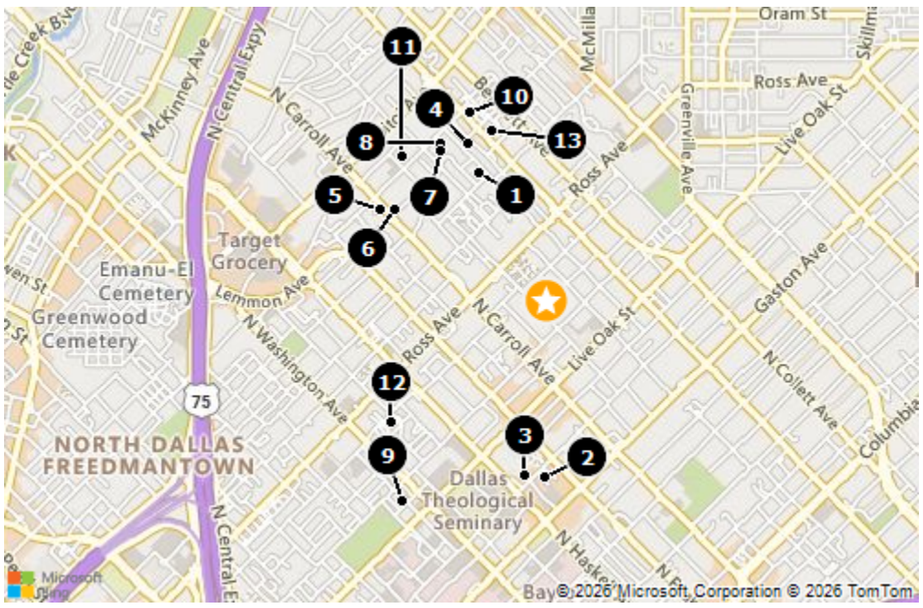
ICE SiteX Report

OrderID: 98485772

SiteX Property Information Report



Subject Property Location

4587 VIRGINIA AVE, DALLAS, TX 75204-4908

County:	**DALLAS TX**	Census Tract:	481130015.032009
Property Use:	Townhouse (Residential)	Zoning:	
Parcel Number:	000699000408D0000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$569,000**	FSD:	9	Common Confidence Score:	67
Value Range:	$517,790 - $620,210	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:	$93,390	Market Land Value:	$93,390	Tax Year:	2025
Assd Improvement:	$502,250	Market Improvment Value:	$502,250	Total Taxable Value:	
Total Assessed Value:	$595,640	Total Assessor Market Value:	$595,640	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 8D Block: 4 Map Ref: 46-A

Abbreviated Description:	PAROO BLK 4/699 LT 8D INT202400223882 DD11012024 CO-DC 0699 004 08D00 2DA0699 004
City/Muni/Twp:	DALLAS

Property Characteristics

Lot Size:	1,698 SF	Bedrooms:	2	Pool:	
Building Area:	1875 SF	Baths:	2	Fireplace:	
Year Built:	2018	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Stucco
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	3+B	Number of Cars:	1	A/C:	Central
Style:		Basement:	No	Roof Cover:	Roll Comp
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/02/2025	Sales Price:	N/A
Document #:	202500066220 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/13/2024	Sales Price:	$489,250
Document #:	202400230016 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/05/2024	Sales Price:	N/A
Document #:	202400223882 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/01/2024		
Document Type:			

Legal Description:
Lot: 8D Block: 4/699 Subdivision: PAROO ADDITION Map Ref: DOC 201700258166
City/Muni/Twp: DALLAS

ICE SiteX Report

OrderID: 98485772

Prior Transfer

Recording Date:	11/05/2024	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 8D Block: 4 Map Ref: 46-A
Abbreviated Description: PAROO BLK 4/699 LT 8D INT202400223882 DD11012024 CO-DC 0699 004 08D00 2DA0699 004
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	11/04/2021	Sales Price:	$352,408
Document #:	202100332836 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/01/2021	Sales Price:	N/A
Document #:	202100326073 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/27/2021		
Document Type:			

Legal Description:
Lot: 8D Block: 4/699 Subdivision: PAROO ADDITION Map Ref: DOC 201700258166
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	12/23/2020	Sales Price:	$356,400
Document #:	202000360427 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/02/2020	Sales Price:	N/A
Document #:	202000336036 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/30/2020		
Document Type:			

Legal Description:
Lot: 8 Block: 4/699 Subdivision: PAROO ADDITION Map Ref: DOC 201700258166
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	08/13/2020	Sales Price:	$357,000
Document #:	202000215309 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/22/2020	Loan Amount:	N/A
Document #:	202000187158 BK-PG -	Loan Type:	New Conventional
TD Due Date:	08/01/2050	Type Finance:	

Legal Description:
Lot: 8D Block: 4/699 Subdivision: PAROO ADDITON
City/Muni/Twp: DALLAS

Prior Transfer

Recording Date:	05/02/2019	Sales Price:	N/A
Document #:	201900111486 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/30/2019		
Document Type:			

Legal Description:
Lot: 8D Block: 4/699 Subdivision: PAROO ADDITION Map Ref: MB 201700258166

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	1,980 SF	Median # of Baths	2
Median Living Area	1,930 SF	Median Year Built	2014
Price Range - 2 Yrs		Age Range	2 years to 25 years
Median Value		Median Age	12 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.4Mi.	**2015 N PRAIRIE AVE** **DALLAS, TX 75204-7028**	08/18/2026			10304	/14/14	2021	8,900 SF	
2	.48Mi.	**1028 CAVOUR PL** **DALLAS, TX 75204-6699**	07/08/2026			1816	/3/2	2021	1,972 SF	
3	.48Mi.	**1120 LAVENDER RDG** **DALLAS, TX 75204-6123**	07/07/2026			1788	/2/2	2019	1,438 SF	

1 .4Mi. **2015 N PRAIRIE AVE** **DALLAS, TX 75204-7028** 08/18/2026 10304 /14/14 2021 8,900 SF
APN: 00000118618000000 Document #: 202600178836
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 37 Block: D/653 Subdivision: FAKES PARK PLACE MapRef: VOL 1 PG 106 Abbreviated Description: Lot:37 Block:D/653 Subdivision:FAKES PARK PLACE Map Ref:VOL 1 PG 106City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

2 .48Mi. **1028 CAVOUR PL** **DALLAS, TX 75204-6699** 07/08/2026 1816 /3/2 2021 1,972 SF
APN: 000767000704K0000 Document #: 202600144750
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 4K Block: 7/767 Subdivision: CENTRE LIVING HOMES MapRef: MF 202000018184 PG 7 Abbreviated Description: Lot:4K Block:7/767 Subdivision:CENTRE LIVING HOMES Map Ref:MF 202000018184 PG 7City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

3 .48Mi. **1120 LAVENDER RDG** **DALLAS, TX 75204-6123** 07/07/2026 1788 /2/2 2019 1,438 SF
APN: 000740010A0190000 Document #: 202600144514

ICE SiteX Report

OrderID: 98485772

Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 19 Block: 10A/740 Subdivision: SWISS AVENUE LIMITED MapRef: DOC 201800076105 Abbreviated Description: Lot:19 Block:10A/740 Subdivision:SWISS AVENUE LIMITED Map Ref:DOC 201800076105City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

4	.48Mi.	**4817 CAXTON CT** **DALLAS, TX 75204-3565**	07/01/2026	2312	/3/3	2018	2,388 SF

APN: 000653000A19B0000 Document #: 202600139271
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 19B Block: A/653 Subdivision: CAXTON COURT MapRef: DOC 201700302065 Abbreviated Description: Lot:19B Block:A/653 Subdivision:CAXTON COURT Map Ref:DOC 201700302065City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

5	.52Mi.	**4419 GENNARO ST** **DALLAS, TX 75204-2012**	06/18/2026	2178	/2/2	2008	2,484 SF

APN: 000660000J03A0000 Document #: 202600131481
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 3A Block: J/660 Subdivision: CARROLL JOHNSTON ADDITION MapRef: FILE 20080178405 Abbreviated Description: Lot:3A Block:J/660 Subdivision:CARROLL JOHNSTON ADDITION Map Ref:FILE 20080178405City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

6	.48Mi.	**2202 N CARROLL AVE** **DALLAS, TX 75204-3604**	04/21/2026	8276	/10/10	2024	8,700 SF

APN: 00000161818000000 Document #: 202600084649
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 4 Block: 5/1597 Subdivision: ELK HILL ADDITION MapRef: VOL 1 PG 85 Abbreviated Description: Lot:4 Block:5/1597 Subdivision:ELK HILL ADDITION Map Ref:VOL 1 PG 85City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

7	.5Mi.	**2205 APOLLONIA LN** **DALLAS, TX 75204-4622**	03/30/2026	1910	/3/2	2007	1,980 SF

APN: 002010000D04C0000 Document #: 202600064925
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 4C Block: D/2010 Subdivision: KIRBY ESTATES NO 1 MapRef: DOC 20070079592 Abbreviated Description: Lot:4C Block:D/2010 Subdivision:KIRBY ESTATES NO 1 Map Ref:DOC 20070079592City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

8	.52Mi.	**2210 APOLLONIA LN** **DALLAS, TX 75204-4621**	03/06/2026	1910	/3/2	2007	1,980 SF

APN: 002010000D02D0000 Document #: 202600047455
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 2D Block: D/2010 Subdivision: KIRBY ESTATES NO 1 MapRef: FILE 20070079592 Abbreviated Description: Lot:2D Block:D/2010 Subdivision:KIRBY ESTATES NO 1 Map Ref:FILE 20070079592City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

9	.67Mi.	**1309 RANCHO MIRAGE DR** **DALLAS, TX 75204-5522**	03/05/2026	1746	/3/3	2014	1,190 SF

APN: 000718000A0240000 Document #: 202600045782
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 24 Block: A/718 Subdivision: EXALL TOWNHOMES II MapRef: FILE 200600096064 Abbreviated Description: Lot:24 Block:A/718 Subdivision:EXALL TOWNHOMES II Map Ref:FILE 200600096064City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

10	.55Mi.	**4916 KILROY DR** **DALLAS, TX 75204-4641**	02/12/2026	1881	/3/2	2014	1,254 SF

APN: 000695000805B0000 Document #: 202600030828
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 5 Block: 8/695 Subdivision: LARKSPUR FITZHUGH ADDITION MapRef: FILE 201400113573 Abbreviated Description: Lot:5 Block:8/695 Subdivision:LARKSPUR FITZHUGH ADDITION Map Ref:FILE 201400113573City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

11	.55Mi.	**2308 ANNEX AVE** **DALLAS, TX 75204-3454**	02/10/2026	3948	/6/6	2001	7,650 SF

APN: 00000159328000000 Document #: 202600028506
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 4/1539 Subdivision: ELK HILL ADDITION MapRef: VOL 1 PG 85 Abbreviated Description: Lot:3 Block:4/1539 Subdivision:ELK HILL ADDITION Map Ref:VOL 1 PG 85City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

12	.54Mi.	**3840 SAN JACINTO ST** **DALLAS, TX 75204-5253**	01/09/2026	1984	/3/2	2003	1,725 SF

APN: 00064200030030000 Document #: 202600006402
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 3 Block: 3/642 Subdivision: SAN JACINTO STREET TOWNHOMES ADDITION MapRef: VOL 2002250 PG 58 Abbreviated Description: Lot:3 Block:3/642 Subdivision:SAN JACINTO STREET TOWNHOMES ADDITION Map Ref:VOL 2002250 PG 58City/Muni/Twp:DALLAS City/Muni/Twp: DALLAS

13	.49Mi.	**4925 CAMDALE CT** **DALLAS, TX 75206-8747**	12/11/2025	1930	/3/3	2017	1,367 SF

APN: 000695000504C0000 Document #: 202500260401
Document Type: Price Code:
Land Use: Townhouse (Residential)
Legal: Lot: 4C Block: 5/695 Subdivision: FITZHUGH GLEN MapRef: DOC 201700019107 Abbreviated Description: Lot:4C Block:5/695 Subdivision:FITZHUGH GLEN Map Ref:DOC 201700019107City/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.

ICE SiteX Report

OrderID: 98485772

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.	**4587 VIRGINIA AVE**	**11/05/2024**	$595,640	$595,640	1,875	/2/2	2018	1,698 SF	
.01Mi.	**4581 VIRGINIA AVE**	**09/05/2023**	$602,440	$602,440	1,796	/2/2	2018	1,698 SF	
.01Mi.	**4575 VIRGINIA AVE**	**04/16/2021**	$614,530	$614,530	1,846	/2/2	2018	1,698 SF	
.02Mi.	**1502 ANNEX AVE**	**05/06/2019**	$1,027,610	$1,027,610	3,488	/4/3	2023	1,698 SF	
.11Mi.	**1612 GRIGSBY AVE**	**10/18/2022**	$2,500,000	$2,500,000	9,800	/10/10	2023	7,920 SF	
.12Mi.	**1602 ANDRADE ST**	**03/11/2025**	$588,730	$588,730	1,957	/2/2	2023	1,183 SF	
.13Mi.	**1608 ANDRADE ST**	**03/11/2025**	$588,730	$588,730	1,957	/2/2	2023	1,183 SF	
.2Mi.	**4427 VIBURNUM DR**	**02/16/2024**	$441,880	$441,880	1,306	/3/2	2019	1,615 SF	
.2Mi.	**1422 BRONSON CT**	**08/04/2020**	$546,650	$546,650	1,792	/2/2	2019	2,008 SF	
.2Mi.	**1414 BRONSON CT**	**10/23/2025**	$541,000	$541,000	1,792	/2/2	2019	1,406 SF	
.2Mi.	**1406 BRONSON CT**	**10/02/2023**	$542,760	$542,760	1,756	/2/2	2019	1,911 SF	
.2Mi.	**4419 VIBURNUM DR**	**03/09/2021**	$426,820	$426,820	1,306	/2/2	2019	1,133 SF	
.21Mi.	**4411 VIBURNUM DR**	**07/17/2020**	$426,820	$426,820	1,306	/2/2	2019	1,212 SF	
.21Mi.	**1421 BRONSON CT**	**06/14/2024**	$537,530	$537,530	1,792	/2/2	2019	1,566 SF	
.21Mi.	**1413 BRONSON CT**	**04/30/2020**	$546,650	$546,650	1,792	/2/2	2019	1,102 SF	
.21Mi.	**1405 BRONSON CT**	**07/27/2020**	$527,200	$527,200	1,756	/2/2	2019	1,388 SF	

Rent vs. Own

Households Occupied by Renters:	71%	Households Occupied by Owners:	18%

Demographics & Income

Median Age:	32.0 years old	Households:	20,263
Median Household Income:	$93,765	Households w/Family:	25%
Household Income Per Capita:	$77,440	Households w/Family Married:	19%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	7%

School District

School District Zone:	Dallas Independent School District	Students:	139,802
Number of Schools:	239	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.18Mi.	**North Dallas High School** Number of Students: 1,300 Student-Teacher Ratio: 16.03 Advanced Placement: Yes	D	Public	9 - 12
0.74Mi.	**Alex W. Spence Talented/Gifted Academy** Number of Students: 486 Student-Teacher Ratio: 15.97	C	Public	6 - 8
0.23Mi.	**Cesar Chavez Learning Center** Number of Students: 541 Student-Teacher Ratio: 14.82	D	Public	EE - 5

Flood Report

The Subject Property of **4587 VIRGINIA AVE, DALLAS, TX 75204-4908** 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	171%	NOTABLY HIGHER
BURGLARY	155%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	169%	NOTABLY HIGHER
FORCIBLE ROBBERY	149%	NOTABLY HIGHER
AGGRAVATED ASSAULT	174%	NOTABLY HIGHER
FORCIBLE RAPE	98%	SIMILAR
MURDER	177%	NOTABLY HIGHER
OVERALL	174%	NOTABLY HIGHER

Disaster Alerts

No alerts noted

ICE SiteX Report

OrderID: 98485772

Rent vs. Own, Demographics & Income, School, Crime Risk, and Natural Disaster Risk content provided by Onboard Informatics.
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