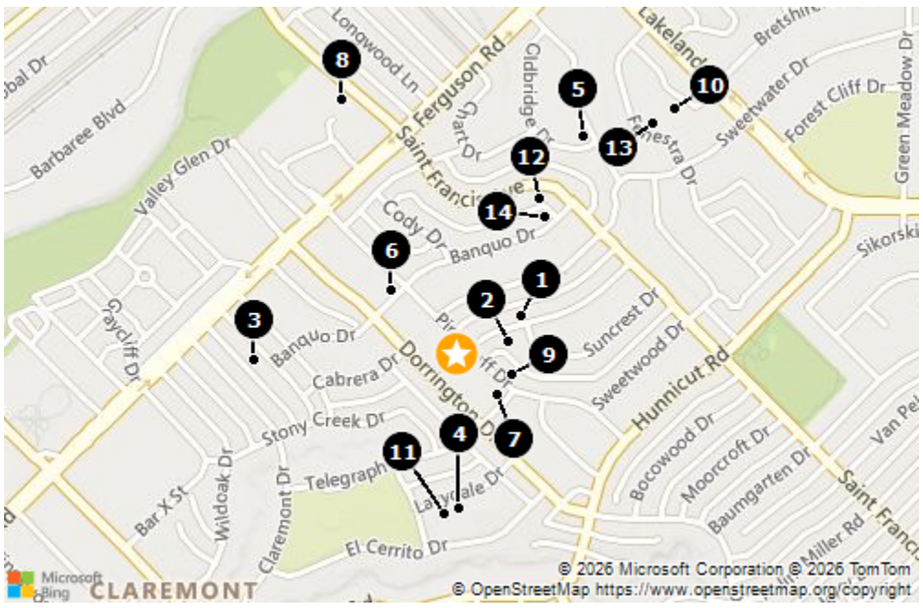
ICE SiteX Report

OrderID: 98722593

SiteX Property Information Report



Subject Property Location

2445 PINEBLUFF DR, DALLAS, TX 75228-5841

County:	**DALLAS TX**	Census Tract:	481130122.132028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00000666547000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$482,000**	FSD:	13	Common Confidence Score:	55
Value Range:	$419,340 - $544,660	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC DA DS PH DO
Assd Land Value:	$100,000	Market Land Value:	$100,000	Tax Year:	2026
Assd Improvement:	$449,960	Market Improvment Value:	$449,960	Total Taxable Value:	$9,065
Total Assessed Value:	$549,960	Total Assessor Market Value:	$549,960	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 9 Block: 8 Subdivision: HILLRIDGE 1ST SECTION Map Ref: 48-A

Abbreviated Description:	HILLRIDGE 1ST SECTION BLK 8/7061 LT 9 INT202300232883 DD11132023 CO-DC 7061 008 00900 3007061 008
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:	8,285 SF	Bedrooms:	3	Pool:	
Building Area:	1644 SF	Baths:	2	Fireplace:	
Year Built:	1960	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Piers	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	03/13/2026	Sales Price:	$540,597
Document #:	202600053665 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	11/25/2024	Loan Amount:	N/A
Document #:	202400239061 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2053	Type Finance:	

Legal Description:
Lot: 9 Block: 8/7061 Section: 1 Subdivision: HILLRIDGE ADDITION
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	11/15/2023	Sales Price:	N/A
Document #:	202300232883 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/13/2023		
Document Type:			

Legal Description:
Lot: 9 Block: 8/7061 Section: 1 Subdivision: HILLRIDGE ADDITION Map Ref: VOL 42 PG 31
City/Muni/Twp: DALLAS

ICE SiteX Report

OrderID: 98722593

Prior Transfer

Recording Date:	11/15/2023	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 9 Block: 8 Subdivision: HILLRIDGE 1ST SECTION Map Ref: 48-A
Abbreviated Description: HILLRIDGE 1ST SECTION BLK 8/7061 LT 9 INT202300232883 DD11132023 CO-DC 7061 008 00900 3007061 008
City/Muni/Twp: DALLAS

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	8,992 SF	Median # of Baths	2
Median Living Area	1,699 SF	Median Year Built	1961
Price Range - 2 Yrs		Age Range	57 years to 69 years
Median Value		Median Age	65 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.1Mi.	**8437 SWIFT AVE** **DALLAS, TX 75228-5845**	09/03/2026			1852	/3/2	1963	7,864 SF	
		APN: 00000666751000000 Document #: 202600189736 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: 10/7061 Subdivision: HILLRIDGE ADDITION THIRD INSTALLMENT MapRef: VOL 47 PG 79 Abbreviated Description: Lot:25 Block:10/7061 Subdivision:HILLRIDGE ADDITION THIRD INSTALLMENT Map Ref:VOL 47 PG 79City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.07Mi.	**8426 SWIFT AVE** **DALLAS, TX 75228-5846**	08/04/2026			1835	/4/2	1963	8,013 SF	
		APN: 00000666994000000 Document #: 202600166796 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 44 Block: 12/7061 Section: 3 Subdivision: HILLRIDGE ADDITION MapRef: VOL 47 PG 79 Abbreviated Description: Lot:44 Block:12/7061 Section:3 Subdivision:HILLRIDGE ADDITION Map Ref:VOL 47 PG 79City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
3	.28Mi.	**2335 GREENLAND DR** **DALLAS, TX 75228-5810**	08/04/2026			1608	/3/2	1957	8,118 SF	
		APN: 00000665674000000 Document #: 202600166597 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 10/7060 Subdivision: CLAREMONT ADDITION MapRef: VOL 30 PG 221 Abbreviated Description: Lot:22 Block:10/7060 Subdivision:CLAREMONT ADDITION Map Ref:VOL 30 PG 221City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
4	.21Mi.	**2522 LAZYDALE DR** **DALLAS, TX 75228-5917**	08/03/2026			1583	/3/2	1958	8,858 SF	
		APN: 00000665464000000 Document #: 202600165660 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 7/7060 Subdivision: CLAREMONT ADDITION MapRef: VOL 36 PG 77 Abbreviated Description: Lot:21 Block:7/7060 Subdivision:CLAREMONT ADDITION Map Ref:VOL 36 PG 77Abbreviated Description:FOURTH INSTALLMENT City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
5	.34Mi.	**2367 ROCKYGLEN DR** **DALLAS, TX 75228-5361**	06/25/2026			1769	/3/2	1960	19,192 SF	
		APN: 00000667666000000 Document #: 202600136102 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1&2 Block: H/7062 Subdivision: CLAREMONT PARK NO 1 MapRef: VOL 42 PG 63 Abbreviated Description: Lot:1&2 Block:H/7062 Subdivision:CLAREMONT PARK NO 1 Map Ref:VOL 42 PG 63City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
6	.13Mi.	**2361 PINEBLUFF DR** **DALLAS, TX 75228-5839**	06/08/2026			1641	/3/2	1960	10,012 SF	
		APN: 00000666520000000 Document #: 202600121802 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 7/7061 Section: 1 Subdivision: HILLRIDGE ADDITION MapRef: VOL 42 PG 31 Abbreviated Description: Lot:10 Block:7/7061 Section:1 Subdivision:HILLRIDGE ADDITION Map Ref:VOL 42 PG 31City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
7	.08Mi.	**2477 PINEBLUFF DR** **DALLAS, TX 75228-5841**	06/04/2026			1780	/3/2	1961	11,217 SF	
		APN: 00000666565000000 Document #: 202600119696 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 8/7061 Section: 1 Subdivision: HILLRIDGE ADDITION MapRef: VOL 42 PG 31 Abbreviated Description: Lot:15 Block:8/7061 Section:1 Subdivision:HILLRIDGE ADDITION Map Ref:VOL 42 PG 31City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
8	.38Mi.	**2122 SAINT FRANCIS AVE** **DALLAS, TX 75228-5322**	06/02/2026			2452	/4/2	1965	14,728 SF	
		APN: 00000663661000000 Document #: 202600116716 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: A/7039 Subdivision: FOREST OAKS NO 2 MapRef: VOL 25 PG 81 Abbreviated Description: Lot:6 Block:A/7039 Subdivision:FOREST OAKS NO 2 Map Ref:VOL 25 PG 81City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
9	.08Mi.	**2476 PINEBLUFF DR** **DALLAS, TX 75228-5842**	05/29/2026			1702	/3/2	1969	8,743 SF	
		APN: 00000666874000000 Document #: 202600115282 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 12/7061 Subdivision: HILLRIDGE ADDITION MapRef: VOL 42 PG 31 Abbreviated Description: Lot:4 Block:12/7061 Subdivision:HILLRIDGE ADDITION Map Ref:VOL 42 PG 31City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
10	.45Mi.	**8540 BRETSHIRE DR** **DALLAS, TX 75228-5334**	05/21/2026			1689	/4/2	1961	9,551 SF	
		APN: 00000667192000000 Document #: 202600109787 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: B/7062 Subdivision: CLAREMONT PARK MapRef: VOL 42 PG 63 Abbreviated Description: Lot:24 Block:B/7062 Subdivision:CLAREMONT PARK Map Ref:VOL 42 PG 63City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
11	.22Mi.	**2512 LAZYDALE DR** **DALLAS, TX 75228-5917**	05/18/2026			1508	/3/2	1958	9,126 SF	
		APN: 00000665470000000 Document #: 202600106504 Document Type: Price Code:								

ICE SiteX Report

OrderID: 98722593

Land Use: Single Family Residential
Legal: Lot: 23 Block: 7/7060 Subdivision: CLAREMONT 4TH INSTALLMENT ADDITION MapRef: VOL 98222 PG 3716 Abbreviated Description: Lot:23 Block:7/7060 Subdivision:CLAREMONT 4TH INSTALLMENT ADDITION Map Ref:VOL 98222 PG 3716City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.24Mi.	**2375 SAINT FRANCIS AVE** **DALLAS, TX 75228-5381**	05/13/2026	1667	/3/2	1961	8,487 SF

APN: 00000666343000000 Document #: 202600102736
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: 4/7061 Subdivision: HILLRIDGE ADDITION MapRef: VOL 44 PG 7 Abbreviated Description: Lot:15 Block:4/7061 Subdivision:HILLRIDGE ADDITION Map Ref:VOL 44 PG 7City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

13	.41Mi.	**2380 FENESTRA DR** **DALLAS, TX 75228-5336**	04/07/2026	1696	/3/2	1960	9,760 SF

APN: 00000667153000000 Document #: 202600071658
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: B/7062 Subdivision: CLAREMONT PARK NO 1 MapRef: VOL 42 PG 63 Abbreviated Description: Lot:11 Block:B/7062 Subdivision:CLAREMONT PARK NO 1 Map Ref:VOL 42 PG 63City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

14	.23Mi.	**8489 BANQUO DR** **DALLAS, TX 75228-5870**	04/07/2026	1846	/4/2	1961	8,407 SF

APN: 00000666352000000 Document #: 202600072497
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 4/7061 Subdivision: HILLRIDGE ADDITION FIRST SECTION MapRef: VOL 42 PG 31 Abbreviated Description: Lot:18 Block:4/7061 Subdivision:HILLRIDGE ADDITION FIRST SECTION Map Ref:VOL 42 PG 31

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.	**2445 PINEBLUFF DR**	**11/15/2023**	$549,960	$549,960	1,644	/3/2	1960	8,285 SF	
.01Mi.	**2451 PINEBLUFF DR**	**08/17/2021**	$418,860	$418,860	1,663	/3/2	1960	8,211 SF	
.01Mi.	**2441 PINEBLUFF DR**	**07/25/1960**	$417,530	$417,530	1,711	/4/2	1960	8,266 SF	
.02Mi.	**2455 PINEBLUFF DR**	**07/30/2007**	$445,010	$445,010	1,704	/4/2	1960	8,283 SF	
.02Mi.	**2435 PINEBLUFF DR**	**10/07/2022**	$375,000	$375,000	1,624	/3/2	1960	8,277 SF	
.03Mi.	**2457 DORRINGTON DR**	**05/03/2005**	$371,580	$371,580	1,537	/2/2	1959	8,428 SF	
.03Mi.	**2451 DORRINGTON DR**	**06/19/2017**	$383,460	$383,460	1,608	/3/2	1959	8,300 SF	
.03Mi.	**2463 DORRINGTON DR**	**03/27/2014**	$367,040	$367,040	1,456	/3/2	1959	8,358 SF	
.03Mi.	**8405 SWIFT AVE**	**08/15/2017**	$452,720	$452,720	1,964	/4/2	1968	11,105 SF	
.04Mi.	**2445 DORRINGTON DR**	**07/24/2000**	$349,900	$349,900	1,696	/3/2	1959	8,422 SF	
.04Mi.	**2469 DORRINGTON DR**	**04/26/2022**	$556,730	$556,730	3,038	/4/3	1959	8,358 SF	
.04Mi.	**2431 PINEBLUFF DR**	**10/17/2012**	$453,010	$453,010	1,737	/3/2	1960	8,203 SF	
.04Mi.	**2461 PINEBLUFF DR**	**03/02/2021**	$377,200	$377,200	1,582	/3/2	1960	8,223 SF	
.04Mi.	**2454 PINEBLUFF DR**	**06/11/2025**	$431,000	$431,000	1,890	/4/2	1961	14,460 SF	
.04Mi.	**2439 DORRINGTON DR**	**10/03/2013**	$359,070	$359,070	1,378	/3/2	1959	8,361 SF	
.05Mi.	**8411 SWIFT AVE**	**04/27/2023**	$446,450	$446,450	1,764	/3/2	1962	8,790 SF	Yes

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	45%

Demographics & Income

Median Age:	34.9 years old	Households:	25,446
Median Household Income:	$54,723	Households w/Family:	63%
Household Income Per Capita:	$26,525	Households w/Family Married:	40%
Most Common Education Level:	High School Graduate	Households w/Family Children:	33%

School District

School District Zone:	Dallas Independent School District	Students:	139,802
Number of Schools:	239	Rating:	C

ICE SiteX Report

OrderID: 98722593

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.27Mi.	**Bayles Elementary School** Number of Students: 392 Student-Teacher Ratio: 13.55	C-	Public	EE - 5
1.64Mi.	**W.H. Gaston Middle School** Number of Students: 757 Student-Teacher Ratio: 15.45	D	Public	6 - 8
2.11Mi.	**Bryan Adams High School Leadership Academy** Number of Students: 2,208 Student-Teacher Ratio: 14.78 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **2445 PINEBLUFF DR, DALLAS, TX 75228-5841** 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	126%	HIGHER
BURGLARY	99%	SIMILAR
MOTOR VEHICLE THEFT	134%	NOTABLY HIGHER
FORCIBLE ROBBERY	118%	HIGHER
AGGRAVATED ASSAULT	121%	HIGHER
FORCIBLE RAPE	116%	HIGHER
MURDER	121%	HIGHER
OVERALL	115%	HIGHER

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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