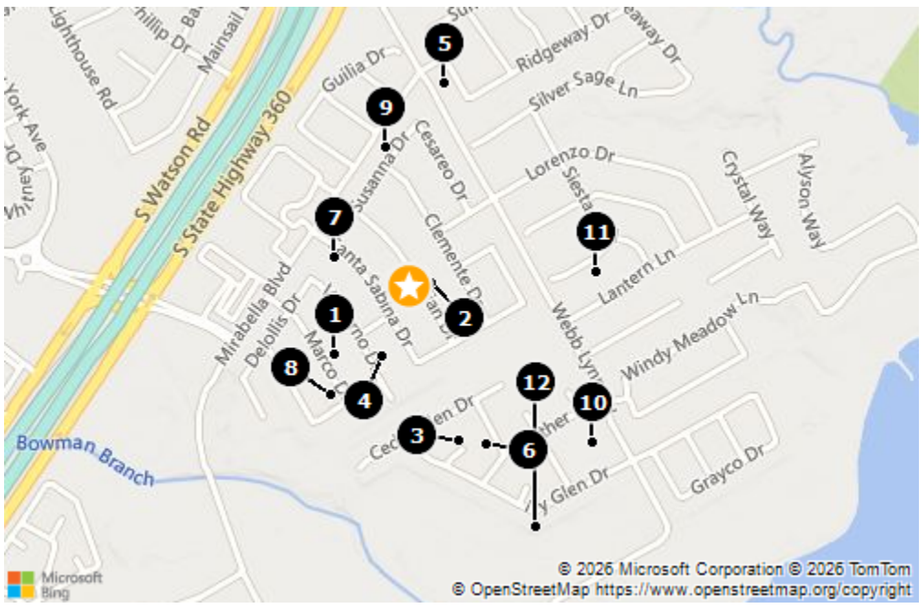
ICE SiteX Report

OrderID: 97523903

SiteX Property Information Report



Subject Property Location

2943 CELIAN DR, GRAND PRAIRIE, TX 75052-8738

County:	**TARRANT TX**	Census Tract:	484391115.641007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	26236-F-30	Thomas Bros Pg-Grid:	

Valuation

Value:	**$341,000**	FSD:	8	Common Confidence Score:	72
Value Range:	$313,720 - $368,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	224,225
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2025
Assd Improvement:	$258,307	Market Improvment Value:	$258,307	Total Taxable Value:	$4,965
Total Assessed Value:	$308,307	Total Assessor Market Value:	$308,307	Delinquent Year:	
				Tax Account ID:	07752830
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 30 Block: F District: 038 Subdivision: MIRABELLA VILLAGE ADDITION Map Ref: MAP 2132-348
Abbreviated Description: MIRABELLA VILLAGE ADDITION BLOCK F LOT 30
City/Muni/Twp: GRAND PRAIRIE

Property Characteristics

Lot Size:	6,599 SF	Bedrooms:	3	Pool:	
Building Area:	2025 SF	Baths:	2	Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	05/20/2025	Sales Price:	$295,548
Document #:	D225091172 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/02/2024	Loan Amount:	N/A
Document #:	D224214563 BK-PG -	Loan Type:	FHA
TD Due Date:		Type Finance:	

Legal Description:
Lot: 30 Block: F Subdivision: MIRABELLA VILLAGE Phase No: 2
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	02/27/2023	Loan Amount:	N/A
Document #:	D223031346 BK-PG -	Loan Type:	FHA
TD Due Date:	10/01/2051	Type Finance:	

Legal Description:
Lot: 30 Block: F Subdivision: MIRABELLA VILLAGE Phase No: 2
City/Muni/Twp: GRAND PRAIRIE

ICE SiteX Report

OrderID: 97523903

Prior Transfer

Recording Date:	04/18/2022	Sales Price:	$295,548
Document #:	D222097866 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/30/2021	Sales Price:	N/A
Document #:	D221285267 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/28/2021		
Document Type:			

Legal Description:
Lot: 30 Block: F Subdivision: MIRABELLA VILLAGE Phase No: 2 Map Ref: CAB A SL 6470
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	09/28/2021	Sales Price:	N/A
Document #:	D221285267 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 30 Block: F District: 038 Subdivision: MIRABELLA VILLAGE ADDITION Map Ref: MAP 2132-348
Abbreviated Description: MIRABELLA VILLAGE ADDITION BLOCK F LOT 30
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	03/16/2021	Sales Price:	$120,800
Document #:	D221070677 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/18/2014	Sales Price:	N/A
Document #:	D214153795 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/30/2014	Loan Amount:	N/A
Document #:	D214136756 BK-PG -	Loan Type:	New Conventional
TD Due Date:	07/01/2029	Type Finance:	

Legal Description:
Lot: 30 Block: F Subdivision: MIRABELLA VILLAGE Phase No: 2
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	11/19/2010	Loan Amount:	N/A
Document #:	D210287900 BK-PG -	Loan Type:	New Conventional
TD Due Date:	12/01/2020	Type Finance:	

Legal Description:
Lot: 30 Block: F Subdivision: MIRABELLA VILLAGE Phase No: 2
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	11/19/2010	Sales Price:	N/A
Document #:	D210287235 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/24/2008	Loan Amount:	N/A
Document #:	D208148625 BK-PG -	Loan Type:	Unknown
TD Due Date:	04/01/2023	Type Finance:	

Legal Description:
Lot: 30 Block: F Subdivision: MIRABELLA VILLAGE PHASE 2
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	12/17/2001	Sales Price:	N/A
Document #:	BK-PG 15331-0292	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/20/2001		
Document Type:			

Legal Description:
Lot: 30 Block: F Subdivision: MIRABELLA VILLAGE PHASE 2 Map Ref: MB A PG6470
City/Muni/Twp: GRAND PRAIRIE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	7,734 SF	Median # of Baths	2
Median Living Area	2,705 SF	Median Year Built	2001
Price Range - 2 Yrs		Age Range	15 years to 66 years
Median Value		Median Age	25 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.14Mi.	**2932 MARCO DR GRAND PRAIRIE, TX 75052-8724**	05/11/2026			2590	/4/2	2000	6,756 SF	

ICE SiteX Report

OrderID: 97523903

APN: 26236-C-8 Document #: D226089392
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: C Subdivision: MIRABELLA VILLAGE Phase No: 1 MapRef: CAB A SL 5197 Abbreviated Description: Lot:8 Block:C Subdivision:MIRABELLA VILLAGE Phase No:1 Map Ref:CAB A SL 5197City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

2	.03Mi.	**2936 CELIAN DR** **GRAND PRAIRIE, TX 75052-8737**	04/29/2026	3575	/5/3	2002	6,599 SF	

APN: 26236-G-16 Document #: D226080523
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: G Subdivision: MIRABELLA VILLAGE ADDITION Phase No: 2 MapRef: CAB A SL 6470 Abbreviated Description: Lot:16 Block:G Subdivision:MIRABELLA VILLAGE ADDITION Phase No:2 Map Ref:CAB A SL 6470City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

3	.22Mi.	**2848 WILLOW GLEN CT** **GRAND PRAIRIE, TX 75052-0412**	02/17/2026	3357	/5/4	2010	11,204 SF	

APN: 21237-4-10 Document #: D226027477
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 4 Subdivision: IVY GLEN MapRef: CAB A SL 9722 Abbreviated Description: Lot:10 Block:4 Subdivision:IVY GLEN Map Ref:CAB A SL 9722City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

4	.1Mi.	**2924 VOLTURNO DR** **GRAND PRAIRIE, TX 75052-8731**	02/13/2026	2955	/4/2	2000	6,599 SF	

APN: 26236-E-6 Document #: D226026524
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: F Subdivision: MIRABELLA VILLAGE Phase No: 1 MapRef: CAB A SL 5197 Abbreviated Description: Lot:6 Block:F Subdivision:MIRABELLA VILLAGE Phase No:1 Map Ref:CAB A SL 5197City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

5	.28Mi.	**3015 SUMMERVIEW DR** **GRAND PRAIRIE, TX 75052-0446**	11/24/2025	2400	/4/2	2011	9,448 SF	

APN: 24506-15-2 Document #: D225219779
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 15 Subdivision: LYNN CREEK HILLS PHASE THREE MapRef: CAB A SL 10875 Abbreviated Description: Lot:2 Block:15 Subdivision:LYNN CREEK HILLS PHASE THREE Map Ref:CAB A SL 10875City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

6	.24Mi.	**2827 CYPRESS GLEN DR** **GRAND PRAIRIE, TX 75052-0407**	11/13/2025	2943	/4/2	2010	9,030 SF	

APN: 21237-4-17 Document #: D225213281
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: 4 Subdivision: IVY GLEN MapRef: CAB A SL 9722 Abbreviated Description: Lot:17 Block:4 Subdivision:IVY GLEN Map Ref:CAB A SL 9722City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

7	.11Mi.	**2967 SANTA SABINA DR** **GRAND PRAIRIE, TX 75052-8730**	10/23/2025	2819	/3/2	2000	6,939 SF	

APN: 26236-D-26 Document #: D225199540
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: D Subdivision: MIRABELLA VILLAGE PHASE 1 MapRef: CAB A SL 5197 Abbreviated Description: Lot:26 Block:D Subdivision:MIRABELLA VILLAGE PHASE 1 Map Ref:CAB A SL 5197City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

8	.18Mi.	**2915 MARCO DR** **GRAND PRAIRIE, TX 75052-8725**	10/08/2025	1655	/3/2	2000	6,599 SF	

APN: 26236-B-13 Document #: D225189393
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: B Subdivision: MIRABELLA VILLAGE PHASE 1 MapRef: CAB A SL 5197 Abbreviated Description: Lot:13 Block:B Subdivision:MIRABELLA VILLAGE PHASE 1 Map Ref:CAB A SL 5197City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

9	.19Mi.	**6031 SUSANNA DR** **GRAND PRAIRIE, TX 75052-8746**	10/06/2025	2360	/4/2	2001	7,196 SF	

APN: 26236-J-21 Document #: D225188064
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: J Subdivision: MIRABELLA VILLAGE PHASE 2 MapRef: CAB A SL 6470 Abbreviated Description: Lot:21 Block:J Subdivision:MIRABELLA VILLAGE PHASE 2 Map Ref:CAB A SL 6470City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

10	.33Mi.	**2825 WEBB LYNN RD** **GRAND PRAIRIE, TX 75052-8711**	08/22/2025	1886	/3/2	1960	57,804 SF	

APN: A 263-13B01 Document #: D225155742
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: ROBERTCRAWFORD SURVEYABSTRACTNO263 MapRef: DOC D218013035 Abbreviated Description: Subdivision:ROBERTCRAWFORD SURVEYABSTRACTNO263 Map Ref:DOC D218013035

11	.26Mi.	**5915 SADDLERIDGE CT** **GRAND PRAIRIE, TX 75052-8775**	08/14/2025	2488	/4/2	2003	8,272 SF	

APN: 39607M-I-6 Document #: D225149901
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 1 Subdivision: SOUTHGATE ADDITION MapRef: CAB A SL 7590 Abbreviated Description: Lot:6 Block:1 Subdivision:SOUTHGATE ADDITION Map Ref:CAB A SL 7590City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

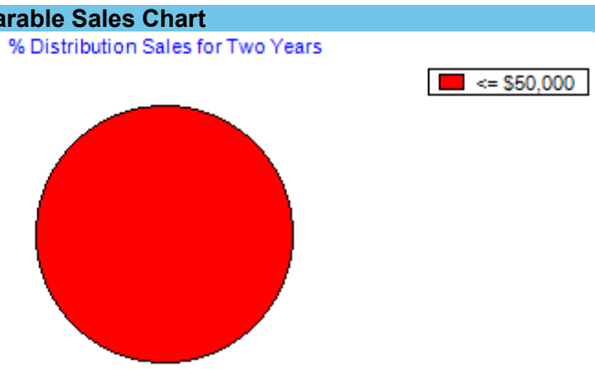
12	.37Mi.	**2803 IVY GLEN DR** **GRAND PRAIRIE, TX 75052-0414**	08/11/2025	3579	/4/3	2005	11,051 SF	Yes

APN: 21237-1-58 Document #: D225147464
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 58 Block: 1 Subdivision: IVY GLEN MapRef: CAB A SL 9722 Abbreviated Description: Lot:58 Block:1 Subdivision:IVY GLEN Map Ref:CAB A SL 9722City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

ICE SiteX Report

OrderID: 97523903

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.	**2943 CELIAN DR**	**09/28/2021**	$308,307	$308,307	2,025	/3/2	2001	6,599 SF	
.01Mi.	**2947 CELIAN DR**	**12/03/2020**	$350,000	$350,000	3,159	/3/2	2001	6,652 SF	
.01Mi.	**2939 CELIAN DR**	**05/23/2001**	$303,000	$303,000	2,380	/3/2	2001	6,599 SF	
.02Mi.	**2935 CELIAN DR**	**02/28/2018**	$415,000	$415,000	3,483	/5/3	2001	6,599 SF	
.02Mi.	**2951 CELIAN DR**	**09/02/2022**	$251,850	$251,850	2,235	/3/2	2001	6,861 SF	
.02Mi.	**2936 SANTA SABINA DR**	**10/04/2004**	$213,530	$213,530	2,085	/3/2	2001	6,665 SF	
.02Mi.	**2932 SANTA SABINA DR**	**06/18/2009**	$322,527	$322,527	2,360	/3/2	2001	6,665 SF	
.03Mi.	**2940 SANTA SABINA DR**	**04/16/2019**	$412,266	$412,266	3,333	/3/2	2001	6,778 SF	
.03Mi.	**2928 SANTA SABINA DR**	**03/20/2015**	$336,182	$336,182	2,526	/3/2	2001	6,665 SF	
.03Mi.	**2931 CELIAN DR**	**12/19/2018**	$263,933	$263,933	2,064	/3/2	2001	6,599 SF	
.03Mi.	**2940 CELIAN DR**	**03/05/2004**	$261,106	$261,106	1,634	/3/2	2002	6,599 SF	
.03Mi.	**2955 CELIAN DR**	**08/09/2021**	$322,811	$322,811	2,381	/4/2	2001	6,861 SF	
.03Mi.	**2944 SANTA SABINA DR**	**05/30/2001**	$322,527	$322,527	2,360	/3/2	2001	6,865 SF	
.03Mi.	**2936 CELIAN DR**	**04/09/2010**	$437,302	$437,302	3,575	/5/3	2002	6,599 SF	
.03Mi.	**2944 CELIAN DR**	**04/19/2016**	$313,960	$313,960	2,126	/3/2	2002	7,440 SF	
.04Mi.	**2924 SANTA SABINA DR**	**11/29/2005**	$299,156	$299,156	1,872	/3/2	2001	6,665 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	34.9 years old	Households:	31,520
Median Household Income:	$87,591	Households w/Family:	72%
Household Income Per Capita:	$35,645	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Mansfield Independent School District	Students:	35,354
Number of Schools:	47	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.61Mi.	**Della Icenhower Intermediate School** Number of Students: 619 Student-Teacher Ratio: 12.78	B	Public	5 - 6
0.22Mi.	**Louise Cabaniss Academy** Number of Students: 445 Student-Teacher Ratio: 12.87	A	Public	PK - 4
0.83Mi.	**Timberview High School** Number of Students: 1,788 Student-Teacher Ratio: 14.58 Advanced Placement: Yes	B-	Public	9 - 12
1.74Mi.	**James Coble Middle School** Number of Students: 750 Student-Teacher Ratio: 14.52	B-	Public	7 - 8

ICE SiteX Report

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Flood Report

The Subject Property of **2943 CELIAN DR, GRAND PRAIRIE, TX 75052-8738** 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	81%	LOWER
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	42%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	60%	NOTABLY LOWER
OVERALL	52%	NOTABLY 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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