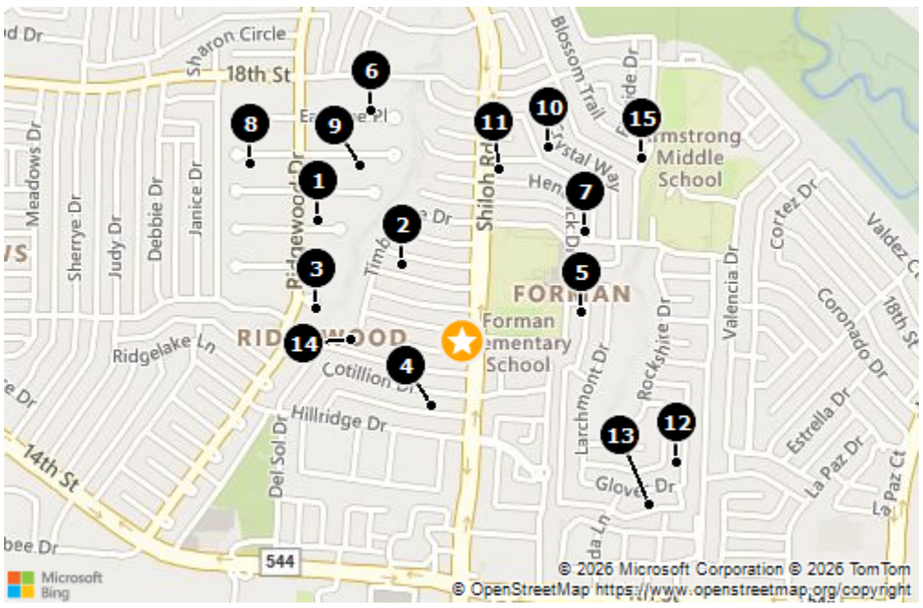
ICE SiteX Report

OrderID: 98722830

SiteX Property Information Report



Subject Property Location

3541 SHORECREST DR, PLANO, TX 75074-4326

County:	**COLLIN TX**	Census Tract:	480850320.142002
Property Use:	Single Family Residential	Zoning:	SFR
Parcel Number:	R-0462-005-0120-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$328,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$298,480 - $357,520	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GCN,JCN,SPL,CPL
Assd Land Value:	$78,750	Market Land Value:	$78,750	Tax Year:	2025
Assd Improvement:	$231,933	Market Improvment Value:	$231,933	Total Taxable Value:	
Total Assessed Value:	$310,683	Total Assessor Market Value:	$310,683	Delinquent Year:	
				Tax Account ID:	239931
				Homeowner's Exemption:	
				Tax Exemptions:	BVD

Assessment Legal Description

Lot: 12 Block: 5 District: CPL Subdivision: RIDGEWOOD THIRD SECTION (CPL)
Abbreviated Description: RIDGEWOOD THIRD SECTION (CPL), BLK 5, LOT 12
City/Muni/Twp: PLANO CITY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	Yes
Building Area:	1596 SF	Baths:	2	Fireplace:	
Year Built:	1970	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1	Number of Cars:	1	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/28/2026	Sales Price:	N/A
Document #:	2026000129986 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	01/17/2018	Sales Price:	N/A
Document #:	20180117000066350 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	01/02/2018	Loan Amount:	N/A
Document #:	20180102000008680 BK-PG -	Loan Type:	Unknown
TD Due Date:	01/01/2048	Type Finance:	
Legal Description:			

Lot: 12 Block: 5 Section: 3 Subdivision: RIDGEWOOD
City/Muni/Twp: PLANO

Prior Transfer

Recording Date:	01/02/2018	Sales Price:	N/A
Document #:	20180102000008660 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Contract Date: 12/29/2017
Document Type:
Legal Description:
Lot: 12 Block: 5 Section: 3 Subdivision: REDGEWOOD Map Ref: VOL6 PG33
City/Muni/Twp: PLANO

Prior Transfer

Recording Date: 12/29/2017 | Sales Price: N/A
Document #: 20180102000008660 BK-PG - | Type of Sale: Per Assessor Transaction History
Document Type:
Legal Description:
Lot: 12 Block: 5 District: CPL Subdivision: RIDGEWOOD THIRD SECTION (CPL)
Abbreviated Description: RIDGEWOOD THIRD SECTION (CPL), BLK 5, LOT 12
City/Muni/Twp: PLANO CITY

Prior Transfer

Recording Date: 01/03/2017 | Sales Price: N/A
Document #: 20170103000008660 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 12/20/2016
Document Type:
Legal Description:
Lot: 37 Block: F Subdivision: CREEKSIDE AT PRESTON Phase No: 2 Map Ref: CAB P PG576
City/Muni/Twp: FRISCO

Mortgage Record

Recording Date: 06/19/2013 | Loan Amount: N/A
Document #: 20130619000852840 BK-PG - | Loan Type: FHA
TD Due Date: 06/01/2043 | Type Finance:
Legal Description:
Lot: 12 Block: 5 Subdivision: THIRD SECTION OF RIDGEWOOD
City/Muni/Twp: PLANO

Prior Transfer

Recording Date: 06/18/2013 | Sales Price: N/A
Document #: 20130618000847600 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 09/20/2005 | Sales Price: $104,000
Document #: 2005-0132888 BK-PG 05559-02575 | Type of Sale: Full-Computed from Transfer Tax
Document Type:
Legal Description:

Prior Transfer

Recording Date: 08/23/2005 | Sales Price: N/A
Document #: 2005-0117684 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 08/18/2005
Document Type:
Legal Description:
Lot: 12 Block: 5 Subdivision: THIRD SECTION OF RIDGEWOOD Map Ref: MB6 PG33
City/Muni/Twp: PLANO

Mortgage Record

Recording Date: 12/05/2003 | Loan Amount: N/A
Document #: 2003-0236388 BK-PG - | Loan Type: Credit Line (Revolving)
TD Due Date: 12/01/2018 | Type Finance:
Legal Description:
Lot: 12 Block: 5 Subdivision: THIRD SECTION OF RIDGEWOOD
City/Muni/Twp: PLANO

Mortgage Record

Recording Date: 01/04/2002 | Loan Amount: N/A
Document #: 2002-0002468 BK-PG - | Loan Type: Credit Line (Revolving)
TD Due Date: 12/15/2016 | Type Finance:
Legal Description:
Lot: 12 Block: 5 Subdivision: THIRD SECTION OF RIDGEWOOD ADDITION
City/Muni/Twp: PLANO

Prior Transfer

Recording Date: 08/15/1995 | Sales Price: N/A
Document #: 95-0058702 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 08/14/1995
Document Type:
Legal Description:
Lot: 12 Block: 5 Subdivision: THIRD SECTION OF RIDGEWOOD Map Ref: MB6 PG33
City/Muni/Twp: PLANO

Prior Transfer

Recording Date: 08/15/1995 | Sales Price: N/A
Document #: 95-0058701 BK-PG - | Type of Sale: Full-Computed from Transfer Tax
Contract Date: 08/14/1995
Document Type:
Legal Description:
Lot: 12 Block: 5 Subdivision: THIRD SECTION OF RIDGEWOOD Map Ref: MB6 PG33
City/Muni/Twp: PLANO

ICE SiteX Report

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,504 SF	Median Year Built	1972
Price Range - 2 Yrs		Age Range	41 years to 59 years
Median Value		Median Age	54 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**1 EASTVALE PL** **PLANO, TX 75074-4317**	09/02/2026			1652	//2	1971	SF	
		APN: R-0460-029-0010-1 Document #: 2026000119509 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 29 Subdivision: RIDGEWOOD ADDITION MapRef: VOL F PG 322 Abbreviated Description: Lot:1 Block:29 Subdivision:RIDGEWOOD ADDITION Map Ref:VOL F PG 322City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
2	.13Mi.	**3508 GATEWOOD LN** **PLANO, TX 75074-4319**	09/01/2026			1368	//2	1975	SF	
		APN: R-0462-004-0030-1 Document #: 2026000118129 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 4 Subdivision: THIRD SECTION OF RIDGEWOOD MapRef: VOL 6 PG 33 Abbreviated Description: Lot:3 Block:4 Subdivision:THIRD SECTION OF RIDGEWOOD Map Ref:VOL 6 PG 33City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
3	.18Mi.	**3 RIDGEWOOD CIR** **PLANO, TX 75074-4322**	08/25/2026			1365	//2	1967	SF	
		APN: R-0460-033-0030-1 Document #: 2026000115138 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 33 Subdivision: RIDGEWOOD MapRef: VOL F PG 322 Abbreviated Description: Lot:3 Block:33 Subdivision:RIDGEWOOD Map Ref:VOL F PG 322City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
4	.1Mi.	**3524 COTILLION DR** **PLANO, TX 75074-4349**	08/18/2026			1319	//2	1972	SF	
		APN: R-0464-006-0150-1 Document #: 2026000111855 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 6 Section: 5 Subdivision: RIDGEWOOD MapRef: VOL 6 PG 78 Abbreviated Description: Lot:15 Block:6 Section:5 Subdivision:RIDGEWOOD Map Ref:VOL 6 PG 78City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
5	.17Mi.	**1516 HENDRICK DR** **PLANO, TX 75074-4214**	07/23/2026			1445	5/3/2	1983	SF	
		APN: R-0447-004-0100-1 Document #: 2026000099307 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: D Section: 6 Subdivision: RIDGEWOOD MapRef: MB B PG 372 Abbreviated Description: Lot:10 Block:D Section:6 Subdivision:RIDGEWOOD Map Ref:MB B PG 372City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
6	.34Mi.	**6 EASTLANE PL** **PLANO, TX 75074-4315**	06/03/2026			1572	//2	1972	SF	
		APN: R-0460-022-0060-1 Document #: 2026000074805 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 22 Subdivision: RIDGEWOOD ADDITION MapRef: VOL F PG 322 Abbreviated Description: Lot:6 Block:22 Subdivision:RIDGEWOOD ADDITION Map Ref:VOL F PG 322City/Muni/Twp:PLANO TEXAS City/Muni/Twp: PLANO TEXAS								
7	.22Mi.	**1700 HENDRICK DR** **PLANO, TX 75074-4208**	05/12/2026			1560	//2	1972	SF	
		APN: R-0463-002-0220-1 Document #: 2026000062637 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: B Section: 4 Subdivision: RIDGEWOOD MapRef: VOL 7 PG 5 Abbreviated Description: Lot:22 Block:B Section:4 Subdivision:RIDGEWOOD Map Ref:VOL 7 PG 5City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
8	.37Mi.	**9 WESTCREEK PL** **PLANO, TX 75074-4513**	04/16/2026			1407	//1.5	1969	SF	
		APN: R-0460-024-0090-1 Document #: 2026000049605 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 24 Subdivision: RIDGEWOOD ADDITION MapRef: VOL F PG 322 Abbreviated Description: Lot:9 Block:24 Subdivision:RIDGEWOOD ADDITION Map Ref:VOL F PG 322City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
9	.32Mi.	**13 EASTLANE PL** **PLANO, TX 75074-4315**	04/15/2026			1675	//2	1971	SF	
		APN: R-0460-022-0130-1 Document #: 2026000048624 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 22 Subdivision: RIDGEWOOD ADDITION MapRef: VOL F PG 322 Abbreviated Description: Lot:13 Block:22 Subdivision:RIDGEWOOD ADDITION Map Ref:VOL F PG 322City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
10	.29Mi.	**1757 CRYSTAL WAY** **PLANO, TX 75074-4203**	03/16/2026			1516	//2	1972	SF	
		APN: R-0463-002-0090-1 Document #: 2026000032923 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: B Section: 4 Subdivision: RIDGEWOOD MapRef: VOL 7 PG 5 Abbreviated Description: Lot:9 Block:B Section:4 Subdivision:RIDGEWOOD Map Ref:VOL 7 PG 5City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
11	.24Mi.	**3601 HENDRICK DR** **PLANO, TX 75074-4209**	03/04/2026			1437	//2	1972	SF	
		APN: R-0463-002-0350-1 Document #: 2026000027784 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 35 Block: B Subdivision: FOURTH SECTION OF RIDGEWOOD MapRef: VOL 7 PG 5 Abbreviated Description: Lot:35 Block:B Subdivision:FOURTH SECTION OF RIDGEWOOD Map Ref:VOL 7 PG 5City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
12	.33Mi.	**1453 SAINT PATRICK DR** **PLANO, TX 75074-4006**	01/22/2026			1504	5/3/2	1985	SF	
		APN: R-1375-002-0270-1 Document #: 2026000008766 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: B Subdivision: RIDGEWOOD NO 7 MapRef: VOL C PG 718 Abbreviated Description: Lot:27 Block:B Subdivision:RIDGEWOOD NO 7 Map Ref:VOL C PG 718City/Muni/Twp:PLANO City/Muni/Twp: PLANO								
13	.34Mi.	**3808 GLOVER DR**	01/21/2026			1541	5/3/2	1985	SF	

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PLANO, TX 75074-4023
APN: R-1375-001-0400-1 Document #: 2026000007922
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Block: A Subdivision: RIDGEWOOD NO 7 MapRef: VOL C PG 718 Abbreviated Description: Lot:40 Block:A Subdivision:RIDGEWOOD NO 7 Map Ref:VOL C PG 718City/Muni/Twp:PLANO City/Muni/Twp: PLANO

14	.16Mi.	**3500 SHORECREST DR**	12/01/2025	1552	//2	1970	SF	

PLANO, TX 75074-4327
APN: R-0462-002-0500-1 Document #: 2025000154565
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 50 Block: 2 Subdivision: RIDGEWOOD THIRD SECTION MapRef: VOL 6 PG 33 Abbreviated Description: Lot:50 Block:2 Subdivision:RIDGEWOOD THIRD SECTION Map Ref:VOL 6 PG 33City/Muni/Twp:PLANO City/Muni/Twp: PLANO

15	.35Mi.	**1729 BLOSSOM TRL**	11/14/2025	1484	//2	1973	SF	

PLANO, TX 75074-4201
APN: R-0463-003-0330-1 Document #: 2025000148098
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 33 Block: C Section: 4 Subdivision: RIDGEWOOD MapRef: VOL 7 PG 5 Abbreviated Description: Lot:33 Block:C Section:4 Subdivision:RIDGEWOOD Map Ref:VOL 7 PG 5City/Muni/Twp:PLANO City/Muni/Twp: PLANO

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.	**3541 SHORECREST DR**	**12/29/2017**	$310,683	$310,683	1,596	//2	1970		Yes
.01Mi.	**3537 SHORECREST DR**	**09/26/2025**	$281,044	$281,044	1,347	//2	1970		
.03Mi.	**3540 BIRCHWOOD LN**	**07/20/2001**	$269,653	$269,653	1,199	//2	1975		
.03Mi.	**3533 SHORECREST DR**	**05/21/2020**	$266,122	$266,122	1,750	//2	1970		
.03Mi.	**3536 BIRCHWOOD LN**	**08/23/2002**	$128,430	$128,430	1,199	/3/2	1975		
.03Mi.	**3536 BIRCHWOOD LN**		$128,430	$128,430	1,199		1975		
.03Mi.	**3552 SHORECREST DR**	**03/17/2004**	$291,300	$291,300	1,421	//2	1970		
.03Mi.	**3548 SHORECREST DR**	**10/29/2013**	$258,456	$258,456	1,220	//2	1970		
.04Mi.	**3532 BIRCHWOOD LN**	**12/19/2000**	$269,215	$269,215	1,260	//2	1975		
.04Mi.	**3529 SHORECREST DR**	**07/14/2017**	$339,000	$339,000	1,778	//2	1970		
.04Mi.	**3544 SHORECREST DR**	**06/27/2012**	$291,320	$291,320	1,470	//2	1970		Spa Only
.05Mi.	**3528 BIRCHWOOD LN**	**01/18/2019**	$247,308	$247,308	1,111	//2	1975		
.05Mi.	**3540 SHORECREST DR**	**02/24/1995**	$331,569	$331,569	1,530	//2	1970		Yes
.05Mi.	**3525 SHORECREST DR**	**03/26/2004**	$285,553	$285,553	1,200	//2	1970		
.06Mi.	**3536 SHORECREST DR**	**04/16/2008**	$320,080	$320,080	1,512	//2	1970		
.06Mi.	**3524 BIRCHWOOD LN**	**03/28/2020**	$247,939	$247,939	1,148	//2	1975		

Rent vs. Own

Households Occupied by Renters:	45%	Households Occupied by Owners:	51%

Demographics & Income

Median Age:	36.1 years old	Households:	22,364
Median Household Income:	$80,037	Households w/Family:	65%
Household Income Per Capita:	$38,727	Households w/Family Married:	46%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

School District

School District Zone:	Plano Independent School District	Students:	46,612
Number of Schools:	77	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade

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0.14Mi. **Forman Elementary School** Number of Students: 473 Student-Teacher Ratio: 11.69		D+	Public	PK - 5
1.72Mi. **Isaacs Early Childhood School** Number of Students: 259 Student-Teacher Ratio: 11.35		NA	Public	EE - PK
0.34Mi. **Armstrong Middle School** Number of Students: 490 Student-Teacher Ratio: 10.86 Advanced Placement: Yes		D+	Public	6 - 8
3.16Mi. **McMillen High School** Number of Students: 1,010 Student-Teacher Ratio: 14.84 Advanced Placement: Yes		B+	Public	9 - 10
1.75Mi. **Plano East Senior High School** Number of Students: 3,033 Student-Teacher Ratio: 16.73 Advanced Placement: Yes		A-	Public	11 - 12

Flood Report

The Subject Property of **3541 SHORECREST DR, PLANO, TX 75074-4326** 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	115%	HIGHER
BURGLARY	92%	SIMILAR
MOTOR VEHICLE THEFT	110%	HIGHER
FORCIBLE ROBBERY	110%	HIGHER
AGGRAVATED ASSAULT	103%	SIMILAR
FORCIBLE RAPE	114%	HIGHER
MURDER	108%	SIMILAR
OVERALL	106%	SIMILAR

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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