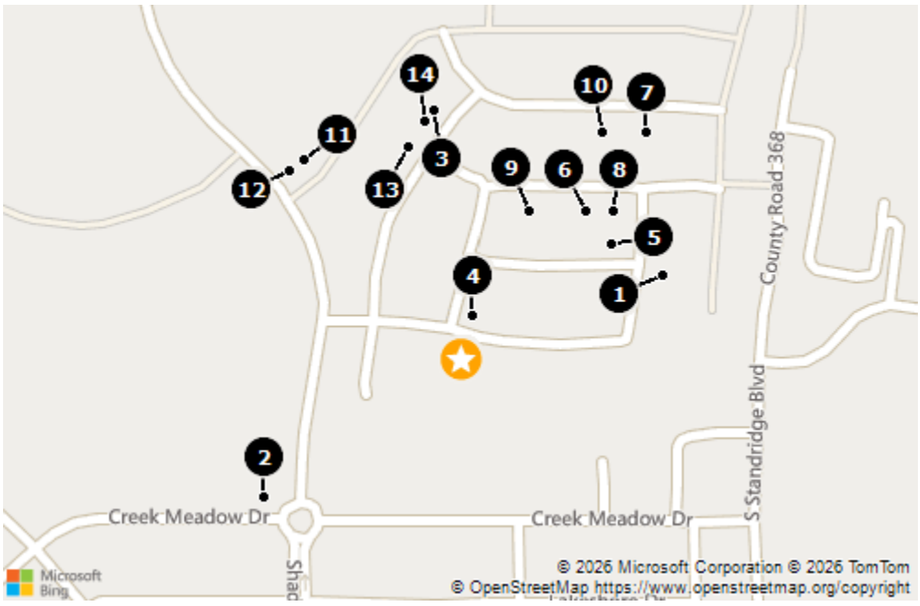
ICE SiteX Report

OrderID: 98012535

SiteX Property Information Report



Subject Property Location

3065 TIMBER RIDGE DR, ANNA, TX 75409-6170

County:	**COLLIN TX**	Census Tract:	480850302.021039
Property Use:	Single Family Residential	Zoning:	PD
Parcel Number:	R-13061-00K-0130-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$342,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$307,800 - $376,200	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GCN,JCN,SAN,CAN
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2024
Assd Improvement:		Market Improvment Value:		Total Taxable Value:	$4,040
Total Assessed Value:	$60,000	Total Assessor Market Value:	$60,000	Delinquent Year:	
				Tax Account ID:	2890373
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: K District: CAN Subdivision: VILLAGES OF HURRICANE CREEK, THE - Phase No: 2
Abbreviated Description: VILLAGES OF HURRICANE CREEK, THE - PHASE 2 (CAN), BLK K, LOT 13
City/Muni/Twp: ANNA CITY

Property Characteristics

Lot Size:	5,663 SF	Bedrooms:	3	Pool:	
Building Area:	1972 SF	Baths:	2	Fireplace:	
Year Built:	2025	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	08/01/2025	Sales Price:	$325,000
Document #:	2025000096941 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/30/2025		
Document Type:			

Legal Description:
Lot: 13 Block: K Subdivision: THE VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref: MB 2023 PG 626

Prior Transfer

Recording Date:	03/25/2025	Sales Price:	N/A
Document #:	2025000036414 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: K District: CAN Subdivision: VILLAGES OF HURRICANE CREEK, THE - Phase No: 2
Abbreviated Description: VILLAGES OF HURRICANE CREEK, THE - PHASE 2 (CAN), BLK K, LOT 13
City/Muni/Twp: ANNA CITY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	6,098 SF	Median # of Baths	2.25
Median Living Area	2,311 SF	Median Year Built	2025
Price Range - 2 Yrs		Age Range	1 years to 5 years
Median Value		Median Age	1 years

ICE SiteX Report

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Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.15Mi.	**220 STARLIGHT DR** **ANNA, TX 75409-6171**	07/02/2026			2060	//	2025	5,663 SF	
		APN: R-13061-00K-0310-1 Document #: 2026000089752 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: K Subdivision: VILLAGES OF HURRICANE CREEK-PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:31 Block:K Subdivision:VILLAGES OF HURRICANE CREEK-PHASE 2 Map Ref:MB 2023 PG 626City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
2	.16Mi.	**3204 CREEK MEADOW DR** **ANNA, TX 75409-3550**	05/26/2026			3597	/4/3.5	2021	SF	
		APN: R-12230-00P-0110-1 Document #: 2026000069642 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: P Subdivision: THE VILLAGES OF HURRICANE CREEK Phase No: 1 MapRef: VOL 2020 PG 686 Abbreviated Description: Lot:11 Block:P Subdivision:THE VILLAGES OF HURRICANE CREEK Phase No:1 Map Ref:VOL 2020 PG 686City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
3	.17Mi.	**409 CAPER MEADOW DR** **ANNA, TX 75409-6158**	04/10/2026			2085	/4/2	2025	6,098 SF	
		APN: R-13061-00F-0170-1 Document #: 2026000046895 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: F Subdivision: VILLAGES OF HURRICANE CREEK THE PHASE 2 Abbreviated Description: Lot:17 Block:F Subdivision:VILLAGES OF HURRICANE CREEK THE PHASE 2								
4	.03Mi.	**3064 TIMBER RIDGE DR** **ANNA, TX 75409-6168**	03/25/2026			2536	/4/2.5	2025	6,534 SF	
		APN: R-13061-00J-0210-1 Document #: 2026000037731 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: J Subdivision: VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:21 Block:J Subdivision:VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
5	.13Mi.	**3024 HOLLYBROOK LN** **ANNA, TX 75409-6166**	03/19/2026			1850	/4/2	2025	6,098 SF	
		APN: R-13061-00H-0120-1 Document #: 2026000035032 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: H Subdivision: VILLAGES OF HURRICANE CREEK - PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:12 Block:H Subdivision:VILLAGES OF HURRICANE CREEK - PHASE 2 Map Ref:MB 2023 PG 626City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
6	.13Mi.	**3033 FLINTROCK LN** **ANNA, TX 75409-6157**	01/29/2026			2536	/4/2.5	2025	6,098 SF	
		APN: R-13061-00H-0070-1 Document #: 2026000009946 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: H Subdivision: VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:7 Block:H Subdivision:VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
7	.2Mi.	**3017 BURWICK LN** **ANNA, TX 75409-6174**	12/19/2025			2536	/4/2.5	2025	6,098 SF	
		APN: R-13061-00E-0120-1 Document #: 2025000164330 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: E Subdivision: VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:12 Block:E Subdivision:VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
8	.14Mi.	**3025 FLINTROCK LN** **ANNA, TX 75409-6157**	12/18/2025			2585	/4/3	2025	6,098 SF	
		APN: R-13061-00H-0090-1 Document #: 2025000163913 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: H Subdivision: VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:9 Block:H Subdivision:VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
9	.11Mi.	**3049 FLINTROCK LN** **ANNA, TX 75409-6157**	12/16/2025			2536	/4/2.5	2025	6,098 SF	
		APN: R-13061-00H-0030-1 Document #: 2025000161915 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: H Subdivision: VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:3 Block:H Subdivision:VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
10	.18Mi.	**3029 BURWICK LN** **ANNA, TX 75409-6174**	11/25/2025			2060	//	2025	6,098 SF	
		APN: R-13061-00E-0090-1 Document #: 2025000152868 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: E Subdivision: VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: DOC 2023010000349 Abbreviated Description: Lot:9 Block:E Subdivision:VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:DOC 2023010000349City/Muni/Twp:ANNA City/Muni/Twp: ANNA								
11	.17Mi.	**3172 ASHBROOK LN** **ANNA, TX 75409-6152**	10/29/2025			2085	/4/2	2025	8,712 SF	
		APN: R-13061-00A-0020-1 Document #: 2025000139703 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: A Subdivision: THE VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:2 Block:A Subdivision:THE VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626								
12	.17Mi.	**3180 ASHBROOK LN** **ANNA, TX 75409-6152**	10/29/2025			2954	/5/4	2025	9,583 SF	
		APN: R-13061-00A-0010-1 Document #: 2025000140193 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: A Subdivision: THE VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:1 Block:A Subdivision:THE VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626								
13	.15Mi.	**325 CAPER MEADOW DR** **ANNA, TX 75409-6159**	09/29/2025			1816	/3/2	2025	5,663 SF	
		APN: R-13061-00F-0200-1 Document #: 2025000124080 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: F Subdivision: THE VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:20 Block:F Subdivision:THE VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626								
14	.16Mi.	**405 CAPER MEADOW DR** **ANNA, TX 75409-6158**	09/23/2025			1972	/3/2	2025	5,663 SF	

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APN: R-13061-00F-0180-1 Document #: 2025000121240
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: F Subdivision: THE VILLAGES OF HURRICANE CREEK PHASE 2 MapRef: MB 2023 PG 626 Abbreviated Description: Lot:18 Block:F Subdivision:THE VILLAGES OF HURRICANE CREEK PHASE 2 Map Ref:MB 2023 PG 626

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.	**3065 TIMBER RIDGE DR**	**03/25/2025**	$60,000	$60,000	1,972	/3/2	2025	5,663 SF	
.01Mi.	**3061 TIMBER RIDGE DR**	**06/24/2025**	$60,000	$60,000	1,646	/3/2	2025	5,663 SF	
.01Mi.	**3069 TIMBER RIDGE DR**	**06/27/2025**	$60,000	$60,000	2,085	/4/2	2025	6,098 SF	
.03Mi.	**3064 TIMBER RIDGE DR**	**04/30/2025**	$60,000	$60,000	2,536	/4/2.5	2025	6,534 SF	
.07Mi.	**3036 TIMBER RIDGE DR**	**05/28/2025**	$89,700	$89,700	2,085	/4/2	2025	5,663 SF	
.08Mi.	**3032 TIMBER RIDGE DR**	**05/23/2025**	$89,700	$89,700	2,954	/5/4	2025	5,663 SF	
.08Mi.	**3037 HOLLYBROOK LN**	**05/28/2025**	$60,000	$60,000	1,909	/4/2	2025	6,098 SF	
.09Mi.	**3112 CREEK MEADOW DR**	**12/22/2022**	$491,754	$491,754	2,623	/4/2.5	2021		
.09Mi.	**3116 CREEK MEADOW DR**	**02/28/2023**	$514,849	$514,849	2,552	/4/3.5	2021		
.09Mi.	**3044 HOLLYBROOK LN**	**04/30/2025**	$143,318	$143,318	2,087	/4/2	2024	6,534 SF	
.09Mi.	**3108 CREEK MEADOW DR**	**12/30/2022**	$644,347	$644,347	4,355	/6/3.5	2021		
.09Mi.	**3120 CREEK MEADOW DR**	**12/22/2022**	$550,941	$550,941	3,192	/4/3	2021		
.1Mi.	**3104 CREEK MEADOW DR**	**12/30/2022**	$651,428	$651,428	4,272	/5/4	2021		
.1Mi.	**3124 CREEK MEADOW DR**	**03/07/2022**	$477,708	$477,708	2,430	/3/2.5	2021		
.1Mi.	**3040 HOLLYBROOK LN**	**06/06/2025**	$144,989	$144,989	2,238	/4/3	2024	6,534 SF	
.1Mi.	**3036 CREEK MEADOW DR**	**07/12/2024**	$480,756	$480,756	2,430	/3/2.5	2021		

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

Flood Report

The Subject Property of **3065 TIMBER RIDGE DR, ANNA, TX 75409-6170** 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

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Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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