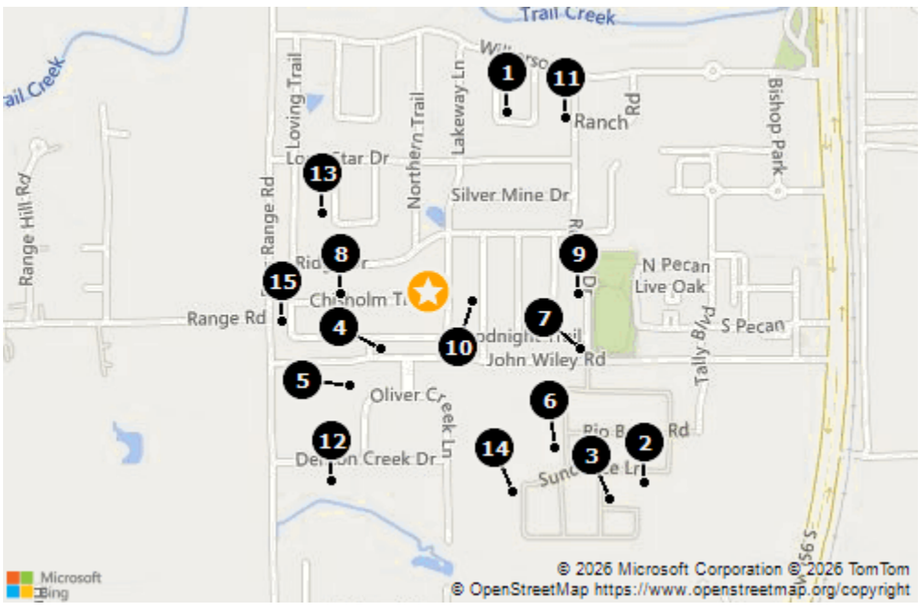
ICE SiteX Report

OrderID: 98220911

SiteX Property Information Report



Subject Property Location

433 CHISHOLM TRL, JUSTIN, TX 76247-7031

County:	**DENTON TX**	Census Tract:	481210203.191010
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R247440	Thomas Bros Pg-Grid:	

Valuation

Value:	**$395,000**	FSD:	9	Common Confidence Score:	71
Value Range:	$359,450 - $430,550	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C09 G01 S11
Assd Land Value:	$91,511	Market Land Value:	$91,511	Tax Year:	2025
Assd Improvement:	$290,704	Market Improvment Value:	$290,704	Total Taxable Value:	$7,415
Total Assessed Value:	$382,215	Total Assessor Market Value:	$382,215	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 17 Block: I Subdivision: REATTA RIDGE ADDN PH 2 Map Ref: SJ0235A-00000I

Abbreviated Description:	REATTA RIDGE ADDN PH 2 BLK I LOT 17
City/Muni/Twp:	JUSTIN CITY

Property Characteristics

Lot Size:	7,000 SF	Bedrooms:	4	Pool:	
Building Area:	2371 SF	Baths:	2	Fireplace:	Yes
Year Built:	2007	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
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:	04/16/2019	Sales Price:	N/A
Document #:	2019-041146 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/12/2019		
Document Type:			

Legal Description:
Lot: 17 Block: 1 Subdivision: REATTA RIDGE ADDITION Phase No: 2 Map Ref: CAB U SL 606
City/Muni/Twp: JUSTIN

Prior Transfer

Recording Date:	04/12/2019	Sales Price:	N/A
Document #:	2019-41146 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 17 Block: I Subdivision: REATTA RIDGE ADDN PH 2 Map Ref: SJ0235A-00000I
Abbreviated Description: REATTA RIDGE ADDN PH 2 BLK I LOT 17
City/Muni/Twp: JUSTIN CITY

Prior Transfer

Recording Date:	01/21/2015	Sales Price:	$220,260
Document #:	2015-006307 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	10/09/2009	Sales Price:	$220,260
Document #:	2009-119817 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/16/2008	Sales Price:	$148,000
Document #:	2008-112760 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/09/2008	Sales Price:	N/A
Document #:	2008-110347 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/03/2008		
Document Type:			

Legal Description:
Lot: 17 Block: I Subdivision: REATTA RIDGE ADDITION PHASE 2 Map Ref: MB U PG606
City/Muni/Twp: JUSTIN

Prior Transfer

Recording Date:	03/30/2007	Sales Price:	N/A
Document #:	2007-037679 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/23/2007		
Document Type:			

Legal Description:
Lot: 17 Block: I Subdivision: REATTA RIDGE ADDITION PHASE 2 Map Ref: MB U PG606
City/Muni/Twp: JUSTIN

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	6,795 SF	Median # of Baths	2
Median Living Area	1,999 SF	Median Year Built	2020
Price Range - 2 Yrs		Age Range	2 years to 24 years
Median Value		Median Age	6 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.27Mi.	**508 HILLCREST CIR** **JUSTIN, TX 76247-1891**	07/20/2026			1896	/4/2	2021	9,034 SF	
		APN: R769360 Document #: 2026-084622 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: E Subdivision: REATTA RIDGE ADDITION Phase No: 4 MapRef: FILE 2019-394 Abbreviated Description: Lot:1 Block:E Subdivision:REATTA RIDGE ADDITION Phase No:4 Map Ref:FILE 2019-394City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN								
2	.39Mi.	**1306 SUNDANCE LN** **JUSTIN, TX 76247-7090**	05/04/2026			1705	/4/3	2021	5,750 SF	
		APN: R774374 Document #: 2026-051123 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 54 Block: A Subdivision: JUSTIN CROSSING ADDITION MapRef: FILE 2020-42 Abbreviated Description: Lot:54 Block:A Subdivision:JUSTIN CROSSING ADDITION Map Ref:FILE 2020-42City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN								
3	.37Mi.	**1363 TECOMA TRL** **JUSTIN, TX 76247-7092**	05/01/2026			2060	/4/2	2021	6,795 SF	
		APN: R774382 Document #: 2026-050429 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 48 Block: A Subdivision: JUSTIN CROSSING ADDITION MapRef: DOC 2020-42 Abbreviated Description: Lot:48 Block:A Subdivision:JUSTIN CROSSING ADDITION Map Ref:DOC 2020-42City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN								
4	.1Mi.	**442 GOODNIGHT TRL** **JUSTIN, TX 76247-7010**	04/22/2026			2184	/3/2	2016	5,850 SF	
		APN: R251829 Document #: 2026-045730 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: K Subdivision: REATTA RIDGE ADDITION Phase No: 2 MapRef: CAB U PG 606 Abbreviated Description: Lot:11 Block:K Subdivision:REATTA RIDGE ADDITION Phase No:2 Map Ref:CAB U PG 606City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN								
5	.17Mi.	**1318 OLIVER CREEK LN** **JUSTIN, TX 76247-1606**	04/16/2026			2834	//	2020	31,799 SF	Pool/ Spa
		APN: R730993 Document #: 2026-043158 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: A Subdivision: LEGACY RANCH Phase No: 1 MapRef: FILE 2018-166 Abbreviated Description: Lot:9 Block:A Subdivision:LEGACY RANCH Phase No:1 Map Ref:FILE 2018-166City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN								
6	.27Mi.	**1118 SILVERTHORN TRL** **JUSTIN, TX 76247-7084**	04/15/2026			2052	/4/3	2022	6,011 SF	
		APN: R774347 Document #: 2026-042659 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: A Subdivision: JUSTIN CROSSING ADDITION MapRef: FILE 2020-42 Abbreviated Description: Lot:12 Block:A Subdivision:JUSTIN CROSSING ADDITION Map Ref:FILE 2020-42City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN								
7	.22Mi.	**400 GOODNIGHT TRL** **JUSTIN, TX 76247-7010**	03/13/2026			2107	/4/2.5	2002	8,019 SF	
		APN: R233196 Document #: 2026-027601 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: L Subdivision: REATTA RIDGE ESTATES MapRef: VOL T PG 260 Abbreviated Description: Lot:11 Block:L Subdivision:REATTA RIDGE ESTATES Map Ref:VOL T PG 260City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN								
8	.12Mi.	**451 CHISHOLM TRL** **JUSTIN, TX 76247-7031**	12/26/2025			1901	/3/2	2009	7,000 SF	

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APN: R247449 Document #: 2025-144877
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 26 Block: 1 Subdivision: REATTA RIDGE ADDITION Phase No: 2 MapRef: CAB U SL 606 Abbreviated Description: Lot:26 Block:1 Subdivision:REATTA RIDGE ADDITION Phase No:2 Map Ref:CAB U SL 606City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN

9	.2Mi.	**109 REATTA DR** **JUSTIN, TX 76247-7017**	12/01/2025	1985	/4/2	2014	5,998 SF	

APN: R233271 Document #: 2025-134344
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: P Subdivision: REATTA RIDGE ESTATES MapRef: CAB T PG 260 Abbreviated Description: Lot:14 Block:P Subdivision:REATTA RIDGE ESTATES Map Ref:CAB T PG 260City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN

10	.06Mi.	**107 SIERRA TRL** **JUSTIN, TX 76247-7023**	11/25/2025	1455	/3/2	2003	6,752 SF	

APN: R233210 Document #: 2025-132920
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: M Subdivision: REATTA RIDGE ESTATES MapRef: CAB T SL 260 Abbreviated Description: Lot:14 Block:M Subdivision:REATTA RIDGE ESTATES Map Ref:CAB T SL 260City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN

11	.3Mi.	**505 REATTA DR** **JUSTIN, TX 76247-7063**	11/17/2025	1581	/3/2	2021	7,945 SF	

APN: R769383 Document #: 2025-128865
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 15 Block: D Subdivision: REATTA RIDGE ADDITION Phase No: 4 MapRef: INST NUMBER 2019-394 Abbreviated Description: Lot:15 Block:D Subdivision:REATTA RIDGE ADDITION Phase No:4 Map Ref:INST NUMBER 2019-394City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN

12	.29Mi.	**1209 DENTON CREEK DR** **JUSTIN, TX 76247-1605**	11/14/2025	3096	/3/2	2019	25,700 SF	Pool/ Spa

APN: R730974 Document #: 2025-128485
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 25 Block: C Subdivision: LEGACY RANCH Phase No: 1 MapRef: FILE 2018-249 Abbreviated Description: Lot:25 Block:C Subdivision:LEGACY RANCH Phase No:1 Map Ref:FILE 2018-249City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN

13	.18Mi.	**337 TEXAS TRL** **JUSTIN, TX 76247-2735**	11/12/2025	1999	/4/2	2024	6,229 SF	

APN: R1025041 Document #: 2025-127460
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 36 Block: 5 Subdivision: REATTA RIDGE ADDITION Phase No: 3,5 MapRef: FILE 2023-264 Abbreviated Description: Lot:36 Block:5 Subdivision:REATTA RIDGE ADDITION Phase No:3,5 Map Ref:FILE 2023-264City/Muni/Twp:CITY OF JUSTIN DENTON City/Muni/Twp: CITY OF JUSTIN DENTON

14	.29Mi.	**1339 CORONADO CT** **JUSTIN, TX 76247-7088**	10/01/2025	1705	/4/3	2021	6,055 SF	

APN: R774415 Document #: 2025-110818
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 21 Block: A Subdivision: JUSTIN CROSSING ADDITION MapRef: FILE 2020-42 Abbreviated Description: Lot:21 Block:A Subdivision:JUSTIN CROSSING ADDITION Map Ref:FILE 2020-42City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN

15	.2Mi.	**103 LOVING TRL** **JUSTIN, TX 76247-7029**	09/29/2025	2147	/4/2	2015	7,048 SF	

APN: R247428 Document #: 2025-109213
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: H Subdivision: REATTA RIDGE ADDITION Phase No: 2 MapRef: CAB U PG 606 Abbreviated Description: Lot:23 Block:H Subdivision:REATTA RIDGE ADDITION Phase No:2 Map Ref:CAB U PG 606City/Muni/Twp:CITY OF JUSTIN City/Muni/Twp: CITY OF JUSTIN

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.

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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.	**433 CHISHOLM TRL**	**04/12/2019**	$382,215	$382,215	2,371	/4/2	2007	7,000 SF	
.01Mi.	**435 CHISHOLM TRL**	**06/16/2020**	$417,634	$417,634	2,363	/3/2.5	2007	7,000 SF	
.02Mi.	**431 CHISHOLM TRL**	**09/27/2024**	$387,375	$387,375	2,091	/3/2	2006	8,533 SF	
.02Mi.	**111 LAKEWAY LN**	**10/10/2024**	$406,182	$406,182	2,342	/4/2.5	2024	7,754 SF	
.03Mi.	**437 CHISHOLM TRL**	**01/01/2008**	$379,190	$379,190	2,102	/3/2	2007	7,000 SF	
.03Mi.	**432 CHISHOLM TRL**	**03/06/2024**	$378,936	$378,936	2,073	/4/2	2014	7,000 SF	
.03Mi.	**113 LAKEWAY LN**	**11/25/2024**	$390,539	$390,539	1,999	/4/2	2024	7,797 SF	
.03Mi.	**434 CHISHOLM TRL**	**06/24/2019**	$348,020	$348,020	1,997	/3/2	2007	7,000 SF	
.03Mi.	**430 CHISHOLM TRL**	**05/14/2025**	$414,625	$414,625	2,440	/3/3.5	2006	8,499 SF	Pool/ Spa
.03Mi.	**433 RIDGE DR**	**10/03/2024**	$377,441	$377,441	1,999	/4/2	2024	12,545 SF	
.03Mi.	**431 RIDGE DR**	**10/30/2024**	$398,753	$398,753	1,834	/4/3	2024	15,856 SF	
.04Mi.	**436 CHISHOLM TRL**	**03/20/2015**	$389,535	$389,535	2,260	/4/2	2014	7,000 SF	
.04Mi.	**435 RIDGE DR**	**02/27/2025**	$378,012	$350,706	1,834		2024	10,193 SF	
.04Mi.	**439 CHISHOLM TRL**	**10/09/2006**	$371,740	$371,740	2,066	/3/2	2006	7,000 SF	
.04Mi.	**115 LAKEWAY LN**	**08/29/2024**	$373,203	$373,203	1,834	/4/2	2024	7,797 SF	
.04Mi.	**108 LAKEWAY LN**	**07/17/2007**	$358,072	$358,072	2,314	/4/2.5	2002	6,752 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	37.1 years old	Households:	6,997
Median Household Income:	$109,530	Households w/Family:	84%
Household Income Per Capita:	$44,048	Households w/Family Married:	73%
Most Common Education Level:	Some College	Households w/Family Children:	42%

School District

School District Zone:	Northwest Independent School District	Students:	32,098
Number of Schools:	37	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
3.16Mi.	**Gene Pike Middle School** Number of Students: 1,137 Student-Teacher Ratio: 16.31	B+	Public	6 - 8
3.22Mi.	**Northwest High School** Number of Students: 2,672 Student-Teacher Ratio: 17.24 Advanced Placement: Yes	C+	Public	9 - 12
0.67Mi.	**Justin Elementary School** Number of Students: 667 Student-Teacher Ratio: 14.93	C+	Public	EE - 5

Flood Report

The Subject Property of **433 CHISHOLM TRL, JUSTIN, TX 76247-7031** 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	21%	SIGNIFICANTLY LOWER
BURGLARY	54%	NOTABLY LOWER
MOTOR VEHICLE THEFT	20%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	54%	NOTABLY LOWER

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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