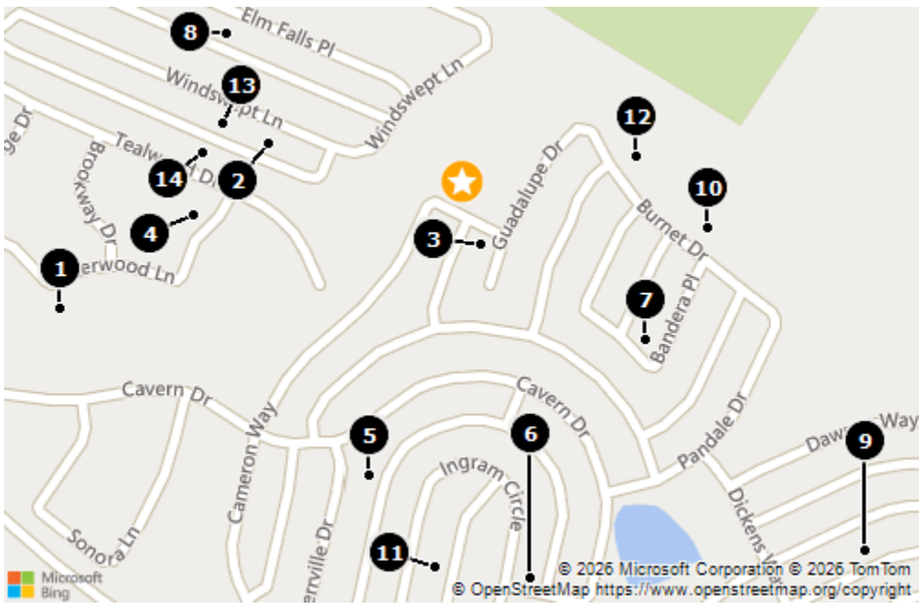
ICE SiteX Report

OrderID: 98722831

SiteX Property Information Report



Subject Property Location

2613 CAMERON WAY, MESQUITE, TX 75181-4403

County:	**DALLAS TX**	Census Tract:	481130173.141000
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	382008000E0040000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$388,000**	FSD:	14	Common Confidence Score:	49
Value Range:	$333,680 - $442,320	ICE Confidence Score:	86		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC CM MS PH DO
Assd Land Value:	$65,000	Market Land Value:	$65,000	Tax Year:	2026
Assd Improvement:	$302,700	Market Improvment Value:	$302,700	Total Taxable Value:	$6,752
Total Assessed Value:	$367,700	Total Assessor Market Value:	$367,700	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 4 Block: E Subdivision: HILLS AT TEALWOOD Tract No: 20080 Map Ref: 60-J

Abbreviated Description:	HILLS AT TEALWOOD PH 1 BLK E LT 4 INT201100240010 DD08312011 CO-DC 2008000E00400 1CM2008000E
City/Muni/Twp:	MESQUITE

Property Characteristics

Lot Size:	9,375 SF	Bedrooms:	5	Pool:	
Building Area:	3407 SF	Baths:	3	Fireplace:	1
Year Built:	2004	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	12/29/2025	Loan Amount:	N/A
Document #:	202500270583 BK-PG -	Loan Type:	
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Lot: 4 Block: E Subdivision: THE HILLS AT TEALWOOD PHASE I
City/Muni/Twp: MESQUITE

Mortgage Record

Recording Date:	10/22/2024	Loan Amount:	N/A
Document #:	202400213070 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Lot: 4 Block: E Subdivision: THE HILLS AT TEALWOOD PHASE I

Mortgage Record

Recording Date:	05/02/2022	Loan Amount:	N/A
Document #:	202200121085 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Lot: 4 Block: E Subdivision: THE HILLS AT TEALWOOD PHASE I
City/Muni/Twp: MESQUITE

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Mortgage Record

Recording Date:	10/19/2021	Loan Amount:	N/A
Document #:	202100311522 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2041	Type Finance:	

Legal Description:
Lot: 4 Block: E Subdivision: THE HILLS AT TEAKWOOD PHASE I
City/Muni/Twp: MESQUITE

Prior Transfer

Recording Date:	07/24/2012	Sales Price:	$136,451
Document #:	201200212779 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/13/2011	Sales Price:	N/A
Document #:	201100240010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/02/2011		
Document Type:			

Legal Description:
Lot: 4 Block: E Subdivision: THE HILLS AT TEALWOOD Phase No: I Map Ref: MB2003168 PG94
City/Muni/Twp: MESQUITE

Prior Transfer

Recording Date:	09/13/2011	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 4 Block: E Subdivision: HILLS AT TEALWOOD Tract No: 20080 Map Ref: 60-J
Abbreviated Description: HILLS AT TEALWOOD PH 1 BLK E LT 4 INT201100240010 DD08312011 CO-DC 2008000E00400 1CM2008000E
City/Muni/Twp: MESQUITE

Prior Transfer

Recording Date:	04/19/2005	Sales Price:	N/A
Document #:	BK-PG 2005077-02819	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/12/2005		
Document Type:			

Legal Description:
Lot: 4 Block: E Subdivision: THE HILLS AT TEALWOOD PHASE I Map Ref: MB2003168 PG94
City/Muni/Twp: MESQUITE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	7,692 SF	Median # of Baths	2
Median Living Area	2,172 SF	Median Year Built	2004
Price Range - 2 Yrs		Age Range	2 years to 33 years
Median Value		Median Age	22 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.29Mi.	**716 WATERWOOD LN** **MESQUITE, TX 75181-2652**	10/13/2026			2213	/4/2	1993	20,055 SF	
		APN: 382007000F09A0000 Document #: 202600220101 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9-A Block: F Subdivision: TEALWOOD PHASE I MapRef: VOL 93151 PG 7024 Abbreviated Description: Lot:9-A Block:F Subdivision:TEALWOOD PHASE I Map Ref:VOL 93151 PG 7024City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE								
2	.14Mi.	**2656 WINDSWEPT LN** **MESQUITE, TX 75181-2654**	09/10/2026			1834	/3/2	1994	6,210 SF	
		APN: 382007000B0480000 Document #: 202600194352 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 48 Block: B Subdivision: TEALWOOD Phase No: 1 Abbreviated Description: Lot:48 Block:B Subdivision:TEALWOOD Phase No:1								
3	.04Mi.	**2656 GUADALUPE DR** **MESQUITE, TX 75181-4406**	09/03/2026			2297	/4/2	2004	7,532 SF	
		APN: 382008000F0160000 Document #: 202600190871 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: F Subdivision: THE HILLS AT TEALWOOD PHASE MapRef: MF 2003168 PG 94 Abbreviated Description: Lot:16 Block:F Subdivision:THE HILLS AT TEALWOOD PHASE Map Ref:MF 2003168 PG 94City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE								
4	.19Mi.	**829 WATERWOOD LN** **MESQUITE, TX 75181-2651**	06/30/2026			2045	/4/3	1993	5,966 SF	
		APN: 382007000E0070000 Document #: 202600138306 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: E Subdivision: TEALWOOD PHASE 1 MapRef: VOL 87149 PG 1210 Abbreviated Description: Lot:7 Block:E Subdivision:TEALWOOD PHASE 1 Map Ref:VOL 87149 PG 1210City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE								
5	.21Mi.	**2800 KERRVILLE DR** **MESQUITE, TX 75181-4420**	05/15/2026			3655	/5/2	2024	9,970 SF	
		APN: 382008000U0110000 Document #: 202600105547 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: U Subdivision: THE HILLS AT TEALWOOD Phase No: 3 MapRef: VOL 2004057 PG 206 Abbreviated Description: Lot:11 Block:U Subdivision:THE HILLS AT TEALWOOD Phase No:3 Map Ref:VOL 2004057 PG 206City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE								
6	.27Mi.	**2737 INGRAM CIR** **MESQUITE, TX 75181-4423**	05/05/2026			3648	/4/3	2005	7,948 SF	
		APN: 382008000U0330000 Document #: 202600095778 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 33 Block: U Subdivision: THE HILLS AT TEALWOOD PHASE 3 MapRef: VOL 2004057 PG 206 Abbreviated Description: Lot:33 Block:U Subdivision:THE HILLS AT TEALWOOD PHASE 3 Map Ref:VOL 2004057 PG 206City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

7	.16Mi.	**2620 BANDERA PL** **MESQUITE, TX 75181-2697**	04/27/2026	3441	/4/2	2004	11,386 SF	

APN: 382008000G0050000 Document #: 202600087800
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: G Subdivision: THE HILLS OF TEALWOOD PHASE 1 MapRef: VOL 2003168 PG 94 Abbreviated Description: Lot:5 Block:G Subdivision:THE HILLS OF TEALWOOD PHASE 1 Map Ref:VOL 2003168 PG 94City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

8	.19Mi.	**712 ELM FALLS PL** **MESQUITE, TX 75181-2662**	04/02/2026	1909	/3/2	1993	7,553 SF	

APN: 382249200S0130000 Document #: 202600067813
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 7/6915 Subdivision: WYNEWOOD HILLS MapRef: VOL 31 PG 151 Abbreviated Description: Lot:8 Block:7/6915 Subdivision:WYNEWOOD HILLS Map Ref:VOL 31 PG 151Abbreviated Description:FIRST INSTALLMENT City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

9	.37Mi.	**1320 NIMITZ WAY** **MESQUITE, TX 75181-2691**	01/16/2026	1791	/3/2	2004	7,830 SF	

APN: 382008000P0210000 Document #: 202600011018
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: P Subdivision: THE HILLS AT TEALWOOD PHASE 2 MapRef: VOL 2003227 PG 237 Abbreviated Description: Lot:21 Block:P Subdivision:THE HILLS AT TEALWOOD PHASE 2 Map Ref:VOL 2003227 PG 237City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

10	.17Mi.	**1033 BURNET DR** **MESQUITE, TX 75181-2696**	12/16/2025	2698	/4/3	2004	9,100 SF	

APN: 382008000H0090000 Document #: 202500264182
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: H Subdivision: THE HILLS AT TEALWOOD PHASE I MapRef: VOL 2003168 PG 94 Abbreviated Description: Lot:9 Block:H Subdivision:THE HILLS AT TEALWOOD PHASE I Map Ref:VOL 2003168 PG 94City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

11	.26Mi.	**2820 INGRAM CIR** **MESQUITE, TX 75181-4424**	09/30/2025	1659	/3/2	2006	7,540 SF	

APN: 382008000T0080000 Document #: 202500204978
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: T Subdivision: THE HILLS AT TEALWOOD PHASE 3 MapRef: VOL 2004057 PG 206 Abbreviated Description: Lot:8 Block:T Subdivision:THE HILLS AT TEALWOOD PHASE 3 Map Ref:VOL 2004057 PG 206City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

12	.12Mi.	**1013 BURNET DR** **MESQUITE, TX 75181-2696**	09/02/2025	2131	/4/2	2004	9,229 SF	

APN: 382008000H0040000 Document #: 202500182246
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Block: H Subdivision: THE HILLS AT TEALWOOD PHASE 1 MapRef: VOL 2003168 PG 94 Abbreviated Description: Lot:4 Block:H Subdivision:THE HILLS AT TEALWOOD PHASE 1 Map Ref:VOL 2003168 PG 94City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

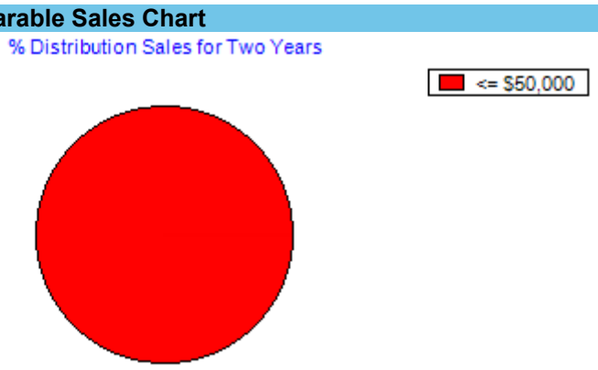
13	.17Mi.	**2668 WINDSWEPT LN** **MESQUITE, TX 75181-2654**	07/31/2025	2661	/4/2	1994	6,225 SF	

APN: 382007000B0450000 Document #: 202500158985
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Block: B Subdivision: TEALWOOD PHASE ONE MapRef: VOL 87149 PG 1210 Abbreviated Description: Lot:45 Block:B Subdivision:TEALWOOD PHASE ONE Map Ref:VOL 87149 PG 1210City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

14	.18Mi.	**805 TEALWOOD DR** **MESQUITE, TX 75181-2659**	07/29/2025	1852	/4/2	1997	6,286 SF	Yes

APN: 382007000B0180000 Document #: 202500157399
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: B Subdivision: TEALWOOD PHASE 1 MapRef: VOL 87149 PG 1210 Abbreviated Description: Lot:18 Block:B Subdivision:TEALWOOD PHASE 1 Map Ref:VOL 87149 PG 1210City/Muni/Twp:MESQUITE City/Muni/Twp: MESQUITE

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.

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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.	**2613 CAMERON WAY**	**09/13/2011**	$367,700	$367,700	3,407	/5/3	2004	9,375 SF	
.01Mi.	**2617 CAMERON WAY**	**06/01/2005**	$341,190	$341,190	2,779	/3/3	2004	8,310 SF	
.01Mi.	**2609 CAMERON WAY**	**06/10/2013**	$304,550	$304,550	2,131	/4/2	2004	9,500 SF	
.02Mi.	**2605 CAMERON WAY**	**02/28/2025**	$268,050	$268,050	1,723	/3/2	2004	9,625 SF	
.03Mi.	**2601 CAMERON WAY**	**07/09/2010**	$308,520	$308,520	2,165	/4/2	2004	10,378 SF	
.03Mi.	**2700 CAMERON WAY**	**01/03/2005**	$345,740	$345,740	2,918	/5/2	2004	9,458 SF	
.04Mi.	**2656 GUADALUPE DR**	**05/06/2015**	$321,700	$321,700	2,297	/4/2	2004	7,532 SF	
.04Mi.	**2701 CAMERON WAY**	**10/02/2017**	$284,010	$284,010	2,117	/4/2	2004	8,065 SF	
.05Mi.	**2704 CAMERON WAY**	**02/06/2024**	$299,290	$299,290	2,349	/4/2	2004	6,961 SF	
.05Mi.	**2632 WINDSWEPT LN**	**01/22/2021**	$14,850	$14,850				14,433 SF	
.05Mi.	**2628 WINDSWEPT LN**	**06/12/2020**	$292,510	$292,510	2,440	/3/2	1994	9,165 SF	
.05Mi.	**2624 WINDSWEPT LN**	**11/28/2023**	$307,010	$307,010	1,744	/4/2	1995	7,329 SF	
.05Mi.	**2652 GUADALUPE DR**	**02/08/2005**	$345,740	$345,740	2,918	/5/2	2004	6,836 SF	
.05Mi.	**2705 CAMERON WAY**	**01/14/2026**	$343,740	$343,740	2,832	/3/3	2004	8,137 SF	
.05Mi.	**2620 WINDSWEPT LN**	**12/02/1997**	$403,680	$403,680	2,898	/5/2	1996	7,226 SF	
.06Mi.	**2708 CAMERON WAY**	**03/01/2005**	$301,760	$301,760	2,109	/3/2	2004	7,612 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	86%

Demographics & Income

Median Age:	32.1 years old	Households:	8,792
Median Household Income:	$96,575	Households w/Family:	87%
Household Income Per Capita:	$34,797	Households w/Family Married:	65%
Most Common Education Level:	Some College	Households w/Family Children:	45%

School District

School District Zone:	Mesquite Independent School District	Students:	37,930
Number of Schools:	51	Rating:	C-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.84Mi.	**Galloway Elementary School** Number of Students: 439 Student-Teacher Ratio: 12.66	C	Public	PK - 5
2.13Mi.	**McWhorter Elementary School** Number of Students: 501 Student-Teacher Ratio: 12.76	C	Public	PK - 5
1.20Mi.	**Hodges Elementary School** Number of Students: 570 Student-Teacher Ratio: 14.27	D	Public	PK - 5
1.61Mi.	**Smith Elementary School** Number of Students: 533 Student-Teacher Ratio: 14.07	C-	Public	EE - 5
2.28Mi.	**Achziger Elementary School** Number of Students: 545 Student-Teacher Ratio: 12.31	C	Public	EE - 5
7.32Mi.	**Florence Elementary School** Number of Students: 509 Student-Teacher Ratio: 10.92	C-	Public	PK - 5
1.00Mi.	**Gray Elementary School** Number of Students: 409 Student-Teacher Ratio: 13.54	C-	Public	EE - 5
1.97Mi.	**Floyd Elementary School** Number of Students: 552 Student-Teacher Ratio: 14.74	D+	Public	PK - 5
6.77Mi.	**Porter Elementary School** Number of Students: 445 Student-Teacher Ratio: 12.84	B-	Public	PK - 5
7.16Mi.	**Motley Elementary School** Number of Students: 244 Student-Teacher Ratio: 11.15	A-	Public	EE - 5
1.85Mi.	**Agnew Middle School** Number of Students: 1,070 Student-Teacher Ratio: 14.63	C	Public	6 - 8
4.03Mi.	**Tisinger Elementary School** Number of Students: 739 Student-Teacher Ratio: 16.28	D+	Public	PK - 5
2.43Mi.	**Mesquite High School** Number of Students: 2,294 Student-Teacher Ratio: 13.63	D+	Public	9 - 12

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Advanced Placement: Yes

0.85Mi. **Gentry Elementary School** Number of Students: 607 Student-Teacher Ratio: 14.37	C	Public	EE - 5
3.17Mi. **Seabourn Elementary School** Number of Students: 573 Student-Teacher Ratio: 13.9	B	Public	PK - 5
3.38Mi. **Hanby Elementary School** Number of Students: 768 Student-Teacher Ratio: 15.91	B-	Public	PK - 5
6.85Mi. **Lawrence Elementary School** Number of Students: 284 Student-Teacher Ratio: 12.61	B	Public	EE - 5

Flood Report

The Subject Property of **2613 CAMERON WAY, MESQUITE, TX 75181-4403** 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	59%	NOTABLY LOWER
BURGLARY	51%	NOTABLY LOWER
MOTOR VEHICLE THEFT	61%	NOTABLY LOWER
FORCIBLE ROBBERY	109%	SIMILAR
AGGRAVATED ASSAULT	20%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	84%	LOWER
MURDER	30%	SIGNIFICANTLY LOWER
OVERALL	25%	SIGNIFICANTLY 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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Data deemed reliable, but not guaranteed.
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