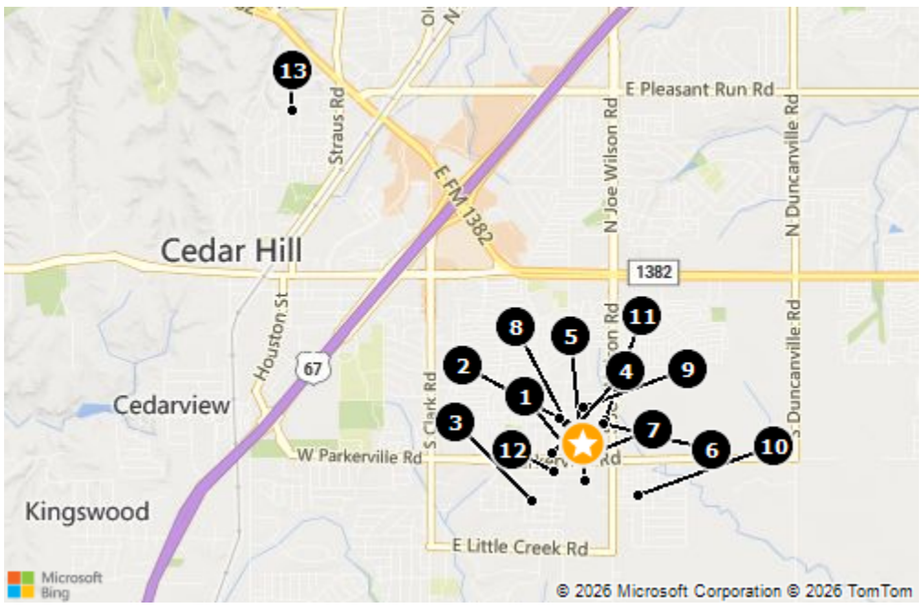
ICE SiteX Report

OrderID: 98722823

SiteX Property Information Report



Subject Property Location

710 KEESSEE DR, CEDAR HILL, TX 75104-9210

County:	**DALLAS TX**	Census Tract:	481130166.152028
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	16042690230070000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$351,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$305,370 - $396,630	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	DC CH ES PH DO
Assd Land Value:	$60,000	Market Land Value:	$60,000	Tax Year:	2026
Assd Improvement:	$292,860	Market Improvment Value:	$292,860	Total Taxable Value:	$6,173
Total Assessed Value:	$352,860	Total Assessor Market Value:	$352,860	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: 23 Subdivision: STONEWOOD HEIGHTS PH REP Tract No: 4269 Map Ref: 81B-R

Abbreviated Description:	STONEWOOD HEIGHTS PH 2 REP BLK 23 LOT 7 INT200900320006 DD11122009 CO-DC 0426902300700 4CH04269023
City/Muni/Twp:	CEDAR HILL

Property Characteristics

Lot Size:	6,559 SF	Bedrooms:	4	Pool:	
Building Area:	2403 SF	Baths:	2	Fireplace:	1
Year Built:	1988	Partial Baths:	1	Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2+B	Number of Cars:	2	A/C:	Central
Style:		Basement:	No	Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	12/15/2025	Sales Price:	N/A
Document #:	202500262126 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/26/2021	Loan Amount:	N/A
Document #:	202100023082 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2046	Type Finance:	

Legal Description:

Lot: 7 Block: 23 Subdivision: STONEWOOD HEIGHTS ADDITION
City/Muni/Twp: CEDAR HILL

Mortgage Record

Recording Date:	02/10/2014	Loan Amount:	N/A
Document #:	201400030472 BK-PG -	Loan Type:	FHA
TD Due Date:	03/01/2044	Type Finance:	

Legal Description:

Lot: 7 Block: 23 Subdivision: STONEWOOD HEIGHTS ADDITION
City/Muni/Twp: CEDAR HILL

ICE SiteX Report

OrderID: 98722823

Prior Transfer

Recording Date:	10/08/2013	Sales Price:	$124,208
Document #:	201300317923 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/01/2009	Sales Price:	N/A
Document #:	200900336413 BK-PG 2005022-0825	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/12/2009	Sales Price:	N/A
Document #:	200900320006 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/05/2009		
Document Type:			

Legal Description:
Lot: 7 Block: 23 Subdivision: STONEWOOD HEIGHTS ADDITION Map Ref: MB86048 PG1589
City/Muni/Twp: CEDAR HILL

Prior Transfer

Recording Date:	11/12/2009	Sales Price:	N/A
Document #:	BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 23 Subdivision: STONEWOOD HEIGHTS PH REP Tract No: 4269 Map Ref: 81B-R
Abbreviated Description: STONEWOOD HEIGHTS PH 2 REP BLK 23 LOT 7 INT200900320006 DD11122009 CO-DC 0426902300700 4CH04269023
City/Muni/Twp: CEDAR HILL

Mortgage Record

Recording Date:	02/01/2005	Loan Amount:	N/A
Document #:	BK-PG 2005022-00825	Loan Type:	FHA
TD Due Date:	02/01/2020	Type Finance:	

Legal Description:
Lot: 7 Block: 23 Subdivision: STONEWOOD HEIGHTS ADDITION PHASE II
City/Muni/Twp: CEDAR HILL

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,626 SF	Median # of Baths	2
Median Living Area	1,680 SF	Median Year Built	1987
Price Range - 2 Yrs		Age Range	34 years to 41 years
Median Value		Median Age	39 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.09Mi.	**724 FORD DR** **CEDAR HILL, TX 75104-6844**	09/25/2026			1602	/3/2	1986	7,320 SF	Yes
		APN: 16042690240010000 Document #: 202600207334 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: C Subdivision: MERIDIAN SQUARE MapRef: DOC 201400129282 Abbreviated Description: Lot:9 Block:C Subdivision:MERIDIAN SQUARE Map Ref:DOC 201400129282								
2	.19Mi.	**613 LAUREL ST** **CEDAR HILL, TX 75104-9248**	08/18/2026			1792	/3/2	1986	6,500 SF	
		APN: 16042680460020000 Document #: 202600177877 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 46 Subdivision: REVISED STONEWOOD HEIGHTS PHASEI MapRef: VOL 85241 PG 3064 Abbreviated Description: Lot:2 Block:46 Subdivision:REVISED STONEWOOD HEIGHTS PHASEI Map Ref:VOL 85241 PG 3064City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
3	.42Mi.	**908 BUSBY DR** **CEDAR HILL, TX 75104-7226**	07/23/2026			1634	/3/2	1992	7,626 SF	
		APN: 16042670130080000 Document #: 202600157142 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 13 Subdivision: STONEWOOD HEIGHTS ADDITION Phase No: III MapRef: VOL 86048 PG 1605 Abbreviated Description: Lot:8 Block:13 Subdivision:STONEWOOD HEIGHTS ADDITION Phase No:III Map Ref:VOL 86048 PG 1605City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
4	.19Mi.	**749 ROCKETT LN** **CEDAR HILL, TX 75104-9205**	07/15/2026			2286	/3/2	1991	5,350 SF	
		APN: 160426928A0020000 Document #: 202600151131 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 28AR Subdivision: STONEWOOD HEIGHTS Phase No: 2 MapRef: VOL 87194 PG 3081 Abbreviated Description: Lot:2 Block:28AR Subdivision:STONEWOOD HEIGHTS Phase No:2 Map Ref:VOL 87194 PG 3081City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
5	.21Mi.	**925 LARUE DR** **CEDAR HILL, TX 75104-9304**	07/02/2026			1512	//2	1987	7,971 SF	
		APN: 16042690190130000 Document #: 202600140067 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 19 Subdivision: STONEWOOD HEIGHTS Phase No: II MapRef: VOL 86048 PG 1589 Abbreviated Description: Lot:13 Block:19 Subdivision:STONEWOOD HEIGHTS Phase No:II Map Ref:VOL 86048 PG 1589City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								
6	.15Mi.	**602 THORTON CT** **CEDAR HILL, TX 75104-6870**	06/30/2026			2197	/3/2	1989	8,400 SF	
		APN: 16042680370080000 Document #: 202600137780 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: 37 Subdivision: REVISED STONEWOOD HEIGHTS Phase No: I MapRef: VOL 85241 PG 3064 Abbreviated Description: Lot:8 Block:37 Subdivision:REVISED STONEWOOD HEIGHTS Phase No:I Map Ref:VOL 85241 PG 3064City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL								

ICE SiteX Report

OrderID: 98722823

7	.08Mi.	**723 KEESSEE DR** **CEDAR HILL, TX 75104-9209**	05/13/2026	2454	/4/3	1987	9,350 SF

APN: 16042690220240000 Document #: 202600102092
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 24 Block: 22 Subdivision: STONEWOOD HEIGHTS ADDITION MapRef: VOL 86048 PG 1589 Abbreviated Description: Lot:24 Block:22 Subdivision:STONEWOOD HEIGHTS ADDITION Map Ref:VOL 86048 PG 1589City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL

8	.14Mi.	**903 RAGLAND DR** **CEDAR HILL, TX 75104-6817**	05/06/2026	1332	//2	1989	5,500 SF

APN: 160426803602R0000 Document #: 202600097706
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2R Block: 36 Subdivision: STONEWOOD HEIGHTS - PHASE I MapRef: VOL 87002 PG 4827 Abbreviated Description: Lot:2R Block:36 Subdivision:STONEWOOD HEIGHTS - PHASE I Map Ref:VOL 87002 PG 4827City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL

9	.2Mi.	**917 RICHARDS DR** **CEDAR HILL, TX 75104-9262**	04/28/2026	1310	/3/2	1986	7,700 SF

APN: 16042680350400000 Document #: 202600089882
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 40 Block: 35 Subdivision: REVISED STONEWOOD HEIGHTS Phase No: 1 MapRef: VOL 85241 PG 3064 Abbreviated Description: Lot:40 Block:35 Subdivision:REVISED STONEWOOD HEIGHTS Phase No:1 Map Ref:VOL 85241 PG 3064City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL

10	.41Mi.	**1124 GROUNDS RD** **CEDAR HILL, TX 75104-7324**	03/17/2026	2081	/4/2	1988	5,526 SF

APN: 160425500L0130000 Document #: 202600055592
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: L Subdivision: SPRINGFIELD ADDITION MapRef: VOL 86045 PG 2965 Abbreviated Description: Lot:13 Block:L Subdivision:SPRINGFIELD ADDITION Map Ref:VOL 86045 PG 2965City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL

11	.17Mi.	**600 THORTON CT** **CEDAR HILL, TX 75104-6870**	12/23/2025	1923	/3/2	1989	8,400 SF

APN: 16042680370070000 Document #: 202500268386
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 7 Block: 37 Subdivision: REVISED STONEWOOD HEIGHTS Phase No: I MapRef: VOL 85241 PG 3064 Abbreviated Description: Lot:7 Block:37 Subdivision:REVISED STONEWOOD HEIGHTS Phase No:I Map Ref:VOL 85241 PG 3064City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL

12	.23Mi.	**825 SIMON DR** **CEDAR HILL, TX 75104-9306**	12/08/2025	1508	/3/2	1986	7,800 SF

APN: 16042690170130000 Document #: 202500256734
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 13 Block: 17 Subdivision: STONEWOOD HEIGHTS Phase No: II MapRef: VOL 86048 PG 1589 Abbreviated Description: Lot:13 Block:17 Subdivision:STONEWOOD HEIGHTS Phase No:II Map Ref:VOL 86048 PG 1589City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL

13	.34Mi.	**818 BENTLE ST** **CEDAR HILL, TX 75104-9240**	12/02/2025	1680	/3/2	1985	6,000 SF

APN: 16042680310430000 Document #: 202500252635
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Block: 31 Subdivision: STONEWOOD HEIGHTS REVISED PHASE I MapRef: VOL 85241 PG 3064 Abbreviated Description: Lot:43 Block:31 Subdivision:STONEWOOD HEIGHTS REVISED PHASE I Map Ref:VOL 85241 PG 3064City/Muni/Twp:CEDAR HILL City/Muni/Twp: CEDAR HILL

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.

ICE SiteX Report

OrderID: 98722823

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.	**710 KEESSEE DR**	**11/12/2009**	$352,860	$352,860	2,403	/4/2	1988	6,559 SF	
.01Mi.	**712 KEESSEE DR**	**02/12/2003**	$329,780	$329,780	2,402	/4/2	1987	6,478 SF	
.01Mi.	**708 KEESSEE DR**	**08/28/2020**	$282,740	$282,740	1,531	/3/2	1995	6,769 SF	
.02Mi.	**714 KEESSEE DR**	**06/12/2003**	$288,630	$288,630	1,415	/3/2	1996	6,402 SF	
.02Mi.	**706 KEESSEE DR**	**09/20/2021**	$301,680	$301,680	1,720	/3/2	1993	6,054 SF	
.02Mi.	**713 FORD DR**	**04/29/2004**	$282,740	$282,740	1,531	/3/2	1995	5,318 SF	
.02Mi.	**711 FORD DR**	**05/26/2009**	$329,780	$329,780	2,402	/3/2	1987	6,184 SF	
.03Mi.	**715 FORD DR**	**06/29/2022**	$304,230	$304,230	1,575	/3/2	1998	6,837 SF	
.03Mi.	**709 FORD DR**	**05/18/2018**	$274,870	$274,870	1,289	/3/2	1998	5,821 SF	
.03Mi.	**704 KEESSEE DR**	**10/01/2020**	$262,800	$262,800	1,236	/3/2	1995	6,973 SF	
.03Mi.	**716 KEESSEE DR**	**05/19/2021**	$312,120	$312,120	1,618	/3/2	1998	7,101 SF	
.03Mi.	**717 FORD DR**	**02/10/2010**	$360,280	$360,280	2,402	/4/2	1987	7,024 SF	Yes
.03Mi.	**707 FORD DR**	**12/17/2018**	$298,930	$298,930	2,130	/4/2	1987	6,271 SF	
.04Mi.	**709 KEESSEE DR**	**04/10/1997**	$321,220	$321,220	1,723	/3/2	1997	8,037 SF	
.04Mi.	**711 KEESSEE DR**	**04/04/2025**	$299,570	$299,570	1,658	/3/2	1997	9,186 SF	
.04Mi.	**707 KEESSEE DR**	**12/12/2022**	$303,320	$303,320	1,689	/3/2	1995	8,973 SF	

Rent vs. Own

Households Occupied by Renters:	29%	Households Occupied by Owners:	67%

Demographics & Income

Median Age:	36.5 years old	Households:	17,204
Median Household Income:	$87,764	Households w/Family:	71%
Household Income Per Capita:	$37,649	Households w/Family Married:	52%
Most Common Education Level:	Some College	Households w/Family Children:	35%

School District

School District Zone:	Cedar Hill Independent School District	Students:	6,253
Number of Schools:	12	Rating:	D+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
0.79Mi.	**Highlands Elementary School** Number of Students: 419 Student-Teacher Ratio: 15.85	D	Public	PK - 5
1.25Mi.	**W.S. Permenter Middle School** Number of Students: 456 Student-Teacher Ratio: 13.58	D	Public	6 - 8
1.30Mi.	**Cedar Hill High School** Number of Students: 1,974 Student-Teacher Ratio: 15.19 Advanced Placement: Yes	D	Public	9 - 12

Flood Report

The Subject Property of **710 KEESSEE DR, CEDAR HILL, TX 75104-9210** 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	78%	LOWER
BURGLARY	89%	LOWER
MOTOR VEHICLE THEFT	68%	NOTABLY LOWER
FORCIBLE ROBBERY	93%	SIMILAR
AGGRAVATED ASSAULT	44%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	109%	SIMILAR
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	59%	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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ICE SiteX Report

OrderID: 98722823

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