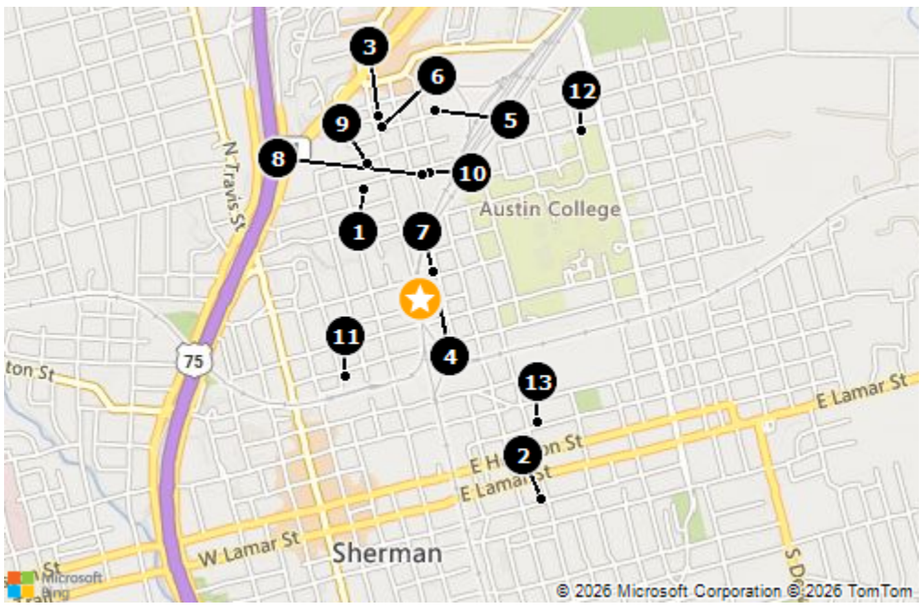
ICE SiteX Report

OrderID: 98722751

SiteX Property Information Report



Subject Property Location

601 E CARTER ST, SHERMAN, TX 75090-4918

County:	**GRAYSON TX**	Census Tract:	481810020.001024
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	S030 2592008	Thomas Bros Pg-Grid:	

Valuation

Value:	**$168,000**	FSD:	27	Common Confidence Score:	25
Value Range:	$122,640 - $213,360	ICE Confidence Score:	73		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	CSH,GRA,JRC,SSH
Assd Land Value:	$30,328	Market Land Value:	$30,328	Tax Year:	2025
Assd Improvement:	$135,392	Market Improvment Value:	$135,392	Total Taxable Value:	$2,147
Total Assessed Value:	$165,720	Total Assessor Market Value:	$165,720	Delinquent Year:	
				Tax Account ID:	350029
				Homeowner's Exemption:	
				Tax Exemptions:	DBFM

Assessment Legal Description

Lot: 8 Block: A Subdivision: AUSTIN PARK ADDN REPLT LT 13-21 BLK 4 WP
Abbreviated Description: AUSTIN PARK ADDN REPLT LT 13-21 BLK 4 WP CARTER & PT MCANAIR, BLOCK A, LOT 8, ACRES 0.0906

Property Characteristics

Lot Size:	3,947 SF	Bedrooms:		Pool:	
Building Area:	1029 SF	Baths:		Fireplace:	
Year Built:	2020	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:		Heating:	
Number of Stories:		Number of Cars:		A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	04/20/2026	Sales Price:	N/A
Document #:	2026-9598 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	11/12/2025	Sales Price:	$155,000
Document #:	2025-29398 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	11/03/2025	Loan Amount:	N/A
Document #:	2025-28485 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2055	Type Finance:	

Legal Description:
Lot: 8 Block: A Subdivision: AUSTIN PARK ADDITION
City/Muni/Twp: CITY OF SHERMAN

Prior Transfer

Recording Date:	11/08/2024	Sales Price:	N/A
Document #:	2024-30912 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/06/2024		

ICE SiteX Report

OrderID: 98722751

Document Type:
Legal Description:
Lot: 8 Block: A Subdivision: AUSTIN PARK ADDITION Map Ref: VOL 20 PG 133
City/Muni/Twp: CITY OF SHERMAN

Prior Transfer

Recording Date:	11/06/2024	Sales Price:	N/A
Document #:	2024-30912 BK-PG -	Type of Sale:	Per Assessor Transaction History

Document Type:
Legal Description:
Lot: 8 Block: A Subdivision: AUSTIN PARK ADDN REPLT LT 13-21 BLK 4 WP
Abbreviated Description: AUSTIN PARK ADDN REPLT LT 13-21 BLK 4 WP CARTER & PT MCANAIR, BLOCK A, LOT 8, ACRES 0.0906

Area Sales Analysis

Total Area Sales	$109,265	Median # of Bedrooms	
Median Lot Size	8,751 SF	Median # of Baths	1
Median Living Area	1,038 SF	Median Year Built	1940
Price Range - 2 Yrs	to $109,265	Age Range	3 years to 126 years
Median Value		Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.33Mi.	**514 E SYCAMORE ST** **SHERMAN, TX 75090-3847**	07/31/2026			1038	//1	1930	6,251 SF	
		APN: S030 2129003 Document #: 2026-19565 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: KERRS NURSERY ADDITION MapRef: VOL 138 PG 151 Abbreviated Description: Lot:9 Block:4 Subdivision:KERRS NURSERY ADDITION Map Ref:VOL 138 PG 151City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
2	.62Mi.	**821 E JONES ST** **SHERMAN, TX 75090-6919**	07/31/2026	$109,265	$107	1015	//	1920	6,769 SF	
		APN: S042 2232004 Document #: 2026-19408 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 12 Block: A Subdivision: SUMMER FIRST ADDITION MapRef: VOL 38 PG 627A Abbreviated Description: Lot:12 Block:A Subdivision:SUMMER FIRST ADDITION Map Ref:VOL 38 PG 627ACity/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
3	.51Mi.	**1515 N BROUGHTON ST** **SHERMAN, TX 75090-3811**	07/28/2026			840	//1	1930	6,499 SF	
		APN: S023 2122017 Document #: 2026-19059 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5,6 Block: 4 Subdivision: JONES SUMMIT ADDITION MapRef: VOL 303 PG 86-87 Abbreviated Description: Lot:5,6 Block:4 Subdivision:JONES SUMMIT ADDITION Map Ref:VOL 303 PG 86-87Abbreviated Description:LOT: SOUTH 65 FEET OF LOTS 5 AND 6 City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
4	.05Mi.	**816 N THROCKMORTON ST** **SHERMAN, TX 75090-4540**	07/20/2026			1010	//	2004	8,751 SF	
		APN: S030 203606901 Document #: 2026-18305 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7-9 Block: 4 Subdivision: WP CARTERS ADDITION MapRef: MB 25 PG 196 Abbreviated Description: Lot:7-9 Block:4 Subdivision:WP CARTERS ADDITION Map Ref:MB 25 PG 196Abbreviated Description:LOT: SOUTH ONE-HALF OF LOT 9 City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
5	.52Mi.	**817 E SCOTT ST** **SHERMAN, TX 75090-3841**	07/06/2026			778	//1	1930	12,663 SF	
		APN: S023 2122036 Document #: 2026-16945 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9,10 Block: 6 Subdivision: JONES SUMMIT ADDITION MapRef: VOL 303 PG 86 Abbreviated Description: Lot:9,10 Block:6 Subdivision:JONES SUMMIT ADDITION Map Ref:VOL 303 PG 86City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
6	.48Mi.	**1501 N BROUGHTON ST** **SHERMAN, TX 75090-3811**	05/06/2026			832	//1	1930	4,513 SF	
		APN: S023 2122019 Document #: 2026-11397 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7,8 Block: 4 Subdivision: JONES SUMMIT ADDITION MapRef: VOL 303 PG 87 Abbreviated Description: Lot:7,8 Block:4 Subdivision:JONES SUMMIT ADDITION Map Ref:VOL 303 PG 87City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
7	.08Mi.	**621 E COLLEGE ST** **SHERMAN, TX 75090-4535**	04/16/2026			1374	//1	1940	8,751 SF	
		APN: S030 2036051 Document #: 2026-9233 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1-3 Block: 5 Subdivision: WP CARTER ADDITION MapRef: VOL 25 PG 196 Abbreviated Description: Lot:1-3 Block:5 Subdivision:WP CARTER ADDITION Map Ref:VOL 25 PG 196Abbreviated Description:LOT: SOUTH ONE-HALF (S. 1/2) OF LOT NO. THREE (3) City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
8	.33Mi.	**704 E SYCAMORE ST** **SHERMAN, TX 75090-3851**	02/20/2026			1130	//	2007	10,890 SF	
		APN: S030 2557002 Document #: 2026-3977 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: CUPIDS CORNER ADDITION MapRef: VOL 19 PG 28 Abbreviated Description: Lot:2 Block:1 Subdivision:CUPIDS CORNER ADDITION Map Ref:VOL 19 PG 28City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
9	.39Mi.	**528 E ORANGE ST** **SHERMAN, TX 75090-3830**	02/17/2026			1024	//1	1945	6,251 SF	
		APN: S030 2129017 Document #: 2026-3639 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 6 Subdivision: KERRS NURSERY ADDITION MapRef: VOL 138 PG 151 Abbreviated Description: Lot:5 Block:6 Subdivision:KERRS NURSERY ADDITION Map Ref:VOL 138 PG 151City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
10	.31Mi.	**712 E SYCAMORE ST** **SHERMAN, TX 75090-3851**	02/17/2026			1069	//	2007	20,038 SF	
		APN: S030 2557004 Document #: 2026-3635 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

OrderID: 98722751

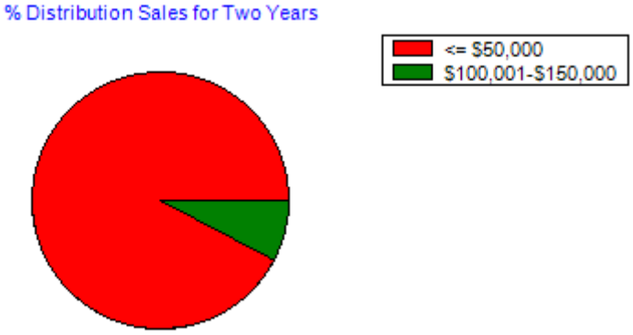
Legal: Lot: 4 Block: 1 Subdivision: CUPIDS CORNER ADDITION MapRef: VOL 19 PG 28 & 29 Abbreviated Description: Lot:4 Block:1 Subdivision:CUPIDS CORNER ADDITION Map Ref:VOL 19 PG 28 & 29City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN

11 .28Mi. **304 E PACIFIC ST** 02/06/2026 2360 // 2023 18,644 SF
SHERMAN, TX 75090-
APN: S034 2720001 Document #: 2026-2668
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2R Subdivision: LUXE ON PACIFIC ADDITION MapRef: INST 2021-110 Abbreviated Description: Lot:2R Subdivision:LUXE ON PACIFIC ADDITION Map Ref:INST 2021-110City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN

12 .64Mi. **1221 N LUCKETT ST** 12/01/2025 1433 //1 1940 8,699 SF
SHERMAN, TX 75090-3968
APN: S031 2161079 Document #: 2025-31132
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: MILDRED HEIGHTS ADDITION Abbreviated Description: Lot:5 Block:3 Subdivision:MILDRED HEIGHTS ADDITION City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN

13 .46Mi. **909 E CHAFFIN ST** 12/01/2025 1526 //1 1900 10,724 SF
SHERMAN, TX 75090-6269
APN: S033 2044151 Document #: 2025-31073
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 4 Subdivision: EXSTEINS MAPLE ADDITION Abbreviated Description: Lot:8 Block:4 Subdivision:EXSTEINS MAPLE ADDITION City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN

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.	**601 E CARTER ST**	**11/06/2024**	$165,720	$165,720	1,029		2020	3,947 SF	
.03Mi.	**800 N BROUGHTON ST**	**07/22/2021**	$205,448	$203,088	1,296		2020	5,053 SF	
.03Mi.	**608 E CARTER ST**	**01/13/1999**	$172,387	$149,382	980		1940	24,324 SF	
.04Mi.	**536 E CARTER ST**	**12/07/2022**	$168,097	$168,097	1,079		2022	5,314 SF	
.05Mi.	**810 N THROCKMORTON ST**	**08/25/2022**	$131,417	$131,417	802	//1	1945	7,000 SF	
.05Mi.	**816 N THROCKMORTON ST**	**02/08/2021**	$138,947	$138,947	1,010		2004	8,751 SF	
.05Mi.	**526 E COLLEGE ST**		$19,367	$19,367				11,539 SF	
.05Mi.	**526 E COLLEGE ST**		$19,367	$19,367				11,539 SF	
.05Mi.	**526 E COLLEGE ST**	**01/01/2016**	$58,102	$50,102				11,539 SF	
.06Mi.	**716 N THROCKMORTON ST**	**10/02/2024**	$84,553	$84,553	826	//1	1940	8,124 SF	
.06Mi.	**818 N THROCKMORTON ST**	**10/07/2021**	$186,480	$186,480	1,313		2019	5,249 SF	
.06Mi.	**537 E BROCKETT ST**	**03/30/2023**	$161,995	$161,995	1,079		2022	4,269 SF	
.06Mi.	**617 E BROCKETT ST**	**01/01/2020**	$128,237	$128,080	1,680	//1	1940	5,959 SF	
.06Mi.	**620 E COLLEGE ST**	**06/03/2022**	$221,860	$221,860	1,288	//1	1970	12,249 SF	
.06Mi.	**524 E COLLEGE ST**	**09/13/2020**	$177,211	$177,211	1,305	//1	1935	8,015 SF	
.06Mi.	**521 E CARTER ST**	**06/17/2025**	$207,985	$207,985	1,297		2024	8,451 SF	

Rent vs. Own

Households Occupied by Renters:	33%	Households Occupied by Owners:	59%

Demographics & Income

Median Age:	34.6 years old	Households:	9,893
Median Household Income:	$58,314	Households w/Family:	71%
Household Income Per Capita:	$26,276	Households w/Family Married:	49%
Most Common Education Level:	High School Graduate	Households w/Family Children:	39%

School District

School District Zone:	Sherman Independent School District	Students:	7,788
Number of Schools:	16	Rating:	D

ICE SiteX Report

OrderID: 98722751

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.12Mi.	**Fred Douglass Early Childhood Center** Number of Students: 224 Student-Teacher Ratio: 13.62	NA	Public	PK - PK
0.77Mi.	**Piner Middle School** Number of Students: 831 Student-Teacher Ratio: 12.41	C-	Public	6 - 8
3.51Mi.	**Sherman High School** Number of Students: 2,143 Student-Teacher Ratio: 13.13 Advanced Placement: Yes	C-	Public	9 - 12

Flood Report

The Subject Property of **601 E CARTER ST, SHERMAN, TX 75090-4918** 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	129%	HIGHER
BURGLARY	115%	HIGHER
MOTOR VEHICLE THEFT	131%	NOTABLY HIGHER
FORCIBLE ROBBERY	128%	HIGHER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	123%	HIGHER
MURDER	101%	SIMILAR
OVERALL	102%	SIMILAR

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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