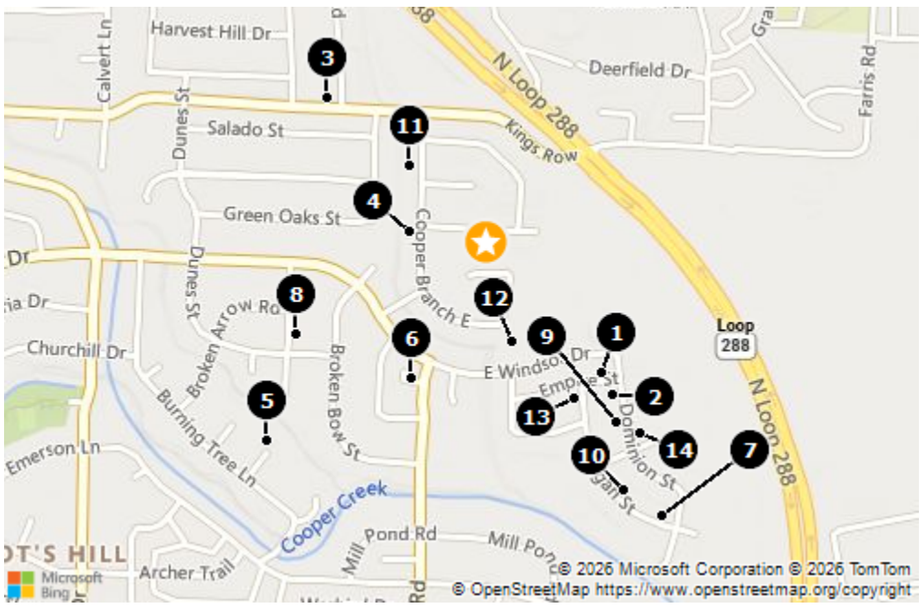
ICE SiteX Report

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SiteX Property Information Report



Subject Property Location

2520 LA PALOMA DR, DENTON, TX 76209-7930

County:	**DENTON TX**	Census Tract:	481210205.052000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R31923	Thomas Bros Pg-Grid:	

Valuation

Value:	**$343,000**	FSD:	12	Common Confidence Score:	54
Value Range:	$301,840 - $384,160	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C05 G01 S05
Assd Land Value:	$64,969	Market Land Value:	$64,969	Tax Year:	2026
Assd Improvement:	$262,856	Market Improvment Value:	$262,856	Total Taxable Value:	$3,325
Total Assessed Value:	$254,183	Total Assessor Market Value:	$327,825	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 6 Block: H Section: 4 Subdivision: KINGSTON TRACE SEC 4
Abbreviated Description: KINGSTON TRACE SEC 4 BLK H LOT 6

Property Characteristics

Lot Size:	9,622 SF	Bedrooms:	3	Pool:	
Building Area:	1713 SF	Baths:	2	Fireplace:	Yes
Year Built:	1983	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/20/2023	Loan Amount:	N/A
Document #:	2023-133825 BK-PG -	Loan Type:	FHA
TD Due Date:	12/01/2063	Type Finance:	

Legal Description:
Lot: 6 Block: H Section: IV Subdivision: KINGSTON TRACE SUBDIVISION
City/Muni/Twp: DENTON

Mortgage Record

Recording Date:	06/03/2022	Loan Amount:	N/A
Document #:	2022-082906 BK-PG -	Loan Type:	FHA
TD Due Date:	04/01/2052	Type Finance:	

Legal Description:
Lot: 6 Block: H Section: IV Subdivision: KINGSTON TRACE SUBDIVISION
City/Muni/Twp: DENTON

Mortgage Record

Recording Date:	02/28/2022	Loan Amount:	N/A
Document #:	2022-029877 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2045	Type Finance:	

Legal Description:
Lot: 6 Block: H Section: IV Subdivision: KINGSTON TRACE SUBDIVISION
City/Muni/Twp: DENTON

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Prior Transfer

Recording Date:	04/16/2015	Sales Price:	N/A
Document #:	2015-039361 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/06/2015	Sales Price:	N/A
Document #:	2015-022300 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/26/2015		
Document Type:			

Legal Description:
Lot: 6 Block: H Section: IV Subdivision: KINGSTON TRACE SUBDIVISION Map Ref: CAB B SL59
City/Muni/Twp: DENTON

Prior Transfer

Recording Date:	02/26/2015	Sales Price:	N/A
Document #:	2015-22300 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 6 Block: H Section: 4 Subdivision: KINGSTON TRACE SEC 4
Abbreviated Description: KINGSTON TRACE SEC 4 BLK H LOT 6

Prior Transfer

Recording Date:	06/25/2010	Sales Price:	N/A
Document #:	2010-061475 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	06/17/2010	Sales Price:	N/A
Document #:	2010-058418 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2010		
Document Type:			

Legal Description:
Lot: 6 Block: H Subdivision: KINGSTON TRACE SUBDIVISION SECTION IV Map Ref: CAB B SL59
City/Muni/Twp: DENTON

Prior Transfer

Recording Date:	04/03/2009	Sales Price:	N/A
Document #:	2009-039568 BK-PG 4309-01972	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/24/2009	Loan Amount:	N/A
Document #:	2009-034891 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2024	Type Finance:	

Legal Description:
Lot: 6 Block: H Subdivision: KINGSTON TRACE SUBDIVISION SECTION IV
City/Muni/Twp: DENTON

Prior Transfer

Recording Date:	04/01/1999	Sales Price:	N/A
Document #:	99-R0031389 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/30/1999		
Document Type:			

Legal Description:
Lot: 6 Block: H Subdivision: KINGSTON TRACE SUBDIVISION SECTION IV Map Ref: MB B PG59
City/Muni/Twp: DENTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	9,632 SF	Median # of Baths	2
Median Living Area	1,896 SF	Median Year Built	2017
Price Range - 2 Yrs		Age Range	6 years to 57 years
Median Value		Median Age	9 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.24Mi.	**2708 EMPIRE ST** **DENTON, TX 76209-1593**	10/05/2026			1738	/3/2	2017	9,148 SF	
		APN: R682137 Document #: 2026-116345 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: L Subdivision: WINDSOR OAKS ADDITION Phase No: 1 MapRef: DOC 2021-126 Abbreviated Description: Lot:10 Block:L Subdivision:WINDSOR OAKS ADDITION Phase No:1 Map Ref:DOC 2021-126City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
2	.27Mi.	**3109 DOMINION ST** **DENTON, TX 76209-1601**	09/04/2026			1732	/3/2	2018	8,276 SF	
		APN: R682166 Document #: 2026-105364 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: E Subdivision: WINDSOR OAKS ADDITION Phase No: 1 Abbreviated Description: Lot:15 Block:E Subdivision:WINDSOR OAKS ADDITION Phase No:1 City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON								
3	.29Mi.	**3801 FOREST BEND RD** **DENTON, TX 76208-2087**	07/22/2026			2416	/4/3	2020	14,070 SF	Pool/ Spa

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APN: R723489 Document #: 2026-086048
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: D Subdivision: HARVEST HILL MapRef: DOC 2017-487 Abbreviated Description: Lot:24 Block:D Subdivision:HARVEST HILL Map Ref:DOC 2017-487City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

4	.1Mi.	**3423 COOPER BR E** **DENTON, TX 76209-7909**	06/26/2026	1568	/3/2	1984	10,877 SF

APN: R31899 Document #: 2026-075226
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 35 Block: E Section: 4 Subdivision: KINGSTON TRACE SUBDIVISION MapRef: VOL B PG 59 Abbreviated Description: Lot:35 Block:E Section:4 Subdivision:KINGSTON TRACE SUBDIVISION Map Ref:VOL B PG 59

5	.39Mi.	**1121 CHEVELLY CT** **DENTON, TX 76209-1412**	04/30/2026	2124	/3/2	1969	14,449 SF

APN: R26020 Document #: 2026-049912
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: P Subdivision: NORTHWOOD ADDITION NO 7 MapRef: VOL 4 PG 7 Abbreviated Description: Lot:14 Block:P Subdivision:NORTHWOOD ADDITION NO 7 Map Ref:VOL 4 PG 7City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

6	.21Mi.	**3201 OLD NORTH RD** **DENTON, TX 76209-6247**	04/13/2026	2243	/3/2	1988	10,115 SF

APN: R115535 Document #: 2026-041303
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: F Subdivision: NORTHWOOD ADDITION-9TH INSTALLMENT MapRef: CAB D PG 360 Abbreviated Description: Lot:10 Block:F Subdivision:NORTHWOOD ADDITION-9TH INSTALLMENT Map Ref:CAB D PG 360City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

7	.44Mi.	**2804 MEGAN ST** **DENTON, TX 76209-1579**	04/09/2026	1674	/3/2	2018	7,841 SF

APN: R682184 Document #: 2026-039878
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: F Subdivision: WINDSOR OAKS ADDITION Phase No: 1 MapRef: VOL 2016 PG 132 Abbreviated Description: Lot:8 Block:F Subdivision:WINDSOR OAKS ADDITION Phase No:1 Map Ref:VOL 2016 PG 132City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

8	.28Mi.	**3204 OLD ORCHARD LN** **DENTON, TX 76209-1436**	03/26/2026	1824	/3/2	1983	10,158 SF

APN: R32497 Document #: 2026-032981
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 7 Subdivision: EIGHTH INSTALLMENT OF NORTHWOOD ADDITION MapRef: VOL 9 PG 29 Abbreviated Description: Lot:6 Block:7 Subdivision:EIGHTH INSTALLMENT OF NORTHWOOD ADDITION Map Ref:VOL 9 PG 29City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

9	.3Mi.	**3013 DOMINION ST** **DENTON, TX 76209-1599**	03/26/2026	2758	/4/2.5	2017	8,276 SF

APN: R682163 Document #: 2026-033265
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 12 Block: E Subdivision: WINDSOR OAKS ADDITION Phase No: 1 MapRef: DOC 2016-132 Abbreviated Description: Lot:12 Block:E Subdivision:WINDSOR OAKS ADDITION Phase No:1 Map Ref:DOC 2016-132City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

10	.38Mi.	**2904 MEGAN ST** **DENTON, TX 76209-1581**	03/19/2026	2758	/4/2.5	2018	7,841 SF

APN: R682179 Document #: 2026-030126
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: F Subdivision: WINDSOR OAKS ADDITION Phase No: 1 MapRef: FILE 2016-132 Abbreviated Description: Lot:3 Block:F Subdivision:WINDSOR OAKS ADDITION Phase No:1 Map Ref:FILE 2016-132

11	.15Mi.	**3605 COOPER BR E** **DENTON, TX 76209-7913**	03/11/2026	1559	/3/1	1984	10,258 SF

APN: R31893 Document #: 2026-026588
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: E Section: 4 Subdivision: KINGSTON TRACE SUBDIVISION MapRef: CAB B PG 59 Abbreviated Description: Lot:29 Block:E Section:4 Subdivision:KINGSTON TRACE SUBDIVISION Map Ref:CAB B PG 59City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

12	.14Mi.	**3301 COOPER BR E** **DENTON, TX 76209-7907**	03/06/2026	2185	//2.5	1996	14,000 SF

APN: R146521 Document #: 2026-025106
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 20 Block: B Subdivision: NORTHWOOD ADDITION 12TH INSTALLMENT MapRef: CAB G PG 17 Abbreviated Description: Lot:20 Block:B Subdivision:NORTHWOOD ADDITION 12TH INSTALLMENT Map Ref:CAB G PG 17City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

13	.24Mi.	**2621 EMPIRE ST** **DENTON, TX 76209-1592**	02/26/2026	1738	/3/2	2018	8,712 SF

APN: R682139 Document #: 2026-021405
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: C Subdivision: WINDSOR OAKS ADDITION Phase No: 1 MapRef: VOL 2016 PG 132 Abbreviated Description: Lot:9 Block:C Subdivision:WINDSOR OAKS ADDITION Phase No:1 Map Ref:VOL 2016 PG 132City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

14	.33Mi.	**3004 DOMINION ST** **DENTON, TX 76209-1598**	12/22/2025	1967	/3/2	2018	7,841 SF

APN: R682175 Document #: 2025-143205
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: D Subdivision: WINDSOR OAKS ADDITION Phase No: 1 MapRef: DOC NUMBER 2016-132 Abbreviated Description: Lot:9 Block:D Subdivision:WINDSOR OAKS ADDITION Phase No:1 Map Ref:DOC NUMBER 2016-132City/Muni/Twp:CITY OF DENTON City/Muni/Twp: CITY OF DENTON

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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.	**2520 LA PALOMA DR**	**02/26/2015**	$327,825	$254,183	1,713	/3/2	1983	9,622 SF	
.01Mi.	**2516 LA PALOMA DR**	**07/02/2009**	$269,126	$257,577	1,374	/3/2	1983	9,622 SF	
.01Mi.	**2524 LA PALOMA DR**	**03/15/2001**	$252,227	$225,556	1,309	/3/2	1983	9,622 SF	
.02Mi.	**2517 HILLVIEW CT**	**09/19/2003**	$359,006	$359,006	2,378	//2	1994	10,720 SF	
.03Mi.	**2521 HILLVIEW CT**	**10/28/1999**	$311,636	$311,636	1,956	/3/2	1992	10,402 SF	
.03Mi.	**2528 LA PALOMA DR**	**11/14/2024**	$295,291	$295,291	1,383	/3/2	1983	9,622 SF	
.03Mi.	**2512 LA PALOMA DR**	**04/06/2014**	$224,299	$171,600	1,325	/3/2	1983	9,622 SF	
.03Mi.	**2513 HILLVIEW CT**	**06/25/2013**	$350,124	$350,124	2,385	/3/2.5	1992	11,199 SF	
.03Mi.	**2521 LA PALOMA DR**	**02/02/2018**	$212,796	$212,796	1,309	/3/2	1983	9,248 SF	
.03Mi.	**2525 LA PALOMA DR**	**07/12/2013**	$213,609	$213,609	1,306	/3/1	1983	9,622 SF	
.04Mi.	**2525 HILLVIEW CT**	**04/01/2025**	$327,692	$327,692	1,929	//2	1993	10,001 SF	
.04Mi.	**2517 LA PALOMA DR**	**10/10/2002**	$244,701	$218,759	1,253	/3/2	1983	9,248 SF	
.04Mi.	**2564 QUAIL RIDGE DR**	**10/28/1997**	$212,867	$212,867	1,308	/3/1	1983	9,958 SF	
.04Mi.	**2532 LA PALOMA DR**	**08/17/2023**	$271,262	$271,262	1,426	/3/2	1983	9,622 SF	
.05Mi.	**2509 HILLVIEW CT**	**06/16/2021**	$443,945	$443,945	2,500	9/4/2	1993	18,800 SF	Yes
.05Mi.	**2513 LA PALOMA DR**	**07/27/2017**	$292,000	$292,000	1,318	/3/1	1983	9,248 SF	

Rent vs. Own

Households Occupied by Renters:	49%	Households Occupied by Owners:	46%

Demographics & Income

Median Age:	32.2 years old	Households:	12,275
Median Household Income:	$72,389	Households w/Family:	60%
Household Income Per Capita:	$34,388	Households w/Family Married:	41%
Most Common Education Level:	Some College	Households w/Family Children:	28%

School District

School District Zone:	Denton Independent School District	Students:	33,329
Number of Schools:	46	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.72Mi.	**Ryan High School** Number of Students: 2,051 Student-Teacher Ratio: 12.69	D+	Public	9 - 12
1.05Mi.	**Nette Shultz Elementary School** Number of Students: 748 Student-Teacher Ratio: 14.37	A-	Public	PK - 5
1.78Mi.	**Strickland Middle School** Number of Students: 956 Student-Teacher Ratio: 13.71	C-	Public	6 - 8

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Flood Report

The Subject Property of **2520 LA PALOMA DR, DENTON, TX 76209-7930** 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	147%	NOTABLY HIGHER
BURGLARY	119%	HIGHER
MOTOR VEHICLE THEFT	135%	NOTABLY HIGHER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	127%	HIGHER
FORCIBLE RAPE	118%	HIGHER
MURDER	124%	HIGHER
OVERALL	120%	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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