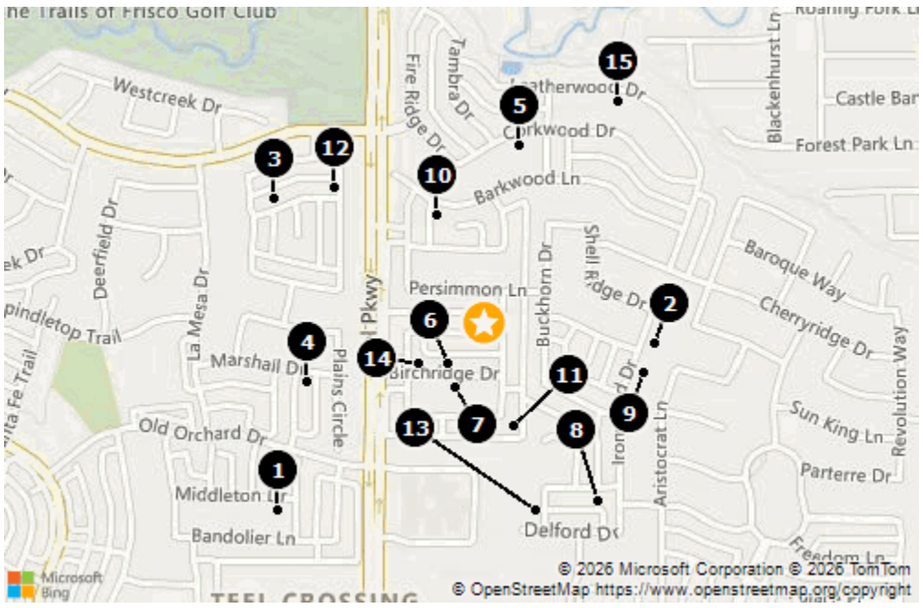
ICE SiteX Report

OrderID: 98729934

SiteX Property Information Report



Subject Property Location

3258 BLUE OAK DR, FRISCO, TX 75033-7926

County:	**DENTON TX**	Census Tract:	481210215.261024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R222471	Thomas Bros Pg-Grid:	

Valuation

Value:	**$742,000**	FSD:	8	Common Confidence Score:	76
Value Range:	$682,640 - $801,360	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C32 G01 S06
Assd Land Value:	$173,926	Market Land Value:	$173,926	Tax Year:	2025
Assd Improvement:	$486,952	Market Improvment Value:	$486,952	Total Taxable Value:	$1,229
Total Assessed Value:	$660,878	Total Assessor Market Value:	$660,878	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES PH I Map Ref: SF0023A-00000A

Abbreviated Description:	HEATHER RIDGE ESTATES PH I BLK A LOT 14
City/Muni/Twp:	FRISCO CITY

Property Characteristics

Lot Size:	7,562 SF	Bedrooms:	5	Pool:	
Building Area:	3434 SF	Baths:	3.5	Fireplace:	Yes
Year Built:	2001	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:	10	Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	07/08/2025	Sales Price:	N/A
Document #:	2025-074389 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/07/2025		
Document Type:			

Legal Description:

Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES Phase No: 1 Map Ref: CAB R SL 314
City/Muni/Twp: CITY OF FRISCO

Prior Transfer

Recording Date:	12/05/2024	Sales Price:	$454,567
Document #:	2024-131815 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/08/2024	Sales Price:	$454,567
Document #:	2024-024545 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Prior Transfer

Recording Date:	07/25/2019	Sales Price:	N/A
Document #:	2019-088719 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/23/2019		
Document Type:			

Legal Description:
Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES Phase No: I Map Ref: CAB R SL 314
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	07/23/2019	Sales Price:	N/A
Document #:	2019-88719 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES PH I Map Ref: SF0023A-00000A
Abbreviated Description: HEATHER RIDGE ESTATES PH I BLK A LOT 14
City/Muni/Twp: FRISCO CITY

Prior Transfer

Recording Date:	09/11/2017	Sales Price:	N/A
Document #:	2017-112102 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	09/06/2017		
Document Type:			

Legal Description:
Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES Phase No: 1 Map Ref: CAB R SL 314
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	07/26/2012	Sales Price:	N/A
Document #:	2012-081245 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/19/2012	Sales Price:	N/A
Document #:	2012-78004 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/12/2012		
Document Type:			

Legal Description:
Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES Phase No: 1 Map Ref: CAB R SL314
City/Muni/Twp: FRISCO

Mortgage Record

Recording Date:	04/21/2008	Loan Amount:	N/A
Document #:	2008-042542 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	02/01/2038	Type Finance:	

Legal Description:
Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES PHASE I
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	02/21/2008	Sales Price:	$239,310
Document #:	2008-017992 BK-PG 5035-00343	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	03/04/2002	Sales Price:	N/A
Document #:	02-R0026987 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/28/2002		
Document Type:			

Legal Description:
Lot: 14 Block: A Subdivision: HEATHER RIDGE ESTATES PHASE I Map Ref: MB R PG314
City/Muni/Twp: FRISCO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	8,703 SF	Median # of Baths	3
Median Living Area	3,278 SF	Median Year Built	2001
Price Range - 2 Yrs		Age Range	20 years to 26 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	.38Mi.	**2739 MIDDLETON DR** **FRISCO, TX 75033-7370**	09/29/2026			3278	9/4/3.5	2001	8,512 SF	
		APN: R218201 Document #: 2026-114232 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: T Section: B Subdivision: TRAILS Phase No: 2 MapRef: CAB R SL 96 Abbreviated Description: Lot:10 Block:T Section:B Subdivision:TRAILS Phase No:2 Map Ref:CAB R SL 96City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO								
2	.23Mi.	**9624 IRONWOOD DR** **FRISCO, TX 75033-1335**	09/16/2026			4116	12/5/3.5	2005	8,520 SF	
		APN: R243870 Document #: 2026-109139 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98729934

Legal: Lot: 21 Block: L Subdivision: HEATHER RIDGE ESTATES Phase No: II-B MapRef: CAB U PG 478 Abbreviated Description: Lot:21 Block:L Subdivision:HEATHER RIDGE ESTATES Phase No:II-B Map Ref:CAB U PG 478City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

3	.33Mi.	**2750 COVE MEADOW LN** **FRISCO, TX 75033-4708**	08/07/2026	2259	8/3/2	2001	5,807 SF	

APN: R228059 Document #: 2026-093426
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 9 Block: E Subdivision: TRAILS Phase No: 3 MapRef: CAB S PG 252 Abbreviated Description: Lot:9 Block:E Subdivision:TRAILS Phase No:3 Map Ref:CAB S PG 252City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

4	.25Mi.	**9654 DICKENS LN** **FRISCO, TX 75033-7353**	07/23/2026	2585	/3/3	2001	8,882 SF	

APN: R218171 Document #: 2026-086694
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: B Section: B Subdivision: TRAILS Phase No: 2 MapRef: CAB R SL 96 Abbreviated Description: Lot:1 Block:B Section:B Subdivision:TRAILS Phase No:2 Map Ref:CAB R SL 96City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

5	.24Mi.	**3391 CORKWOOD DR** **FRISCO, TX 75033-1380**	06/02/2026	3115	//2.5	2002	10,916 SF	Pool/ Spa

APN: R243904 Document #: 2026-064061
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: G Subdivision: HEATHER RIDGE ESTATES Phase No: II-A MapRef: CAB U SL 475 Abbreviated Description: Lot:23 Block:G Subdivision:HEATHER RIDGE ESTATES Phase No:II-A Map Ref:CAB U SL 475City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

6	.08Mi.	**3188 BIRCHRIDGE DR** **FRISCO, TX 75033-7920**	04/23/2026	3051	8/4/3	2000	7,562 SF	

APN: R222553 Document #: 2026-046142
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: D Subdivision: HEATHER RIDGE ESTATES Phase No: 1 MapRef: CAB R SL 314 Abbreviated Description: Lot:15 Block:D Subdivision:HEATHER RIDGE ESTATES Phase No:1 Map Ref:CAB R SL 314City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

7	.1Mi.	**3207 BIRCHRIDGE DR** **FRISCO, TX 75033-7923**	04/21/2026	2480	8/4/3	2001	7,488 SF	

APN: R222525 Document #: 2026-045009
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: C Subdivision: HEATHER RIDGE ESTATES Phase No: 1 MapRef: CAB R SL 314 Abbreviated Description: Lot:5 Block:C Subdivision:HEATHER RIDGE ESTATES Phase No:1 Map Ref:CAB R SL 314City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

8	.29Mi.	**3539 CROSSHAVEN LN** **FRISCO, TX 75033-1288**	04/10/2026	3988	4/5/4	2005	9,361 SF	

APN: R271897 Document #: 2026-040563
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: C Subdivision: HEATHER RIDGE ESTATES Phase No: 5 MapRef: CAB V SL 834 Abbreviated Description: Lot:5 Block:C Subdivision:HEATHER RIDGE ESTATES Phase No:5 Map Ref:CAB V SL 834City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

9	.23Mi.	**9576 IRONWOOD DR** **FRISCO, TX 75033-1255**	04/09/2026	3365	10/5/3.5	2005	8,520 SF	

APN: R266202 Document #: 2026-039770
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: L Subdivision: HEATHER RIDGE ESTATES Phase No: 3 MapRef: CAB V PG 525 Abbreviated Description: Lot:24 Block:L Subdivision:HEATHER RIDGE ESTATES Phase No:3 Map Ref:CAB V PG 525City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

10	.16Mi.	**3157 BARKWOOD LN** **FRISCO, TX 75033-7948**	03/17/2026	3100	//2.5	2002	8,703 SF	

APN: R222592 Document #: 2026-029167
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: F Subdivision: HEATHER RIDGE ESTATES Phase No: 1 MapRef: CAB R SL 314 Abbreviated Description: Lot:5 Block:F Subdivision:HEATHER RIDGE ESTATES Phase No:1 Map Ref:CAB R SL 314City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

11	.15Mi.	**9508 CANDLEWOOD DR** **FRISCO, TX 75033-7914**	02/17/2026	3378	8/4/3	2001	13,708 SF	Yes

APN: R222507 Document #: 2026-016628
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: B Subdivision: HEATHER RIDGE ESTATES Phase No: 1 MapRef: CAB R SL 314 Abbreviated Description: Lot:17 Block:B Subdivision:HEATHER RIDGE ESTATES Phase No:1 Map Ref:CAB R SL 314City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

12	.27Mi.	**2922 COVE MEADOW LN** **FRISCO, TX 75033-4710**	02/09/2026	2253	7/4/3	2001	6,665 SF	

APN: R228051 Document #: 2026-013872
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: E Subdivision: TRAILS Phase No: 3 MapRef: CAB S SLS 252 Abbreviated Description: Lot:1 Block:E Subdivision:TRAILS Phase No:3 Map Ref:CAB S SLS 252City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

13	.26Mi.	**9359 CRESTRIDGE DR** **FRISCO, TX 75033-1287**	02/09/2026	4195	11/5/4	2005	8,999 SF	Pool/ Spa

APN: R271891 Document #: 2026-013356
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 42 Block: B Subdivision: HEATHER RIDGE ESTATES Phase No: 5 MapRef: CAB V SL 834 Abbreviated Description: Lot:42 Block:B Subdivision:HEATHER RIDGE ESTATES Phase No:5 Map Ref:CAB V SL 834City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

14	.11Mi.	**3134 BIRCHRIDGE DR** **FRISCO, TX 75033-7920**	02/03/2026	4089	11/4/3.5	2001	12,415 SF	Pool/ Spa

APN: R222556 Document #: 2026-011372
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: D Subdivision: HEATHER RIDGE ESTATES Phase No: 1 MapRef: CAB R SL 314 Abbreviated Description: Lot:18 Block:D Subdivision:HEATHER RIDGE ESTATES Phase No:1 Map Ref:CAB R SL 314City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

15	.35Mi.	**3525 LEATHERWOOD DR** **FRISCO, TX 75033-0312**	01/16/2026	4135	/3/3	2006	9,618 SF	

APN: R271402 Document #: 2026-005775
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: L Subdivision: HEATHER RIDGE ESTATES Phase No: 4 MapRef: CAB V SL 783 Abbreviated Description: Lot:7 Block:L Subdivision:HEATHER RIDGE ESTATES Phase No:4 Map Ref:CAB V SL 783City/Muni/Twp:CITY OF FRISCO City/Muni/Twp: CITY OF FRISCO

ICE SiteX Report

OrderID: 98729934

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.	**3258 BLUE OAK DR**	**07/23/2019**	$660,878	$660,878	3,434	10/5/3.5	2001	7,562 SF	
.01Mi.	**3240 BLUE OAK DR**	**12/18/2000**	$662,300	$662,300	3,538	10/4/4	2000	7,562 SF	Pool/ Spa
.01Mi.	**3276 BLUE OAK DR**	**07/20/2018**	$756,297	$756,297	3,621	//2.5	2002	9,548 SF	Pool/ Spa
.02Mi.	**3222 BLUE OAK DR**	**09/16/2010**	$726,654	$726,654	4,089	11/6/3.5	2000	7,562 SF	
.03Mi.	**3259 PERSIMMON LN**	**08/24/2018**	$662,019	$662,019	3,568	10/5/3.5	2001	7,562 SF	
.03Mi.	**3241 PERSIMMON LN**	**02/15/2022**	$764,167	$764,167	3,538	10/5/3	2001	7,562 SF	Pool/ Spa
.03Mi.	**3277 PERSIMMON LN**	**07/09/2015**	$660,046	$650,991	2,793	//2.5	2002	9,548 SF	Yes
.03Mi.	**3259 BLUE OAK DR**	**06/20/2014**	$550,000	$550,000	2,469	/4/3	2001	7,562 SF	
.03Mi.	**3241 BLUE OAK DR**	**08/02/2001**	$654,906	$649,475	3,375	10/4/3.5	2001	7,562 SF	
.03Mi.	**3277 BLUE OAK DR**	**05/02/2002**	$733,196	$707,160	3,569	10/5/3.5	2002	9,378 SF	Yes
.04Mi.	**3223 PERSIMMON LN**	**05/08/2018**	$618,081	$606,435	3,123	9/4/3.5	2001	7,562 SF	
.04Mi.	**3204 BLUE OAK DR**	**03/27/2009**	$593,000	$593,000	3,315	10/4/3.5	2000	7,562 SF	
.04Mi.	**3223 BLUE OAK DR**	**04/13/2010**	$643,242	$628,271	3,244	10/5/4	2001	7,562 SF	
.04Mi.	**9732 CANDLEWOOD DR**	**08/22/2017**	$694,821	$682,875	3,413	/5/3.5	2006	7,562 SF	
.04Mi.	**9714 CANDLEWOOD DR**	**02/20/2008**	$692,256	$690,231	3,116	/3/2.5	2007	7,562 SF	Pool/ Spa
.04Mi.	**3205 PERSIMMON LN**	**08/02/2019**	$660,662	$659,838	3,487	/4/3	2001	7,562 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	37.1 years old	Households:	6,997
Median Household Income:	$109,530	Households w/Family:	84%
Household Income Per Capita:	$44,048	Households w/Family Married:	73%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	Frisco Independent School District	Students:	65,289
Number of Schools:	77	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.08Mi.	**Wakeland High School** Number of Students: 2,230 Student-Teacher Ratio: 16.9 Advanced Placement: Yes	A+	Public	9 - 12
4.09Mi.	**Early Childhood School** Number of Students: 480 Student-Teacher Ratio: 12.52	NA	Public	PK - PK
0.27Mi.	**Cobb Middle School** Number of Students: 798 Student-Teacher Ratio: 13.83	A	Public	6 - 8
0.70Mi.	**Carroll Elementary School** Number of Students: 551 Student-Teacher Ratio: 12.25	A	Public	KG - 5

ICE SiteX Report

OrderID: 98729934

Flood Report

The Subject Property of **3258 BLUE OAK DR, FRISCO, TX 75033-7926** 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	21%	SIGNIFICANTLY LOWER
BURGLARY	54%	NOTABLY LOWER
MOTOR VEHICLE THEFT	20%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	54%	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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