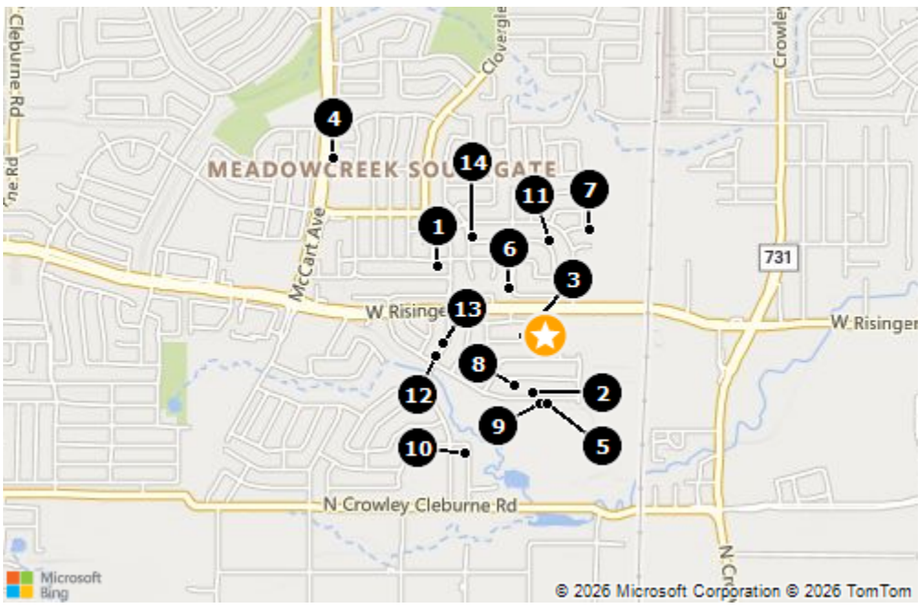
ICE SiteX Report

OrderID: 97841938

SiteX Property Information Report



Subject Property Location

2612 GAINS MILL DR, FORT WORTH, TX 76123-2211

County:	**TARRANT TX**	Census Tract:	484391110.233007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	8662D-5-21	Thomas Bros Pg-Grid:	

Valuation

Value:	**$291,000**	FSD:	11	Common Confidence Score:	61
Value Range:	$258,990 - $323,010	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	223,224,225
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$258,365	Market Improvment Value:	$258,365	Total Taxable Value:	$7,448
Total Assessed Value:	$308,365	Total Assessor Market Value:	$308,365	Delinquent Year:	
				Tax Account ID:	42335122
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 21 Block: 5 District: 026 Subdivision: CREEKSIDE ESTATES Map Ref: MAP 2042-344
Abbreviated Description: CREEKSIDE ESTATES BLOCK 5 LOT 21
City/Muni/Twp: FORT WORTH

Property Characteristics

Lot Size:	5,489 SF	Bedrooms:		Pool:	
Building Area:	1822 SF	Baths:		Fireplace:	
Year Built:	2017	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	09/08/2023	Loan Amount:	N/A
Document #:	D223163025 BK-PG -	Loan Type:	New Conventional
TD Due Date:	09/01/2063	Type Finance:	

Legal Description:
Lot: 21 Block: 5 Section: 1 Subdivision: CREEKSIDE ESTATES PHASE II

Prior Transfer

Recording Date:	01/27/2023	Sales Price:	N/A
Document #:	D223014850 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/18/2022	Loan Amount:	N/A
Document #:	D222128517 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 21 Block: 5 Section: 1 Subdivision: CREEKSIDE ESTATES PHASE II

Prior Transfer

Recording Date:	09/20/2018	Sales Price:	$197,058
Document #:	D218209716 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

ICE SiteX Report

OrderID: 97841938

Document Type:
Legal Description:

Prior Transfer

Recording Date:	04/10/2018	Sales Price:	N/A
Document #:	D218076201 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 21 Block: 5 District: 026 Subdivision: CREEKSIDE ESTATES Map Ref: MAP 2042-344
Abbreviated Description: CREEKSIDE ESTATES BLOCK 5 LOT 21
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	04/10/2018	Sales Price:	N/A
Document #:	D218076201 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/10/2018		
Document Type:			

Legal Description:
Lot: 21 Block: 5 Section: 1 Subdivision: CREEKSIDE ESTATES Phase No: 11 Map Ref: DOC D217185141

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,750 SF	Median # of Baths	2
Median Living Area	1,912 SF	Median Year Built	2009
Price Range - 2 Yrs		Age Range	5 years to 32 years
Median Value		Median Age	17 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**3009 STONEWALL LN** **FORT WORTH, TX 76123-1725**	06/08/2026			2784	/3/2	1997	6,199 SF	
		APN: 39607-22-19 Document #: D226110202 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 22 Subdivision: SOUTHGATE PHASE I MapRef: VOL 388-198 PG 1 Abbreviated Description: Lot:19 Block:22 Subdivision:SOUTHGATE PHASE I Map Ref:VOL 388-198 PG 1City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
2	.16Mi.	**2600 GRAND GULF RD** **FORT WORTH, TX 76123-2613**	04/24/2026			2105	/3/2	2009	5,497 SF	
		APN: 8662D-8-36 Document #: D226077346 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 8 Subdivision: CREEKSIDE ESTATES MapRef: CAB A SL 11603 Abbreviated Description: Lot:36 Block:8 Subdivision:CREEKSIDE ESTATES Map Ref:CAB A SL 11603City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
3	0Mi.	**2636 GAINS MILL DR** **FORT WORTH, TX 76123-2211**	04/06/2026			1822	//	2017	5,489 SF	
		APN: 8662D-5-27 Document #: D226061814 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: 5 Section: I Subdivision: CREEKSIDE ESTATES PHASE II MapRef: FILE D217185141 Abbreviated Description: Lot:27 Block:5 Section:I Subdivision:CREEKSIDE ESTATES PHASE II Map Ref:FILE D217185141City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
4	.41Mi.	**3416 PLANTATION LN** **FORT WORTH, TX 76123-1554**	03/09/2026			2387	/5/2	1994	8,133 SF	
		APN: 39607-2-19 Document #: D226041443 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: SOUTHGATE Phase No: I MapRef: VOL 388-198 PG 1 Abbreviated Description: Lot:19 Block:2 Subdivision:SOUTHGATE Phase No:I Map Ref:VOL 388-198 PG 1City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
5	.19Mi.	**2533 GRAND GULF RD** **FORT WORTH, TX 76123-2610**	02/03/2026			1497	/3/2	2008	5,497 SF	
		APN: 8662D-9-11 Document #: D226019341 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 9 Subdivision: CREEKSIDE ESTATES MapRef: CAB A SL 11603 Abbreviated Description: Lot:11 Block:9 Subdivision:CREEKSIDE ESTATES Map Ref:CAB A SL 11603City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
6	.16Mi.	**2601 PROSPECT HILL DR** **FORT WORTH, TX 76123-1667**	01/26/2026			1776	/3/2	2004	5,998 SF	
		APN: 25413-4-21 Document #: D226014405 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 4 Subdivision: MEADOW CREEK SOUTH ADDITION MapRef: CAB A SL 8822 Abbreviated Description: Lot:21 Block:4 Subdivision:MEADOW CREEK SOUTH ADDITION Map Ref:CAB A SL 8822City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
7	.32Mi.	**8445 ASHEVILLE LN** **FORT WORTH, TX 76123-1657**	01/20/2026			1880	/3/2	2006	7,401 SF	
		APN: 25413-19-11 Document #: D226011105 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 19 Subdivision: MEADOW CREEK SOUTH MapRef: CAB A SL 10881 Abbreviated Description: Lot:11 Block:19 Subdivision:MEADOW CREEK SOUTH Map Ref:CAB A SL 10881City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
8	.16Mi.	**2621 MILL SPRINGS PASS** **FORT WORTH, TX 76123-2617**	01/12/2026			2085	/4/2	2010	5,497 SF	
		APN: 8662D-8-6 Document #: D226005785 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 8 Subdivision: CREEKSIDE ESTATES MapRef: CAB A SL 11603 Abbreviated Description: Lot:6 Block:8 Subdivision:CREEKSIDE ESTATES Map Ref:CAB A SL 11603City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
9	.19Mi.	**2541 GRAND GULF RD** **FORT WORTH, TX 76123-2610**	12/30/2025			2348	/3/2	2009	5,497 SF	
		APN: 8662D-9-9 Document #: D225241476 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 97841938

Legal: Lot: 9 Block: 9 Subdivision: CREEKSIDE ESTATES OF LOT 80X OF BLOCK 2 LOTS 11 TH MapRef: CAB A SL 11603 Abbreviated Description: Lot:9 Block:9 Subdivision:CREEKSIDE ESTATES OF LOT 80X OF BLOCK 2 LOTS 11 TH Map Ref:CAB A SL 11603City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

10	.39Mi.	**9124 NEVIS DR** **FORT WORTH, TX 76123-3588**	12/08/2025	2028	//	2021	5,502 SF	

APN: 33347-18-2 Document #: D225227941
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 18 Subdivision: RAINBOW RIDGE ADDITION MapRef: DOC D221028084 Abbreviated Description: Lot:2 Block:18 Subdivision:RAINBOW RIDGE ADDITION Map Ref:DOC D221028084City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

11	.26Mi.	**2704 ADAMS FALL LN** **FORT WORTH, TX 76123-1674**	11/25/2025	1772	//	2016	6,534 SF	

APN: 25413-14-34 Document #: D225221803
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 34 Block: 14 Subdivision: MEADOW CREEK SOUTH MapRef: CAB A SL 10881 Abbreviated Description: Lot:34 Block:14 Subdivision:MEADOW CREEK SOUTH Map Ref:CAB A SL 10881City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

12	.31Mi.	**8852 POYNTER ST** **FORT WORTH, TX 76123-2626**	11/18/2025	1683	//	2016	5,497 SF	

APN: 8662D-4-22-70 Document #: D225216194
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 22 Block: 4 Subdivision: CREEKSIDE ESTATES MapRef: CAB A SL 11603 Abbreviated Description: Lot:22 Block:4 Subdivision:CREEKSIDE ESTATES Map Ref:CAB A SL 11603City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

13	.28Mi.	**8836 POYNTER ST** **FORT WORTH, TX 76123-2626**	11/03/2025	1758	//	2015	6,534 SF	

APN: 8662D-4-26-70 Document #: D225206554
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 4 Subdivision: CREEKSIDE ESTATES MapRef: CAB A SL 11603 Abbreviated Description: Lot:26 Block:4 Subdivision:CREEKSIDE ESTATES Map Ref:CAB A SL 11603City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

14	.34Mi.	**2844 ADAMS FALL LN** **FORT WORTH, TX 76123-1672**	10/30/2025	1944	//	2016	6,965 SF	

APN: 25413-12-23 Document #: D225204672
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 12 Subdivision: MEADOW CREEK SOUTH Phase No: III MapRef: CAB A SL 10881 Abbreviated Description: Lot:23 Block:12 Subdivision:MEADOW CREEK SOUTH Phase No:III Map Ref:CAB A SL 10881City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

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.	**2612 GAINS MILL DR**	**04/10/2018**	$308,365	$308,365	1,822		2017	5,489 SF	
.01Mi.	**2616 GAINS MILL DR**	**11/15/2021**	$261,345	$261,345	1,561		2017	5,489 SF	
.01Mi.	**2608 GAINS MILL DR**	**03/23/2018**	$309,000	$309,000	2,375		2017	6,098 SF	
.02Mi.	**2620 GAINS MILL DR**	**07/06/2023**	$304,942	$304,942	1,792		2017	5,489 SF	
.02Mi.	**2609 SWIFT CREEK DR**	**01/10/2025**	$320,933	$320,933	2,007		2017	5,489 SF	
.02Mi.	**2600 GAINS MILL DR**	**04/19/2019**	$301,781	$301,781	1,773		2017	8,276 SF	
.02Mi.	**2613 SWIFT CREEK DR**	**03/29/2018**	$263,000	$263,000	1,772		2017	5,489 SF	
.02Mi.	**2605 SWIFT CREEK DR**	**03/30/2018**	$271,000	$271,000	1,772		2017	6,098 SF	
.03Mi.	**2617 SWIFT CREEK DR**	**04/23/2018**	$261,494	$261,494	1,563		2017	5,489 SF	
.03Mi.	**2624 GAINS MILL DR**	**03/26/2018**	$291,466	$291,466	1,725		2017	5,489 SF	
.03Mi.	**2601 SWIFT CREEK DR**	**04/30/2018**	$310,220	$310,220	1,842		2017	6,970 SF	
.03Mi.	**2613 GAINS MILL DR**	**09/19/2019**	$275,000	$275,000	1,797		2017	5,793 SF	
.03Mi.	**2609 GAINS MILL DR**	**01/30/2018**	$308,365	$308,365	1,822		2017	5,793 SF	
.03Mi.	**2617 GAINS MILL DR**	**01/13/2018**	$333,695	$333,695	1,899		2017	5,793 SF	Yes
.04Mi.	**2621 SWIFT CREEK DR**	**11/07/2020**	$220,546	$220,546	1,777		2017	5,489 SF	
.04Mi.	**2605 GAINS MILL DR**	**07/17/2024**	$282,610	$282,610	1,685		2017	5,663 SF	

Rent vs. Own

Households Occupied by Renters:	22%	Households Occupied by Owners:	75%

ICE SiteX Report

OrderID: 97841938

Demographics & Income

Median Age:	34.5 years old	Households:	12,673
Median Household Income:	$97,155	Households w/Family:	82%
Household Income Per Capita:	$38,330	Households w/Family Married:	61%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

School District

School District Zone:	Crowley Independent School District	Students:	17,011
Number of Schools:	25	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.05Mi.	**North Crowley High School** Number of Students: 2,936 Student-Teacher Ratio: 14.63 Advanced Placement: Yes	D+	Public	10 - 12
3.04Mi.	**Summer Creek Middle School** Number of Students: 1,035 Student-Teacher Ratio: 14.83	D+	Public	6 - 8
1.61Mi.	**Mary Harris Elementary School** Number of Students: 438 Student-Teacher Ratio: 15.05	D-	Public	PK - 5
0.49Mi.	**J. A. Hargrave Elementary School** Number of Students: 442 Student-Teacher Ratio: 17.95	D-	Public	PK - 5
3.02Mi.	**North Crowley High School 9th Grade Campus** Number of Students: NA Student-Teacher Ratio: NA	NA	Public	9 - 9

Flood Report

The Subject Property of **2612 GAINS MILL DR, FORT WORTH, TX 76123-2211** 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	57%	NOTABLY LOWER
BURGLARY	59%	NOTABLY LOWER
MOTOR VEHICLE THEFT	63%	NOTABLY LOWER
FORCIBLE ROBBERY	84%	LOWER
AGGRAVATED ASSAULT	27%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	88%	LOWER
MURDER	33%	SIGNIFICANTLY LOWER
OVERALL	31%	SIGNIFICANTLY LOWER

Disaster Alerts

No alerts noted

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
Copyright © 2026 Onboard Informatics. Information is deemed reliable but not guaranteed.

Disclaimer: THIS REPORT IS INTENDED FOR USE BY YOU AS AN END USER SOLELY FOR YOUR INTERNAL BUSINESS PURPOSES. YOU SHALL NOT RESELL, RELICENSE, REDISTRIBUTE OR DISPLAY THIS REPORT, IN WHOLE OR IN PART, EXCEPT AS REQUIRED TO COMPLY WITH APPLICABLE LAW OR REGULATION. THIS REPORT IS PROVIDED AS-IS WITHOUT WARRANTY OF ANY KIND, EITHER EXPRESS OR IMPLIED, INCLUDING WITHOUT LIMITATION, ANY WARRANTIES OF MERCHANTABILITY, NON-INFRINGEMENT, OR FITNESS FOR A PARTICULAR PURPOSE. INTERCONTINENTAL EXCHANGE, INC. (ICE) SHALL HAVE NO LIABILITY IN CONTRACT, TORT, OR OTHERWISE ARISING OUT OF OR IN CONNECTION WITH THIS REPORT. ICE DOES NOT REPRESENT OR WARRANT THAT THE REPORT IS COMPLETE, CURRENT OR FREE FROM ERROR. THIS REPORT WAS GENERATED BY THE APPLICATION OF VARIOUS MATHEMATICAL FORMULAS TO PUBLICLY AVAILABLE AND PROPRIETARY INFORMATION AND HAS NOT BEEN INDEPENDENTLY VERIFIED BY ICE THROUGH ANY FORM OF INSPECTION OR REVIEW. THIS REPORT DOES NOT CONSTITUTE AN APPRAISAL OF ANY KIND AND SHOULD NOT BE USED IN LIEU OF AN INSPECTION OF A SUBJECT PROPERTY BY A LICENSED OR CERTIFIED APPRAISER WHERE ONE IS REQUIRED BY APPLICABLE LAW OR REGULATION. THIS REPORT CONTAINS NO REPRESENTATIONS, OPINIONS OR WARRANTIES REGARDING THE SUBJECT PROPERTY'S ACTUAL MARKETABILITY, CONDITION (STRUCTURAL OR OTHERWISE), ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS, AND ANY REFERENCE TO ENVIRONMENTAL, HAZARD OR FLOOD ZONE STATUS IS FOR INFORMATIONAL PURPOSES ONLY AND SHALL BE INDEPENDENTLY VERIFIED BY THE END USER. THE INFORMATION CONTAINED HEREIN SHALL NOT BE UTILIZED: (A) TO REVIEW OR ESTABLISH A CONSUMER'S CREDIT AND/OR INSURANCE ELIGIBILITY OR FOR ANY OTHER PURPOSE THAT WOULD CAUSE THE REPORT TO CONSTITUTE A "CONSUMER REPORT" UNDER THE FAIR CREDIT REPORTING ACT, 15 U.S.C. § 1681 ET SEQ.; OR (B) IN CONNECTION WITH CERTIFICATION OR AUTHENTICATION OF REAL ESTATE OWNERSHIP AND/OR REAL ESTATE TRANSACTIONS. ADDITIONAL TERMS AND CONDITIONS SHALL APPLY PURSUANT TO THE APPLICABLE AGREEMENT.

Data deemed reliable, but not guaranteed.
Copyright © 2026 Intercontinental Exchange, Inc. All Rights Reserved.