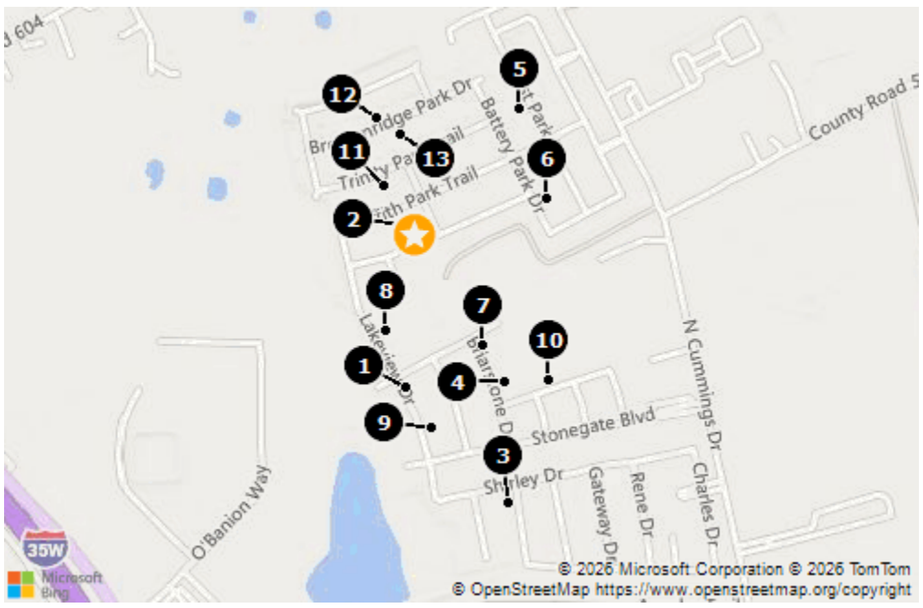
ICE SiteX Report

OrderID: 98722642

SiteX Property Information Report



Subject Property Location

708 TURTLE CREEK PARK TRL, ALVARADO, TX 76009-2614

County:	**JOHNSON TX**	Census Tract:	482511304.172018
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	126.2213.02140	Thomas Bros Pg-Grid:	

Valuation

Value:	**$316,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$290,720 - $341,280	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2026
Assd Improvement:	$240,235	Market Improvment Value:	$240,235	Total Taxable Value:	$7,926
Total Assessed Value:	$300,235	Total Assessor Market Value:	$300,235	Delinquent Year:	
				Tax Account ID:	R000110688
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 14 Block: B District: 1 Subdivision: THE PARKS OF ALVARADO PH 1
Abbreviated Description: LOT 14 BLK B THE PARKS OF ALVARADO PH 1
City/Muni/Twp: CITY OF ALVARADO

Property Characteristics

Lot Size:	5,998 SF	Bedrooms:	3	Pool:	
Building Area:	1874 SF	Baths:	2	Fireplace:	
Year Built:	2021	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:	06/09/2026	Sales Price:	$291,625
Document #:	2026-17564 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/20/2021	Sales Price:	N/A
Document #:	2021-47863 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	12/17/2021		
Document Type:			

Legal Description:
Lot: 14 Block: B Subdivision: PARKS AT ALVARADO Phase No: 1
City/Muni/Twp: ALVARADO

Prior Transfer

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

Legal Description:
Lot: 14 Block: B District: 1 Subdivision: THE PARKS OF ALVARADO PH 1
Abbreviated Description: LOT 14 BLK B THE PARKS OF ALVARADO PH 1
City/Muni/Twp: CITY OF ALVARADO

ICE SiteX Report

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Area Sales Analysis

Total Area Sales	$266,000	Median # of Bedrooms	3
Median Lot Size	7,200 SF	Median # of Baths	2
Median Living Area	1,912 SF	Median Year Built	2021
Price Range - 2 Yrs	to $266,000	Age Range	3 years to 21 years
Median Value		Median Age	5 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.2Mi.	**720 LAKEVIEW DR** **ALVARADO, TX 76009-2667**	09/22/2026			2001	/3/2	2010	7,501 SF	
		APN: 126.2465.02450 Document #: 2026-29326 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 69 Subdivision: STONEGATE MANOR Phase No: II MapRef: VOL 9 PG 461 Abbreviated Description: Lot:69 Subdivision:STONEGATE MANOR Phase No:II Map Ref:VOL 9 PG 461City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
2	.03Mi.	**713 GRIFFITH PARK TRL** **ALVARADO, TX 76009-2609**	09/09/2026			1677	/3/2	2021	5,998 SF	
		APN: 126.2213.02080 Document #: 2026-28057 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: B Subdivision: PARKS AT ALVARADO Phase No: 1 MapRef: DOC 2021-40 Abbreviated Description: Lot:8 Block:B Subdivision:PARKS AT ALVARADO Phase No:1 Map Ref:DOC 2021-40City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
3	.39Mi.	**515 LAKEVIEW DR** **ALVARADO, TX 76009-2664**	08/26/2026			2044	/3/2	2017	6,599 SF	
		APN: 126.2465.05210 Document #: 2026-26540 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: E Subdivision: STONEGATE MANOR PHASE 3 MapRef: VOL 10 PG 881-882 Abbreviated Description: Lot:21 Block:E Subdivision:STONEGATE MANOR PHASE 3 Map Ref:VOL 10 PG 881-882City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
4	.23Mi.	**204 BRIARSTONE DR** **ALVARADO, TX 76009-2655**	08/13/2026			2130	/3/2.5	2014	8,995 SF	
		APN: 126.2465.02050 Document #: 2026-25304 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Subdivision: STONEGATE MANOR Phase No: II MapRef: VOL 9 PG 461 Abbreviated Description: Lot:29 Subdivision:STONEGATE MANOR Phase No:II Map Ref:VOL 9 PG 461City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
5	.22Mi.	**1617 FOREST PARK DR** **ALVARADO, TX 76009-2658**	06/05/2026			2617	/4/3	2023	7,200 SF	
		APN: 126.2213.30312 Document #: 2026-17174 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: C Subdivision: PARKS AT ALVARADO Phase No: 3 MapRef: DOC 2022-180 DR M Abbreviated Description: Lot:12 Block:C Subdivision:PARKS AT ALVARADO Phase No:3 Map Ref:DOC 2022-180 DR MCity/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
6	.19Mi.	**1512 BATTERY PARK DR** **ALVARADO, TX 76009-2610**	06/02/2026			1912	/3/2	2021	7,200 SF	
		APN: 126.2213.06060 Document #: 2026-16767 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: F Subdivision: PARKS AT ALVARADO Phase No: 1 MapRef: FILE 2021-45 Abbreviated Description: Lot:6 Block:F Subdivision:PARKS AT ALVARADO Phase No:1 Map Ref:FILE 2021-45City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
7	.18Mi.	**409 BOULDER CREEK DR** **ALVARADO, TX 76009-2648**	06/02/2026			2095	/4/2.5	2007	8,647 SF	
		APN: 126.2465.02090 Document #: 2026-16694 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 33 Subdivision: STONEGATE MANOR Phase No: 11 MapRef: VOL 9 PG 461 Abbreviated Description: Lot:33 Subdivision:STONEGATE MANOR Phase No:11 Map Ref:VOL 9 PG 461City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
8	.14Mi.	**820 LAKEVIEW DR** **ALVARADO, TX 76009-2661**	06/01/2026			1702	/3/2	2021	7,257 SF	
		APN: 126.2213.01020 Document #: 2026-16654 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: A Subdivision: PARKS AT ALVARADO Phase No: 1 MapRef: DOC 2021-40 Abbreviated Description: Lot:2 Block:A Subdivision:PARKS AT ALVARADO Phase No:1 Map Ref:DOC 2021-40City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
9	.26Mi.	**706 LAKEVIEW DR** **ALVARADO, TX 76009-2667**	02/26/2026			1834	/3/2	2006	7,109 SF	
		APN: 126.2465.02390 Document #: 2026-5578 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 63 Subdivision: STONEGATE MANOR PHASE 2 MapRef: VOL 9 PG 461 Abbreviated Description: Lot:63 Subdivision:STONEGATE MANOR PHASE 2 Map Ref:VOL 9 PG 461City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
10	.27Mi.	**304 LIMESTONE DR** **ALVARADO, TX 76009-2671**	01/30/2026			1750	/3/2	2005	7,405 SF	
		APN: 126.2465.00220 Document #: 2026-2701 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Subdivision: STONEGATE MANOR Phase No: 1 MapRef: VOL 9 PG 196 Abbreviated Description: Lot:22 Subdivision:STONEGATE MANOR Phase No:1 Map Ref:VOL 9 PG 196City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
11	.08Mi.	**713 TRINITY PARK TRL** **ALVARADO, TX 76009-2679**	01/23/2026	$266,000	$135	1963	/3/3	2023	5,998 SF	
		APN: 126.2213.20363 Document #: 2026-1968 Document Type: Price Code: D Land Use: Single Family Residential Legal: Lot: 63 Block: C Subdivision: PARKS AT ALVARADO Phase No: 2 MapRef: DOC 2022-179 Abbreviated Description: Lot:63 Block:C Subdivision:PARKS AT ALVARADO Phase No:2 Map Ref:DOC 2022-179City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO								
12	.17Mi.	**728 BRECKENRIDGE PARK DR** **ALVARADO, TX 76009-2689**	11/19/2025			1576	//	2022	6,251 SF	
		APN: 126.2213.31122 Document #: 2025-34851 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

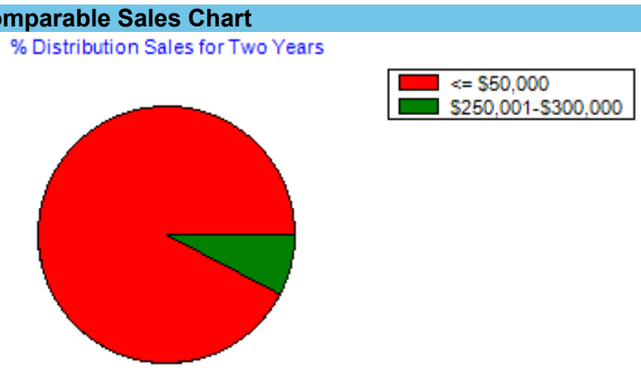
OrderID: 98722642

Legal: Lot: 22 Block: K Subdivision: PARKS AT ALVARADO Phase No: 3 MapRef: DOC 2022-180 DR M Abbreviated
Description: Lot:22 Block:K Subdivision:PARKS AT ALVARADO Phase No:3 Map Ref:DOC 2022-180 DR MCity/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO

13 .14Mi. **721 BRECKENRIDGE PARK DR ALVARADO, TX 76009-2691** 10/24/2025 1667 /3/2 2023 6,599 SF

APN: 126.2213.31038 Document #: 2025-32151
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 38 Block: J Subdivision: PARKS AT ALVARADO Phase No: 3 MapRef: DOC 2022-180 Abbreviated
Description: Lot:38 Block:J Subdivision:PARKS AT ALVARADO Phase No:3 Map Ref:DOC 2022-180City/Muni/Twp:ALVARADO City/Muni/Twp: ALVARADO

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.	**708 TURTLE CREEK PARK TRL**		$300,235	$300,235	1,874	/3/2	2021	5,998 SF	
.01Mi.	**704 TURTLE CREEK PARK TRL**		$319,766	$319,766	1,795	/3/2	2021	5,998 SF	
.01Mi.	**712 TURTLE CREEK PARK TRL**		$319,288	$319,288	1,795	/3/2	2021	5,998 SF	
.02Mi.	**716 TURTLE CREEK PARK TRL**		$276,565	$276,565	1,639	/3/2	2021	5,998 SF	
.02Mi.	**700 TURTLE CREEK PARK TRL**		$288,217	$288,217	1,802	/5/3	2021	6,551 SF	
.02Mi.	**709 GRIFFITH PARK TRL**		$310,072	$310,072	1,907	/3/2	2021	6,599 SF	
.02Mi.	**705 GRIFFITH PARK TRL**		$291,882	$291,882	1,669	/3/2.5	2021	5,998 SF	
.03Mi.	**713 GRIFFITH PARK TRL**		$268,799	$268,799	1,677	/3/2	2021	5,998 SF	
.03Mi.	**720 TURTLE CREEK PARK TRL**		$317,785	$317,785	1,783	/4/2	2021	6,029 SF	
.03Mi.	**701 GRIFFITH PARK TRL**		$298,782	$298,782	1,660	/4/2	2022	7,148 SF	
.03Mi.	**717 GRIFFITH PARK TRL**		$293,407	$293,407	1,689	/3/2	2022	6,599 SF	
.04Mi.	**709 TURTLE CREEK PARK TRL**		$314,309	$314,309	1,795	/3/2	2021	9,095 SF	
.04Mi.	**705 TURTLE CREEK PARK TRL**		$319,957	$319,957	1,699	/3/2	2021	8,847 SF	
.04Mi.	**713 TURTLE CREEK PARK TRL**		$324,500	$324,500	2,075	/3/2	2021	9,348 SF	
.04Mi.	**724 TURTLE CREEK PARK TRL**		$303,805	$303,805	1,740	/3/2	2021	6,373 SF	
.04Mi.	**721 GRIFFITH PARK TRL**		$300,575	$300,575	1,689	/3/2	2021	6,460 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

OrderID: 98722642

Flood Report

The Subject Property of **708 TURTLE CREEK PARK TRL, ALVARADO, TX 76009-2614** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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