 2005 | 26,232 SF | |
| | | APN: 17898G-H-17 Document #: D226017929<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 17 Block: H Subdivision: HIDDEN CREEK PHASE 2 MapRef: CAB A SL 8975 Abbreviated Description: Lot:17 Block:H Subdivision:HIDDEN CREEK PHASE 2 Map Ref:CAB A SL 8975City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE | | | | | | | | |
| 5 | .37Mi. | **2501 AXMINSTER DR**<br>**GRAND PRAIRIE, TX 75050-2006** | 12/29/2025 | | | 2683 | /4/2 | 1975 | 12,000 SF | |
| | | APN: 30345-8-20 Document #: D225241099<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Block: 8 Subdivision: NOTTINGHAM ESTATES ADDITION FIFTH SECTION Abbreviated Description: Lot:20 Block:8 Subdivision:NOTTINGHAM ESTATES ADDITION FIFTH SECTION City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE | | | | | | | | |
| 6 | .12Mi. | **2414 POSTBRIDGE RD**<br>**GRAND PRAIRIE, TX 75050-2124** | 12/29/2025 | | | 2553 | /3/2 | 1974 | 11,875 SF | |
| | | APN: 34840-3-13 Document #: D225241424<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 13 Block: 3 Section: 1 Subdivision: ROCK CREEK ESTATES MapRef: VOL 388-79 PG 19 Abbreviated Description: Lot:13 Block:3 Section:1 Subdivision:ROCK CREEK ESTATES Map Ref:VOL 388-79 PG 19City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE | | | | | | | | |
| 7 | .07Mi. | **2417 SHERWOOD DR**<br>**GRAND PRAIRIE, TX 75050-2144** | 11/04/2025 | | | 2540 | /3/2 | 1970 | 16,150 SF | |
| | | APN: 30345-15-6 Document #: D225207122 | | | | | | | | |

# ICE SiteX Report

**OrderID: 98730131**

Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 15 Section: 3 Subdivision: NOTTINGHAM ESTATES MapRef: VOL 388-51 PG 10 Abbreviated Description: Lot:6 Block:15 Section:3 Subdivision:NOTTINGHAM ESTATES Map Ref:VOL 388-51 PG 10City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 8 | .25Mi. | **2306 RAVENWOOD DR**<br>**GRAND PRAIRIE, TX 75050-2027** | 08/29/2025 | 2631 | /3/2 | 1967 | 10,450 SF | |

APN: 38420-1-17 Document #: D225161889
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 1 Subdivision: SHERWOOD FOREST ADDITION MapRef: VOL 388-37 PG 82 Abbreviated Description: Lot:17 Block:1 Subdivision:SHERWOOD FOREST ADDITION Map Ref:VOL 388-37 PG 82City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 9 | .35Mi. | **2510 LOCKSLEY DR**<br>**GRAND PRAIRIE, TX 75050-2120** | 08/26/2025 | 2658 | /3/3 | 1968 | 10,800 SF | Yes |

APN: 30345-9-8R Document #: D225158418
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 9 Subdivision: NOTTINGHAM ESTATES ADDITION Abbreviated Description: Lot:8 Block:9 Subdivision:NOTTINGHAM ESTATES ADDITION City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 10 | .21Mi. | **2429 POSTBRIDGE RD**<br>**GRAND PRAIRIE, TX 75050-2125** | 08/26/2025 | 2413 | /3/2 | 1974 | 11,926 SF | |

APN: 34840-4-2 Document #: D225158410
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 4 Section: 1 Subdivision: ROCK CREEK ESTATES MapRef: VOL 388-79 PG 19 Abbreviated Description: Lot:2 Block:4 Section:1 Subdivision:ROCK CREEK ESTATES Map Ref:VOL 388-79 PG 19City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 11 | .08Mi. | **2201 RAVENWOOD DR**<br>**GRAND PRAIRIE, TX 75050-2138** | 08/19/2025 | 1862 | /3/2 | 1972 | 9,810 SF | |

APN: 38420-3-8 Document #: D225152952
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 3 Subdivision: SHERWOOD FOREST ADDITION MapRef: VOL 388-37 PG 82 Abbreviated Description: Lot:8 Block:3 Subdivision:SHERWOOD FOREST ADDITION Map Ref:VOL 388-37 PG 82City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 12 | .46Mi. | **2526 AXMINSTER DR**<br>**GRAND PRAIRIE, TX 75050-2005** | 07/10/2025 | 1826 | /3/2 | 1975 | 10,920 SF | |

APN: 30345-5-13 Document #: D225125574
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 5 Subdivision: NOTTINGHAM ESTATES ADDITION FIFTH SECTION Abbreviated Description: Lot:13 Block:5 Subdivision:NOTTINGHAM ESTATES ADDITION FIFTH SECTION City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 13 | .16Mi. | **2421 SIR GUY DR**<br>**GRAND PRAIRIE, TX 75050-2111** | 07/02/2025 | 2168 | /3/2 | 1972 | 11,250 SF | |

APN: 30345-13-17 Document #: D225119997
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 13 Subdivision: NOTTINGHAM ESTATES ADDITION THIRD SECTION MapRef: VOL 388-51 PG 10 Abbreviated Description: Lot:17 Block:13 Subdivision:NOTTINGHAM ESTATES ADDITION THIRD SECTION Map Ref:VOL 388-51 PG 10City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 14 | .18Mi. | **2421 POSTBRIDGE RD**<br>**GRAND PRAIRIE, TX 75050-2125** | 07/01/2025 | 2244 | /3/2 | 1973 | 11,250 SF | |

APN: 34840-4-4 Document #: D225119056
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 4 Subdivision: ROCK CREEK ESTATES FIRST SECTION MapRef: VOL 388-79 PG 19 Abbreviated Description: Lot:4 Block:4 Subdivision:ROCK CREEK ESTATES FIRST SECTION Map Ref:VOL 388-79 PG 19City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

## 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.

# ICE SiteX Report

**OrderID: 98730131**

## 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. | **2401 SHERWOOD DR** | **03/25/2016** | $294,243 | $294,243 | 2,453 | /3/2 | 1971 | 12,875 SF | |
| .02Mi. | **2405 SHERWOOD DR** | **07/18/2018** | $227,829 | $227,829 | 1,830 | /3/2 | 1971 | 12,350 SF | |
| .03Mi. | **2402 KINGSBRIDGE ST** | **05/18/1994** | $290,177 | $290,177 | 2,016 | /3/2 | 1974 | 8,946 SF | |
| .03Mi. | **2201 BISHOP ST** | **03/14/2019** | $284,051 | $284,051 | 2,181 | /3/2 | 1970 | 12,480 SF | |
| .03Mi. | **2321 SHERWOOD DR** | **05/30/2007** | $239,627 | $239,627 | 2,303 | /3/2 | 1971 | 15,000 SF | |
| .03Mi. | **2406 KINGSBRIDGE ST** | **10/28/2005** | $240,000 | $240,000 | 2,312 | /3/2 | 1974 | 11,656 SF | |
| .04Mi. | **2409 SHERWOOD DR** | **06/10/2001** | $327,131 | $327,131 | 2,417 | /3/2 | 1972 | 13,680 SF | Yes |
| .04Mi. | **2406 SHERWOOD DR** | **07/21/2021** | $433,691 | $433,691 | 2,411 | /3/2 | 1970 | 14,670 SF | |
| .04Mi. | **2202 BISHOP ST** | **12/04/1998** | $346,520 | $346,520 | 2,620 | /4/2 | 1970 | 12,600 SF | Yes |
| .05Mi. | **2317 SHERWOOD DR** | **08/18/1988** | $287,607 | $287,607 | 2,440 | /3/2 | 1972 | 12,500 SF | Yes |
| .05Mi. | **2410 KINGSBRIDGE ST** | | $352,643 | $352,643 | 1,943 | /3/2 | 1976 | 10,980 SF | |
| .05Mi. | **2410 SHERWOOD DR** | **07/26/2002** | $308,836 | $308,836 | 1,960 | /3/2 | 1972 | 13,950 SF | Yes |
| .05Mi. | **2205 BISHOP ST** | **01/19/2023** | $367,003 | $367,003 | 2,911 | /3/2 | 1972 | 13,875 SF | Yes |
| .06Mi. | **2413 SHERWOOD DR** | **03/14/2013** | $220,915 | $220,915 | 1,980 | /4/2 | 1971 | 15,295 SF | Yes |
| .06Mi. | **2206 BISHOP ST** | **08/03/2006** | $214,100 | $214,100 | 1,825 | /3/2 | 1971 | 10,800 SF | Yes |
| .06Mi. | **2101 RAVENWOOD DR** | **02/22/2000** | $326,261 | $326,261 | 2,535 | /4/2 | 1972 | 9,810 SF | Yes |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 53% | Households Occupied by Owners: | 41% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 33.9 years old | Households: | 15,686 |
| Median Household Income: | $67,207 | Households w/Family: | 65% |
| Household Income Per Capita: | $34,727 | Households w/Family Married: | 44% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 30% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Arlington Independent School District | Students: | 53,339 |
| Number of Schools: | 74 | Rating: | D+ |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 2.14Mi. | **Ellis Elementary School**<br>Number of Students: 753<br>Student-Teacher Ratio: 15.35 | D | Public | EE - 6 |
| 0.42Mi. | **Larson Elementary School**<br>Number of Students: 443<br>Student-Teacher Ratio: 11.81 | F | Public | EE - 6 |
| 5.21Mi. | **Lamar High School**<br>Number of Students: 2,457<br>Student-Teacher Ratio: 15.76<br>Advanced Placement: Yes | D | Public | 9 - 12 |
| 2.57Mi. | **Nichols Junior High School**<br>Number of Students: 586<br>Student-Teacher Ratio: 12.09<br>Advanced Placement: Yes | D- | Public | 7 - 8 |

## Flood Report

The Subject Property of **2401 SHERWOOD DR, GRAND PRAIRIE, TX 75050-2144** 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** | 109% | SIMILAR |
| **BURGLARY** | 115% | HIGHER |
| **MOTOR VEHICLE THEFT** | 111% | HIGHER |
| **FORCIBLE ROBBERY** | 105% | SIMILAR |
| **AGGRAVATED ASSAULT** | 88% | LOWER |
| **FORCIBLE RAPE** | 98% | SIMILAR |
| **MURDER** | 93% | SIMILAR |
| **OVERALL** | 87% | 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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# ICE SiteX Report

**OrderID: 98730131**

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