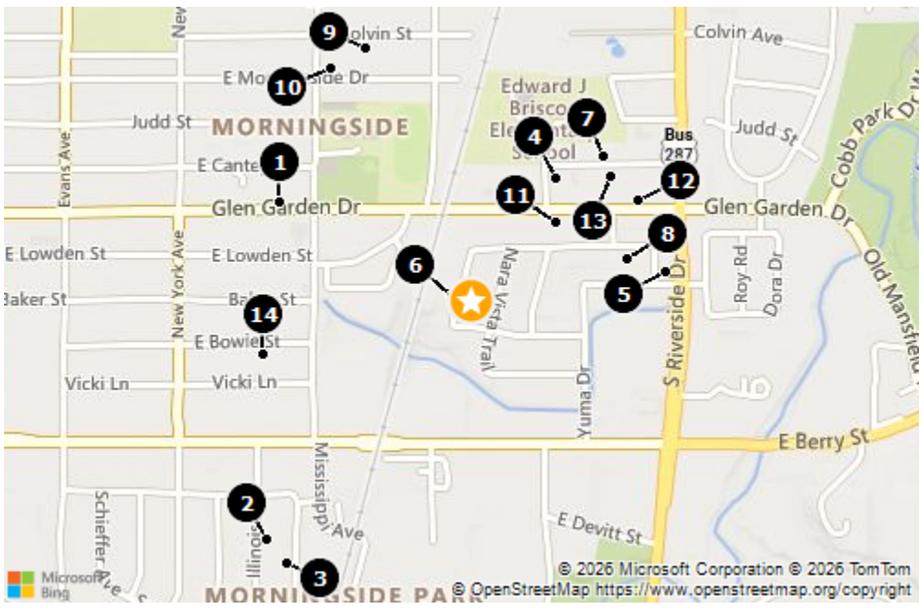
# ICE SiteX Report

**OrderID: 98722434**

## SiteX Property Information Report




## Subject Property Location

### 2937 PIMA LN, FORT WORTH, TX 76119-2657

| | | | |
|---|---|---|---|
| County: | **TARRANT TX** | Census Tract: | 484391045.052008 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 38586-C-9 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$255,000** | FSD: | 12 | Common Confidence Score: | 54 |
| Value Range: | $224,400 - $285,600 | ICE Confidence Score: | 88 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 223,224,225 |
| Assd Land Value: | $13,200 | Market Land Value: | $13,200 | Tax Year: | 2026 |
| Assd Improvement: | $206,800 | Market Improvment Value: | $206,800 | Total Taxable Value: | $4,900 |
| Total Assessed Value: | $220,000 | Total Assessor Market Value: | $220,000 | Delinquent Year: | |
| | | | | Tax Account ID: | 40949974 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | |

## Assessment Legal Description

Lot: 9 Block: C District: 026 Subdivision: SIERRA VISTA ADDITION Map Ref: MAP 2054-376
Abbreviated Description: SIERRA VISTA ADDITION BLOCK C LOT 9
City/Muni/Twp: FORT WORTH

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 4,400 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1577 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2007 | Partial Baths: | | Type Const: | Brick |
| Number of Buildings: | | Number of Rooms: | | Ext Walls: | |
| Number of Units: | | Garage Type: | Garage | Heating: | Central |
| Number of Stories: | 2 | Number of Cars: | 1 | A/C: | Central |
| Style: | | Basement: | | Roof Cover: | |
| | | Foundation: | | Elevator: | |

## Subject Property Deed/Transfer History
## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/03/2025 | Loan Amount: | N/A |
| Document #: | D225017107 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 09/01/2037 | Type Finance: | |

**Legal Description:**
Lot: 9 Block: C Subdivision: SIERRA VISTA
City/Muni/Twp: FORT WORTH

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 12/04/2023 | Sales Price: | $95,839 |
| Document #: | D223214477 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/26/2016 | Sales Price: | $95,839 |
| Document #: | D216224559 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/07/2016 | Sales Price: | $95,839 |
| Document #: | D216206973 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |

# ICE SiteX Report

**OrderID: 98722434**

Document Type:
**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 04/28/2009 | Sales Price: | $95,839 |
| Document #: | D209112166 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Document Type: | | | |

**Legal Description:**

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 09/10/2007 | Sales Price: | N/A |
| Document #: | D207320634 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/20/2007 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 9 Block: C Subdivision: SIERRA VISTA Map Ref: MB A PG10693&10694
City/Muni/Twp: FORT WORTH

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/20/2007 | Sales Price: | N/A |
| Document #: | D207320634 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 9 Block: C District: 026 Subdivision: SIERRA VISTA ADDITION Map Ref: MAP 2054-376
Abbreviated Description: SIERRA VISTA ADDITION BLOCK C LOT 9
City/Muni/Twp: FORT WORTH

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 3 |
| Median Lot Size | 6,000 SF | Median # of Baths | 1 |
| Median Living Area | 1,280 SF | Median Year Built | 1965 |
| Price Range - 2 Yrs | | Age Range | 8 years to 80 years |
| Median Value | | Median Age | 61 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .3Mi. | **1109 GLEN GARDEN DR**<br>**FORT WORTH, TX 76104-6859** | 10/12/2026 | | | 1272 | /3/2 | 1965 | 6,000 SF | |
| | | APN: 36920-53-23 Document #: D226197841<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 23 Block: 53 Subdivision: RYANS SOUTHEAST ADDITION MapRef: VOL 388 PG 7 Abbreviated Description: Lot:23 Block:53 Subdivision:RYANS SOUTHEAST ADDITION Map Ref:VOL 388 PG 7City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 2 | .43Mi. | **3221 ILLINOIS AVE**<br>**FORT WORTH, TX 76110-4518** | 10/01/2026 | | | 650 | /3/1 | 1948 | 6,325 SF | |
| | | APN: 26755-10-6 Document #: D226191519<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Block: 10 Subdivision: MORNINGSIDE PARK ADDITION MapRef: MB 388 PG 139 Abbreviated Description: Lot:6 Block:10 Subdivision:MORNINGSIDE PARK ADDITION Map Ref:MB 388 PG 139City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 3 | .44Mi. | **3234 TODD AVE**<br>**FORT WORTH, TX 76110-4533** | 10/01/2026 | | | 730 | /3/1 | 1948 | 6,325 SF | |
| | | APN: 26755-10-33 Document #: D226191347<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 33 Block: 10 Subdivision: MORNINGSIDE PARK ADDITION MapRef: VOL 388-C PG 139 Abbreviated Description: Lot:33 Block:10 Subdivision:MORNINGSIDE PARK ADDITION Map Ref:VOL 388-C PG 139City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 4 | .2Mi. | **1400 E CANTEY ST**<br>**FORT WORTH, TX 76104-7001** | 09/29/2026 | | | 1026 | /3/1 | 1966 | 6,000 SF | |
| | | APN: 36920-49-1 Document #: D226188928<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 49 Subdivision: RYAN SOUTHEAST ADDITION MapRef: VOL 388 PG 7 Abbreviated Description: Lot:1 Block:49 Subdivision:RYAN SOUTHEAST ADDITION Map Ref:VOL 388 PG 7City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 5 | .27Mi. | **1549 SIERRA ESTATE TRL**<br>**FORT WORTH, TX 76119-2670** | 09/15/2026 | | | 2060 | // | 2018 | 4,982 SF | |
| | | APN: 38586-B-20 Document #: D226179982<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 20 Block: B Subdivision: SIERRA VISTA ADDITION MapRef: MB F PG 93 Abbreviated Description: Lot:20 Block:B Subdivision:SIERRA VISTA ADDITION Map Ref:MB F PG 93City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 6 | .03Mi. | **2936 PIMA LN**<br>**FORT WORTH, TX 76119-2656** | 07/20/2026 | | | 1287 | // | 2018 | 4,400 SF | |
| | | APN: 38586-A-59 Document #: D226140343<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 59 Block: A Subdivision: SIERRA VISTA MapRef: CAB A SL 10693 Abbreviated Description: Lot:59 Block:A Subdivision:SIERRA VISTA Map Ref:CAB A SL 10693City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 7 | .27Mi. | **1429 E CANTEY ST**<br>**FORT WORTH, TX 76104-7002** | 04/30/2026 | | | 1573 | /3/1 | 1964 | 6,000 SF | |
| | | APN: 36920-48-29 Document #: D226082236<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 29 Block: 48 Subdivision: RYANS SOUTHEAST ADDITION MapRef: VOL 388 PG 7 Abbreviated Description: Lot:29 Block:48 Subdivision:RYANS SOUTHEAST ADDITION Map Ref:VOL 388 PG 7City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 8 | .22Mi. | **1508 SIERRA ESTATE TRL**<br>**FORT WORTH, TX 76119-2675** | 04/06/2026 | | | 1818 | // | 2017 | 4,510 SF | |
| | | APN: 38586-F-36 Document #: D226061092<br>Document Type: Price Code:<br>Land Use: Single Family Residential | | | | | | | | |

# ICE SiteX Report

**OrderID: 98722434**

Legal: Lot: 36 Block: F Subdivision: SIERRA VISTA MapRef: CAB A SL 10693 Abbreviated Description: Lot:36 Block:F Subdivision:SIERRA VISTA Map Ref:CAB A SL 10693City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 9 | .37Mi. | **1224 COLVIN ST**<br>**FORT WORTH, TX 76104-6902** | 03/27/2026 | 1207 | /3/1 | 1946 | 6,000 SF |

APN: 36920-31-7 Document #: D226055733
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 31 Subdivision: RYANS SOUTHEAST ADDITION MapRef: VOL 388 PG 7 Abbreviated Description: Lot:7 Block:31 Subdivision:RYANS SOUTHEAST ADDITION Map Ref:VOL 388 PG 7

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 10 | .37Mi. | **1201 E MORNINGSIDE DR**<br>**FORT WORTH, TX 76104-** | 02/13/2026 | | // | | 6,970 SF |

APN: 36920-31-32 Document #: D226026307
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: 31 Subdivision: RYANS SOUTHWEST ADDITION MapRef: VOL 388 PG 7 Abbreviated Description: Lot:31 Block:31 Subdivision:RYANS SOUTHWEST ADDITION Map Ref:VOL 388 PG 7City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 11 | .16Mi. | **1404 GLEN GARDEN DR**<br>**FORT WORTH, TX 76104-7045** | 02/02/2026 | 1402 | // | 2018 | 5,060 SF |

APN: 38586-A-15 Document #: D226017642
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: A Subdivision: SIERRA VISTA ADDITION MapRef: CAB A SL 10693 Abbreviated Description: Lot:15 Block:A Subdivision:SIERRA VISTA ADDITION Map Ref:CAB A SL 10693City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 12 | .26Mi. | **1509 GLEN GARDEN DR**<br>**FORT WORTH, TX 76104-7010** | 12/23/2025 | 1438 | /3/2 | 1967 | 15,000 SF |

APN: 36920---49---23A--20 Document #: D225239184
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23-25 Block: 49 Subdivision: RYAN SOUTHEAST ADDITION MapRef: VOL 309 PG 12 Abbreviated Description: Lot:23-25 Block:49 Subdivision:RYAN SOUTHEAST ADDITION Map Ref:VOL 309 PG 12Abbreviated Description:WEST2 LOT23 City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 13 | .25Mi. | **1432 E CANTEY ST**<br>**FORT WORTH, TX 76104-7001** | 12/09/2025 | 1102 | /3/2 | 1965 | 6,000 SF |

APN: 36920-49-9 Document #: D225229391
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: 49 Subdivision: RYANS SOUTHEAST ADDITION MapRef: VOL 388 PG 7 Abbreviated Description: Lot:9 Block:49 Subdivision:RYANS SOUTHEAST ADDITION Map Ref:VOL 388 PG 7City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | |
|---|---|---|---|---|---|---|---|
| 14 | .29Mi. | **1100 E BOWIE ST**<br>**FORT WORTH, TX 76104-7218** | 11/20/2025 | 1413 | /3/1 | 1955 | 7,200 SF |

APN: 26760-1-10 Document #: D225218142
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 1 Subdivision: MORNINGSIDE TERRACE ADDITION MapRef: VOL 388-L PG 78 Abbreviated Description: Lot:10 Block:1 Subdivision:MORNINGSIDE TERRACE ADDITION Map Ref:VOL 388-L PG 78City/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.

# ICE SiteX Report

**OrderID: 98722434**

## 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. | **2937 PIMA LN** | **08/20/2007** | $220,000 | $220,000 | 1,577 | /3/2 | 2007 | 4,400 SF | |
| .01Mi. | **2941 PIMA LN** | **07/01/2024** | $213,911 | $213,911 | 1,230 | /3/2 | 2007 | 4,400 SF | |
| .01Mi. | **2933 PIMA LN** | **03/21/2017** | $240,969 | $240,969 | 1,519 | /3/2 | 2007 | 4,400 SF | |
| .02Mi. | **2929 PIMA LN** | **09/25/2007** | $155,000 | $155,000 | 1,519 | /3/2 | 2007 | 4,400 SF | |
| .02Mi. | **2945 PIMA LN** | **11/20/2009** | $337,928 | $337,928 | 2,447 | /3/2 | 2007 | 4,400 SF | |
| .02Mi. | **2932 NARA VISTA TRL** | **03/10/2016** | $248,000 | $248,000 | 1,867 | /3/2 | 2007 | 5,610 SF | |
| .02Mi. | **2928 NARA VISTA TRL** | **10/04/2007** | $373,242 | $373,242 | 2,706 | /3/2 | 2007 | 5,610 SF | |
| .02Mi. | **2925 PIMA LN** | **11/08/2019** | $240,337 | $240,337 | 1,498 | /3/2 | 2008 | 4,400 SF | |
| .02Mi. | **2936 NARA VISTA TRL** | **01/07/2022** | $336,644 | $336,644 | 2,358 | /3/2 | 2007 | 5,610 SF | |
| .03Mi. | **2949 PIMA LN** | **12/10/2010** | $250,782 | $250,782 | 1,519 | /3/2 | 2007 | 7,671 SF | |
| .03Mi. | **2924 NARA VISTA TRL** | **12/19/2007** | $244,599 | $244,599 | 1,519 | /3/2 | 2007 | 5,610 SF | |
| .03Mi. | **2940 NARA VISTA TRL** | **10/14/2024** | $270,000 | $270,000 | 2,706 | /3/2 | 2007 | 6,520 SF | |
| .03Mi. | **2936 PIMA LN** | **07/17/2026** | $234,054 | $234,054 | 1,287 | | 2018 | 4,400 SF | |
| .03Mi. | **2921 PIMA LN** | **03/31/2009** | $239,264 | $239,264 | 1,474 | /3/2 | 2009 | 4,400 SF | |
| .03Mi. | **2932 PIMA LN** | **11/13/2007** | $247,186 | $247,186 | 1,581 | /3/2 | 2007 | 4,400 SF | |
| .03Mi. | **2940 PIMA LN** | **08/15/2007** | $217,218 | $217,218 | 1,259 | /3/2 | 2007 | 4,400 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 43% | Households Occupied by Owners: | 51% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 33.3 years old | Households: | 16,756 |
| Median Household Income: | $44,463 | Households w/Family: | 69% |
| Household Income Per Capita: | $18,071 | Households w/Family Married: | 38% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 40% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Fort Worth Independent School District | Students: | 70,405 |
| Number of Schools: | 137 | Rating: | D- |

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.28Mi. | **Morningside Middle School** | F | Public | 6 - 8 |
| Number of Students: 415 | | | | |
| Student-Teacher Ratio: 14.09 | | | | |
| 0.29Mi. | **Edward J. Briscoe Elementary School** | F | Public | PK - 5 |
| Number of Students: 288 | | | | |
| Student-Teacher Ratio: 13.72 | | | | |
| 1.93Mi. | **Oscar Dean Wyatt High School** | F | Public | 9 - 12 |
| Number of Students: 1,499 | | | | |
| Student-Teacher Ratio: 15.36 | | | | |
| Advanced Placement: Yes | | | | |

## Flood Report

The Subject Property of **2937 PIMA LN, FORT WORTH, TX 76119-2657** 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** | 137% | NOTABLY HIGHER |
| **MOTOR VEHICLE THEFT** | 134% | NOTABLY HIGHER |
| **FORCIBLE ROBBERY** | 118% | HIGHER |
| **AGGRAVATED ASSAULT** | 107% | SIMILAR |
| **FORCIBLE RAPE** | 128% | HIGHER |
| **MURDER** | 123% | HIGHER |
| **OVERALL** | 130% | NOTABLY 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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# ICE SiteX Report

**OrderID: 98722434**

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