ICE SiteX Report

OrderID: 97841612

SiteX Property Information Report



Subject Property Location

621 E RICHARDS ST, SHERMAN, TX 75090-4778

County:	**GRAYSON TX**	Census Tract:	481810020.001014
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	S030 2036012	Thomas Bros Pg-Grid:	

Valuation

Value:	**$173,000**	FSD:	15	Common Confidence Score:	50
Value Range:	$147,050 - $198,950	ICE Confidence Score:	85		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	CSH,GRA,JRC,SSH
Assd Land Value:	$38,750	Market Land Value:	$38,750	Tax Year:	2024
Assd Improvement:	$103,815	Market Improvment Value:	$103,815	Total Taxable Value:	$1,570
Total Assessed Value:	$142,565	Total Assessor Market Value:	$142,565	Delinquent Year:	
				Tax Account ID:	160014
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Block: 7 Subdivision: CARTERS W P ADDN Map Ref: MAP S 030

Abbreviated Description:	CARTERS W P ADDN, BLOCK 7, LOT E 50' 1 THRU 5, ACRES .1435
City/Muni/Twp:	SHERMAN

Property Characteristics

Lot Size:	6,251 SF	Bedrooms:		Pool:	
Building Area:	1063 SF	Baths:		Fireplace:	
Year Built:	2006	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
Mortgage Record

Recording Date:	05/22/2019	Loan Amount:	N/A
Document #:	2019-00011842 BK-PG -	Loan Type:	FHA
TD Due Date:	06/01/2049	Type Finance:	

Legal Description:
Lot: 1-5 Block: 7 Subdivision: W P CARTERS ADDITION
Abbreviated Description: EAST50FT LOTS1-5
City/Muni/Twp: SHERMAN

Mortgage Record

Recording Date:	04/18/2016	Loan Amount:	N/A
Document #:	2016-00007600 BK-PG 5790-00120	Loan Type:	FHA
TD Due Date:	05/01/2043	Type Finance:	

Legal Description:
Lot: 1-5 Block: 7 Subdivision: W P CARTERS ADDITION
Abbreviated Description: E50 LOTS 1-5
City/Muni/Twp: SHERMAN

Prior Transfer

Recording Date:	09/22/2011	Sales Price:	$72,427
Document #:	2011-00019245 BK-PG 04096-00232	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

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Prior Transfer

Recording Date:	08/04/2006	Sales Price:	N/A
Document #:	2006-00019134 BK-PG 04096-00229	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/27/2006		
Document Type:			

Legal Description:
Lot: 1-5 Block: 7 Subdivision: W P CARTERS ADDITION Map Ref: DD25 PG196
Abbreviated Description: EAST50 FT LOTS1-5
City/Muni/Twp: SHERMAN

Prior Transfer

Recording Date:	07/26/2006	Sales Price:	N/A
Document #:	BK-PG 4096 -229	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Block: 7 Subdivision: CARTERS W P ADDN Map Ref: MAP S 030
Abbreviated Description: CARTERS W P ADDN, BLOCK 7, LOT E 50' 1 THRU 5, ACRES .1435
City/Muni/Twp: SHERMAN

Prior Transfer

Recording Date:	06/23/2006	Sales Price:	N/A
Document #:	2006-00015297 BK-PG 04073-00053	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/16/2006		
Document Type:			

Legal Description:
Lot: 1-5 Block: 7 Subdivision: W P CARTERS ADDITION Map Ref: DD348 PG705
Abbreviated Description: EAST50 FT LOTS1-5
City/Muni/Twp: SHERMAN

Area Sales Analysis

Total Area Sales	$130,000	Median # of Bedrooms	
Median Lot Size	7,170 SF	Median # of Baths	1
Median Living Area	1,374 SF	Median Year Built	1940
Price Range - 2 Yrs	to $130,000	Age Range	2 years to 106 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	.27Mi.	**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								
2	.15Mi.	**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								
3	.37Mi.	**604 N FRISCO RD** **SHERMAN, TX 75090-2638**	03/30/2026			2162	//	2022	7,057 SF	
		APN: S023 2758002 Document #: 2026-7489 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2-R Subdivision: LAS CASITAS Phase No: 2 MapRef: DOC 2022-85 Abbreviated Description: Lot:2-R Subdivision:LAS CASITAS Phase No:2 Map Ref:DOC 2022-85City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
4	.46Mi.	**304 E PACIFIC ST** **SHERMAN, TX 75090-**	02/06/2026			2360	//	2023	18,644 SF	
		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								
5	.5Mi.	**1221 N LUCKETT ST** **SHERMAN, TX 75090-3968**	12/01/2025			1433	//1	1940	8,699 SF	
		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								
6	.11Mi.	**704 E SYCAMORE ST** **SHERMAN, TX 75090-3851**	12/01/2025			1130	//	2007	10,890 SF	
		APN: S030 2557002 Document #: 2025-31116 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								
7	.16Mi.	**519 E EVERGREEN ST** **SHERMAN, TX 75090-4766**	09/24/2025	$130,000	$96	1342	//1	1935	6,251 SF	
		APN: S030 2128011 Document #: 2025-24867 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 2 Block: 4 Subdivision: KERRS BLOOMFIELD ADDITION MapRef: VOL 92 PG 393 Abbreviated Description: Lot:2 Block:4 Subdivision:KERRS BLOOMFIELD ADDITION Map Ref:VOL 92 PG 393City/Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN								
8	.66Mi.	**1025 E CHAFFIN ST** **SHERMAN, TX 75090-6201**	07/17/2025			1038	//1	1930	8,999 SF	
		APN: S033 2046008 Document #: 2025-18193 Document Type: Price Code:								

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Land Use: Single Family Residential
Legal: Lot: 4 Block: 23 Subdivision: HATTIE M KENIFFS SUB-DIVISION MapRef: VOL 108 PG 89 Abbreviated Description: Lot:4 Block:23
Subdivision:HATTIE M KENIFFS SUB-DIVISION Map Ref:VOL 108 PG 89City/Muni/Twp:SHERMAN City/Muni/Twp: SHERMAN

9	.4Mi.	**310 E BROCKETT ST** **SHERMAN, TX 75090-4932**	07/03/2025	1493	//1	2024	4,356 SF

APN: S034 2020038 Document #: 2025-17053
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: 6 MapRef: MB M PG 63 Abbreviated Description: Block:6 Map Ref:MB M PG 63Abbreviated Description:LOT: PART OF LOT 1 City/ Muni/Twp:CITY OF SHERMAN City/Muni/Twp: CITY OF SHERMAN

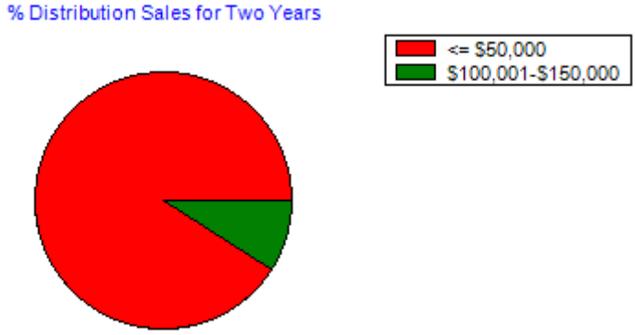
10	.19Mi.	**1008 N EAST ST** **SHERMAN, TX 75090-4740**	06/25/2025	1113	//1	1920	4,456 SF

APN: S030 0763539 Document #: 2025-16198
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: JB MCNAIR SURVEY ABSTRACT NO 763 Abbreviated Description: Subdivision:JB MCNAIR SURVEY ABSTRACT NO 763

11	.07Mi.	**1201 N BROUGHTON ST** **SHERMAN, TX 75090-4755**	05/08/2025	1427	//	2024	7,170 SF

APN: S030 2606002 Document #: 2025-11622
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 1 Subdivision: CUPID BROUGHTON TWO ADDITION MapRef: VOL 21 PG 41 Abbreviated Description: Lot:2 Block:1
Subdivision:CUPID BROUGHTON TWO ADDITION Map Ref:VOL 21 PG 41City/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.	**621 E RICHARDS ST**	**07/26/2006**	$142,565	$142,565	1,063		2006	6,251 SF	
.01Mi.	**617 E RICHARDS ST**	**04/01/2019**	$132,813	$132,813	1,053		2007	5,702 SF	
.02Mi.	**1108 N THROCKMORTON ST**	**03/27/2025**	$117,439	$117,439	958		2006	4,748 SF	
.03Mi.	**611 E RICHARDS ST**	**04/25/2022**	$146,192	$146,192	1,266		2008	4,996 SF	
.04Mi.	**1109 N BROUGHTON ST**	**09/03/2016**	$136,445	$119,864	804	//1	1935	20,909 SF	
.05Mi.	**608 E RICHARDS ST**	**05/14/2021**	$129,404	$129,404	1,048		2007	5,001 SF	
.05Mi.	**1117 N BROUGHTON ST**	**05/21/2020**	$142,797	$85,164	937	//1	1930	13,325 SF	
.05Mi.	**612 E RICHARDS ST**	**07/26/2019**	$173,446	$173,446	1,122		2008	11,761 SF	
.06Mi.	**1119 N BROUGHTON ST**	**12/15/2006**	$148,021	$148,021	1,092	//1	1940	13,839 SF	
.06Mi.	**1200 N THROCKMORTON ST**	**08/19/2020**	$148,122	$118,140	1,173	//1	1997	8,999 SF	
.06Mi.	**1201 N THROCKMORTON ST**	**04/30/2014**	$136,327	$136,327	1,056		2007	5,998 SF	
.07Mi.	**1001 N THROCKMORTON ST**	**04/11/2012**	$251,521	$142,813	2,411	//1	1930	40,559 SF	
.07Mi.	**1201 N BROUGHTON ST**	**05/02/2025**	$260,611	$260,611	1,427		2024	7,170 SF	
.07Mi.	**1206 N THROCKMORTON ST**	**08/23/2021**	$50,820	$50,820				5,737 SF	
.07Mi.	**1206 N THROCKMORTON ST**	**08/30/2007**	$101,656	$101,656				5,737 SF	
.07Mi.	**1009 N BROUGHTON ST**	**04/04/2014**	$116,888	$116,888	1,065	//1	1987	7,000 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:	C

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.66Mi.	**Wakefield Elementary School** Number of Students: 324 Student-Teacher Ratio: 12.96	D+	Public	KG - 5
0.18Mi.	**Fred Douglass Early Childhood Center** Number of Students: 224 Student-Teacher Ratio: 13.62	NA	Public	PK - PK
0.94Mi.	**Piner Middle School** Number of Students: 831 Student-Teacher Ratio: 12.41	B-	Public	6 - 8
3.70Mi.	**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 **621 E RICHARDS ST, SHERMAN, TX 75090-4778** 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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