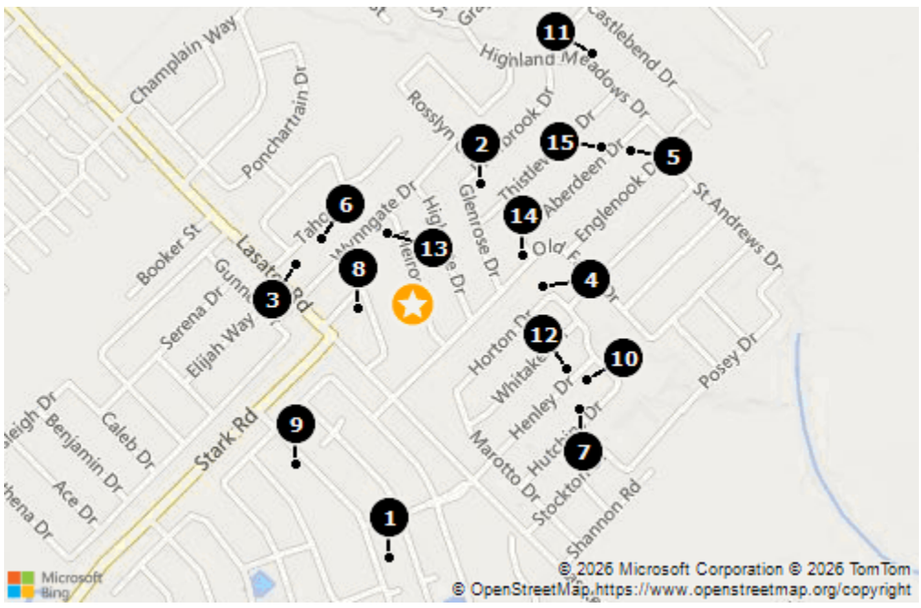
ICE SiteX Report

OrderID: 98262965

SiteX Property Information Report



Subject Property Location

3009 MELROSE DR, SEAGOVILLE, TX 75159-1427

County:	**DALLAS TX**	Census Tract:	481130170.081042
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	500195200H0200000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$301,000**	FSD:	11	Common Confidence Score:	57
Value Range:	$267,890 - $334,110	ICE Confidence Score:	89		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	DC CJ MS PH DO
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2025
Assd Improvement:	$244,270	Market Improvment Value:	$244,270	Total Taxable Value:	$4,656
Total Assessed Value:	$304,270	Total Assessor Market Value:	$304,270	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 20 Block: H Subdivision: HIGHLAND MEADOWS Tract No: 1952 Map Ref: 70A-E

Abbreviated Description:	HIGHLAND MEADOWS PH 1 BLK H LT 20 INT201400036216 DD02142014 CO-DC 0195200H02000 1CJ0195200H
City/Muni/Twp:	SEAGOVILLE

Property Characteristics

Lot Size:	6,600 SF	Bedrooms:	3	Pool:	
Building Area:	1868 SF	Baths:	2	Fireplace:	
Year Built:	2013	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/18/2025	Sales Price:	N/A
Document #:	202500079574 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	02/14/2014	Loan Amount:	N/A
Document #:	201400036217 BK-PG -	Loan Type:	VA
TD Due Date:	03/01/2044	Type Finance:	

Legal Description:

Lot: 20 Block: H Subdivision: HIGHLAND MEADOWS Phase No: I
City/Muni/Twp: SEAGOVILLE

Prior Transfer

Recording Date:	02/14/2014	Sales Price:	N/A
Document #:	201400036216 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2014		
Document Type:			

Legal Description:

Lot: 20 Block: H Subdivision: HIGHLAND MEADOWS Phase No: I Map Ref: MB2005138 PG181
City/Muni/Twp: SEAGOVILLE

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OrderID: 98262965

Prior Transfer

Recording Date:	02/14/2014	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 20 Block: H Subdivision: HIGHLAND MEADOWS Tract No: 1952 Map Ref: 70A-E
Abbreviated Description: HIGHLAND MEADOWS PH 1 BLK H LT 20 INT201400036216 DD02142014 CO-DC 0195200H02000 1CJ0195200H
City/Muni/Twp: SEAGOVILLE

Area Sales Analysis

Total Area Sales	$598,800	Median # of Bedrooms	4
Median Lot Size	7,162 SF	Median # of Baths	2
Median Living Area	2,236 SF	Median Year Built	2019
Price Range - 2 Yrs	to $414,000	Age Range	2 years to 19 years
Median Value		Median Age	7 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.35Mi.	**2133 PREAKNESS DR** **SEAGOVILLE, TX 75159-4615**	08/17/2026			1911	/3/2	2024	5,572 SF	
		APN: 500497800D0250000 Document #: 202600177631 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: D Subdivision: STONEHAVEN PHASE 1 MapRef: DOC 202400081827 Abbreviated Description: Lot:25 Block:D Subdivision:STONEHAVEN PHASE 1 Map Ref:DOC 202400081827City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
2	.19Mi.	**2804 BRIARBROOK DR** **SEAGOVILLE, TX 75159-1444**	08/14/2026	$184,800	$72	2553	/4/2	2007	7,200 SF	
		APN: 500195200D0020000 Document #: 202600175519 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: D Subdivision: HIGHLAND MEADOWS Phase No: 1 MapRef: MB 2005138 PG 181 Abbreviated Description: Lot:2 Block:D Subdivision:HIGHLAND MEADOWS Phase No:1 Map Ref:MB 2005138 PG 181City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
3	.17Mi.	**2506 TAHOE DR** **SEAGOVILLE, TX 75159-5524**	08/11/2026	$414,000	$154	2687	/5/3	2024	1 SF	
		APN: 500087000C0030000 Document #: 202600171377 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 3 Block: C Subdivision: CALDWELL LAKES MapRef: FILE 202300174180 Abbreviated Description: Lot:3 Block:C Subdivision:CALDWELL LAKES Map Ref:FILE 202300174180City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
4	.18Mi.	**2617 HORTON DR** **SEAGOVILLE, TX 75159-5465**	07/06/2026			2320	/5/3	2019	8,843 SF	
		APN: 500195500A0270000 Document #: 202600141572 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: A Subdivision: HIGHLAND MEADOWS PHASE III MapRef: DOC 201900178663 Abbreviated Description: Lot:27 Block:A Subdivision:HIGHLAND MEADOWS PHASE III Map Ref:DOC 201900178663City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
5	.37Mi.	**2920 ABERDEEN RD** **SEAGOVILLE, TX 75159-5469**	05/22/2026			1559	/4/2	2016	7,197 SF	
		APN: 500195300K0160000 Document #: 202600109859 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: K Subdivision: HIGHLAND MEADOWS PH 2A Abbreviated Description: Lot:16 Block:K Subdivision:HIGHLAND MEADOWS PH 2A City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
6	.15Mi.	**2516 TAHOE DR** **SEAGOVILLE, TX 75159-5524**	05/08/2026			2087	/4/3	2023	SF	
		APN: 500087000C0080000 Document #: 202600099322 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: C Subdivision: CALDWELL LAKES MapRef: FILE 202300174180 Abbreviated Description: Lot:8 Block:C Subdivision:CALDWELL LAKES Map Ref:FILE 202300174180City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
7	.27Mi.	**2603 HUTCHINS DR** **SEAGOVILLE, TX 75159-5491**	04/20/2026			1909	/4/2	2019	6,600 SF	
		APN: 500195500D0120000 Document #: 202600083209 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: D Subdivision: HIGHLAND MEADOWS PHASE III MapRef: DOC 201900178663 Abbreviated Description: Lot:12 Block:D Subdivision:HIGHLAND MEADOWS PHASE III Map Ref:DOC 201900178663City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
8	.07Mi.	**2508 STONEGATE DR** **SEAGOVILLE, TX 75159-5464**	01/05/2026			2306	/4/2	2016	9,853 SF	
		APN: 500195300I0040000 Document #: 202600001355 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: I Subdivision: HIGHLAND MEADOWS PHASE IIA MapRef: DOC 201500249692 Abbreviated Description: Lot:4 Block:I Subdivision:HIGHLAND MEADOWS PHASE IIA Map Ref:DOC 201500249692City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
9	.27Mi.	**2312 PREAKNESS DR** **SEAGOVILLE, TX 75159-4618**	12/19/2025			3068	/5/3	2024	5,598 SF	
		APN: 500498200L0100000 Document #: 202500266872 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: L Subdivision: STONEHAVEN PH 2 Abbreviated Description: Lot:10 Block:L Subdivision:STONEHAVEN PH 2								
10	.26Mi.	**2610 HENLEY DR** **SEAGOVILLE, TX 75159-5484**	12/11/2025			1566	/4/2	2019	6,600 SF	
		APN: 500195500D0180000 Document #: 202500259641 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 18 Block: D Subdivision: HIGHLAND MEADOWS PHASE III MapRef: DOC 20190017863 Abbreviated Description: Lot:18 Block:D Subdivision:HIGHLAND MEADOWS PHASE III Map Ref:DOC 20190017863City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE								
11	.43Mi.	**2914 HIGHLAND MEADOWS DR** **SEAGOVILLE, TX 75159-1451**	11/04/2025			2236	/3/2	2007	7,260 SF	
		APN: 500195200C0330000 Document #: 202500232313 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 33 Block: C Subdivision: HIGHLAND MEADOWS PHASE 1 MapRef: VOL 2005138 PG 181 Abbreviated Description: Lot:33 Block:C Subdivision:HIGHLAND MEADOWS PHASE 1 Map Ref:VOL 2005138 PG 181

12	.23Mi.	**2607 HENLEY DR** **SEAGOVILLE, TX 75159-5485**	10/30/2025	2320	/5/3	2019	6,600 SF

APN: 500195500C0140000 Document #: 202500229772
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: C Subdivision: HIGHLAND MEADOWS PHASE IIA Abbreviated Description: Lot:14 Block:C Subdivision:HIGHLAND MEADOWS PHASE IIA City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE

13	.11Mi.	**3027 MELROSE DR** **SEAGOVILLE, TX 75159-1427**	10/29/2025	3074	/5/3	2007	8,036 SF

APN: 500195200H0110000 Document #: 202500228428
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: H Subdivision: HIGHLAND MEADOWS Phase No: 1 MapRef: VOL 2005138 PG 181 Abbreviated Description: Lot:11 Block:H Subdivision:HIGHLAND MEADOWS Phase No:1 Map Ref:VOL 2005138 PG 181City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE

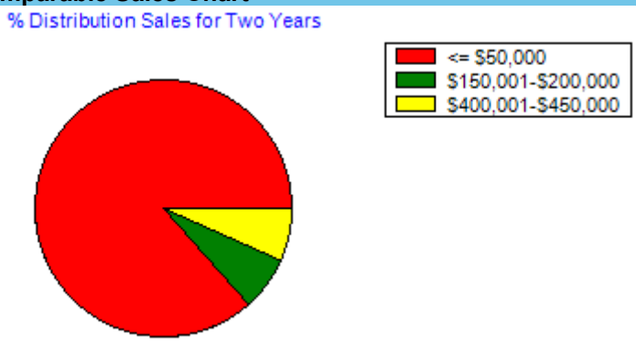
14	.16Mi.	**2707 OLD FARM DR** **SEAGOVILLE, TX 75159-5466**	10/27/2025	2136	/4/2	2015	7,477 SF

APN: 500195300E0290000 Document #: 202500226284
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Block: E Subdivision: HIGHLAND MEADOWS PHASE IIA Abbreviated Description: Lot:29 Block:E Subdivision:HIGHLAND MEADOWS PHASE IIA City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE

15	.34Mi.	**2915 ABERDEEN RD** **SEAGOVILLE, TX 75159-5470**	10/17/2025	1801	/4/2	2016	7,162 SF

APN: 500195300E0460000 Document #: 202500219017
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 46 Block: E Subdivision: HIGHLAND MEADOWS PHASE IIA MapRef: DOC 201500249692 Abbreviated Description: Lot:46 Block:E Subdivision:HIGHLAND MEADOWS PHASE IIA Map Ref:DOC 201500249692City/Muni/Twp:SEAGOVILLE City/Muni/Twp: SEAGOVILLE

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.	**3009 MELROSE DR**	**02/14/2014**	$304,270	$304,270	1,868	/3/2	2013	6,600 SF	
.01Mi.	**3007 MELROSE DR**	**03/29/2017**	$285,780	$285,780	2,096	/3/2	2006	6,600 SF	
.01Mi.	**3011 MELROSE DR**	**05/01/2014**	$268,900	$268,900	1,540	/3/2	2013	6,600 SF	
.02Mi.	**3005 MELROSE DR**	**03/15/2016**	$241,480	$241,480	1,578	/3/2	2007	6,600 SF	
.02Mi.	**3013 MELROSE DR**	**11/24/2021**	$275,480	$275,480	1,760	/3/2	2013	6,600 SF	
.03Mi.	**3008 MELROSE DR**	**01/21/2014**	$268,900	$268,900	1,540	/3/2	2013	6,600 SF	
.03Mi.	**3010 MELROSE DR**	**03/27/2009**	$277,750	$277,750	1,680	/3/2	2008	6,600 SF	
.03Mi.	**3003 MELROSE DR**	**08/08/2018**	$250,230	$250,230	1,663	/3/2	2006	6,600 SF	
.03Mi.	**3015 MELROSE DR**	**12/31/2020**	$318,110	$318,110	3,110	/4/2	2006	6,600 SF	
.03Mi.	**3006 MELROSE DR**	**05/01/2014**	$290,760	$290,760	1,760	/3/2	2013	6,600 SF	
.04Mi.	**3012 MELROSE DR**	**12/22/2008**	$298,020	$298,020	1,900	/3/2	2008	6,600 SF	
.04Mi.	**2523 STONEGATE DR**	**12/16/2016**	$293,580	$293,580	1,826	/4/2	2016	6,600 SF	
.04Mi.	**2521 STONEGATE DR**	**05/17/2016**	$290,110	$290,110	1,801	/4/2	2015	6,600 SF	
.04Mi.	**3004 MELROSE DR**	**03/28/2014**	$280,000	$280,000	1,868	/3/2	2013	6,710 SF	
.04Mi.	**3014 MELROSE DR**		$277,890	$277,890	2,021	/3/2	2008	6,600 SF	
.04Mi.	**2525 STONEGATE DR**	**01/28/2016**	$274,540	$274,540	1,613	/4/2	2015	6,600 SF	

Rent vs. Own

Households Occupied by Renters:	19%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	35.4 years old	Households:	7,540
Median Household Income:	$71,675	Households w/Family:	77%
Household Income Per Capita:	$26,635	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	41%

ICE SiteX Report

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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
3.16Mi.	**Hodges Elementary School** Number of Students: 570 Student-Teacher Ratio: 14.27	C	Public	PK - 5
6.70Mi.	**Seabourn Elementary School** Number of Students: 573 Student-Teacher Ratio: 13.9	B	Public	PK - 5
6.95Mi.	**Hanby Elementary School** Number of Students: 768 Student-Teacher Ratio: 15.91	C	Public	PK - 5
3.70Mi.	**Gray Elementary School** Number of Students: 409 Student-Teacher Ratio: 13.54	C-	Public	EE - 5
3.26Mi.	**Terry Middle School** Number of Students: 780 Student-Teacher Ratio: 14.15	C+	Public	6 - 8
10.85Mi.	**Florence Elementary School** Number of Students: 509 Student-Teacher Ratio: 10.92	C+	Public	PK - 5
3.04Mi.	**John Horn High School** Number of Students: 2,757 Student-Teacher Ratio: 13.75	D+	Public	9 - 12
4.92Mi.	**Floyd Elementary School** Number of Students: 552 Student-Teacher Ratio: 14.74	C+	Public	PK - 5
10.07Mi.	**Porter Elementary School** Number of Students: 445 Student-Teacher Ratio: 12.84	B-	Public	PK - 5
10.75Mi.	**Motley Elementary School** Number of Students: 244 Student-Teacher Ratio: 11.15	A	Public	EE - 5
3.56Mi.	**Gentry Elementary School** Number of Students: 607 Student-Teacher Ratio: 14.37	B-	Public	EE - 5
7.51Mi.	**Tisinger Elementary School** Number of Students: 739 Student-Teacher Ratio: 16.28	C	Public	PK - 5
7.43Mi.	**Galloway Elementary School** Number of Students: 439 Student-Teacher Ratio: 12.66	B-	Public	PK - 5
5.62Mi.	**McWhorter Elementary School** Number of Students: 501 Student-Teacher Ratio: 12.76	B-	Public	PK - 5
10.43Mi.	**Lawrence Elementary School** Number of Students: 284 Student-Teacher Ratio: 12.61	B	Public	EE - 5
4.07Mi.	**Smith Elementary School** Number of Students: 533 Student-Teacher Ratio: 14.07	C+	Public	EE - 5
2.36Mi.	**Achziger Elementary School** Number of Students: 545 Student-Teacher Ratio: 12.31	B-	Public	EE - 5

Flood Report

The Subject Property of **3009 MELROSE DR, SEAGOVILLE, TX 75159-1427** 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.

ICE SiteX Report

OrderID: 98262965

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	96%	SIMILAR
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	87%	LOWER
FORCIBLE ROBBERY	116%	HIGHER
AGGRAVATED ASSAULT	77%	NOTABLY LOWER
FORCIBLE RAPE	140%	NOTABLY HIGHER
MURDER	82%	LOWER
OVERALL	85%	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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