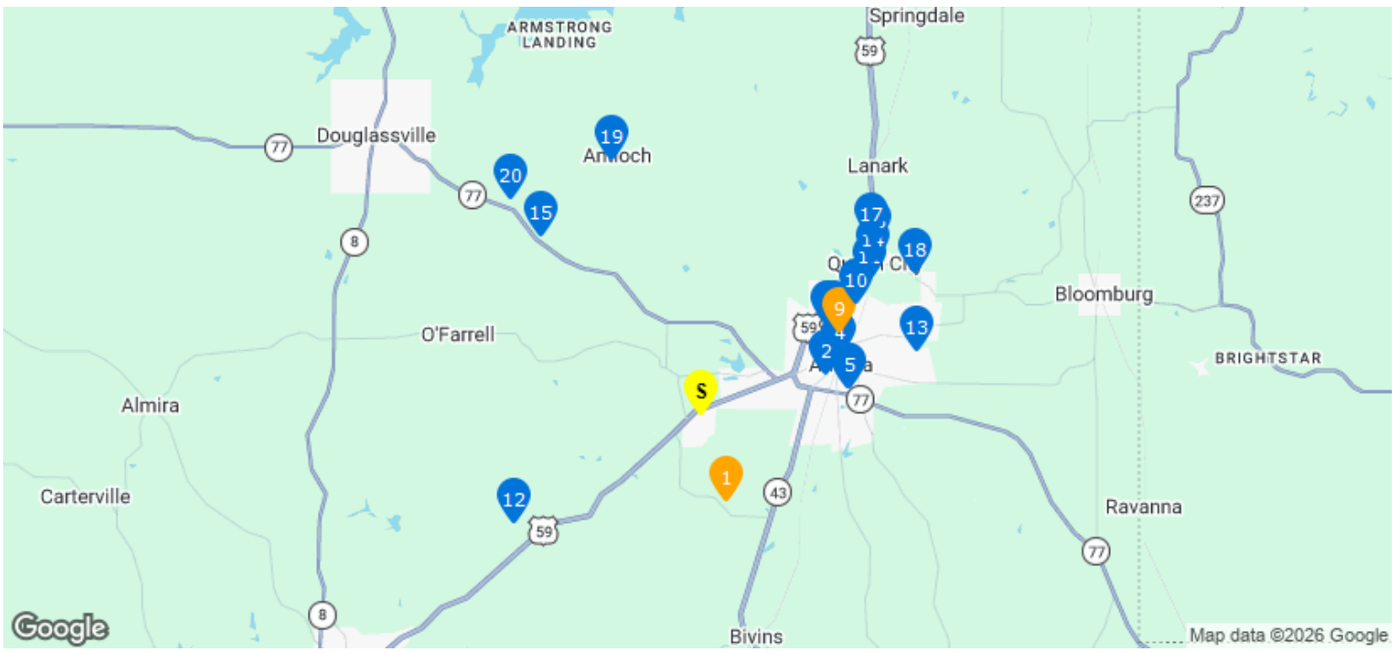
ICE SiteX Report

OrderID: 98775547

SiteX Property Information Report



Subject Property Location

4216 FM 2328, ATLANTA, TX 75551-6399

County:	**CASS TX**	Census Tract:	9501.02
Property Use:	Residential (General) (Single)	Zoning:	
Parcel Number:	10612-00950-00000-000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$465,000**	FSD:	20	Common Confidence Score:	38
Value Range:	$372,000 - $558,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	1 30 51 60
Assd Land Value:	$29,020	Market Land Value:	$29,020	Tax Year:	2025
Assd Improvement:	$417,140	Market Improvment Value:	$417,140	Total Taxable Value:	$6,008
Total Assessed Value:	$446,160	Total Assessor Market Value:	$446,160	Delinquent Year:	
				Tax Account ID:	8113
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 95 Tract No: 95
Abbreviated Description: P M KEETON ABST 612 TR 95 2.767 AC

Property Characteristics

Lot Size:	2.767 AC	Bedrooms:		Pool:	
Building Area:	3488 SF	Baths:		Fireplace:	
Year Built:	1978	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Carport	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	09/10/2024	Loan Amount:	N/A
Document #:	2024005474 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	08/18/2024		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Subdivision: THE PETER M KEETON SURVEY ABSTRACT N 612 Map Ref: 0

Prior Transfer

Recording Date:	10/02/2023	Sales Price:	$352,497
Document #:	2023005820 BK-PG -	Type of Sale:	
Document Type:	Assignment		

Legal Description:

Mortgage Record

Recording Date:	07/22/2022	Loan Amount:	N/A
Document #:	2022004065 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	07/20/2022		
TD Due Date:	08/01/2052	Type Finance:	

Legal Description:
Subdivision: PETER M KEETON SURVEY ABSTRACT NO 612

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Prior Transfer

Recording Date:	07/22/2022	Sales Price:	N/A
Document #:	2022004064 BK-PG -	Type of Sale:	Arms-Length Transfer
Contract Date:	07/20/2022		
Document Type:	Deed		

Legal Description:
Subdivision: PETER M KEETON SURVEY ABSTRACT NO 612

Prior Transfer

Recording Date:	07/20/2022	Sales Price:	N/A
Document #:	BK-PG 2022004064-	Type of Sale:	Per Assessor
Document Type:	Deed		

Legal Description:
Tract No: 95
Abbreviated Description: P M KEETON ABST 612 TR 95 2.767 AC

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	SF	Median # of Baths	
Median Living Area	SF	Median Year Built	
Price Range - 2 Yrs		Age Range	
Median Value		Median Age	

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	2.13Mi.	**150 COUNTY ROAD 4130** **ATLANTA, TX 75551-6870**	07/17/2026			1525	//	1984	59,242 SF	P
		APN: 40675-00020-00030-000000 Document #: 2026003973 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: BRIARWOOD ACRES SUBDIVISION MapRef: DOC 2008002163 Abbreviated Description: Lot:3 Block:2 Subdivision:BRIARWOOD ACRES SUBDIVISION Map Ref:DOC 2008002163								
2	3.11Mi.	**708 WALNUT ST** **ATLANTA, TX 75551-3418**	07/28/2026			1996	//	1955	45,651 SF	
		APN: 42850-00000-00380-000000 Document #: 2026004142 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 37-42 Subdivision: HOWES THIRD ADDITION MapRef: VOL 1 PG 74 Abbreviated Description: Lot:37-42 Subdivision:HOWES THIRD ADDITION Map Ref:VOL 1 PG 74City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA								
3	3.54Mi.	**318 1/2 GRAND ST** **ATLANTA, TX 75551-**	03/30/2026			776	//	2007	11,326 SF	
		APN: 40250-00280-00130-000000 Document #: 2026001877 Document Type: Warranty Deed Price Code: Land Use: Residential (General) (Single) Legal: Lot: 13&14 Block: 28 Abbreviated Description: Lot:13&14 Block:28 City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA								
4	3.55Mi.	**317 CHURCH ST** **ATLANTA, TX 75551-2221**	07/30/2026	$6,500	$7	900	//	1955	7,492 SF	
		APN: 41900-00030-00360-000000 Document #: 2026004207 Document Type: Deed Price Code: Land Use: Single Family Residential Legal: Lot: 36 Block: 3 Subdivision: GOREE ADDITION Abbreviated Description: Lot:36 Block:3 Subdivision:GOREE ADDITION City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA								
5	3.55Mi.	**319 GRAND ST** **ATLANTA, TX 75551-3703**	03/30/2026			1216	//	1994	22,651 SF	
		APN: 40250-00280-00110-000000 Document #: 2026001878 Document Type: Warranty Deed Price Code: Land Use: Mobile/Manufactured Home (regardless of Land ownership) Legal: Lot: 11,12&15 Block: 28 Abbreviated Description: Lot:11,12&15 Block:28 Abbreviated Description:LOT 16 City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA								
6	3.65Mi.	**703 MIMOSA LN** **ATLANTA, TX 75551-1625**	05/07/2026			1296	//	1970	10,062 SF	
		APN: 44350-00030-00170-000000 Document #: 2026002627 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 18&17 Block: 3 Subdivision: CLEMENTS AND KENNEDY NORTH HEIGHTS ADDITION MapRef: VOL 2 PG 10 Abbreviated Description: Lot:18&17 Block:3 Subdivision:CLEMENTS AND KENNEDY NORTH HEIGHTS ADDITION Map Ref:VOL 2 PG 10Abbreviated Description:EAST35.75FT LOT18&W44.25FT LOT17 City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA								
7	3.7Mi.	**709 MIMOSA LN** **ATLANTA, TX 75551-1625**	04/15/2026			1128	//	1970	32,147 SF	
		APN: 44350-00030-00120-000000 Document #: 2026002219 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 12-15 Block: 3 Subdivision: CLEMENTS & KENNEDY NORTH HEIGHTS ADDITION MapRef: VOL 2 PG 10 Abbreviated Description: Lot:12-15 Block:3 Subdivision:CLEMENTS & KENNEDY NORTH HEIGHTS ADDITION Map Ref:VOL 2 PG 10								
8	3.76Mi.	**810 BLUEBONNET DR** **ATLANTA, TX 75551-1604**	05/07/2026			1062	//	1962	17,163 SF	
		APN: 44350-00010-00020-000000 Document #: 2026002628 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2&3 Block: 1 Subdivision: CLEMENTS AND KENNEDY NORTH HEIGHTS ADDITION 4TH PA MapRef: CAB A SL 207 Abbreviated Description: Lot:2&3 Block:1 Subdivision:CLEMENTS AND KENNEDY NORTH HEIGHTS ADDITION 4TH PA Map Ref:CAB A SL 207								
9	3.79Mi.	**712 HUMMINGBIRD TRL** **ATLANTA, TX 75551-1976**	04/06/2026			1020	//	1972	25,265 SF	
		APN: 44300-00020-00190-000000 Document #: 2026001969 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 2 Subdivision: NORTH HEIGHTS ADDITION MapRef: DOC 2009000839 Abbreviated Description: Lot:19 Block:2 Subdivision:NORTH HEIGHTS ADDITION Map Ref:DOC 2009000839Abbreviated Description:PORTION LOT19								
10	4.49Mi.	**212 2ND ST** **ATLANTA, TX 75551-1632**	06/12/2026			1340	//	1950	13,983 SF	
		APN: 46800-00030-00080-000000 Document #: 2026003417 Document Type: Vendorâ€™s Lien Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 8&9 Block: 3 Subdivision: TOM WILLIS ADDITION MapRef: VOL 1 PG 94 Abbreviated Description: Lot:8&9 Block:3 Subdivision:TOM WILLIS ADDITION Map Ref:VOL 1 PG 94City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA

11	5.08Mi.	**304 DORIS ST** **QUEEN CITY, TX 75572-2577**	03/25/2026	1300	//	2011	19,397 SF

APN: 40500-00040-00730-000000 Document #: 2026001744
Document Type: Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Lot: 73 Block: 4 Subdivision: BEAVER Abbreviated Description: Lot:73 Block:4 Subdivision:BEAVER

12	5.1Mi.	**164 COUNTY ROAD 1129** **LINDEN, TX 75563-7326**	09/04/2026		//		209,088 SF

APN: 10040-00120-00010-000000 Document #: 2026004870
Document Type: Deed of Distribution Price Code:
Land Use: Agricultural / Rural (General)
Legal: Lot: 4&8 Subdivision: JARIUS BERRY SURVEY MapRef: VOL 783 PG 176 Abbreviated Description: Lot:4&8 Subdivision:JARIUS BERRY SURVEY Map Ref:VOL 783 PG 176

13	5.32Mi.	**4 TIMBER RIDGE DR** **ATLANTA, TX 75551-9667**	04/13/2026	1582	//	1985	20,473 SF

APN: 46300-00000-00040-000000 Document #: 2026002166
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 4 Subdivision: TIMBER RIDGE ESTATES MapRef: VOL 7 PG 9 Abbreviated Description: Lot:4 Subdivision:TIMBER RIDGE ESTATES Map Ref:VOL 7 PG 9City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA

14	5.4Mi.	**405 W LANARK ST** **QUEEN CITY, TX 75572-9506**	08/28/2026	1536	//	1980	38,115 SF

APN: 10581-00120-00010-000000 Document #: 2026004722
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Abbreviated Description: City/Muni/Twp:QUEEN City/Muni/Twp: QUEEN

15	5.66Mi.	**7100 HWY 77** **ATLANTA, TX 75551-**	05/26/2026	872	//	1940	47,132 SF

APN: 10055-00760-00000-000000 Document #: 2026003062
Document Type: Special Warranty Deed Price Code:
Land Use: Residential (General) (Single)
Legal: Subdivision: PW BIRMINGHAM SURVEY A-55 Tract No: 76 Abbreviated Description: Subdivision:PW BIRMINGHAM SURVEY A-55 Tract No:76

16	5.71Mi.	**322 PINE WILDERNESS DR** **QUEEN CITY, TX 75572-5870**	07/29/2026	2400	//	2015	71,003 SF

APN: 10854-00060-00100-000000 Document #: 2026004173
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential (Assumed)
Legal: Subdivision: ER PATTERSON SURVEY A 854 MapRef: VOL 1120 PG 380 Abbreviated Description: Subdivision:ER PATTERSON SURVEY A 854 Map Ref:VOL 1120 PG 380

17	5.79Mi.	**1501 PINE WILDERNESS DR** **QUEEN CITY, TX 75572-5882**	04/08/2026	1620	//	1988	89,429 SF

APN: 44960-00020-00000-000000 Document #: 2026002011
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Subdivision: PINE WILDERNESS ADDITION PART II MapRef: VOL 784 PG 776 Abbreviated Description: Lot:2 Subdivision:PINE WILDERNESS ADDITION PART II Map Ref:VOL 784 PG 776

18	6.04Mi.	**1002 LIGHTSEY LN** **QUEEN CITY, TX 75572-2389**	04/13/2026	816	//	2002	9,365 SF

APN: 46230-00000-00290-000000 Document #: 2026002159
Document Type: Special Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 29 Subdivision: THORNTON HEIGHTS ADDITION Abbreviated Description: Lot:29 Subdivision:THORNTON HEIGHTS ADDITION City/Muni/Twp:QUEEN CITY City/Muni/Twp: QUEEN CITY

19	6.34Mi.	**389 COUNTY ROAD 2113** **ATLANTA, TX 75551-5588**	06/09/2026	1190	//	2012	500,374 SF

APN: 10745-00030-00010-000000 Document #: 2026003359
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Residential (General) (Single)
Legal:

20	6.77Mi.	**322 COUNTY ROAD 2119** **DOUGLASSVILLE, TX 75560-5158**	08/20/2026	1840	//	1983	43,560 SF

APN: 10055-01280-00010-000010 Document #: 2026004578
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Residential (General) (Single)
Legal:

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.

ICE SiteX Report

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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.	**4216 FM 2328**	**07/20/2022**	$446,160	$446,160	3,488		1978	3 SF	
.15Mi.	**197 COUNTY ROAD 3111**	**09/26/2014**	$137,680	$137,680	1,543		1963	38,551 SF	
.23Mi.	**4331 FM 2328**	**08/29/2024**	$484,120	$484,120	2,375		1971	5 SF	
.29Mi.	**310 COUNTY ROAD 3111**	**08/15/2025**	$145,760	$145,760	1,245		1972	30,056 SF	
.34Mi.	**8745 US HIGHWAY 59 N**	**10/20/2025**	$80,850	$80,850	2,287		1940	1 SF	
.37Mi.	**3897 COUNTY ROAD 3110**	**04/24/2025**	$257,430	$257,430	1,740		1955	1 SF	
.38Mi.	**4590 FM 2328**	**06/23/2020**	$285,040	$285,040	1,668		1996	1 SF	
.39Mi.	**8827 US HIGHWAY 59 N**	**02/25/2025**	$42,680	$42,680	918		1955	23,348 SF	
.41Mi.	**3794 HWY 59**	**10/25/2024**	$118,330	$118,330	1,368		2000	1 SF	
.43Mi.	**4662 FM 2328**	**04/29/2025**	$180,930	$180,930	960		2025	3 SF	
.44Mi.	**8931 US HIGHWAY 59 N**	**09/14/2022**	$61,450	$61,450	832		1960	19,646 SF	
.53Mi.	**9149 US HIGHWAY 59 N**	**04/10/2024**	$82,020	$82,020	1,144		1940	20,386 SF	
.58Mi.	**9167 US HIGHWAY 59 N**	**05/10/2019**	$115,830	$115,830	800		2021	1 SF	
.58Mi.	**FM 995**	**10/16/2018**	$8,100	$8,100				2 SF	
.65Mi.	**8405 US HIGHWAY 59 N**	**03/10/2000**	$198,660	$198,660	2,306		1958	5 SF	
.68Mi.	**8805 US HIGHWAY 59 N**	**04/19/2012**	$111,260	$111,260	1,546		1962	42,253 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	46.8 years old	Households:	4,177
Median Household Income:	$61,908	Households w/Family:	62%
Household Income Per Capita:	$35,173	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Atlanta Independent School District	Students:	1,929
Number of Schools:	5	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
4.86Mi.	**Atlanta Primary School** Number of Students: 544 Student-Teacher Ratio: 15.56	NA	Public	PK - 2
4.97Mi.	**Atlanta High School** Number of Students: 511 Student-Teacher Ratio: 10 Advanced Placement: Yes	C+	Public	9 - 12
2.87Mi.	**Atlanta Middle School** Number of Students: 427 Student-Teacher Ratio: 13.32	B-	Public	6 - 8
4.66Mi.	**Atlanta Elementary School** Number of Students: 447 Student-Teacher Ratio: 15.49	A-	Public	3 - 5

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	124%	HIGHER
MURDER	114%	HIGHER
OVERALL	100%	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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