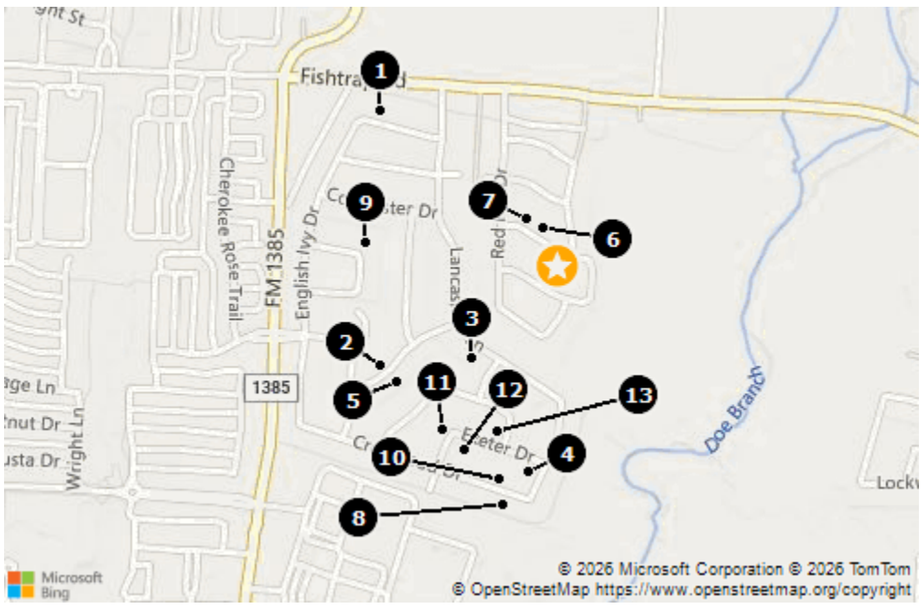
ICE SiteX Report

OrderID: 98722466

SiteX Property Information Report



Subject Property Location

5411 BLUE QUAIL DR, PROSPER, TX 75078-2152

County:	**DENTON TX**	Census Tract:	481210201.281007
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R744130	Thomas Bros Pg-Grid:	

Valuation

Value:	**$534,000**	FSD:	21	Common Confidence Score:	37
Value Range:	$421,860 - $646,140	ICE Confidence Score:	79		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	G01 S05 C48
Assd Land Value:	$125,149	Market Land Value:	$125,149	Tax Year:	2026
Assd Improvement:	$402,312	Market Improvment Value:	$402,312	Total Taxable Value:	$5,647
Total Assessed Value:	$527,461	Total Assessor Market Value:	$527,461	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: G Subdivision: PRESERVE AT DOE CREEK PHASE 2 Phase No: 2
Abbreviated Description: PRESERVE AT DOE CREEK PHASE 2 BLK G LOT 7

Property Characteristics

Lot Size:	9,113 SF	Bedrooms:		Pool:	
Building Area:	2892 SF	Baths:		Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	10/24/2025	Loan Amount:	N/A
Document #:	2025-119947 BK-PG -	Loan Type:	FHA
TD Due Date:	11/01/2065	Type Finance:	

Legal Description:
Lot: 7 Block: G Subdivision: PRESERVE AT DOE CREEK Phase No: 2
City/Muni/Twp: TOWN OF PROSPER

Mortgage Record

Recording Date:	12/05/2024	Loan Amount:	N/A
Document #:	2024-132065 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 7 Block: G Subdivision: PRESERVE AT DOE CREEK Phase No: 2
City/Muni/Twp: TOWN OF PROSPER

Prior Transfer

Recording Date:	10/29/2024	Sales Price:	$308,520
Document #:	2024-117432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Mortgage Record

Recording Date:	01/10/2024	Loan Amount:	N/A
Document #:	2024-002875 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 7 Block: G Subdivision: PRESERVE AT DOE CREEK PHASE 2 Phase No: 2
City/Muni/Twp: PROSPER

Mortgage Record

Recording Date:	06/16/2023	Loan Amount:	N/A
Document #:	2023-062572 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2050	Type Finance:	

Legal Description:
Lot: 7 Block: G Subdivision: PRESERVE AT DOE CREEK PHASE 2
City/Muni/Twp: PROSPER

Prior Transfer

Recording Date:	05/11/2020	Sales Price:	N/A
Document #:	2020-061581 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/08/2020		
Document Type:			

Legal Description:
Lot: 7 Block: G Subdivision: PRESERVE AT FODOE CREEK PHASE 2 Map Ref: DOC 2018-408

Prior Transfer

Recording Date:	05/08/2020	Sales Price:	N/A
Document #:	2020-61581 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: G Subdivision: PRESERVE AT DOE CREEK PHASE 2 Phase No: 2
Abbreviated Description: PRESERVE AT DOE CREEK PHASE 2 BLK G LOT 7

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,457 SF	Median # of Baths	2
Median Living Area	2,258 SF	Median Year Built	2010
Price Range - 2 Yrs		Age Range	7 years to 18 years
Median Value		Median Age	16 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.32Mi.	**5680 COVENTRY DR** **PROSPER, TX 75078-1249**	08/07/2026			2258	/4/2	2014	6,007 SF	
		APN: R651152 Document #: 2026-093569 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Block: A Subdivision: GLENBROOKE ESTATES Phase No: 2C MapRef: DOC 2014-328 Abbreviated Description: Lot:33 Block:A Subdivision:GLENBROOKE ESTATES Phase No:2C Map Ref:DOC 2014-328City/Muni/Twp:CITY OF PROSPER City/Muni/Twp: CITY OF PROSPER								
2	.28Mi.	**5650 LINCOLNWOOD DR** **PROSPER, TX 75078-5636**	06/10/2026			2263	/3/2.5	2009	7,505 SF	
		APN: R525188 Document #: 2026-068050 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 28 Block: F Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SL 717-720 Abbreviated Description: Lot:28 Block:F Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SL 717-720City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER								
3	.17Mi.	**1004 LANCASHIRE LN** **PROSPER, TX 75078-5653**	06/02/2026			2551	/4/3	2010	7,457 SF	
		APN: R525206 Document #: 2026-063765 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 1 Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SL 717-720 Abbreviated Description: Lot:14 Block:1 Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SL 717-720City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER								
4	.28Mi.	**5461 EXETER DR** **PROSPER, TX 75078-5648**	05/26/2026			2947	/5/3	2010	6,229 SF	
		APN: R525241 Document #: 2026-060477 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: K Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SL 717 Abbreviated Description: Lot:11 Block:K Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SL 717City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER								
5	.27Mi.	**5651 LINCOLNWOOD DR** **PROSPER, TX 75078-5637**	04/23/2026			1554	/3/2	2009	7,536 SF	
		APN: R525163 Document #: 2026-046315 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SL 717-720 Abbreviated Description: Lot:5 Block:1 Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SL 717-720City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER								
6	.06Mi.	**5450 BLUE QUAIL DR** **PROSPER, TX 75078-2153**	04/01/2026			1908	/3/2	2019	8,407 SF	
		APN: R744172 Document #: 2026-036312 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: F Subdivision: PRESERVE AT DOE CREEK Phase No: 2 MapRef: FILE 2018-408 Abbreviated Description: Lot:12 Block:F Subdivision:PRESERVE AT DOE CREEK Phase No:2 Map Ref:FILE 2018-408City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER								
7	.08Mi.	**5470 BLUE QUAIL DR** **PROSPER, TX 75078-2153**	03/10/2026			2526	/3/2	2019	8,812 SF	
		APN: R744174 Document #: 2026-025783 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 14 Block: F Subdivision: PRESERVE AT DOE CREEK Phase No: 2 MapRef: FILE 2018-408 Abbreviated Description: Lot:14 Block:F Subdivision:PRESERVE AT DOE CREEK Phase No:2 Map Ref:FILE 2018-408City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER

8	.33Mi.	**5491 CRESTWOOD DR** **PROSPER, TX 75078-5626**	03/09/2026	1554	/3/2	2008	5,998 SF

APN: R525151 Document #: 2026-025669
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 53 Block: E Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SL 717 Abbreviated Description: Lot:53 Block:E Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SL 717City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER

9	.26Mi.	**5700 SALISBURY** **PROSPER, TX 75078-5678**	03/03/2026	2908	/4/3	2014	10,533 SF

APN: R564071 Document #: 2026-023579
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 47 Block: F Subdivision: GLENBROOKE ESTATES Phase No: 2B MapRef: DOC 2013-67 Abbreviated Description: Lot:47 Block:F Subdivision:GLENBROOKE ESTATES Phase No:2B Map Ref:DOC 2013-67City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER

10	.3Mi.	**5510 CRESTWOOD DR** **PROSPER, TX 75078-5623**	02/17/2026	1666	/3/2	2010	6,229 SF

APN: R525247 Document #: 2026-016154
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 17 Block: K Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SL 717 Abbreviated Description: Lot:17 Block:K Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SL 717City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER

11	.27Mi.	**1070 KENT DR** **PROSPER, TX 75078-5646**	12/08/2025	2932	/5/2.5	2009	9,940 SF

APN: R525277 Document #: 2025-137255
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: L Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SL 717-720 Abbreviated Description: Lot:23 Block:L Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SL 717-720City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER

12	.28Mi.	**5551 EXETER DR** **PROSPER, TX 75078-5647**	11/13/2025	1554	/3/2	2008	6,229 SF

APN: R525232 Document #: 2025-127742
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: K Subdivision: GLENBROOKE ESTATES Phase No: 1 MapRef: CAB X SLS 717-720 Abbreviated Description: Lot:2 Block:K Subdivision:GLENBROOKE ESTATES Phase No:1 Map Ref:CAB X SLS 717-720City/Muni/Twp:TOWN OF PROSPER City/Muni/Twp: TOWN OF PROSPER

13	.24Mi.	**1100 LUTON DR** **PROSPER, TX 75078-5661**	08/11/2025	1851	/3/2	2008	6,129 SF

APN: R525270 Document #: 2025-088887
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 16 Block: L Subdivision: GLENBROOK ESTATES Phase No: 1 MapRef: CAB X SL 717-720 Abbreviated Description: Lot:16 Block:L Subdivision:GLENBROOK ESTATES Phase No:1 Map Ref:CAB X SL 717-720City/Muni/Twp:CITY OF PROSPER City/Muni/Twp: CITY OF PROSPER

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.	**5411 BLUE QUAIL DR**	**05/08/2020**	$527,461	$527,461	2,892		2020	9,113 SF	
.01Mi.	**5431 BLUE QUAIL DR**	**10/30/2019**	$477,673	$456,969	2,526	/3/2	2019	7,741 SF	
.01Mi.	**5401 BLUE QUAIL DR**	**07/30/2019**	$559,087	$533,074	2,825	/4/3	2019	11,783 SF	Yes
.02Mi.	**5460 MOURNING DOVE DR**	**10/25/2019**	$441,886	$409,723	2,093	/3/2	2019	7,200 SF	
.02Mi.	**5441 BLUE QUAIL DR**	**10/30/2019**	$433,037	$395,811	1,959	/3/2	2019	7,200 SF	
.02Mi.	**5470 MOURNING DOVE DR**	**08/28/2019**	$505,633	$488,994	2,825	/4/3	2019	7,200 SF	
.03Mi.	**5450 MOURNING DOVE DR**	**11/04/2021**	$504,956	$504,956	2,770	/4/3.5	2019	7,200 SF	
.03Mi.	**5480 MOURNING DOVE DR**	**11/27/2019**	$461,418	$422,738	2,165	/3/2.5	2019	7,492 SF	
.03Mi.	**880 PHEASANT WAY**	**05/21/2020**	$513,709	$508,295	2,808		2019	9,313 SF	
.03Mi.	**840 GRAY WOLF DR**	**10/16/2023**	$487,545	$487,545	2,093	/4/2.5	2020	14,414 SF	
.03Mi.	**5430 MOURNING DOVE DR**	**09/01/2020**	$600,152	$581,264	3,361	/5/3.5	2019	11,678 SF	
.04Mi.	**900 PHEASANT WAY**	**01/29/2020**	$497,927	$400,693	1,968		2019	7,200 SF	
.04Mi.	**5451 BLUE QUAIL DR**	**01/13/2020**	$440,339	$432,455	2,360		2019	6,961 SF	
.04Mi.	**910 PHEASANT WAY**		$221,950	$211,473	2,244		2020	7,200 SF	
.04Mi.	**910 PHEASANT WAY**	**05/08/2020**	$227,002	$211,473	2,244		2020	7,200 SF	
.04Mi.	**5490 MOURNING DOVE DR**	**10/29/2020**	$452,973	$414,340	2,093		2020	8,333 SF	

Rent vs. Own

Households Occupied by Renters:	12%	Households Occupied by Owners:	82%

Demographics & Income

Median Age:	36.1 years old	Households:	13,533
Median Household Income:	$163,995	Households w/Family:	91%
Household Income Per Capita:	$59,471	Households w/Family Married:	81%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	56%

School District

School District Zone:	Denton Independent School District	Students:	33,329
Number of Schools:	46	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.27Mi.	**Savannah Elementary School** Number of Students: 728 Student-Teacher Ratio: 14.54	D+	Public	PK - 5
2.19Mi.	**Navo Middle School** Number of Students: 699 Student-Teacher Ratio: 12.87	C-	Public	6 - 8
2.23Mi.	**Braswell High School** Number of Students: 2,812 Student-Teacher Ratio: 15.47	C	Public	9 - 12

Flood Report

The Subject Property of **5411 BLUE QUAIL DR, PROSPER, TX 75078-2152** 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	17%	SIGNIFICANTLY LOWER
BURGLARY	68%	NOTABLY LOWER
MOTOR VEHICLE THEFT	28%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	63%	NOTABLY LOWER
AGGRAVATED ASSAULT	52%	NOTABLY LOWER
FORCIBLE RAPE	65%	NOTABLY LOWER
MURDER	26%	SIGNIFICANTLY LOWER
OVERALL	50%	SIGNIFICANTLY 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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ICE SiteX Report

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