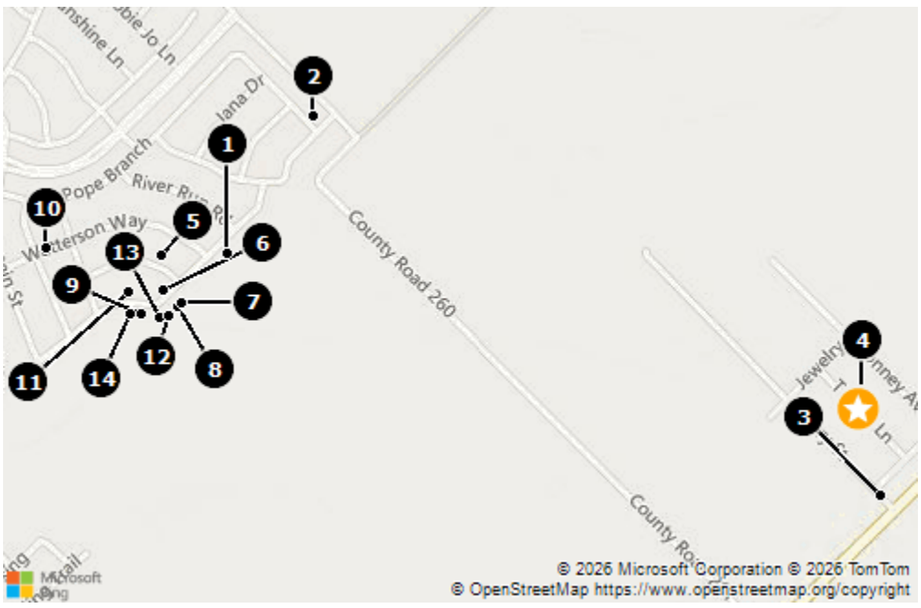
ICE SiteX Report

OrderID: 98722979

SiteX Property Information Report



Subject Property Location

4256 TAFOYA LN, CRANDALL, TX 75114-2656

County:	**KAUFMAN TX**	Census Tract:	482570502.112050
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	00.0371.0004.0015.00.01.00	Thomas Bros Pg-Grid:	

Valuation

Value:	**N/A**	FSD:	N/A	Common Confidence Score:	N/A
Value Range:	N/A - N/A	ICE Confidence Score:	N/A		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	7F,KC,P1,RB,SC,TV
Assd Land Value:	$45,000	Market Land Value:	$45,000	Tax Year:	2026
Assd Improvement:	$134,190	Market Improvment Value:	$134,190	Total Taxable Value:	$5,041
Total Assessed Value:	$179,190	Total Assessor Market Value:	$179,190	Delinquent Year:	
				Tax Account ID:	R242858
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 15 Block: D Subdivision: CARTWRIGHT MAYS PH 1
Abbreviated Description: CARTWRIGHT MAYS PH 1, BLOCK D, LOT 15

Property Characteristics

Lot Size:	4,352 SF	Bedrooms:		Pool:	
Building Area:	1000 SF	Baths:		Fireplace:	
Year Built:	2025	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	Wood
Number of Units:		Garage Type:		Heating:	
Number of Stories:	1	Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	10/14/2026	Sales Price:	$185,566
Document #:	2026-0031345 BK-PG 9249-227	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	12/09/2025	Loan Amount:	N/A
Document #:	2025-0038366 BK-PG 9249-227	Loan Type:	FHA
TD Due Date:	01/01/2056	Type Finance:	

Legal Description:
Lot: 15 Block: D Subdivision: CARTWRIGHT MAYS PHASE 1

Prior Transfer

Recording Date:	12/09/2025	Sales Price:	N/A
Document #:	2025-0038365 BK-PG 9249-224	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/05/2025		
Document Type:			

Legal Description:
Lot: 15 Block: D Subdivision: CARTWRIGHT MAYS PHASE 1 Map Ref: DOC 2025-0019710

Prior Transfer

Recording Date:	12/05/2025	Sales Price:	N/A
Document #:	2025-0038365 BK-PG 9249 -224	Type of Sale:	Per Assessor Transaction History

ICE SiteX Report

OrderID: 98722979

Document Type:
Legal Description:
Lot: 15 Block: D Subdivision: CARTWRIGHT MAYS PH 1
Abbreviated Description: CARTWRIGHT MAYS PH 1, BLOCK D, LOT 15

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	4,690 SF	Median # of Baths	
Median Living Area	1,447 SF	Median Year Built	2025
Price Range - 2 Yrs		Age Range	1 years to 2 years
Median Value		Median Age	1 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.88Mi.	**3708 MILDREN BND** **CRANDALL, TX 75114-0870**	04/09/2026			1820	//	2024	4,400 SF	
		APN: 00.4139.0012.0109.00.01.00 Document #: 2026-0010424 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 109 Block: L Subdivision: WILDCAT RANCH PHASE 4 MapRef: CAB 4 SLV 250 Abbreviated Description: Lot:109 Block:L Subdivision:WILDCAT RANCH PHASE 4 Map Ref:CAB 4 SLV 250City/Muni/Twp:CRANDALL City/Muni/Twp: CRANDALL								
2	.84Mi.	**4904 PELICAN WAY** **CRANDALL, TX 75114-0925**	04/06/2026			2019	//	2025	4,600 SF	
		APN: 00.4139.0053.0043.00.01.00 Document #: 2026-0009938 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 43 Block: BA Subdivision: WILDCAT RANCH PHASE 4 MapRef: CAB 4 SLV 250 Abbreviated Description: Lot:43 Block:BA Subdivision:WILDCAT RANCH PHASE 4 Map Ref:CAB 4 SLV 250								
3	.09Mi.	**4053 QUARRY ST** **CRANDALL, TX 75114-2669**	03/31/2026			1454	//	2025	4,169 SF	
		APN: 00.0371.0002.0013.00.01.00 Document #: 2026-0009247 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Subdivision: CARTWRIGHT MAYS PHASE 1 MapRef: DOC 2025-0019710 Abbreviated Description: Lot:13 Subdivision:CARTWRIGHT MAYS PHASE 1 Map Ref:DOC 2025-0019710								
4	.05Mi.	**4220 TAFOYA LN** **CRANDALL, TX 75114-2656**	03/13/2026			790	//	2025	4,352 SF	
		APN: 00.0371.0004.0006.00.01.00 Document #: 2026-0007421 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: S Subdivision: CARTWRIGHT MAYS Phase No: 1 MapRef: DOC 2025-0019710 Abbreviated Description: Lot:6 Block:S Subdivision:CARTWRIGHT MAYS Phase No:1 Map Ref:DOC 2025-0019710								
5	.98Mi.	**4329 GROVEWOOD PL** **CRANDALL, TX 75114-0909**	03/02/2026			1320	//	2025	4,779 SF	
		APN: 00.4139.0047.0015.00.01.00 Document #: 2026-0006081 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: AU Subdivision: WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:15 Block:AU Subdivision:WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898								
6	.96Mi.	**3673 MILDREN BND** **CRANDALL, TX 75114-0899**	03/02/2026			1470	//	2025	5,837 SF	
		APN: 00.4139.0046.0013.00.01.00 Document #: 2026-0006084 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: AT Subdivision: WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:13 Block:AT Subdivision:WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898								
7	.94Mi.	**3676 MILDREN BND** **CRANDALL, TX 75114-0983**	03/02/2026			1440	//	2025	4,539 SF	
		APN: 00.4139.0012.0097.00.01.00 Document #: 2026-0006087 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 97 Block: L Subdivision: WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:97 Block:L Subdivision:WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898								
8	.94Mi.	**3674 MILDREN BND** **CRANDALL, TX 75114-0983**	02/17/2026			1290	//	2025	5,044 SF	
		APN: 00.4139.0012.0096.00.01.00 Document #: 2026-0004340 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 96 Block: L Subdivision: WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:96 Block:L Subdivision:WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898								
9	.99Mi.	**3660 MILDREN BND** **CRANDALL, TX 75114-0983**	01/30/2026			1320	//	2025	4,400 SF	
		APN: 00.4139.0012.0090.00.01.00 Document #: 2026-0002567 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 90 Block: L Subdivision: WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:90 Block:L Subdivision:WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898								
10	1.13Mi.	**4325 AUDOBON XING** **CRANDALL, TX 75114-0880**	01/23/2026			3046	//	2024	6,621 SF	
		APN: 00.4139.0044.0011.00.01.00 Document #: 2026-0002056 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1A Block: AR Subdivision: BEOCK AR WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:1A Block:AR Subdivision:BEOCK AR WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898								
11	1.01Mi.	**3655 MILDREN BND** **CRANDALL, TX 75114-0899**	01/20/2026			1470	//	2025	5,746 SF	
		APN: 00.4139.0046.0007.00.01.00 Document #: 2026-0001697 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: AT Subdivision: WILDCAT RANCH PHASE 4 MapRef: CAB 4 SLV 250 Abbreviated Description: Lot:7 Block:AT Subdivision:WILDCAT RANCH PHASE 4 Map Ref:CAB 4 SLV 250								
12	.95Mi.	**3670 MILDREN BND** **CRANDALL, TX 75114-0983**	01/20/2026			1660	//	2025	6,560 SF	
		APN: 00.4139.0012.0094.00.01.00 Document #: 2026-0001628								

ICE SiteX Report

OrderID: 98722979

Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 94 Block: L Subdivision: WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:94 Block:L Subdivision:WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898

13	.96Mi.	**3666 MILDREN BND** **CRANDALL, TX 75114-0983**	01/16/2026		//		5,615 SF

APN: 00.4139.0012.0093.00.01.00 Document #: 2026-0001466
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 93 Block: L Subdivision: WILDCAT RANCH PHASE 4 MapRef: DOC 2023-0020898 Abbreviated Description: Lot:93 Block:L Subdivision:WILDCAT RANCH PHASE 4 Map Ref:DOC 2023-0020898

14	1Mi.	**3656 MILDREN BND** **CRANDALL, TX 75114-0983**	01/06/2026	1320	//	2025	4,400 SF

APN: 00.4139.0012.0088.00.01.00 Document #: 2026-0000311
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 88 Block: L Subdivision: WILDCAT RANCH PHASE 4 MapRef: CAB 4 SLV 250 Abbreviated Description: Lot:88 Block:L Subdivision:WILDCAT RANCH PHASE 4 Map Ref:CAB 4 SLV 250

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.	**4256 TAFOYA LN**	**12/05/2025**	$179,190	$179,190	1,000		2025	4,352 SF	
.01Mi.	**4252 TAFOYA LN**	**07/09/2025**	$165,623	$165,623	815		2025	4,352 SF	
.01Mi.	**4260 TAFOYA LN**	**09/30/2025**	$184,282	$184,282	1,105		2025	4,352 SF	
.01Mi.	**4264 TAFOYA LN**	**09/29/2025**	$164,242	$164,242	813		2025	4,352 SF	
.01Mi.	**4248 TAFOYA LN**	**02/13/2026**	$172,806	$172,806	1,260		2025	4,352 SF	
.02Mi.	**4257 TAFOYA LN**	**07/09/2025**	$165,623	$165,623	815		2025	3,598 SF	
.02Mi.	**4268 TAFOYA LN**	**04/29/2026**	$165,623	$165,623	815		2025	4,352 SF	
.02Mi.	**4261 TAFOYA LN**	**11/07/2025**	$186,657	$186,657	1,000		2025	3,598 SF	
.02Mi.	**4244 TAFOYA LN**	**01/14/2026**	$185,447	$185,447	980		2025	4,352 SF	
.02Mi.	**4253 TAFOYA LN**	**12/26/2025**	$164,242	$164,242	813		2025	3,598 SF	
.02Mi.	**4265 TAFOYA LN**	**10/28/2025**	$184,282	$184,282	1,105		2025	3,598 SF	
.02Mi.	**4249 TAFOYA LN**	**11/25/2025**	$186,657	$186,657	1,000		2025	3,598 SF	
.02Mi.	**4269 TAFOYA LN**	**12/18/2025**	$164,242	$164,242	813		2025	3,598 SF	
.02Mi.	**4245 TAFOYA LN**	**06/29/2026**	$165,623	$165,623	815		2025	3,598 SF	
.02Mi.	**4272 TAFOYA LN**	**10/29/2025**	$186,657	$186,657	1,000		2025	4,352 SF	
.02Mi.	**4240 TAFOYA LN**	**07/09/2025**	$140,373	$140,373	795		2025	4,352 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

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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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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