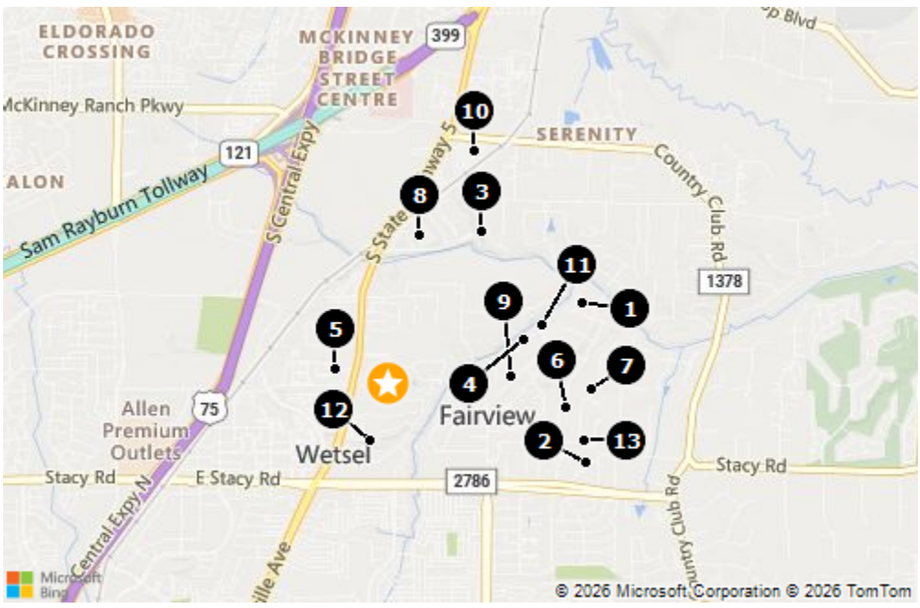
ICE SiteX Report

OrderID: 98012143

SiteX Property Information Report



Subject Property Location

481 STONEBROOK DR, FAIRVIEW, TX 75069-0127

County:	**COLLIN TX**	Census Tract:	480850314.121022
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-5030-00C-0020-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$1,253,000**	FSD:	21	Common Confidence Score:	37
Value Range:	$989,870 - $1,516,130	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	GCN,JCN,SMC,CFV
Assd Land Value:	$252,450	Market Land Value:	$252,450	Tax Year:	2024
Assd Improvement:	$835,550	Market Improvment Value:	$835,550	Total Taxable Value:	$36,866
Total Assessed Value:	$1,088,000	Total Assessor Market Value:	$1,088,000	Delinquent Year:	2023
				Tax Account ID:	2149480
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 2 Block: C District: CFV Subdivision: DOMAIN (CFV)
Abbreviated Description: DOMAIN (CFV), BLK C, LOT 2
City/Muni/Twp: FAIRVIEW TOWN

Property Characteristics

Lot Size:	1.020 AC	Bedrooms:	5	Pool:	
Building Area:	5510 SF	Baths:	4.5	Fireplace:	Yes
Year Built:	2006	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:	12	Ext Walls:	Brick
Number of Units:		Garage Type:	Mixed	Heating:	Central
Number of Stories:	2	Number of Cars:	5	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	06/27/2022	Sales Price:	$388,100
Document #:	20220627000099995 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/20/2022	Sales Price:	N/A
Document #:	20220620000096804 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/10/2022	Sales Price:	N/A
Document #:	20220610000091852 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/09/2022		
Document Type:			
Legal Description:			

Lot: 2 Block: C Subdivision: THE DOMAIN Map Ref: VOL N PG 719
City/Muni/Twp: FAIRVIEW

Prior Transfer

Recording Date:	06/09/2022	Sales Price:	N/A

ICE SiteX Report

OrderID: 98012143

Document #:	2022000091852 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 2 Block: C District: CFV Subdivision: DOMAIN (CFV)
Abbreviated Description: DOMAIN (CFV), BLK C, LOT 2
City/Muni/Twp: FAIRVIEW TOWN

Mortgage Record

Recording Date:	01/29/2015	Loan Amount:	N/A
Document #:	20150129000101340 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2030	Type Finance:	

Legal Description:
Lot: 2 Block: C Subdivision: DOMAIN
City/Muni/Twp: FAIRVIEW

Mortgage Record

Recording Date:	09/29/2014	Loan Amount:	N/A
Document #:	20140929001052750 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	09/16/2039	Type Finance:	VAR

Legal Description:
Lot: 2 Block: C Subdivision: THE DOMAIN
City/Muni/Twp: FAIRVIEW

Mortgage Record

Recording Date:	11/16/2012	Loan Amount:	N/A
Document #:	20121116001470940 BK-PG -	Loan Type:	New Conventional
TD Due Date:	10/01/2042	Type Finance:	FIX

Legal Description:
Lot: 2 Block: C Subdivision: THE DOMAIN
City/Muni/Twp: FAIRVIEW

Prior Transfer

Recording Date:	10/19/2012	Sales Price:	$411,000
Document #:	20121019001331220 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/09/2009	Sales Price:	$417,000
Document #:	20091109001365780 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	10/30/2009	Sales Price:	N/A
Document #:	20091030001325800 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/23/2009		
Document Type:			

Legal Description:
Lot: 2 Block: C Subdivision: THE DOMAIN Map Ref: MB N PG719
City/Muni/Twp: FAIRVIEW

Mortgage Record

Recording Date:	07/02/2009	Loan Amount:	N/A
Document #:	20090702000828690 BK-PG -	Loan Type:	Credit Line (Revolving)
TD Due Date:	06/10/2034	Type Finance:	VAR

Legal Description:
Lot: 2 Block: C Subdivision: THE DOMAIN
City/Muni/Twp: FAIRVIEW

Prior Transfer

Recording Date:	06/24/2009	Sales Price:	N/A
Document #:	20090624000788440 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/23/2007	Sales Price:	N/A
Document #:	20070723001009340 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	05/18/2007	Loan Amount:	N/A
Document #:	20070518000674140 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Lot: 2 Block: C Subdivision: THE DOMAIN
City/Muni/Twp: FAIRVIEW

Mortgage Record

Recording Date:	05/18/2007	Loan Amount:	N/A
Document #:	20070518000674130 BK-PG -	Loan Type:	Unknown
TD Due Date:	06/01/2037	Type Finance:	

Legal Description:
Lot: 2 Block: C Subdivision: THE DOMAIN
City/Muni/Twp: FAIRVIEW

ICE SiteX Report

OrderID: 98012143

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	45,651 SF	Median # of Baths	4
Median Living Area	5,158 SF	Median Year Built	1997
Price Range - 2 Yrs		Age Range	5 years to 41 years
Median Value		Median Age	29 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.14Mi.	**1160 SLOAN XING** **FAIRVIEW, TX 75069-8762**	06/26/2026			4136	10/4/4	1997	44,083 SF	Yes
		APN: R-3231-00B-0140-1 Document #: 2026000086470 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: B Subdivision: OAKWOOD ESTATES Phase No: II MapRef: VOL I PG 675 Abbreviated Description: Lot:14 Block:B Subdivision:OAKWOOD ESTATES Phase No:II Map Ref:VOL I PG 675City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
2	1.15Mi.	**1 WOODY CREST CIR** **FAIRVIEW, TX 75069-8860**	06/12/2026			5020	10/4/3	1993	72,310 SF	Yes
		APN: R-2809-000-0010-1 Document #: 2026000079714 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Subdivision: PAULS PARK MapRef: MB H PG 512 Abbreviated Description: Lot:1 Subdivision:PAULS PARK Map Ref:MB H PG 512City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
3	.97Mi.	**913 BARKSDALE CREEK LN** **FAIRVIEW, TX 75069-9424**	06/01/2026			7346	//	2021	54,232 SF	Yes
		APN: R-10991-00C-0140-1 Document #: 2026000072804 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: C Subdivision: CHAMBERLAIN PLACE Phase No: 1 MapRef: MF 2016 PG 339 Abbreviated Description: Lot:14 Block:C Subdivision:CHAMBERLAIN PLACE Phase No:1 Map Ref:MF 2016 PG 339City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
4	.76Mi.	**791 CREEKWOOD DR N** **FAIRVIEW, TX 75069-8912**	05/04/2026			6183	13/5/4.5	1991	45,651 SF	Yes
		APN: R-0810-000-0700-1 Document #: 2026000058568 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 70 Subdivision: RIVER OAKS Tract No: 1 MapRef: VOL B PG 229 Abbreviated Description: Lot:70 Subdivision:RIVER OAKS Tract No:1 Map Ref:VOL B PG 229City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
5	.31Mi.	**384 PARK VILLAGE LOOP** **FAIRVIEW, TX 75069-6873**	04/23/2026			3434	10/5/3.5	2006	SF	
		APN: R-8988-00A-0090-1 Document #: 2026000053494 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: A Subdivision: VILLAGE OF FAIRVIEW Phase No: II MapRef: VOL 2006 PG 105 Abbreviated Description: Lot:9 Block:A Subdivision:VILLAGE OF FAIRVIEW Phase No:II Map Ref:VOL 2006 PG 105City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
6	.98Mi.	**370 OAKWOOD TRL** **FAIRVIEW, TX 75069-8721**	04/15/2026			5709	12/4/4.5	1996	73,965 SF	Yes
		APN: R-3011-00C-004R-1 Document #: 2026000049206 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4R Block: C Subdivision: OAKWOOD ESTATES Phase No: 1 MapRef: VOL J PG 116 Abbreviated Description: Lot:4R Block:C Subdivision:OAKWOOD ESTATES Phase No:1 Map Ref:VOL J PG 116City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
7	1.1Mi.	**461 ASHWOOD LN** **FAIRVIEW, TX 75069-8547**	04/07/2026			5158	12/6/4.5	1993	43,778 SF	Yes
		APN: R-1736-000-0110-1 Document #: 2026000044428 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Subdivision: SYCAMORE PLACE MapRef: VOL F PG 213 Abbreviated Description: Lot:11 Subdivision:SYCAMORE PLACE Map Ref:VOL F PG 213City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
8	.83Mi.	**5144 POND VIEW LN** **FAIRVIEW, TX 75069-6861**	04/01/2026			3779	10/5/4	2005	SF	Yes
		APN: R-8631-00G-0030-1 Document #: 2026000042249 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: G Subdivision: SLOAN CREEK ESTATES Phase No: 2 MapRef: VOL Q PG 54 Abbreviated Description: Lot:3 Block:G Subdivision:SLOAN CREEK ESTATES Phase No:2 Map Ref:VOL Q PG 54City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
9	.66Mi.	**761 CREEKWOOD DR S** **FAIRVIEW, TX 75069-8910**	02/25/2026			8131	9/4/3.5	1985	108,291 SF	Yes
		APN: R-0810-000-0930-1 Document #: 2026000023961 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 93&94 Subdivision: RIVER OAKS MapRef: VOL B PG 229 Abbreviated Description: Lot:93&94 Subdivision:RIVER OAKS Map Ref:VOL B PG 229City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
10	1.35Mi.	**475 CHAMBERS PL** **FAIRVIEW, TX 75069-1362**	01/22/2026			2846	/3/2.5	2020	3,920 SF	
		APN: R-11415-00A-0240-1 Document #: 2026000008683 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: A Subdivision: APPLES CROSSING CFV Abbreviated Description: Lot:24 Block:A Subdivision:APPLES CROSSING CFV								
11	.88Mi.	**831 CREEKWOOD CIR** **FAIRVIEW, TX 75069-8914**	10/24/2025			4591	8/4/3.5	1988	57,848 SF	
		APN: R-0810-000-0640-1 Document #: 2025000138036 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 64 Subdivision: RIVER OAKS MapRef: VOL B PG 229 Abbreviated Description: Lot:64 Subdivision:RIVER OAKS Map Ref:VOL B PG 229City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
12	.28Mi.	**561 TALIA CIR** **FAIRVIEW, TX 75069-6834**	09/12/2025			5432	/5/5.5	2020	49,223 SF	
		APN: R-5034-00A-0160-1 Document #: 2025000117111 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: A Subdivision: HAWKS WOOD ADDITION MapRef: VOL P PG 228 Abbreviated Description: Lot:16 Block:A Subdivision:HAWKS WOOD ADDITION Map Ref:VOL P PG 228City/Muni/Twp:FAIRVIEW City/Muni/Twp: FAIRVIEW								
13	1.11Mi.	**380 ASHWOOD LN** **FAIRVIEW, TX 75069-8544**	09/04/2025			5401	/4/4	1999	44,606 SF	Yes

ICE SiteX Report

OrderID: 98012143

APN: R-3492-00A-0140-1 Document #: 2025000112861
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: A Subdivision: THE OAKS OF FAIRVIEW Abbreviated Description: Lot:14 Block:A Subdivision:THE OAKS OF FAIRVIEW

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.	**481 STONEBROOK DR**	**06/09/2022**	$1,088,000	$1,088,000	5,510	12/5/4.5	2006	1 SF	
.03Mi.	**471 STONEBROOK DR**	**10/28/2024**	$1,151,980	$1,151,980	5,005	10/4/3.5	2006	1 SF	Yes
.05Mi.	**480 STONEBROOK DR**	**11/21/2022**	$1,202,233	$1,202,233	5,404	13/7/4.5	2004	1 SF	
.07Mi.	**551 AMBRYM DR**	**02/28/2019**	$1,595,213	$1,595,213	6,604	12/5/5	2005	2 SF	Yes
.08Mi.	**500 STONEBROOK DR**	**01/10/2017**	$1,338,950	$1,338,950	5,695	11/5/5	2006	1 SF	Yes
.08Mi.	**501 STONEBROOK DR**	**04/27/2012**	$1,063,116	$1,063,116	3,893	9/5/3.5	2013	1 SF	
.09Mi.	**590 LAKERIDGE DR**	**09/30/2004**	$1,113,730	$1,113,730	4,786	12/6/4	2004	1 SF	Yes
.09Mi.	**470 STONEBROOK DR**	**02/25/2020**	$1,415,113	$1,415,113	5,513	12/5/4.5	2006	2 SF	
.09Mi.	**531 AMBRYM DR**	**03/30/2016**	$951,690	$951,690	3,654	10/4/4.5	2004	1 SF	Yes
.1Mi.	**571 AMBRYM DR**	**11/15/2012**	$1,568,113	$1,568,113	5,910	10/3/3.5	2008	2 SF	Yes
.12Mi.	**600 LAKERIDGE DR**	**11/16/2023**	$1,181,882	$1,181,882	5,183	12/6/4	2004	1 SF	
.12Mi.	**511 STONEBROOK DR**	**02/15/2023**	$1,124,433	$1,124,433	4,767	10/4/3.5	2006	1 SF	
.12Mi.	**550 AMBRYM DR**	**07/26/2021**	$1,407,756	$1,407,756	4,911	12/5/4.5	2011	1 SF	Yes
.12Mi.	**521 AMBRYM DR**	**05/05/2023**	$1,115,287	$1,115,287	4,858	12/5/5	2008	1 SF	Yes
.13Mi.	**560 AMBRYM DR**	**08/29/2014**	$1,041,000	$1,041,000	4,001	9/5/3	2005	1 SF	Yes
.13Mi.	**540 AMBRYM DR**	**03/02/2020**	$1,059,689	$1,059,689	4,206	10/4/4	2006	1 SF	Yes

Rent vs. Own

Households Occupied by Renters:	47%	Households Occupied by Owners:	48%

Demographics & Income

Median Age:	38.4 years old	Households:	19,485
Median Household Income:	$76,590	Households w/Family:	61%
Household Income Per Capita:	$43,510	Households w/Family Married:	47%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	28%

School District

School District Zone:	McKinney Independent School District	Students:	23,296
Number of Schools:	33	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.41Mi.	**Jesse Mcgowen Elementary School** Number of Students: 570 Student-Teacher Ratio: 13.93	B-	Public	KG - 5
3.50Mi.	**McKinney High School** Number of Students: 2,668 Student-Teacher Ratio: 14.71 Advanced Placement: Yes	B+	Public	9 - 12
4.53Mi.	**Herman Lawson Early Childhood School** Number of Students: 606 Student-Teacher Ratio: 21.64	NA	Public	PK - PK
4.70Mi.	**Faubion Middle School** Number of Students: 1,033 Student-Teacher Ratio: 12.54	A	Public	6 - 8

ICE SiteX Report

OrderID: 98012143

Flood Report

The Subject Property of **481 STONEBROOK DR, FAIRVIEW, TX 75069-0127** 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	125%	HIGHER
BURGLARY	127%	HIGHER
MOTOR VEHICLE THEFT	103%	SIMILAR
FORCIBLE ROBBERY	123%	HIGHER
AGGRAVATED ASSAULT	123%	HIGHER
FORCIBLE RAPE	123%	HIGHER
MURDER	100%	SIMILAR
OVERALL	125%	HIGHER

Disaster Alerts

No alerts noted

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