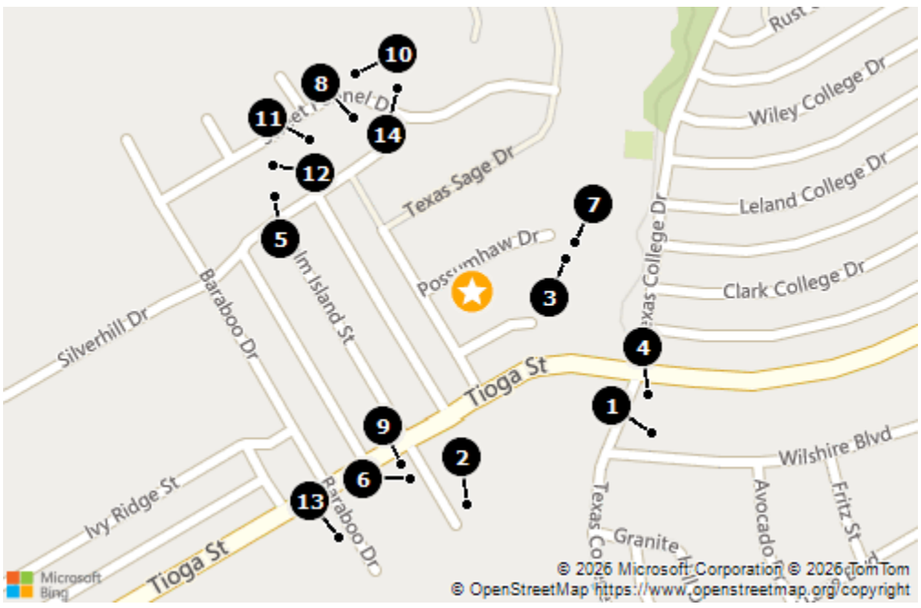
ICE SiteX Report

OrderID: 98722844

SiteX Property Information Report



Subject Property Location

4216 POSSUMHAW DR, DALLAS, TX 75241-1263

County:	**DALLAS TX**	Census Tract:	481130202.001017
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00826000070630000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$300,000**	FSD:	9	Common Confidence Score:	68
Value Range:	$273,000 - $327,000	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC DA DS PH DO
Assd Land Value:	$70,000	Market Land Value:	$70,000	Tax Year:	2026
Assd Improvement:	$223,830	Market Improvment Value:	$223,830	Total Taxable Value:	$3,827
Total Assessed Value:	$293,830	Total Assessor Market Value:	$293,830	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 63 Block: 7 Map Ref: 66-V

Abbreviated Description:	COLLEGE PARK NO 7A BLK 7/8260 LT 63 INT202400032449 DD02142024 CO-DC 8260 007 06300 4DA8260 007
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:		Bedrooms:	3	Pool:	
Building Area:	1315 SF	Baths:	2	Fireplace:	
Year Built:	2023	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	2
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	1+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/17/2025	Sales Price:	$290,900
Document #:	202500241923 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	02/16/2024	Sales Price:	N/A
Document #:	202400032449 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	02/14/2024		
Document Type:			

Legal Description:
Lot: 63 Block: 7/8260 Subdivision: COLLEGE PARK NO 7A Map Ref: FILE 202200320838
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	02/16/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 63 Block: 7 Map Ref: 66-V
Abbreviated Description: COLLEGE PARK NO 7A BLK 7/8260 LT 63 INT202400032449 DD02142024 CO-DC 8260 007 06300 4DA8260 007
City/Muni/Twp: DALLAS

ICE SiteX Report

OrderID: 98722844

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,315 SF	Median Year Built	2024
Price Range - 2 Yrs		Age Range	1 years to 56 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	.16Mi.	**4111 WILSHIRE BLVD** **DALLAS, TX 75241-6233**	10/12/2026			1125	/3/2	1970	7,108 SF	
		APN: 00000800824760000 Document #: 202600219000 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Block: A/8262 Subdivision: COLLEGE PARK ADDITION MapRef: VOL 70082 PG 197 Abbreviated Description: Lot:40 Block:A/8262 Subdivision:COLLEGE PARK ADDITION Map Ref:VOL 70082 PG 197City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
2	.14Mi.	**6525 PALM ISLAND ST** **DALLAS, TX 75241-6753**	10/08/2026			1790	/4/2	1972	7,526 SF	
		APN: 00000639592100000 Document #: 202600217819 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 5A/6870 Subdivision: HIGHLAND GREEN MapRef: VOL 71213 PG 2488 Abbreviated Description: Lot:1 Block:5A/6870 Subdivision:HIGHLAND GREEN Map Ref:VOL 71213 PG 2488								
3	.07Mi.	**4252 POSSUMHAW DR** **DALLAS, TX 75241-1263**	05/05/2026			2106	/4/2	2025	SF	
		APN: 00826000070570000 Document #: 202600095363 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 57 Block: 7/8260 Subdivision: COLLEGE PARK NO 7A MapRef: FILE 202200320838 Abbreviated Description: Lot:57 Block:7/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:FILE 202200320838City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
4	.14Mi.	**4104 TIOGA ST** **DALLAS, TX 75241-6226**	04/06/2026			1330	/3/1	1970	9,116 SF	
		APN: 00000800824010000 Document #: 202600069852 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: A/8262 Subdivision: COLLEGE PARK ADDITION MapRef: VOL 70062 PG 0197 Abbreviated Description: Lot:1 Block:A/8262 Subdivision:COLLEGE PARK ADDITION Map Ref:VOL 70062 PG 0197City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
5	.15Mi.	**4139 SILVERHILL DR** **DALLAS, TX 75241-6120**	03/05/2026			1175	/3/2	2024	SF	
		APN: 00826000110220000 Document #: 202600046480 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 11/8260 Subdivision: COLLEGE PARK NO 7A MapRef: FILE 202200320838 Abbreviated Description: Lot:22 Block:11/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:FILE 202200320838City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
6	.14Mi.	**6510 PALM ISLAND ST** **DALLAS, TX 75241-6752**	02/18/2026			1517	/4/2	1972	8,241 SF	
		APN: 00000639589170000 Document #: 202600034659 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: 4/6870 Subdivision: HIGHLAND GREEN Abbreviated Description: Lot:7 Block:4/6870 Subdivision:HIGHLAND GREEN City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
7	.08Mi.	**4258 POSSUMHAW DR** **DALLAS, TX 75241-1263**	01/13/2026			1315	/3/2	2025	SF	
		APN: 00826000070560000 Document #: 202600007923 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 56 Block: 7/8260 Subdivision: COLLEGE PARK NO 7A MapRef: FILE 202200320838 Abbreviated Description: Lot:56 Block:7/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:FILE 202200320838City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
8	.14Mi.	**4214 SWEET FENNEL DR** **DALLAS, TX 75241-1170**	01/07/2026			1634	/3/2	2024	SF	
		APN: 00826000110140000 Document #: 202600003935 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 11/8260 Subdivision: COLLEGE PARK NO 7A MapRef: DOC 202200320838 Abbreviated Description: Lot:14 Block:11/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:DOC 202200320838City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
9	.13Mi.	**6506 PALM ISLAND ST** **DALLAS, TX 75241-6752**	12/18/2025			1708	/4/2	1972	8,766 SF	
		APN: 00000639589160000 Document #: 202500266091 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 4/6870 Subdivision: HIGHLAND GREEN MapRef: VOL 71155 PG 2040 Abbreviated Description: Lot:6 Block:4/6870 Subdivision:HIGHLAND GREEN Map Ref:VOL 71155 PG 2040City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
10	.17Mi.	**4215 SWEET FENNEL DR** **DALLAS, TX 75241-1168**	10/21/2025			1175	/3/2	2024	SF	
		APN: 00826000030400000 Document #: 202500221855 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 40 Block: 3/8260 Subdivision: COLLEGE PARK NO 7A MapRef: DOC 202200320838 Abbreviated Description: Lot:40 Block:3/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:DOC 202200320838City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
11	.15Mi.	**4166 SWEET FENNEL DR** **DALLAS, TX 75241-1169**	07/03/2025			1175	/3/2	2024	SF	
		APN: 00826000110110000 Document #: 202500138778 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 11/8260 Subdivision: COLLEGE PARK NO 7A MapRef: FILE 2022003208380 Abbreviated Description: Lot:11 Block:11/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:FILE 2022003208380City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
12	.16Mi.	**4148 SWEET FENNEL DR** **DALLAS, TX 75241-1169**	07/03/2025			1175	/3/2	2024	SF	
		APN: 00826000110080000 Document #: 202500138664 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 11/8260 Subdivision: COLLEGE PARK NO 7A MapRef: FILE 202200320838 Abbreviated Description: Lot:8 Block:11/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:FILE 202200320838City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS								
13	.2Mi.	**6516 BARABOO DR**	07/03/2025			938	/3/1	1972	8,169 SF	

ICE SiteX Report

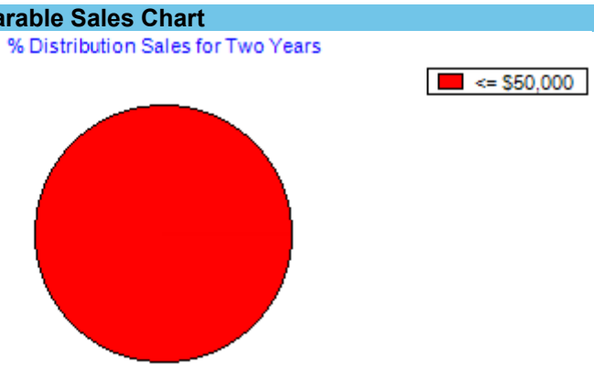
OrderID: 98722844

DALLAS, TX 75241-6746
APN: 00000639587250000 Document #: 202500138364
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: 1/6870 Subdivision: HIGHLAND GREEN ADDITION MapRef: VOL 7115 PG 2040 Abbreviated Description: Lot:25 Block:1/6870 Subdivision:HIGHLAND GREEN ADDITION Map Ref:VOL 7115 PG 2040City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

14	.15Mi.	**4233 SWEET FENNEL DR**	06/30/2025	1315	/3/2	2024	SF

DALLAS, TX 75241-1168
APN: 00826000030370000 Document #: 202500135086
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 37 Block: 3/8260 Subdivision: COLLEGE PARK NO 7A MapRef: FILE 20220032838 Abbreviated Description: Lot:37 Block:3/8260 Subdivision:COLLEGE PARK NO 7A Map Ref:FILE 20220032838City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

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.	**4216 POSSUMHAW DR**	**02/16/2024**	$293,830	$293,830	1,315	/3/2	2023		
.01Mi.	**4222 POSSUMHAW DR**	**06/23/2025**	$351,000	$351,000	2,106	/4/2	2024		
.01Mi.	**4210 POSSUMHAW DR**	**02/26/2024**	$278,420	$278,420	1,175	/3/2	2023		
.02Mi.	**4219 LINHEIMER DR**	**02/12/2024**	$368,190	$368,190	2,106	/4/2	2023		
.02Mi.	**4228 POSSUMHAW DR**	**03/15/2024**	$277,580	$277,580	1,170	/3/2	2023		
.02Mi.	**4204 POSSUMHAW DR**	**01/03/2024**	$368,190	$368,190	2,106	/4/2	2023		
.02Mi.	**4225 LINHEIMER DR**	**04/19/2024**	$278,420	$278,420	1,175	/3/2	2024		
.02Mi.	**4213 LINHEIMER DR**	**05/15/2024**	$318,510	$318,510	1,634	/3/2	2023		
.03Mi.	**4207 LINHEIMER DR**	**01/04/2024**	$293,830	$293,830	1,315	/3/2	2023		
.03Mi.	**4231 LINHEIMER DR**	**01/05/2024**	$355,270	$355,270	2,510	/5/2	2023		
.03Mi.	**4234 POSSUMHAW DR**	**04/19/2024**	$334,340	$334,340	1,784	/4/2	2024		
.03Mi.	**4217 POSSUMHAW DR**	**02/21/2025**	$293,830	$293,830	1,315	/3/2	2024		
.03Mi.	**4223 POSSUMHAW DR**	**05/02/2024**	$278,420	$278,420	1,175	/3/2	2024		
.03Mi.	**4211 POSSUMHAW DR**	**05/09/2024**	$368,190	$368,190	2,106	/4/2	2024		
.03Mi.	**4229 POSSUMHAW DR**	**04/30/2024**	$293,830	$293,830	1,315	/3/2	2024		
.04Mi.	**4205 POSSUMHAW DR**	**05/03/2024**	$334,340	$334,340	1,784	/4/2	2024		

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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98722844

Flood Report

The Subject Property of **4216 POSSUMHAW DR, DALLAS, TX 75241-1263** 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	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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