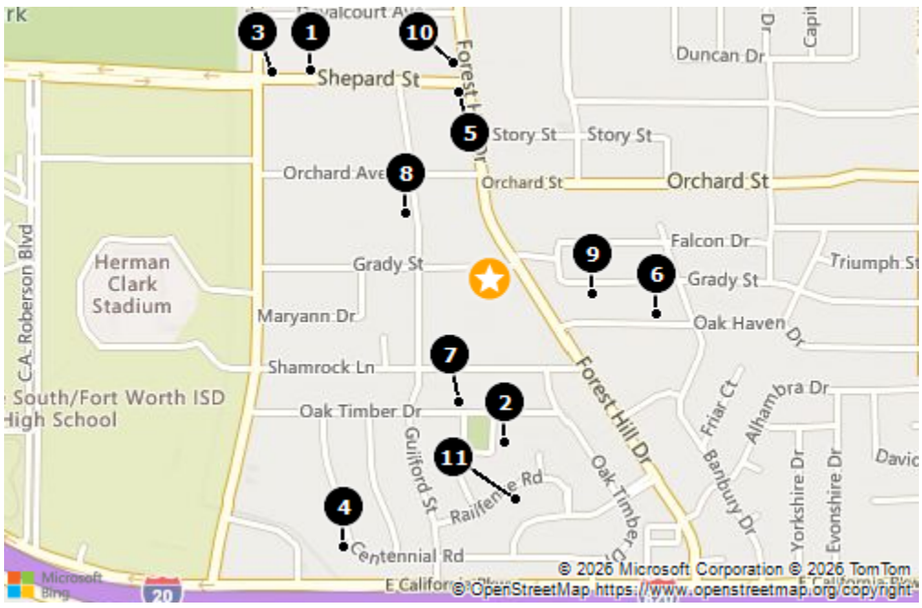
# ICE SiteX Report

**OrderID: 98722837**

## SiteX Property Information Report




## Subject Property Location

### 3320 GRADY ST, FOREST HILL, TX 76119-6618

| | | | |
|---|---|---|---|
| County: | **TARRANT TX** | Census Tract: | 484391111.041014 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 17070-2-6-11 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$269,000** | FSD: | 18 | Common Confidence Score: | 39 |
| Value Range: | $220,580 - $317,420 | ICE Confidence Score: | 82 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 224,225 |
| Assd Land Value: | $31,550 | Market Land Value: | $31,550 | Tax Year: | 2026 |
| Assd Improvement: | $274,290 | Market Improvment Value: | $274,290 | Total Taxable Value: | $3,767 |
| Total Assessed Value: | $305,840 | Total Assessor Market Value: | $305,840 | Delinquent Year: | |
| | | | | Tax Account ID: | 01173715 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 6 Block: 2 District: 010 Subdivision: HANGER ESTATES Map Ref: MAP 2066-364
Abbreviated Description: HANGER ESTATES BLOCK 2 LOT 6 W100' OF E222' LOT 6
City/Muni/Twp: FOREST HILL

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 11,550 SF | Bedrooms: | 3 | Pool: | |
| Building Area: | 1513 SF | Baths: | 2 | Fireplace: | |
| Year Built: | 2003 | 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: | 04/26/2023 | Sales Price: | N/A |
| Document #: | D223070711 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 04/26/2023 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 6 Block: 2 Subdivision: HANGER ESTATES Map Ref: VOL 1365 PG 24
Abbreviated Description: PORTION LOT6
City/Muni/Twp: FOREST HILL

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 10/27/2015 | Loan Amount: | N/A |
| Document #: | D215243156 BK-PG - | Loan Type: | Stand Alone Second |
| TD Due Date: | 11/01/2045 | Type Finance: | |

**Legal Description:**
Lot: 6 Block: 2 Subdivision: HANGER ESTATES #1
City/Muni/Twp: FOREST HILL

## Mortgage Record

| | | | |
|---|---|---|---|
| Recording Date: | 02/02/2004 | Loan Amount: | N/A |
| Document #: | D204034534 BK-PG - | Loan Type: | FHA |
| TD Due Date: | 06/01/2033 | Type Finance: | |

# ICE SiteX Report

**OrderID: 98722837**

**Legal Description:**
Lot: 6 Block: 2 Subdivision: HANGER ESTATES #1
Abbreviated Description: PORTION LOT6
City/Muni/Twp: FOREST HILL

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 06/25/2003 | Sales Price: | N/A |
| Document #: | BK-PG 16851-0291 | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 05/22/2003 | | |
| Document Type: | | | |

**Legal Description:**
Lot: 6 Block: 2 Subdivision: HANGER ESTATES #1 Map Ref: DD1365 PG24
City/Muni/Twp: FOREST HILL

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 05/22/2003 | Sales Price: | N/A |
| Document #: | 168510000291 BK-PG 16851 -291 | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 6 Block: 2 District: 010 Subdivision: HANGER ESTATES Map Ref: MAP 2066-364
Abbreviated Description: HANGER ESTATES BLOCK 2 LOT 6 W100' OF E222' LOT 6
City/Muni/Twp: FOREST HILL

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | | Median # of Bedrooms | 3 |
| Median Lot Size | 11,259 SF | Median # of Baths | 2 |
| Median Living Area | 1,602 SF | Median Year Built | 1962 |
| Price Range - 2 Yrs | | Age Range | 42 years to 102 years |
| Median Value | | Median Age | 64 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .39Mi. | **3215 SHEPARD ST**<br>**FOREST HILL, TX 76119-6632** | 10/01/2026 | | | 1849 | /3/1 | 1955 | 20,100 SF | |
| | | APN: 14210-1-Y-B Document #: D226191646<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 1 Subdivision: FOREST HILL PLACE ADDITION Abbreviated Description: Lot:1 Block:1 Subdivision:FOREST HILL PLACE ADDITION City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL | | | | | | | | |
| 2 | .22Mi. | **6355 HANGER PARK DR**<br>**FOREST HILL, TX 76119-7112** | 08/10/2026 | | | 1501 | /3/2 | 1971 | 11,475 SF | |
| | | APN: 7730-8-14 Document #: D226155061<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 14 Block: 8 Section: 1621 Subdivision: COLLEGE OAKS ADDITION FOURTH FILING MapRef: VOL 388-43 PG 38 Abbreviated Description: Lot:14 Block:8 Section:1621 Subdivision:COLLEGE OAKS ADDITION FOURTH FILING Map Ref:VOL 388-43 PG 38City/Muni/Twp:FOREST HILL TX City/Muni/Twp: FOREST HILL TX | | | | | | | | |
| 3 | .41Mi. | **5925 WICHITA ST**<br>**FOREST HILL, TX 76119-6638** | 06/25/2026 | | | 930 | /3/1 | 1951 | 9,000 SF | |
| | | APN: 14210-1-G Document #: D226123055<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: G Block: 1 Subdivision: FOREST HILLS PLACE ADDITION MapRef: VOL 388-H PG 599 Abbreviated Description: Lot:G Block:1 Subdivision:FOREST HILLS PLACE ADDITION Map Ref:VOL 388-H PG 599City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL | | | | | | | | |
| 4 | .42Mi. | **3252 CENTENNIAL RD**<br>**FOREST HILL, TX 76119-7103** | 06/24/2026 | | | 1267 | /3/2 | 1970 | 11,259 SF | |
| | | APN: 7730-4-10 Document #: D226121875<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 10 Block: 4 Subdivision: COLLEGE OAKS ADDITION Phase No: 3 MapRef: VOL 388-43 PG 36 Abbreviated Description: Lot:10 Block:4 Subdivision:COLLEGE OAKS ADDITION Phase No:3 Map Ref:VOL 388-43 PG 36City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL | | | | | | | | |
| 5 | .26Mi. | **6000 FOREST HILL DR**<br>**FOREST HILL, TX 76119-6606** | 06/18/2026 | | | 1602 | /3/1 | 1952 | 5,500 SF | |
| | | APN: 44830-1-A Document #: D226118559<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: A Block: 1 Subdivision: ALBERTS HALLS REVISION MapRef: VOL 388-L PG 30 Abbreviated Description: Lot:A Block:1 Subdivision:ALBERTS HALLS REVISION Map Ref:VOL 388-L PG 30City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL | | | | | | | | |
| 6 | .23Mi. | **3505 OAK HAVEN DR**<br>**FOREST HILL, TX 76119-7242** | 06/16/2026 | | | 1672 | /3/2 | 1966 | 12,544 SF | |
| | | APN: 38430-1-4 Document #: D226116537<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: 1 Subdivision: SHERWOOD FOREST NORTH MapRef: VOL 388-27 PG 273 Abbreviated Description: Lot:4 Block:1 Subdivision:SHERWOOD FOREST NORTH Map Ref:VOL 388-27 PG 273City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL | | | | | | | | |
| 7 | .17Mi. | **3313 OAK TIMBER DR**<br>**FOREST HILL, TX 76119-7118** | 06/04/2026 | | | 1562 | /3/2 | 1983 | 9,600 SF | |
| | | APN: 7730-2-5 Document #: D226108423<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 5 Block: 2 Subdivision: COLLEGE OAKS ADDITION MapRef: VOL 388-43 PG 38 Abbreviated Description: Lot:5 Block:2 Subdivision:COLLEGE OAKS ADDITION Map Ref:VOL 388-43 PG 38City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL | | | | | | | | |
| 8 | .15Mi. | **6106 GUILFORD ST**<br>**FOREST HILL, TX 76119-6622** | 06/02/2026 | | | 1716 | /3/2 | 1954 | 15,400 SF | |
| | | APN: 44830-3-1B Document #: D226105625<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 1 Block: 3 Subdivision: WALKER GARDEN TRACTS ADDITION MapRef: MB 1019 PG 235 Abbreviated Description: Block:3 Subdivision:WALKER GARDEN TRACTS ADDITION Map Ref:MB 1019 PG 235Abbreviated Description:SOUTH120FT LOT1 City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 9 | .14Mi. | **3424 GRADY ST**<br>**FOREST HILL, TX 76119-7233** | 05/08/2026 | | | 1731 | /3/2 | 1962 | 8,496 SF | |

# ICE SiteX Report

**OrderID: 98722837**

APN: 18050-3-3 Document #: D226087738
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: HIGHLAND FOREST ADDITION MapRef: VOL 388-24 PG 85 Abbreviated Description: Lot:3 Block:3 Subdivision:HIGHLAND FOREST ADDITION Map Ref:VOL 388-24 PG 85City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 10 | .3Mi. | **5912 FOREST HILL DR**<br>**FOREST HILL, TX 76119-6713** | 04/29/2026 | 1932 | /3/2 | 1924 | 24,400 SF | Yes |

APN: 14210-3-5-11 Document #: D226080301
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: FOREST HILL PLACE ADDITION MapRef: VOL 309 PG 35 Abbreviated Description: Lot:5 Block:3 Subdivision:FOREST HILL PLACE ADDITION Map Ref:VOL 309 PG 35City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | | |
|---|---|---|---|---|---|---|---|---|
| 11 | .3Mi. | **3328 RAILFENCE RD**<br>**FOREST HILL, TX 76119-7125** | 03/19/2026 | 1525 | /3/2 | 1984 | 8,775 SF | |

APN: 7730-9-18 Document #: D226049619
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: 9 Subdivision: COLLEGE OAKS ADDN FOREST HILL Tract No: 1 Abbreviated Description: Lot:18 Block:9 Subdivision:COLLEGE OAKS ADDN FOREST HILL Tract No:1 City/Muni/Twp:FOREST HILL City/Muni/Twp: FOREST HILL

## 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. | **3320 GRADY ST** | **05/22/2003** | $305,840 | $305,840 | 1,513 | /3/2 | 2003 | 11,550 SF | |
| .02Mi. | **3316 GRADY ST** | **09/04/2012** | $419,457 | $419,457 | 2,456 | /3/1 | 1997 | 18,700 SF | |
| .03Mi. | **6200 FOREST HILL DR** | **04/26/2023** | $195,000 | $195,000 | 1,469 | /3/2 | 1962 | 16,500 SF | |
| .03Mi. | **6204 FOREST HILL DR** | **04/26/2023** | $175,000 | $175,000 | 996 | /3/1 | 1930 | 36,300 SF | |
| .03Mi. | **6144 FOREST HILL DR** | **07/31/1992** | $226,323 | $226,323 | 1,271 | /2/1 | 1946 | 15,978 SF | |
| .03Mi. | **3311 GRADY ST** | **09/13/2016** | $183,009 | $183,009 | 911 | /3/1 | 1946 | 11,472 SF | |
| .05Mi. | **6212 FOREST HILL DR** | **08/18/1998** | $216,833 | $216,833 | 942 | /2/1 | 1946 | 40,000 SF | |
| .05Mi. | **6140 FOREST HILL DR** | **09/20/2023** | $152,783 | $152,783 | 1,522 | /2/1 | 1949 | 17,690 SF | |
| .06Mi. | **3309 GRADY ST** | **11/24/2015** | $253,000 | $253,000 | 2,110 | /3/1 | 1945 | 38,366 SF | |
| .06Mi. | **3308 GRADY ST** | **11/23/2000** | $255,413 | $255,413 | 1,494 | /2/1 | 1940 | 33,000 SF | |
| .06Mi. | **6145 FOREST HILL DR** | **05/21/2018** | $215,000 | $215,000 | 2,102 | /4/2 | 1938 | 15,000 SF | |
| .07Mi. | **6136 FOREST HILL DR** | **08/13/2019** | $229,353 | $229,353 | 1,259 | /3/1 | 1949 | 13,657 SF | |
| .07Mi. | **6149 FOREST HILL DR** | **03/05/2004** | $135,000 | $135,000 | 840 | /2/1 | 1935 | 37,026 SF | |
| .08Mi. | **6214 FOREST HILL DR** | **02/18/1987** | $256,830 | $256,830 | 1,176 | /3/1 | 1938 | 1 SF | |
| .08Mi. | **3307 GRADY ST** | **12/21/2012** | $264,000 | $264,000 | 1,614 | /3/1 | 1939 | 36,779 SF | |
| .08Mi. | **3300 GRADY ST** | **03/11/2002** | $225,542 | $225,542 | 1,262 | /3/1 | 1943 | 16,800 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 |
|---|---|---|---|---|
| 1.43Mi. | **Leadership Academy at Forest Oak Middle School** | D | Public | 6 - 8 |

# ICE SiteX Report

**OrderID: 98722837**

Number of Students: 1,044
Student-Teacher Ratio: 13.38

| | | | | |
|---|---|---|---|---|
| 0.61Mi. **Harlean Beal Elementary School**<br>Number of Students: 333<br>Student-Teacher Ratio: 17.96 | | D | Public | PK - 5 |
| 1.57Mi. **Oscar Dean Wyatt High School**<br>Number of Students: 1,499<br>Student-Teacher Ratio: 15.36<br>Advanced Placement: Yes | | F | Public | 9 - 12 |

## Flood Report

The Subject Property of **3320 GRADY ST, FOREST HILL, TX 76119-6618** 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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