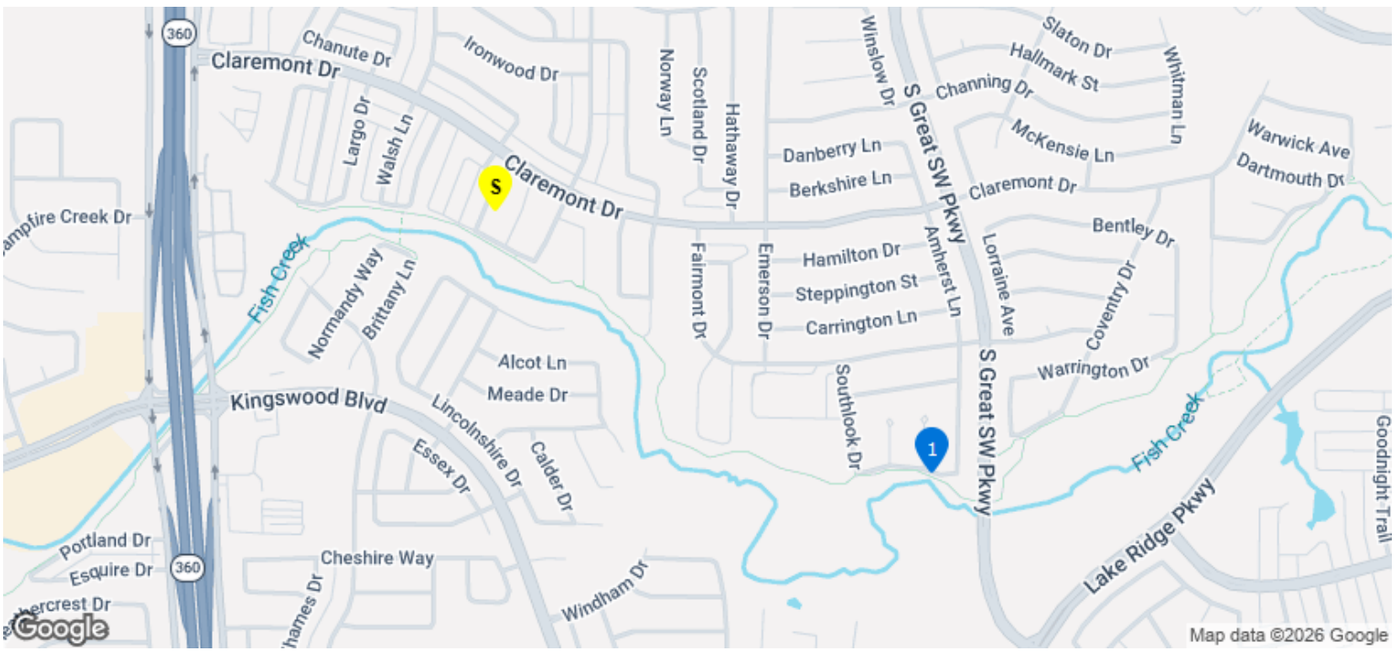
ICE SiteX Report

OrderID: 98775577

SiteX Property Information Report



Subject Property Location

4321 PERRINE PL, GRAND PRAIRIE, TX 75052-4347

County:	**TARRANT TX**	Census Tract:	1115.54
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	38234H-L-12	Thomas Bros Pg-Grid:	

Valuation

Value:	**$340,000**	FSD:	12	Common Confidence Score:	53
Value Range:	$299,200 - $380,800	ICE Confidence Score:	88		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	224,225
Assd Land Value:	$69,921	Market Land Value:	$69,921	Tax Year:	2025
Assd Improvement:	$269,312	Market Improvment Value:	$269,312	Total Taxable Value:	$5,280
Total Assessed Value:	$339,233	Total Assessor Market Value:	$339,233	Delinquent Year:	
				Tax Account ID:	06073050
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 12 Block: L District: 038 Subdivision: SHEFFIELD VILLAGE PH 4,5&6 ADN Phase No: 4-5-6 Map Ref: MAP 2132-360

Abbreviated Description:	SHEFFIELD VILLAGE PH 4,5&6 ADN BLOCK L LOT 12
City/Muni/Twp:	GRAND PRAIRIE

Property Characteristics

Lot Size:	7,769 SF	Bedrooms:	4	Pool:	
Building Area:	2013 SF	Baths:	2	Fireplace:	
Year Built:	1989	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	11/04/2024	Sales Price:	$215,000
Document #:	D000197263 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	11/04/2024	Sales Price:	$215,000
Document #:	D000197262 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Prior Transfer

Recording Date:	08/23/2023	Sales Price:	$215,000
Document #:	D223151860 BK-PG -	Type of Sale:	
Document Type:	Assignment		
Legal Description:			

Mortgage Record

Recording Date:	11/30/2021	Loan Amount:	N/A
Document #:	D221348948 BK-PG -	Loan Type:	Commercial Loan

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Contract Date:	11/23/2021		
TD Due Date:	12/01/2051	Type Finance:	

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE Phase No: VI Map Ref: 0
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	02/01/2018	Loan Amount:	N/A
Document #:	D218023691 BK-PG -	Loan Type:	Commercial Loan
Contract Date:	01/31/2018		
TD Due Date:	02/01/2019	Type Finance:	

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE Phase No: II Map Ref: VOL2004248 PG244
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	02/01/2018	Sales Price:	N/A
Document #:	D218023690 BK-PG -	Type of Sale:	Non Residential Transfer
Contract Date:	01/31/2018		
Document Type:	Deed		

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE Phase No: II Map Ref: VOL2004248 PG244
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	11/09/2007	Loan Amount:	N/A
Document #:	D207401494 BK-PG -	Loan Type:	Credit Line (Revolving)
Contract Date:	10/31/2007		
TD Due Date:	11/01/2037	Type Finance:	

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE PHASE VI Map Ref: 0
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	04/07/2005	Loan Amount:	N/A
Document #:	D205096837 BK-PG -	Loan Type:	Unknown Loan Type
Contract Date:	04/04/2005		
TD Due Date:	05/01/2035	Type Finance:	ADJ

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE PHASE VI Map Ref: MB388-197 PG91
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	04/07/2005	Sales Price:	N/A
Document #:	D205096836 BK-PG -	Type of Sale:	Lender Sold
Contract Date:	04/04/2005		
Document Type:	Deed		

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE PHASE VI Map Ref: MB388-197 PG91
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	04/07/2005	Loan Amount:	N/A
Document #:	BK-PG -	Loan Type:	
TD Due Date:		Type Finance:	

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE PHASE VI Map Ref: MB388-197 PG91
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	10/27/2004	Sales Price:	N/A
Document #:	D204336728 BK-PG -	Type of Sale:	Lender-to-Lender Transfer
Contract Date:	07/06/2004		
Document Type:	Deed		

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE PHASE VI Map Ref: MB388-197 PG91
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	07/12/2004	Sales Price:	$125,920
Document #:	D204216522 BK-PG -	Type of Sale:	Lender Owned
Contract Date:	07/06/2004		
Document Type:	Deed		

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE PHASE VI Map Ref: MB388-197 PG91
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	10/17/2003	Loan Amount:	N/A
Document #:	D203389709 BK-PG -	Loan Type:	FHA (Federal Housing Admin.)
Contract Date:	10/03/2003		
TD Due Date:	11/01/2033	Type Finance:	

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE Phase No: VI Map Ref: MB388-197 PG91
City/Muni/Twp: GRAND PRAIRIE

Prior Transfer

Recording Date:	10/17/2003	Sales Price:	N/A
Document #:	D203389708 BK-PG -	Type of Sale:	Arms-Length Transfer

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OrderID: 98775577

Contract Date: 10/03/2003
Document Type: Deed
Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE Phase No: VI Map Ref: MB388-197 PG91
City/Muni/Twp: GRAND PRAIRIE

Mortgage Record

Recording Date:	03/15/2002	Loan Amount:	N/A
Document #:	BK-PG 15540-0222	Loan Type:	Credit Line (Revolving)
TD Due Date:	04/01/2017	Type Finance:	

Legal Description:
Block: L Subdivision: SHEFFIELD VILLAGE PHASE VI Map Ref: 0
City/Muni/Twp: GRAND PRAIRIE

Area Sales Analysis

Total Area Sales	$330,215	Median # of Bedrooms	4
Median Lot Size	9,457 SF	Median # of Baths	2
Median Living Area	2,260 SF	Median Year Built	1984
Price Range - 2 Yrs	$330,215 to $330,215	Age Range	42 years to 42 years
Median Value	$330,215	Median Age	42 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.12Mi.	**2837 PERRINE PL** **GRAND PRAIRIE, TX 75052-4231**	09/02/2026			1989	/4/2	1989	7,143 SF	
		APN: 38234-7-1 Document #: D226171978 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: 7 Subdivision: SHEFFIELD VILLAGE Phase No: III MapRef: VOL 388-174 PG 31 Abbreviated Description: Lot:1 Block:7 Subdivision:SHEFFIELD VILLAGE Phase No:III Map Ref:VOL 388-174 PG 31City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
2	.15Mi.	**4511 QUEENSWOOD DR** **GRAND PRAIRIE, TX 75052-8331**	06/08/2026			1632	/4/2	1991	6,000 SF	
		APN: 38234M-A-22 Document #: D226110282 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: A Subdivision: SHEFFIELD VILLAGE Phase No: 9 MapRef: CAB A SL 270 Abbreviated Description: Lot:22 Block:A Subdivision:SHEFFIELD VILLAGE Phase No:9 Map Ref:CAB A SL 270City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
3	.18Mi.	**2909 ANDANTE DR** **GRAND PRAIRIE, TX 75052-4325**	07/16/2026			1774	/3/2	1988	5,433 SF	S
		APN: 38234H-I-25 Document #: D226137656 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 25 Block: I Subdivision: SHEFFIELD VILLAGE PHASE V MapRef: VOL 388-197 PG 90 Abbreviated Description: Lot:25 Block:I Subdivision:SHEFFIELD VILLAGE PHASE V Map Ref:VOL 388-197 PG 90City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
4	.2Mi.	**4523 BRITTANY LN** **GRAND PRAIRIE, TX 75052-8369**	06/01/2026			2642	/4/3	1995	6,750 SF	
		APN: 22725-E-15 Document #: D226104234 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: E Subdivision: KINGSGATE ADDITION MapRef: CAB A SL 2683 Abbreviated Description: Lot:16 Block:E Subdivision:KINGSGATE ADDITION Map Ref:CAB A SL 2683City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
5	.22Mi.	**4329 GRASON DR** **GRAND PRAIRIE, TX 75052-4327**	04/02/2026			1852	/3/2	1990	6,148 SF	
		APN: 38234H-O-14 Document #: D226060354 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: O Subdivision: SHEFFIELD VILLAGE Phase No: 6 MapRef: VOL 388-198 PG 91 Abbreviated Description: Lot:14 Block:O Subdivision:SHEFFIELD VILLAGE Phase No:6 Map Ref:VOL 388-198 PG 91City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
6	.24Mi.	**2742 CLAREMONT DR** **GRAND PRAIRIE, TX 75052-4302**	09/22/2026			1923	/3/2	1989	7,319 SF	
		APN: 38233-5-22 Document #: D226185016 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 5 Subdivision: SHEFFIELD VILLAGE Phase No: 2 MapRef: VOL 388-170 PG 24 Abbreviated Description: Lot:22 Block:5 Subdivision:SHEFFIELD VILLAGE Phase No:2 Map Ref:VOL 388-170 PG 24City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
7	.25Mi.	**2822 ALCOT LN** **GRAND PRAIRIE, TX 75052-8345**	03/09/2026			2542	/4/2	1993	6,000 SF	
		APN: 38234N-A-6 Document #: D226041829 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: A Subdivision: SHEFFIELD VILLAGE Phase No: X-A MapRef: CAB A SL 1071 Abbreviated Description: Lot:6 Block:A Subdivision:SHEFFIELD VILLAGE Phase No:X-A Map Ref:CAB A SL 1071City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
8	.26Mi.	**4304 SAUGUS DR** **GRAND PRAIRIE, TX 75052-4334**	05/13/2026	$80,000	$52	1537	/3/2	1988	5,000 SF	
		APN: 38234H-G-2 Document #: D226091778 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: G Subdivision: SHEFFIELD VILLAGE PHASE 5 MapRef: VOL 388-197 PG 90 Abbreviated Description: Lot:2 Block:G Subdivision:SHEFFIELD VILLAGE PHASE 5 Map Ref:VOL 388-197 PG 90								
9	.27Mi.	**4548 QUEENSWOOD DR** **GRAND PRAIRIE, TX 75052-8359**	04/13/2026			2489	/4/2	1990	8,693 SF	P
		APN: 38234M-B-1 Document #: D226067596 Document Type: Vendorâ€™s Lien Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: B Subdivision: SHEFFIELD VILLAGE Phase No: 9 MapRef: CAB A SL 270 Abbreviated Description: Lot:1 Block:B Subdivision:SHEFFIELD VILLAGE Phase No:9 Map Ref:CAB A SL 270City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								
10	.28Mi.	**4543 BRITTANY LN** **GRAND PRAIRIE, TX 75052-8369**	09/11/2026			3167	/3/2	1997	9,652 SF	
		APN: 22725-A-23 Document #: D226178668 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 59 Block: 3 Subdivision: HUNTWICK ONE ADDITION MapRef: VOL 388-84 PG 53 Abbreviated Description: Lot:59 Block:3 Subdivision:HUNTWICK ONE ADDITION Map Ref:VOL 388-84 PG 53City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE								

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11	.28Mi.	**2844 MEADE DR** **GRAND PRAIRIE, TX 75052-8343**	03/09/2026		2709	/4/2	1994	6,200 SF

APN: 38234N-B-26 Document #: D226042209
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: B Subdivision: SHEFFIELD VILLAGE Phase No: X-A MapRef: CAB A PG 1071 Abbreviated Description: Lot:26 Block:B
Subdivision:SHEFFIELD VILLAGE Phase No:X-A Map Ref:CAB A PG 1071City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

12	.28Mi.	**2823 LINDEN LN** **GRAND PRAIRIE, TX 75052-4221**	01/08/2026		1522	/3/2	1986	7,820 SF

APN: 38234-3-3 Document #: D226003814
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: 3 Subdivision: SHEFFIELD VILLAGE Phase No: III MapRef: VOL 388-174 PG 31 Abbreviated Description: Lot:3 Block:3
Subdivision:SHEFFIELD VILLAGE Phase No:III Map Ref:VOL 388-174 PG 31City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

13	.29Mi.	**2869 MEADE DR** **GRAND PRAIRIE, TX 75052-8344**	06/17/2026	$131,540	$49	2687	/3/2	1995	7,284 SF

APN: 38234N-C-6 Document #: D226117393
Document Type: Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: C Subdivision: SHEFFIELD VILLAGE Phase No: X-A MapRef: CAB A SL 1071 Abbreviated Description: Lot:6 Block:C
Subdivision:SHEFFIELD VILLAGE Phase No:X-A Map Ref:CAB A SL 1071City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

14	.3Mi.	**4318 METRONOME DR** **GRAND PRAIRIE, TX 75052-4336**	03/25/2026		1426	/3/2	1987	5,000 SF

APN: 38234H-F-2 Document #: D226054178
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: F Subdivision: SHEFFIELD VILLAGE Phase No: 5 MapRef: VOL 388-197 PG 90 Abbreviated Description: Lot:2 Block:F
Subdivision:SHEFFIELD VILLAGE Phase No:5 Map Ref:VOL 388-197 PG 90City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

15	.33Mi.	**2759 WENTWORTH DR** **GRAND PRAIRIE, TX 75052-4247**	09/30/2026		1725	/3/2	1985	9,602 SF

APN: 38233-4-1 Document #: D226190691
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 4 Subdivision: SHEFFIELD VILLAGE Phase No: II MapRef: VOL 388 PG 24-25 Abbreviated Description: Lot:1 Block:4
Subdivision:SHEFFIELD VILLAGE Phase No:II Map Ref:VOL 388 PG 24-25City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

16	.36Mi.	**2756 WENTWORTH DR** **GRAND PRAIRIE, TX 75052-4246**	01/14/2026		1662	/3/2	1985	7,356 SF

APN: 38233-1-2 Document #: D226007512
Document Type: Warranty Deed Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: SHEFFIELD VILLAGE PHASE II MapRef: VOL 388 PG 24&25 Abbreviated Description: Lot:2 Block:1
Subdivision:SHEFFIELD VILLAGE PHASE II Map Ref:VOL 388 PG 24&25

17	.37Mi.	**4116 NORWAY LN** **GRAND PRAIRIE, TX 75052-4226**	03/26/2026		1748	/3/2	1988	6,727 SF

APN: 38233-3-26 Document #: D226054532
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 3 Subdivision: SHEFFIELD VILLAGE Phase No: II MapRef: VOL 388-170 PG 24 Abbreviated Description: Lot:26 Block:3
Subdivision:SHEFFIELD VILLAGE Phase No:II Map Ref:VOL 388-170 PG 24City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

18	.38Mi.	**4603 YALE DR** **GRAND PRAIRIE, TX 75052-8311**	05/27/2026		1728	/3/2	1989	7,602 SF

APN: 38234K-D-7 Document #: D226100326
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: D Subdivision: SHEFFIELD VILLAGE PHASE VII MapRef: VOL 388-208 PG 2 Abbreviated Description: Lot:7 Block:D
Subdivision:SHEFFIELD VILLAGE PHASE VII Map Ref:VOL 388-208 PG 2City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

19	.38Mi.	**2877 FENWICK ST** **GRAND PRAIRIE, TX 75052-4213**	04/14/2026		2690	/3/2	1986	5,936 SF

APN: 38234-2-26 Document #: D226068118
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 2 Subdivision: SHEFFIELD VILLAGE Phase No: III MapRef: VOL 388-174 PG 31 Abbreviated Description: Lot:26 Block:2
Subdivision:SHEFFIELD VILLAGE Phase No:III Map Ref:VOL 388-174 PG 31City/Muni/Twp:GRAND PRARIE City/Muni/Twp: GRAND PRARIE

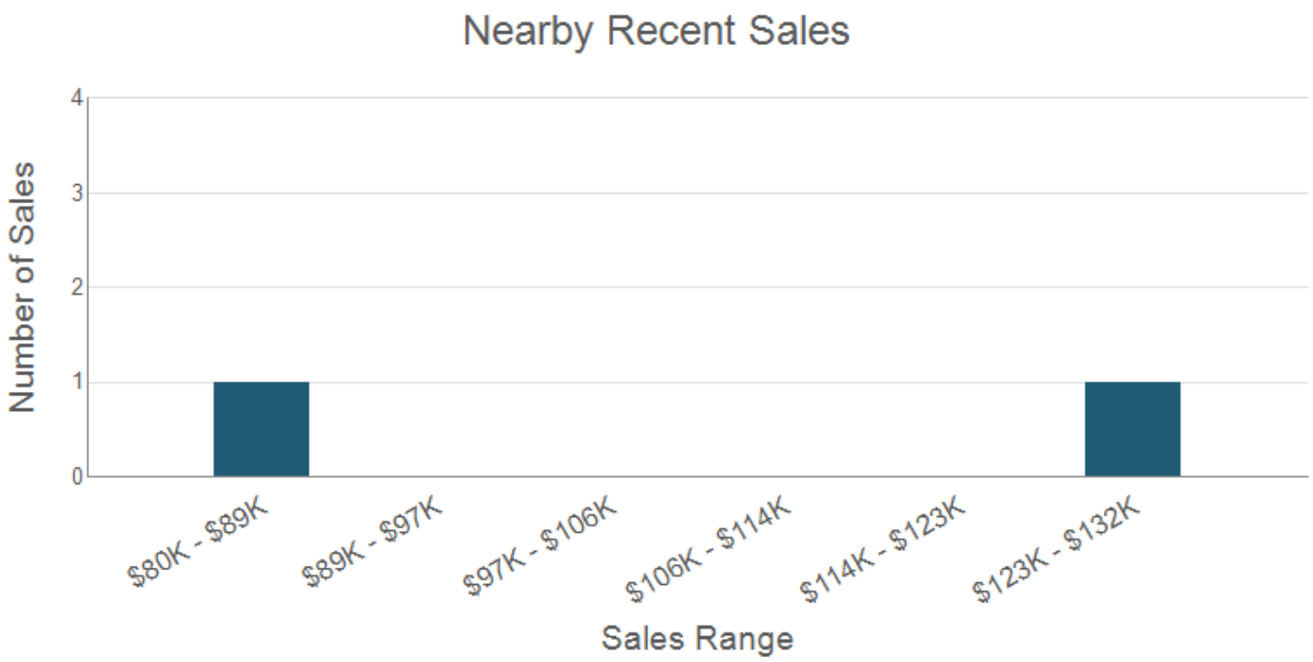
20	.39Mi.	**4244 HATHAWAY DR** **GRAND PRAIRIE, TX 75052-4216**	08/20/2026		1523	/3/2	1990	8,076 SF

APN: 38233-1-43 Document #: D226162928
Document Type: Vendorâ€™s Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Block: 1 Subdivision: SHEFFIELD VILLAGE Phase No: II MapRef: VOL 388-170 PG 24 Abbreviated Description: Lot:43 Block:1
Subdivision:SHEFFIELD VILLAGE Phase No:II Map Ref:VOL 388-170 PG 24City/Muni/Twp:GRAND PRAIRIE City/Muni/Twp: GRAND PRAIRIE

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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.	**4321 PERRINE PL**	**01/31/2018**	$339,233	$339,233	2,013	/4/2	1989	7,769 SF	
.01Mi.	**4317 PERRINE PL**	**12/09/2016**	$283,416	$283,416	1,610	/3/2	1989	7,540 SF	
.02Mi.	**4329 PERRINE PL**	**08/27/2020**	$174,168	$174,168	1,647	/3/2	1989	6,698 SF	
.03Mi.	**4326 PRESTO CIR**	**07/20/2019**	$197,937	$197,937	1,505	/3/2	1989	5,213 SF	
.03Mi.	**4322 PRESTO CIR**	**05/04/2015**	$316,175	$316,175	2,013	/3/2	1989	5,207 SF	
.03Mi.	**4313 PERRINE PL**	**11/22/1989**	$253,433	$253,433	1,505	/3/2	1989	9,733 SF	P
.03Mi.	**4330 PRESTO CIR**	**06/29/2000**	$236,000	$236,000	1,426	/3/2	1989	5,220 SF	
.03Mi.	**4318 PRESTO CIR**	**02/06/2019**	$251,263	$251,263	1,505	/3/2	1989	5,186 SF	
.03Mi.	**4324 PERRINE PL**	**06/05/2002**	$266,878	$266,878	1,568	/3/2	1989	6,255 SF	
.03Mi.	**4320 PERRINE PL**	**06/06/2019**	$268,715	$268,715	1,472	/3/2	1990	7,200 SF	
.03Mi.	**4328 PERRINE PL**	**04/26/2013**	$313,189	$313,189	1,818	/3/2	1989	6,255 SF	
.03Mi.	**4333 PERRINE PL**	**05/30/2006**	$268,709	$268,709	1,421	/3/2	1989	7,866 SF	
.03Mi.	**4334 PRESTO CIR**	**01/15/2008**	$269,636	$269,636	1,647	/3/2	1989	5,226 SF	
.03Mi.	**4316 PERRINE PL**	**10/24/2017**	$182,406	$182,406	1,534	/3/2	1990	7,600 SF	
.03Mi.	**4314 PRESTO CIR**	**11/17/2014**	$242,081	$242,081	1,387	/3/2	1989	5,160 SF	
.04Mi.	**4332 PERRINE PL**	**09/30/2002**	$258,598	$258,598	1,469	/3/2	1989	6,255 SF	

Rent vs. Own

Households Occupied by Renters:	34%	Households Occupied by Owners:	62%

Demographics & Income

Median Age:	34.9 years old	Households:	31,520
Median Household Income:	$87,591	Households w/Family:	72%
Household Income Per Capita:	$35,645	Households w/Family Married:	53%
Most Common Education Level:	High School Graduate	Households w/Family Children:	37%

School District

School District Zone:	Arlington Independent School District	Students:	53,339
Number of Schools:	74	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.54Mi.	**Starrett Elementary School** Number of Students: 479 Student-Teacher Ratio: 12.34	D-	Public	EE - 6
1.50Mi.	**Barnett Junior High School** Number of Students: 579 Student-Teacher Ratio: 12.4	D+	Public	7 - 8

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1.08Mi.	**Bowie High School**	D	Public	9 - 12

Number of Students: 2,140
Student-Teacher Ratio: 14.25

Flood Report

The Subject Property of **4321 PERRINE PL, GRAND PRAIRIE, TX 75052-4347** 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	81%	LOWER
BURGLARY	63%	NOTABLY LOWER
MOTOR VEHICLE THEFT	78%	LOWER
FORCIBLE ROBBERY	108%	SIMILAR
AGGRAVATED ASSAULT	42%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	116%	HIGHER
MURDER	60%	NOTABLY LOWER
OVERALL	52%	NOTABLY LOWER

Disaster Alerts

No alerts noted

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