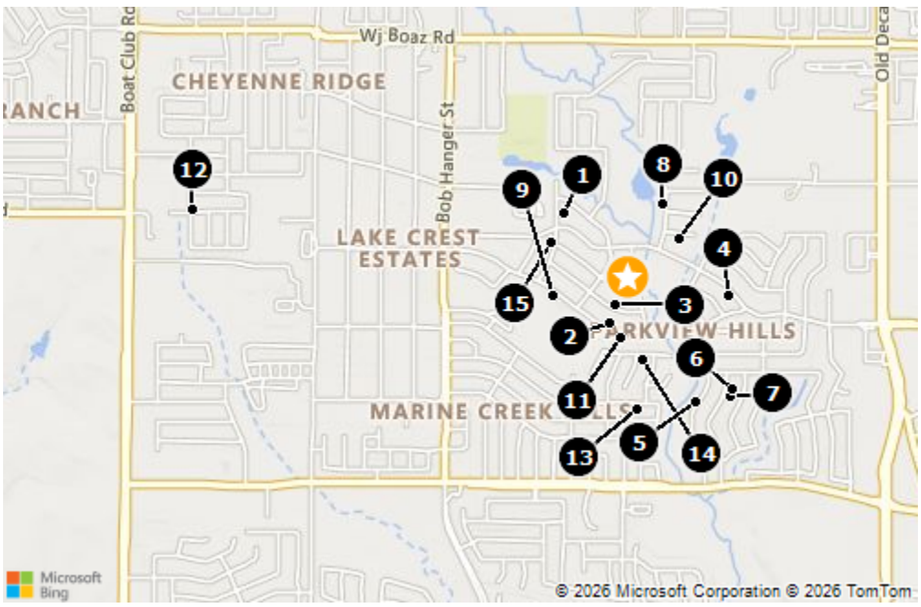
# ICE SiteX Report

**OrderID: 98722886**

## SiteX Property Information Report




## Subject Property Location

### 6813 WOODLAWN DR, FORT WORTH, TX 76179-6722

| | | | |
|---|---|---|---|
| County: | **TARRANT TX** | Census Tract: | 484391140.093008 |
| Property Use: | Single Family Residential | Zoning: | |
| Parcel Number: | 31682-8-14 | Thomas Bros Pg-Grid: | |

## Valuation

| | | | | | |
|---|---|---|---|---|---|
| Value: | **$359,000** | FSD: | 13 | Common Confidence Score: | 55 |
| Value Range: | $312,330 - $405,670 | ICE Confidence Score: | 87 | | |

## County Tax & Assessment

| | | | | | |
|---|---|---|---|---|---|
| Assessment Year: | 2026 | Market Value Year: | 2026 | Tax Rate Code Area: | 223,224,225 |
| Assd Land Value: | $65,000 | Market Land Value: | $65,000 | Tax Year: | 2026 |
| Assd Improvement: | $297,930 | Market Improvment Value: | $297,930 | Total Taxable Value: | $6,445 |
| Total Assessed Value: | $362,930 | Total Assessor Market Value: | $362,930 | Delinquent Year: | |
| | | | | Tax Account ID: | 42305452 |
| | | | | Homeowner's Exemption: | |
| | | | | Tax Exemptions: | D |

## Assessment Legal Description

Lot: 14 Block: 8 District: 026 Subdivision: PARKVIEW HILLS Map Ref: MAP 2030-432
Abbreviated Description: PARKVIEW HILLS BLOCK 8 LOT 14
City/Muni/Twp: FORT WORTH

## Property Characteristics

| | | | | | |
|---|---|---|---|---|---|
| Lot Size: | 9,592 SF | Bedrooms: | | Pool: | |
| Building Area: | 2364 SF | Baths: | | Fireplace: | |
| Year Built: | 2018 | 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: | 03/21/2023 | Loan Amount: | N/A |
| Document #: | D223045644 BK-PG - | Loan Type: | Credit Line (Revolving) |
| TD Due Date: | 03/12/2063 | Type Finance: | VAR |

**Legal Description:**
Lot: 14 Block: 8 Subdivision: PARKVIEW HILLS Phase No: 5C
City/Muni/Twp: FORT WORTH

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/28/2018 | Sales Price: | N/A |
| Document #: | D218192136 BK-PG - | Type of Sale: | Per Assessor Transaction History |
| Document Type: | | | |

**Legal Description:**
Lot: 14 Block: 8 District: 026 Subdivision: PARKVIEW HILLS Map Ref: MAP 2030-432
Abbreviated Description: PARKVIEW HILLS BLOCK 8 LOT 14
City/Muni/Twp: FORT WORTH

## Prior Transfer

| | | | |
|---|---|---|---|
| Recording Date: | 08/28/2018 | Sales Price: | N/A |
| Document #: | D218192135 BK-PG - | Type of Sale: | Full-Computed from Transfer Tax |
| Contract Date: | 08/27/2018 | | |
| Document Type: | | | |

# ICE SiteX Report

**OrderID: 98722886**

**Legal Description:**
Lot: 14 Block: 8 Subdivision: PARKVIEW HILLS Phase No: 5C Map Ref: FILE D217261978
City/Muni/Twp: FORT WORTH

## Area Sales Analysis

| | | | |
|---|---|---|---|
| Total Area Sales | $6,300 | Median # of Bedrooms | |
| Median Lot Size | 5,750 SF | Median # of Baths | |
| Median Living Area | 1,720 SF | Median Year Built | 2018 |
| Price Range - 2 Yrs | to $6,300 | Age Range | 5 years to 27 years |
| Median Value | | Median Age | 8 years |

## Comparable Sales Data

| No. | Proxim. | Address | Date | Price | $/SF | Bld/Area | RM/BR/Bth | YB | Lot Area | Pool |
|---|---|---|---|---|---|---|---|---|---|---|
| 1 | .25Mi. | **6912 WATERLOO LN**<br>**FORT WORTH, TX 76179-6725** | 10/02/2026 | | | 1800 | // | 2021 | 5,501 SF | |
| | | APN: 31682-7-4 Document #: D226192313<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: 7 Subdivision: PARKVIEW HILLS PHASE 6 MapRef: FILE D220275337 Abbreviated Description: Lot:4 Block:7 Subdivision:PARKVIEW HILLS PHASE 6 Map Ref:FILE D220275337City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 2 | .13Mi. | **5344 BRAHMA TRL**<br>**FORT WORTH, TX 76179-4514** | 08/17/2026 | | | 1720 | // | 2019 | 6,498 SF | |
| | | APN: 31682-10-25 Document #: D226160444<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 25 Block: 10 Section: C Subdivision: PARKVIEW HILLS Phase No: 5 MapRef: DOC D217261978 Abbreviated Description: Lot:25 Block:10 Section:C Subdivision:PARKVIEW HILLS Phase No:5 Map Ref:DOC D217261978City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 3 | .08Mi. | **5340 BRENTLAWN DR**<br>**FORT WORTH, TX 76179-5503** | 08/10/2026 | | | 1505 | // | 2018 | 6,985 SF | |
| | | APN: 31682-9-17 Document #: D226154881<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 17 Block: 9 Subdivision: PARKVIEW HILLS Phase No: 5C MapRef: DOC D217261978 Abbreviated Description: Lot:17 Block:9 Subdivision:PARKVIEW HILLS Phase No:5C Map Ref:DOC D217261978 | | | | | | | | |
| 4 | .28Mi. | **4917 PARKVIEW HILLS LN**<br>**FORT WORTH, TX 76179-4182** | 08/07/2026 | | | 1537 | /3/2 | 2004 | 6,705 SF | |
| | | APN: 31682-11-12 Document #: D226154552<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 112 Block: 1 Subdivision: CORRECTION PLAT PARKVIEW HILLS MapRef: CAB A SL 10477 Abbreviated Description: Lot:112 Block:1 Subdivision:CORRECTION PLAT PARKVIEW HILLS Map Ref:CAB A SL 10477City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 5 | .38Mi. | **6421 RIVERWATER TRL**<br>**FORT WORTH, TX 76179-3785** | 07/30/2026 | | | 1308 | /3/2 | 1999 | 5,663 SF | |
| | | APN: 24813-36-11 Document #: D226148340<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 11 Block: 36 Subdivision: MARINE CREEK HILLS MapRef: CAB A SL 5111 Abbreviated Description: Lot:11 Block:36 Subdivision:MARINE CREEK HILLS Map Ref:CAB A SL 5111City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 6 | .41Mi. | **6436 STONEWATER BEND TRL**<br>**FORT WORTH, TX 76179-3790** | 07/22/2026 | | | 1271 | /3/2 | 1999 | 5,663 SF | |
| | | APN: 24813-39-4 Document #: D226142624<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 4 Block: 39 Subdivision: MARINE CREEK HILLS MapRef: CAB A SL 5111&5112 Abbreviated Description: Lot:4 Block:39 Subdivision:MARINE CREEK HILLS Map Ref:CAB A SL 5111&5112City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 7 | .42Mi. | **6428 STONEWATER BEND TRL**<br>**FORT WORTH, TX 76179-3790** | 07/22/2026 | | | 1532 | /3/2 | 2000 | 5,227 SF | |
| | | APN: 24813-39-6 Document #: D226142594<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 6 Block: 39 Subdivision: MARINE CREEK HILLS MapRef: CAB A SL 5111 Abbreviated Description: Lot:6 Block:39 Subdivision:MARINE CREEK HILLS Map Ref:CAB A SL 5111City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 8 | .22Mi. | **7009 MEANDERING CREEK LN**<br>**FORT WORTH, TX 76179-4264** | 06/29/2026 | | | 1400 | /3/2 | 2012 | 5,750 SF | |
| | | APN: 31682-25-92 Document #: D226124660<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 92 Block: 25 Subdivision: PARKVIEW HILLS MapRef: CAB A SL 10477 Abbreviated Description: Lot:92 Block:25 Subdivision:PARKVIEW HILLS Map Ref:CAB A SL 10477City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 9 | .21Mi. | **5505 BRAHMA TRL**<br>**FORT WORTH, TX 76179-2780** | 06/24/2026 | | | 2315 | // | 2020 | 5,000 SF | |
| | | APN: 31682-30-31 Document #: D226121288<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 31 Block: 30 Subdivision: PARKVIEW HILLS PHASE 5 MapRef: FILE D219171904 Abbreviated Description: Lot:31 Block:30 Subdivision:PARKVIEW HILLS PHASE 5 Map Ref:FILE D219171904City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 10 | .17Mi. | **5133 MEANDERING CREEK CT**<br>**FORT WORTH, TX 76179-4259** | 06/22/2026 | | | 2832 | /4/2 | 2007 | 6,833 SF | |
| | | APN: 31682-1-135 Document #: D226119115<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: A Block: 8 Subdivision: GE EWING SUBDIVISION Abbreviated Description: Lot:A Block:8 Subdivision:GE EWING SUBDIVISION City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 11 | .16Mi. | **5329 BRAHMA TRL**<br>**FORT WORTH, TX 76179-4540** | 06/22/2026 | | | 2174 | // | 2020 | 5,572 SF | |
| | | APN: 31682-30-8 Document #: D226119390<br>Document Type: Price Code:<br>Land Use: Single Family Residential<br>Legal: Lot: 8 Block: 30 Subdivision: PARKVIEW HILLS Phase No: 5C MapRef: DOC D217261978 Abbreviated Description: Lot:8 Block:30 Subdivision:PARKVIEW HILLS Phase No:5C Map Ref:DOC D217261978City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH | | | | | | | | |
| 12 | .3Mi. | **6940 WATERLOO LN**<br>**FORT WORTH, TX 76179-6725** | 06/08/2026 | | | 1844 | // | 2021 | 6,106 SF | |
| | | APN: 31682-29-16 Document #: D226110221<br>Document Type: Price Code: | | | | | | | | |

# ICE SiteX Report

**OrderID: 98722886**

Land Use: Single Family Residential
Legal: Lot: 16 Block: 29 Subdivision: PARKVIEW HILLS Phase No: 6 MapRef: FILE D220275337 Abbreviated Description: Lot:16 Block:29 Subdivision:PARKVIEW HILLS Phase No:6 Map Ref:FILE D220275337City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 13 | .36Mi. | **5325 NORTHFIELD DR**<br>**FORT WORTH, TX 76179-2177** | 06/03/2026 | | | 1636 | // | 2020 | 5,141 SF |

APN: 24813-9A-8 Document #: D226106804
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Block: 9A Subdivision: MARINE CREEK HILLS MapRef: FILE D219164757 Abbreviated Description: Lot:8 Block:9A Subdivision:MARINE CREEK HILLS Map Ref:FILE D219164757City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 14 | .23Mi. | **6540 TRIDENT CT**<br>**FORT WORTH, TX 76179-2172** | 04/28/2026 | $6,300 | $3 | 1826 | // | 2020 | 6,733 SF |

APN: 24813-11A-31 Document #: D226079694
Document Type: Price Code: D
Land Use: Single Family Residential
Legal: Lot: 31 Block: 11A Subdivision: MARINE CREEK HILLS MapRef: DOC D218184042 Abbreviated Description: Lot:31 Block:11A Subdivision:MARINE CREEK HILLS Map Ref:DOC D218184042City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

| | | | | | | | | | |
|---|---|---|---|---|---|---|---|---|---|
| 15 | .23Mi. | **6845 WATERLOO LN**<br>**FORT WORTH, TX 76179-6717** | 03/25/2026 | | | 2049 | /4/2 | 2009 | 6,300 SF |

APN: 31682-3-14 Document #: D226053870
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 14 Block: 3 Subdivision: PARKVIEW HILLS - PHASE 4 - SECTIONS A&B MapRef: CAB A SL 11540-11542 Abbreviated Description: Lot:14 Block:3 Subdivision:PARKVIEW HILLS - PHASE 4 - SECTIONS A&B Map Ref:CAB A SL 11540-11542City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH

## 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. | **6813 WOODLAWN DR** | **08/28/2018** | $362,930 | $362,930 | 2,364 | | 2018 | 9,592 SF | |
| .01Mi. | **6817 WOODLAWN DR** | **07/03/2025** | $167,104 | $167,104 | 913 | | 2018 | 4,510 SF | |
| .01Mi. | **6817 WOODLAWN DR** | **07/03/2025** | $167,104 | $167,104 | 913 | | 2018 | 9,019 SF | |
| .01Mi. | **6809 WOODLAWN DR** | **02/05/2025** | $279,258 | $279,258 | 1,505 | | 2018 | 7,905 SF | |
| .02Mi. | **6821 WOODLAWN DR** | **03/22/2022** | $146,000 | $146,000 | 2,004 | | 2018 | 8,244 SF | |
| .02Mi. | **6805 WOODLAWN DR** | **08/21/2018** | $271,843 | $271,843 | 1,416 | | 2018 | 7,905 SF | |
| .03Mi. | **5320 CREEK HILL LN** | **09/12/2025** | $313,422 | $313,422 | 2,015 | | 2018 | 11,339 SF | |
| .03Mi. | **6825 WOODLAWN DR** | **10/11/2018** | $421,498 | $421,498 | 2,960 | | 2018 | 7,788 SF | |
| .03Mi. | **5328 CREEK HILL LN** | **02/01/2019** | $279,258 | $279,258 | 1,505 | | 2018 | 7,017 SF | |
| .03Mi. | **6801 WOODLAWN DR** | **11/21/2020** | $354,503 | $354,503 | 1,846 | | 2018 | 11,186 SF | Yes |
| .03Mi. | **6808 FALCONER WAY** | **07/28/2017** | $280,859 | $280,859 | 1,645 | /3/2 | 2009 | 14,661 SF | |
| .04Mi. | **5332 CREEK HILL LN** | **05/17/2019** | $298,000 | $298,000 | 1,846 | | 2018 | 6,066 SF | |
| .04Mi. | **6812 FALCONER WAY** | **12/17/2009** | $365,838 | $365,838 | 2,040 | /3/2 | 2009 | 9,849 SF | |
| .04Mi. | **6829 WOODLAWN DR** | **06/19/2020** | $279,258 | $279,258 | 1,505 | | 2018 | 7,702 SF | |
| .04Mi. | **5336 CREEK HILL LN** | **03/28/2019** | $346,437 | $346,437 | 2,026 | | 2018 | 6,066 SF | |
| .05Mi. | **6816 FALCONER WAY** | **07/14/2015** | $216,275 | $216,275 | 1,316 | /3/2 | 2009 | 8,080 SF | |

## Rent vs. Own

| | | | |
|---|---|---|---|
| Households Occupied by Renters: | 22% | Households Occupied by Owners: | 75% |

## Demographics & Income

| | | | |
|---|---|---|---|
| Median Age: | 35.7 years old | Households: | 24,512 |
| Median Household Income: | $103,781 | Households w/Family: | 80% |
| Household Income Per Capita: | $43,699 | Households w/Family Married: | 64% |
| Most Common Education Level: | High School Graduate | Households w/Family Children: | 41% |

## School District

| | | | |
|---|---|---|---|
| School District Zone: | Eagle Mountain-Saginaw Independent School District | Students: | 23,982 |
| Number of Schools: | 32 | Rating: | C+ |

# ICE SiteX Report

**OrderID: 98722886**

## Assigned Schools

| Proxim. | Name | Rating | Type | Grade |
|---|---|---|---|---|
| 0.30Mi. | **Creekview Middle School**<br>Number of Students: 962<br>Student-Teacher Ratio: 18.64<br>Advanced Placement: Yes | A- | Public | 6 - 8 |
| 1.72Mi. | **Weldon Hafley Development Center**<br>Number of Students: 254<br>Student-Teacher Ratio: 14.14 | NA | Public | PK - PK |
| 0.51Mi. | **Elkins Elementary School**<br>Number of Students: 654<br>Student-Teacher Ratio: 15.78 | C | Public | PK - 5 |
| 1.49Mi. | **W. E. Boswell High School**<br>Number of Students: 2,445<br>Student-Teacher Ratio: 17.97<br>Advanced Placement: Yes | B+ | Public | 9 - 12 |

## Flood Report

The Subject Property of **6813 WOODLAWN DR, FORT WORTH, TX 76179-6722** 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** | 65% | NOTABLY LOWER |
| **BURGLARY** | 58% | NOTABLY LOWER |
| **MOTOR VEHICLE THEFT** | 64% | NOTABLY LOWER |
| **FORCIBLE ROBBERY** | 64% | NOTABLY LOWER |
| **AGGRAVATED ASSAULT** | 42% | SIGNIFICANTLY LOWER |
| **FORCIBLE RAPE** | 71% | NOTABLY LOWER |
| **MURDER** | 58% | NOTABLY LOWER |
| **OVERALL** | 52% | NOTABLY 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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