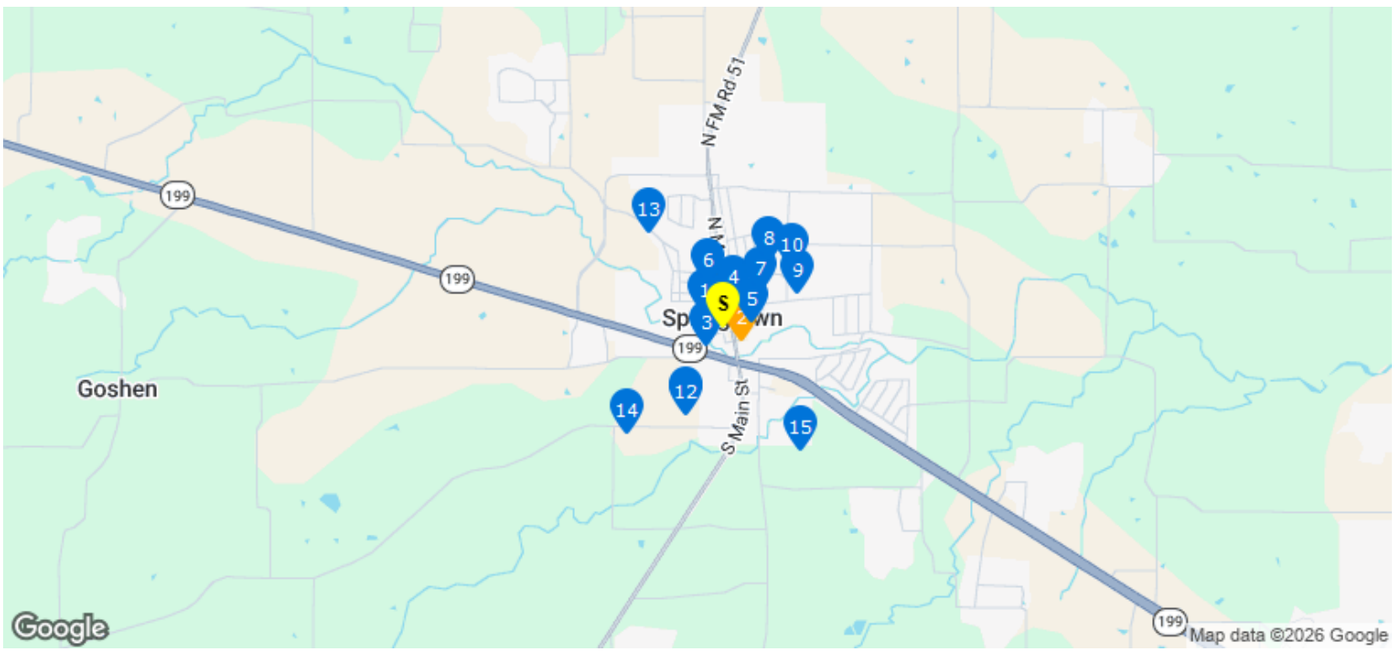
ICE SiteX Report

OrderID: 98768732

SiteX Property Information Report



Subject Property Location

244 WALNUT BEND RD, SPRINGTOWN, TX 76082-2537

County:	**PARKER TX**	Census Tract:	1404.03
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R000093858	Thomas Bros Pg-Grid:	

Valuation

Value:	**$268,000**	FSD:	9	Common Confidence Score:	80
Value Range:	$243,880 - $292,120	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2026
Assd Improvement:	$255,330	Market Improvment Value:	$255,330	Total Taxable Value:	$6,406
Total Assessed Value:	$305,330	Total Assessor Market Value:	$305,330	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: A Subdivision: WALNUT Map Ref: K-5
Abbreviated Description: ACRES: 0.236 LOT: 9 BLK: A SUBD: WALNUT BEND ADDITION

Property Characteristics

Lot Size:	10,280 SF	Bedrooms:		Pool:	
Building Area:	1595 SF	Baths:		Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached Garage	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/26/2026	Sales Price:	N/A
Document #:	202630675 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	10/07/2025	Loan Amount:	N/A
Document #:	202527234 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	09/22/2025		
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: 0
City/Muni/Twp: SPRINGTOWN

Mortgage Record

Recording Date:	07/11/2023	Loan Amount:	N/A
Document #:	202317931 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/07/2023		
TD Due Date:	08/01/2053	Type Finance:	

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: CAB C SL 706
City/Muni/Twp: SPRINGTOWN

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Prior Transfer

Recording Date:	07/11/2023	Sales Price:	N/A
Document #:	202317930 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/07/2023		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: CAB C SL 706
City/Muni/Twp: SPRINGTOWN

Prior Transfer

Recording Date:	07/11/2023	Sales Price:	N/A
Document #:	202317929 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	07/07/2023		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: CAB C SL 708
City/Muni/Twp: SPRINGTOWN

Prior Transfer

Recording Date:	10/22/2018	Sales Price:	N/A
Document #:	201827146 BK-PG -	Type of Sale:	Non Arms-Length Transfer
Contract Date:	10/22/2018		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: CAB C SL 708
City/Muni/Twp: SPRINGTOWN

Prior Transfer

Recording Date:	10/22/2018	Sales Price:	N/A
Document #:	201827145 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	10/22/2018		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: CAB C SL 708

Prior Transfer

Recording Date:	03/09/2018	Sales Price:	N/A
Document #:	201805214 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	03/08/2018		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: CAB C SL 708
City/Muni/Twp: SPRINGTOWN

Prior Transfer

Recording Date:	02/10/2010	Sales Price:	N/A
Document #:	733989 BK-PG 2762-0861	Type of Sale:	Non Residential Transfer
Contract Date:	02/04/2010		
Document Type:	Deed		

Legal Description:
Block: A Subdivision: WALNUT BEND ADDITION Map Ref: MB C PG708
City/Muni/Twp: SPRINGTOWN

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	.14Mi.	**108 N ASH ST** **SPRINGTOWN, TX 76082-2580**	08/26/2026			1449	//		SF	
		APN: 17825-007-008-00 Document #: 202624657 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 7 Subdivision: ORIGINAL TOWN OF SPRINGTOWN MapRef: VOL 29 PG 641 Abbreviated Description: Lot:8 Block:7 Subdivision:ORIGINAL TOWN OF SPRINGTOWN Map Ref:VOL 29 PG 641City/Muni/Twp:SPRINGTOWN City/Muni/ Twp: SPRINGTOWN								
2	.14Mi.	**308 W 1ST ST** **SPRINGTOWN, TX 76082-2532**	07/28/2026			1260	//	1952	73,050 SF	
		APN: 20140-008-000-00 Document #: 202621648 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Subdivision: B B B & C RR CO SURVEY ABSTRACT NO 140 Abbreviated Description: Subdivision:B B B & C RR CO SURVEY ABSTRACT NO 140								
3	.18Mi.	**221 N AVENUE A** **SPRINGTOWN, TX 76082-2421**	12/23/2025			1008	//		7,144 SF	
		APN: 17825-013-002-00 Document #: 202534807 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal:								
4	.27Mi.	**314 W 5TH ST** **SPRINGTOWN, TX 76082-2506**	04/21/2026			2164	//	1979	19,166 SF	
		APN: 20242-012-000-00 Document #: 202611099 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Subdivision: THE WM COPELAND SURVEY ABSTRACT NO 242 MapRef: DOC 201621007 Abbreviated Description: Subdivision:THE WM COPELAND SURVEY ABSTRACT NO 242 Map Ref:DOC 201621007								

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5	.31Mi.	**300 E 5TH ST** **SPRINGTOWN, TX 76082-2412**	01/21/2026	1200	//	1962	20,038 SF

APN: 14750-004-001-00 Document #: 202601806
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1&2 Block: 4 Subdivision: LYNCHS ADDITION MapRef: VOL 29 PG 641 Abbreviated Description: Lot:1&2 Block:4 Subdivision:LYNCHS ADDITION Map Ref:VOL 29 PG 641City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

6	.51Mi.	**312 N AVENUE E** **SPRINGTOWN, TX 76082-2450**	05/21/2026	3000	//	1980	SF

APN: 11980-001-013-00 Document #: 202614504
Document Type: Warranty Deed Price Code:
Land Use: Residential Income (General) (Multi-Family)
Legal: Lot: 2 Block: 3 Subdivision: LYNCH ADDITION Tract No: S MapRef: VOL 29 PG 640 Abbreviated Description: Lot:2 Block:3 Subdivision:LYNCH ADDITION Tract No:S Map Ref:VOL 29 PG 640Abbreviated Description:PORTION LOT2 City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

7	.53Mi.	**324 E HIGHWAY 199** **SPRINGTOWN, TX 76082-2761**	11/26/2025	2500	//	2003	10,629 SF

APN: 20822-055-000-00 Document #: 202532324
Document Type: Warranty Deed Price Code:
Land Use: Commercial Office (General)
Legal: Abbreviated Description: Abbreviated Description:M LEANARD SURVEY ABSTRACT NO 822

8	.54Mi.	**505 DERBY LN** **SPRINGTOWN, TX 76082-2687**	10/20/2025	2164	//	2023	7,667 SF

APN: R000121614 Document #: 202528450
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: C Subdivision: SCULPTORS PARK MapRef: CAB F SL NO Abbreviated Description: Lot:14 Block:C Subdivision:SCULPTORS PARK Map Ref:CAB F SL NOCity/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

9	.56Mi.	**513 DERBY LN** **SPRINGTOWN, TX 76082-2687**	09/08/2026	1836	//	2023	6,011 SF

APN: R000121616 Document #: 202625936
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: C Subdivision: SCULPTORS PARK MapRef: CAB F SL 300 Abbreviated Description: Lot:16 Block:C Subdivision:SCULPTORS PARK Map Ref:CAB F SL 300City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

10	.69Mi.	**216 LOVERS PATH DR** **SPRINGTOWN, TX 76082-3045**	09/01/2026	1502	//	2017	6,360 SF

APN: 16066-004-010-00 Document #: 202625267
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 10R Block: 4 Subdivision: THE PARKPLACE VILLAGE MapRef: CAB D SL 616 Abbreviated Description: Lot:10R Block:4 Subdivision:THE PARKPLACE VILLAGE Map Ref:CAB D SL 616City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

11	.69Mi.	**228 LOVERS PATH DR** **SPRINGTOWN, TX 76082-3045**	05/26/2026	1500	//	2016	6,360 SF

APN: 16066-004-007-00 Document #: 202614738
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 4 Subdivision: THE PARKPLACE VILLAGE MapRef: CAB C SL 483 Abbreviated Description: Lot:7 Block:4 Subdivision:THE PARKPLACE VILLAGE Map Ref:CAB C SL 483City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

12	.69Mi.	**232 LOVERS PATH DR** **SPRINGTOWN, TX 76082-3045**	11/05/2025	1516	//	2016	6,360 SF

APN: 16066-004-006-00 Document #: 202530145
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 6R Block: 4 Subdivision: THE PARKPLACE VILLAGE MapRef: CAB D SL 616 Abbreviated Description: Lot:6R Block:4 Subdivision:THE PARKPLACE VILLAGE Map Ref:CAB D SL 616

13	.72Mi.	**209 WESTRIDGE DR** **SPRINGTOWN, TX 76082-3015**	06/09/2026	1261	//	1981	SF

APN: 17740-015-004-00 Document #: 202616471
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 15 Subdivision: SPRING BRANCH ACRES MapRef: VOL 358 PG 761 Abbreviated Description: Lot:4 Block:15 Subdivision:SPRING BRANCH ACRES Map Ref:VOL 358 PG 761City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

14	.73Mi.	**3008 ANGUS CT** **SPRINGTOWN, TX 76082-2858**	05/22/2026		//		48,352 SF

APN: 17312-001-044-00 Document #: 202614665
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 44 Subdivision: SESSUMS RANCH MapRef: CAB F SL 641 Abbreviated Description: Lot:44 Subdivision:SESSUMS RANCH Map Ref:CAB F SL 641

15	.73Mi.	**3007 ANGUS CT** **SPRINGTOWN, TX 76082-2859**	02/20/2026		//		178,596 SF

APN: 17312-001-045-00 Document #: 202604643
Document Type: Warranty Deed Price Code:
Land Use: Residential - Vacant Land
Legal: Lot: 45 Subdivision: SESSUMS RANCH MapRef: CAB F SL 641 Abbreviated Description: Lot:45 Subdivision:SESSUMS RANCH Map Ref:CAB F SL 641

16	.74Mi.	**728 E 3RD ST** **SPRINGTOWN, TX 76082-3006**	12/17/2025	1138	//	1997	SF

APN: 17740-015-002-00 Document #: 202534090
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 15 Subdivision: SPRING BRANCH ACRES MapRef: CAB A SL 70 Abbreviated Description: Lot:2 Block:15 Subdivision:SPRING BRANCH ACRES Map Ref:CAB A SL 70

17	.82Mi.	**920 AVAGAIL AVE** **SPRINGTOWN, TX 76082-2334**	09/28/2026	1529	//	2021	9,235 SF

APN: 13922-005-025-00 Document #: 202628052
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 5 Subdivision: INHERITANCE ESTATES MapRef: CAB E SL 301 Abbreviated Description: Lot:25 Block:5 Subdivision:INHERITANCE ESTATES Map Ref:CAB E SL 301City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

18	.82Mi.	**301 S SPRING BRANCH TRL** **SPRINGTOWN, TX 76082-2811**	02/26/2026	2376	//	1968	SF

APN: 17740-001-032-00 Document #: 202605308
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 32&33 Block: 1 Subdivision: SPRING BRANCH ACRES MapRef: CAB A SL 70 Abbreviated Description: Lot:32&33 Block:1 Subdivision:SPRING BRANCH ACRES Map Ref:CAB A SL 70City/Muni/Twp:SPRINGTOWN City/Muni/Twp: SPRINGTOWN

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19	.84Mi.	**610 J E WOODY RD** **SPRINGTOWN, TX 76082-6347**	06/29/2026	1554	//		87,120 SF

APN: 21461-009-000-00 Document #: 202618540
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Subdivision: T & P RR CO SURVEY ABSTRACT NO 1461 MapRef: VOL 1496 PG 400 Abbreviated Description: Subdivision:T & P RR CO SURVEY ABSTRACT NO 1461 Map Ref:VOL 1496 PG 400

20	.85Mi.	**221 LAKE DR** **SPRINGTOWN, TX 76082-2803**	06/17/2026	1368	//	2018	SF

APN: 17740-011-004-00 Document #: 202617489
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: 11 Subdivision: SPRING BRANCH ACRES MapRef: VOL 358 PG 761 Abbreviated Description: Lot:4 Block:11 Subdivision:SPRING BRANCH ACRES Map Ref:VOL 358 PG 761

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.	**244 WALNUT BEND RD**	**07/07/2023**	$305,330	$305,330	1,595		2017	10,280 SF	
.01Mi.	**229 W 3RD ST**	**12/20/2024**	$179,010	$179,010	1,121			11,979 SF	
.02Mi.	**240 WALNUT BEND RD**	**12/27/2019**	$271,000	$271,000	1,601		2017	11,195 SF	
.02Mi.	**253 WALNUT BEND RD**	**11/29/2022**	$273,000	$273,000	1,587		2017	7,492 SF	
.03Mi.	**249 WALNUT BEND RD**	**04/29/2025**	$319,370	$319,370	1,658		2017	8,189 SF	
.03Mi.	**257 WALNUT BEND RD**	**08/19/2021**	$276,000	$276,000	1,601		2017	7,492 SF	
.03Mi.	**245 WALNUT BEND RD**	**04/23/2018**	$315,840	$315,840	1,645		2017	8,407 SF	
.04Mi.	**210 W 3RD ST**	**06/19/2020**	$208,876	$208,876	1,470		1963	12,023 SF	
.04Mi.	**241 WALNUT BEND RD**	**04/09/2018**	$306,660	$306,660	1,615		2017	7,667 SF	
.04Mi.	**308 W 3RD ST**	**04/12/2022**	$190,000	$190,000	1,296		1980	9,148 SF	
.05Mi.	**205 W 3RD ST**		$123,160	$123,160	1,614		1979	4,574 SF	
.05Mi.	**205 W 3RD ST**	**09/11/2015**	$123,160	$123,160	1,614		1979	4,574 SF	
.05Mi.	**225 N ASH ST**	**09/29/2014**	$217,370	$217,370	1,409			16,988 SF	
.05Mi.	**217 N ASH ST**	**09/08/2016**	$224,870	$224,870	1,400		1980		
.05Mi.	**235 WALNUT BEND RD**	**03/29/2018**	$312,400	$312,400	1,659		2017	7,492 SF	
.06Mi.	**312 N BIRCH ST**	**08/30/2019**	$207,970	$207,970	912		1982	11,631 SF	

Rent vs. Own

Households Occupied by Renters:	14%	Households Occupied by Owners:	81%

Demographics & Income

Median Age:	38.0 years old	Households:	10,315
Median Household Income:	$92,767	Households w/Family:	78%
Household Income Per Capita:	$44,224	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	40%

School District

School District Zone:	Springtown Independent School District	Students:	4,188
Number of Schools:	7	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.99Mi.	**Springtown Middle School**	C-	Public	7 - 8

Number of Students: 633
Student-Teacher Ratio: 12.84

0.70Mi.	**Goshen Creek Elementary School**	B	Public	KG - 4

Number of Students: 674
Student-Teacher Ratio: 16.44

0.70Mi.	**Springtown High School**	B-	Public	9 - 12

Number of Students: 1,189
Student-Teacher Ratio: 13.72
Advanced Placement: Yes

0.86Mi.	**Springtown Intermediate School**	C-	Public	5 - 6

Number of Students: 612
Student-Teacher Ratio: 14.53

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	87%	LOWER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	81%	LOWER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	88%	LOWER
FORCIBLE RAPE	134%	NOTABLY HIGHER
MURDER	108%	SIMILAR
OVERALL	108%	SIMILAR

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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