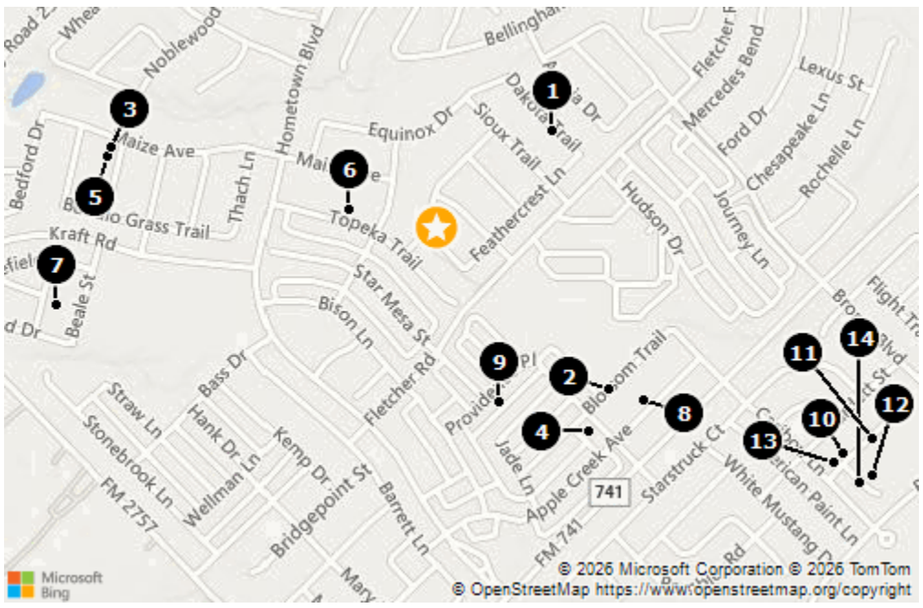
ICE SiteX Report

OrderID: 98008140

SiteX Property Information Report



Subject Property Location

3814 CHIPPEWA TRL, CRANDALL, TX 75114-0348

County:	**KAUFMAN TX**	Census Tract:	482570502.111013
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00.1507.0008.0009.00.01.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**$497,000**	FSD:	10	Common Confidence Score:	67
Value Range:	$447,300 - $546,700	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	7F,KC,MUD3,P2,RB
Assd Land Value:	$75,000	Market Land Value:	$75,000	Tax Year:	2024
Assd Improvement:	$419,318	Market Improvment Value:	$419,318	Total Taxable Value:	$992
Total Assessed Value:	$494,318	Total Assessor Market Value:	$494,318	Delinquent Year:	
				Tax Account ID:	R219925
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 9 Block: 8 Subdivision: HEARTLAND PH 19
Abbreviated Description: HEARTLAND PH 19, BLOCK 8, LOT 9

Property Characteristics

Lot Size:	7,836 SF	Bedrooms:		Pool:	
Building Area:	4029 SF	Baths:		Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
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:	11/04/2025	Sales Price:	$485,618
Document #:	2025-0034697 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	04/30/2024	Sales Price:	$482,854
Document #:	2024-0012754 BK-PG 8068-120	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	04/23/2024	Loan Amount:	N/A
Document #:	2024-0012031 BK-PG 8475-227	Loan Type:	VA
TD Due Date:	05/01/2054	Type Finance:	
Legal Description:			

Lot: 9 Block: 8 Subdivision: HEARTLAND PHASE 19

Prior Transfer

Recording Date:	05/03/2023	Sales Price:	N/A
Document #:	2023-0011914 BK-PG 8068 -117	Type of Sale:	Per Assessor Transaction History
Document Type:			

ICE SiteX Report

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Legal Description:
Lot: 9 Block: 8 Subdivision: HEARTLAND PH 19
Abbreviated Description: HEARTLAND PH 19, BLOCK 8, LOT 9

Prior Transfer

Recording Date:	05/03/2023	Sales Price:	N/A
Document #:	2023-0011914 BK-PG 8068-117	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/2023		
Document Type:			

Legal Description:
Lot: 9 Block: 8 Subdivision: HEARTLAND PHASE 19 Map Ref: CAB 4 SL 53

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,369 SF	Median # of Baths	
Median Living Area	2,238 SF	Median Year Built	2024
Price Range - 2 Yrs		Age Range	2 years to 4 years
Median Value		Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**3013 DAKOTA TRL** **CRANDALL, TX 75114-0317**	01/21/2026			2175	//	2022	6,111 SF	
		APN: 00.1507.0003.0009.00.01.00 Document #: 2026-0001893 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 3 Subdivision: HEARTLAND PHASE 19 MapRef: CAB 4 PG 53 Abbreviated Description: Lot:9 Block:3 Subdivision:HEARTLAND PHASE 19 Map Ref:CAB 4 PG 53								
2	.31Mi.	**3215 BLOSSOM TRL** **CRANDALL, TX 75114-0409**	01/08/2026				//		6,199 SF	
		APN: 00.1406.0006.0013.00.01.00 Document #: 2026-0000648 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 6 Subdivision: HEARTLAND PHASE 23 MapRef: VOL 7784 PG 174 Abbreviated Description: Lot:13 Block:6 Subdivision:HEARTLAND PHASE 23 Map Ref:VOL 7784 PG 174								
3	.46Mi.	**3829 WALNUT CREEK DR** **CRANDALL, TX 75114-0559**	09/25/2025			2422	//	2024	9,374 SF	
		APN: 00.1403.0006.0016.00.01.00 Document #: 2025-0030110 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 6 Subdivision: HEARTLAND PHASE 21 MapRef: VOL 7917 PG 556 Abbreviated Description: Lot:16 Block:6 Subdivision:HEARTLAND PHASE 21 Map Ref:VOL 7917 PG 556								
4	.35Mi.	**3623 HONEY DAISY DR** **CRANDALL, TX 75114-0435**	09/15/2025			1577	//	2023	4,600 SF	
		APN: 00.1406.0007.0014.00.01.00 Document #: 2025-0028802 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 7 Subdivision: AN AMENDING PLAT OF HEARTLAND PHASE 23 MapRef: CAB 4 SL 118 Abbreviated Description: Lot:14 Block:7 Subdivision:AN AMENDING PLAT OF HEARTLAND PHASE 23 Map Ref:CAB 4 SL 118								
5	.46Mi.	**3825 WALNUT CREEK DR** **CRANDALL, TX 75114-0559**	09/10/2025			2632	//	2024	8,455 SF	
		APN: 00.1403.0006.0015.00.01.00 Document #: 2025-0028474 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 6 Subdivision: HEARTLAND PHASE 21 MapRef: CAB 4 SLV 148 Abbreviated Description: Lot:15 Block:6 Subdivision:HEARTLAND PHASE 21 Map Ref:CAB 4 SLV 148								
6	.12Mi.	**3736 TOPEKA TRL** **CRANDALL, TX 75114-0480**	07/18/2025			2741	//	2024	9,100 SF	
		APN: 00.1508.0014.0020.00.01.00 Document #: 2025-0022204 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: 14 Subdivision: HEARTLAND PHASE 20 MapRef: CAB 4 PG 40 Abbreviated Description: Lot:20 Block:14 Subdivision:HEARTLAND PHASE 20 Map Ref:CAB 4 PG 40								
7	.53Mi.	**4121 HARRISON ST** **CRANDALL, TX 75114-0938**	05/21/2025			2836	//	2024	4,879 SF	
		APN: 00.1513.0003.0007.00.01.00 Document #: 2025-0016082 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 3 Subdivision: HEARTLAND PHASE 24 MapRef: CAB 4 SLV 346 Abbreviated Description: Lot:7 Block:3 Subdivision:HEARTLAND PHASE 24 Map Ref:CAB 4 SLV 346								
8	.37Mi.	**3227 APPLE CREEK AVE** **CRANDALL, TX 75114-0390**	05/06/2025			3067	//	2024	6,199 SF	
		APN: 00.1406.0008.0023.00.01.00 Document #: 2025-0014194 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 8 Subdivision: HEARTLAND PHASE 23 MapRef: VOL 7784 PG 174 Abbreviated Description: Lot:23 Block:8 Subdivision:HEARTLAND PHASE 23 Map Ref:VOL 7784 PG 174								
9	.25Mi.	**3124 PROVIDENCE PL** **CRANDALL, TX 75114-0359**	04/25/2025			1452	//	2022	2,004 SF	
		APN: 00.1404.0013.0011.00.01.00 Document #: 2025-0012884 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 13 Subdivision: HEARTLAND Phase No: 22 MapRef: CAB 4 PG 82 Abbreviated Description: Lot:11 Block:13 Subdivision:HEARTLAND Phase No:22 Map Ref:CAB 4 PG 82								
10	.63Mi.	**2813 TENNESSEE WALKER WAY** **CRANDALL, TX 75114-0995**	04/24/2025			2300	//	2024	4,273 SF	
		APN: 00.0962.0044.0025.00.01.00 Document #: 2025-0012749 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: AR Subdivision: EASTLAND PHASE 3B Phase No: 3B MapRef: CAB 4 SLV 349 Abbreviated Description: Lot:25 Block:AR Subdivision:EASTLAND PHASE 3B Phase No:3B Map Ref:CAB 4 SLV 349								
11	.63Mi.	**2811 TENNESSEE WALKER WAY** **CRANDALL, TX 75114-0995**	04/23/2025			1070	//	2024	4,273 SF	

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APN: 00.0962.0044.0026.00.01.00 Document #: 2025-0012631
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: AR Subdivision: EASTLAND Phase No: 3B MapRef: CAB 4 SL 349 Abbreviated Description: Lot:26 Block:AR Subdivision:EASTLAND Phase No:3B Map Ref:CAB 4 SL 349

12	.68Mi.	**2907 POTTER WAY CRANDALL, TX 75114-0994**	04/23/2025	1670	//	2024	5,689 SF

APN: 00.0962.0037.0060.00.01.00 Document #: 2025-0012570
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 60 Block: AK Subdivision: EASTLAND Phase No: 3B MapRef: CAB 4 SLV 349 Abbreviated Description: Lot:60 Block:AK Subdivision:EASTLAND Phase No:3B Map Ref:CAB 4 SLV 349

13	.63Mi.	**2805 TENNESSEE WALKER WAY CRANDALL, TX 75114-0995**	04/23/2025	2300	//	2024	4,273 SF

APN: 00.0962.0044.0027.00.01.00 Document #: 2025-0012640
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: AR Subdivision: EASTLAND Phase No: 3B MapRef: CAB 4 SL 349 Abbreviated Description: Lot:27 Block:AR Subdivision:EASTLAND Phase No:3B Map Ref:CAB 4 SL 349

14	.68Mi.	**2905 POTTER WAY CRANDALL, TX 75114-0994**	04/23/2025	1460	//	2024	5,049 SF

APN: 00.0962.0037.0059.00.01.00 Document #: 2025-0012576
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 59 Block: AK Subdivision: EASTLAND Phase No: 3B MapRef: CAB 4 SLV 349 Abbreviated Description: Lot:59 Block:AK Subdivision:EASTLAND Phase No:3B Map Ref:CAB 4 SLV 349

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.	**3814 CHIPPEWA TRL**	**05/03/2023**	$494,318	$494,318	4,029		2023	7,836 SF	
.01Mi.	**3812 CHIPPEWA TRL**	**01/18/2023**	$385,898	$385,898	2,945		2022	6,861 SF	
.02Mi.	**3810 CHIPPEWA TRL**	**12/16/2022**	$310,202	$310,202	1,834		2022	6,787 SF	
.02Mi.	**3629 BIG NEMAHA DR**	**06/14/2024**	$349,456	$349,456	2,129		2023	7,492 SF	
.02Mi.	**3627 BIG NEMAHA DR**	**06/28/2024**	$413,993	$413,993	3,067		2023	7,488 SF	
.03Mi.	**3507 WICHITA WAY**	**01/12/2024**	$398,000	$398,000	3,014		2023	7,845 SF	
.03Mi.	**3625 BIG NEMAHA DR**	**12/22/2022**	$326,687	$326,687	2,176		2022	7,579 SF	
.03Mi.	**3509 WICHITA WAY**	**02/29/2024**	$348,788	$348,788	2,120		2023	6,281 SF	
.03Mi.	**3808 CHIPPEWA TRL**	**02/20/2024**	$384,406	$384,406	2,674		2023	6,003 SF	
.03Mi.	**3623 BIG NEMAHA DR**	**12/21/2022**	$295,002	$295,002	1,681		2022	6,599 SF	
.03Mi.	**3511 WICHITA WAY**	**12/27/2022**	$313,621	$313,621	1,880		2022	6,007 SF	
.04Mi.	**3621 BIG NEMAHA DR**	**11/03/2023**	$318,876	$318,876	1,776		2023	5,998 SF	
.04Mi.	**3806 CHIPPEWA TRL**	**02/16/2024**	$384,364	$384,364	2,674		2023	5,998 SF	
.04Mi.	**3513 WICHITA WAY**	**12/21/2022**	$299,302	$299,302	1,724		2022	6,464 SF	
.04Mi.	**3716 TOPEKA TRL**	**04/26/2024**	$376,277	$376,277	2,488		2023	8,590 SF	
.04Mi.	**3720 TOPEKA TRL**	**02/17/2023**	$407,349	$407,349	2,537		2022	10,102 SF	

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

ICE SiteX Report

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Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

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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