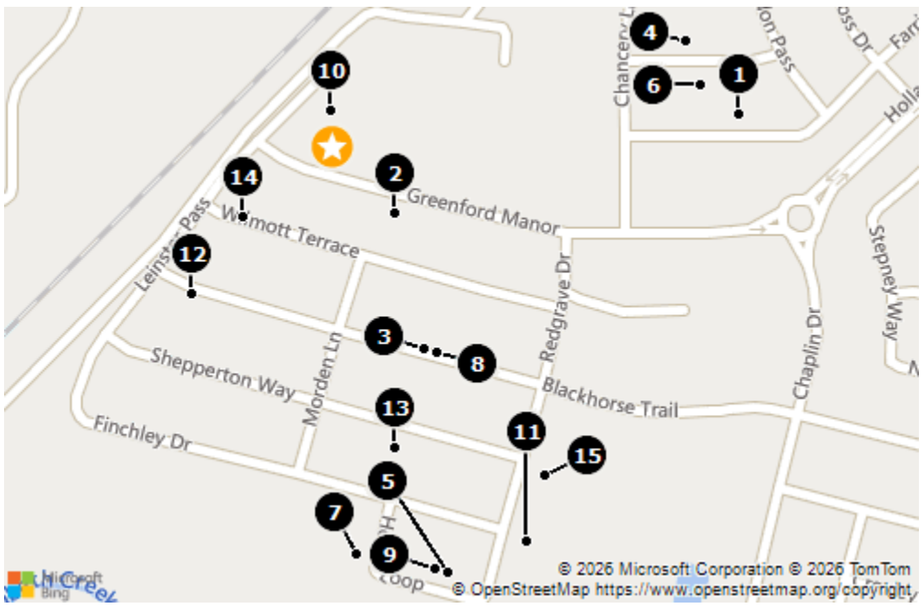
ICE SiteX Report

OrderID: 97841878

SiteX Property Information Report



Subject Property Location

717 GREENFORD MNR, JUSTIN, TX 76247-7070

County:	**DENTON TX**	Census Tract:	481210203.207002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R972699	Thomas Bros Pg-Grid:	

Valuation

Value:	**$471,000**	FSD:	16	Common Confidence Score:	44
Value Range:	$395,640 - $546,360	ICE Confidence Score:	84		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	C36 G01 S11
Assd Land Value:	$99,166	Market Land Value:	$99,166	Tax Year:	2025
Assd Improvement:	$350,074	Market Improvment Value:	$350,074	Total Taxable Value:	$4,178
Total Assessed Value:	$449,240	Total Assessor Market Value:	$449,240	Delinquent Year:	
				Tax Account ID:	
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 7 Block: 49 Subdivision: TRAILS OF ELIZABETH CREEK PHASE 7 Phase No: 7
Abbreviated Description: TRAILS OF ELIZABETH CREEK PHASE 7 BLK 49 LOT 7

Property Characteristics

Lot Size:	7,366 SF	Bedrooms:	5	Pool:	
Building Area:	2813 SF	Baths:	4	Fireplace:	Yes
Year Built:	2021	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	Veneer
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	Comp Shingle
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History
Mortgage Record

Recording Date:	02/20/2024	Loan Amount:	N/A
Document #:	2024-016488 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 7 Block: 49 Subdivision: TRAILS OF ELIZABETH CREEK
City/Muni/Twp: FORT WORTH

Mortgage Record

Recording Date:	07/26/2023	Loan Amount:	N/A
Document #:	2023-079005 BK-PG -	Loan Type:	FHA
TD Due Date:	02/01/2052	Type Finance:	

Legal Description:
Lot: 7 Block: 49 Subdivision: TRAILS OF ELIZABETH CREEK
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	01/11/2022	Sales Price:	N/A
Document #:	2022-005662 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	01/10/2022		
Document Type:			

Legal Description:
Lot: 7 Block: 49 Subdivision: TRAILS OF ELIZABETH CREEK Map Ref: DOC 2021-108
City/Muni/Twp: FORT WORTH

ICE SiteX Report

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Prior Transfer

Recording Date:	01/10/2022	Sales Price:	N/A
Document #:	2022-5662 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 7 Block: 49 Subdivision: TRAILS OF ELIZABETH CREEK PHASE 7 Phase No: 7
Abbreviated Description: TRAILS OF ELIZABETH CREEK PHASE 7 BLK 49 LOT 7

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	5,502 SF	Median # of Baths	2
Median Living Area	2,010 SF	Median Year Built	2021
Price Range - 2 Yrs		Age Range	4 years to 6 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	.28Mi.	**15829 FARRINGDON ST** **JUSTIN, TX 76247-1771**	04/24/2026			2010	/3/2	2021	5,502 SF	
		APN: R972660 Document #: 2026-047106 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: 9 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: FILE 2021-108 Abbreviated Description: Lot:15 Block:9 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:FILE 2021-108City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
2	.06Mi.	**804 GREENFORD MNR** **JUSTIN, TX 76247-7071**	04/14/2026			2186	/4/2	2021	5,502 SF	
		APN: R972728 Document #: 2026-041918 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 50 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC 2021-108 Abbreviated Description: Lot:10 Block:50 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC 2021-108City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
3	.14Mi.	**821 BLACKHORSE TRL** **JUSTIN, TX 76247-1966**	04/09/2026			1849	/4/2	2021	5,502 SF	
		APN: R972772 Document #: 2026-039762 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: 53 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC 2021-108 Abbreviated Description: Lot:23 Block:53 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC 2021-108City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
4	.25Mi.	**913 STAMFORD WAY** **JUSTIN, TX 76247-1751**	02/03/2026			1804	//	2020	5,663 SF	
		APN: R765107 Document #: 2026-011451 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 8 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: FILE 2019-289 Abbreviated Description: Lot:14 Block:8 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:FILE 2019-289City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
5	.3Mi.	**845 HOLLER LOOP** **JUSTIN, TX 76247-2252**	11/20/2025			1849	/4/2	2021	5,502 SF	
		APN: R981380 Document #: 2025-131076 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Block: 59 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC 2021-272 Abbreviated Description: Lot:10 Block:59 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC 2021-272City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
6	.25Mi.	**916 STAMFORD WAY** **JUSTIN, TX 76247-1750**	09/18/2025			2010	//	2020	6,273 SF	
		APN: R765096 Document #: 2025-104588 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 9 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC 2019-289 Abbreviated Description: Lot:5 Block:9 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC 2019-289City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
7	.28Mi.	**812 HOLLER LOOP** **JUSTIN, TX 76247-2251**	09/10/2025			1814	/3/2	2021	5,502 SF	
		APN: R981369 Document #: 2025-101561 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: 58 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC 2021-272 Abbreviated Description: Lot:26 Block:58 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC 2021-272City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
8	.15Mi.	**825 BLACKHORSE TRL** **JUSTIN, TX 76247-1966**	08/21/2025			2010	/3/2	2021	5,502 SF	
		APN: R972771 Document #: 2025-093827 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 22 Block: 53 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC 2021-108 Abbreviated Description: Lot:22 Block:53 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC 2021-108City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
9	.29Mi.	**841 HOLLER LOOP** **JUSTIN, TX 76247-2252**	08/12/2025			2100	/3/2	2021	5,502 SF	
		APN: R981381 Document #: 2025-089471 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: 59 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC 2021-272 Abbreviated Description: Lot:11 Block:59 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC 2021-272City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
10	.02Mi.	**15912 LEINSTER PASS** **JUSTIN, TX 76247-7074**	06/30/2025			1629	/3/2	2021	6,691 SF	
		APN: R972695 Document #: 2025-071513 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 49 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC NO 2021-108 Abbreviated Description: Lot:3 Block:49 Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC NO 2021-108City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH								
11	.3Mi.	**15720 REDGRAVE DR** **JUSTIN, TX 76247-2253**	06/24/2025			1849	/4/2	2022	5,798 SF	
		APN: R981232 Document #: 2025-069042 Document Type: Price Code: Land Use: Single Family Residential								

ICE SiteX Report

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Legal: Lot: 38 Block: 43 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC NO 2021-272 Abbreviated Description: Lot:38 Block:43
Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC NO 2021-272City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH

12	.15Mi.	**704 BLACKHORSE TRL** **JUSTIN, TX 76247-2242**	06/10/2025	2023	/3/2	2022	6,704 SF

APN: R981265 Document #: 2025-063406
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 55 Subdivision: TRAILS OF ELIZABETH CREEK Phase No: 8 MapRef: FILE 2021-272 Abbreviated Description: Lot:2 Block:55
Subdivision:TRAILS OF ELIZABETH CREEK Phase No:8 Map Ref:FILE 2021-272City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH

13	.21Mi.	**820 SHEPPERTON WAY** **JUSTIN, TX 76247-2246**	05/29/2025	2186	/4/2	2021	5,502 SF

APN: R981319 Document #: 2025-057908
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 6 Block: 57 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC NO 2021-272 Abbreviated Description: Lot:6 Block:57
Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC NO 2021-272City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH

14	.07Mi.	**701 WILMOTT TER** **JUSTIN, TX 76247-7068**	05/28/2025	2813	/5/4	2021	9,113 SF

APN: R972645 Document #: 2025-057463
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 45 Block: 50 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC NO 2021-108 Abbreviated Description: Lot:45 Block:50
Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC NO 2021-108City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF FORT WORTH

15	.26Mi.	**15740 REDGRAVE DR** **JUSTIN, TX 76247-2253**	04/03/2025	1803	/3/2	2022	5,798 SF

APN: R981237 Document #: 2025-034953
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 43 Block: 43 Subdivision: TRAILS OF ELIZABETH CREEK MapRef: DOC NO 2021-272 Abbreviated Description: Lot:43 Block:43
Subdivision:TRAILS OF ELIZABETH CREEK Map Ref:DOC NO 2021-272City/Muni/Twp:CITY OF FORT WORTH City/Muni/Twp: CITY OF 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.	**717 GREENFORD MNR**	**01/10/2022**	$449,240	$449,240	2,813	/5/4	2021	7,366 SF	
.01Mi.	**721 GREENFORD MNR**	**11/29/2021**	$382,000	$382,000	2,010	/3/2	2021	7,000 SF	
.02Mi.	**15904 LEINSTER PASS**	**12/03/2021**	$367,000	$367,000	2,010	/3/2	2021	6,473 SF	
.02Mi.	**15908 LEINSTER PASS**	**12/10/2021**	$446,836	$446,836	2,820	/5/4	2021	5,750 SF	
.02Mi.	**15900 LEINSTER PASS**	**12/09/2021**	$371,083	$371,083	1,803	/3/2	2021	10,920 SF	
.02Mi.	**15912 LEINSTER PASS**	**10/28/2021**	$340,200	$340,200	1,629	/3/2	2021	6,691 SF	
.03Mi.	**729 GREENFORD MNR**	**03/13/2025**	$354,946	$354,946	1,704	/3/2	2021	7,000 SF	
.03Mi.	**15916 LEINSTER PASS**	**11/12/2021**	$384,903	$384,903	2,046	/3/2	2021	6,573 SF	
.03Mi.	**716 GREENFORD MNR**	**11/05/2021**	$381,975	$381,975	2,010	/3/2	2021	6,268 SF	
.03Mi.	**720 GREENFORD MNR**	**11/23/2021**	$427,000	$427,000	2,656	/4/3	2021	5,502 SF	
.03Mi.	**712 GREENFORD MNR**	**10/18/2021**	$361,289	$361,289	1,803	/3/2	2021	5,502 SF	
.04Mi.	**724 GREENFORD MNR**	**10/06/2021**	$382,918	$382,918	2,067	/3/2	2021	5,502 SF	
.04Mi.	**708 GREENFORD MNR**	**10/12/2021**	$382,708	$382,708	2,010	/3/2	2021	6,700 SF	
.04Mi.	**801 GREENFORD MNR**	**08/05/2024**	$454,200	$454,200	2,813	/4/3.5	2021	7,000 SF	Yes
.04Mi.	**728 GREENFORD MNR**	**12/28/2023**	$349,000	$349,000	2,108	/4/2	2021	5,502 SF	
.05Mi.	**704 GREENFORD MNR**	**09/29/2021**	$343,048	$343,048	1,658	/3/2	2021	7,135 SF	

Rent vs. Own

Households Occupied by Renters:	18%	Households Occupied by Owners:	77%

Demographics & Income

Median Age:	37.1 years old	Households:	6,997
Median Household Income:	$109,530	Households w/Family:	84%
Household Income Per Capita:	$44,048	Households w/Family Married:	73%
Most Common Education Level:	Some College	Households w/Family Children:	42%

ICE SiteX Report

OrderID: 97841878

School District

School District Zone:	Northwest Independent School District	Students:	32,098
Number of Schools:	37	Rating:	B+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.55Mi.	**Gene Pike Middle School** Number of Students: 1,137 Student-Teacher Ratio: 16.31	B+	Public	6 - 8
0.34Mi.	**W.R. Hatfield Elementary School** Number of Students: 756 Student-Teacher Ratio: 15.07	C	Public	PK - 5
1.81Mi.	**Northwest High School** Number of Students: 2,672 Student-Teacher Ratio: 17.24 Advanced Placement: Yes	C+	Public	9 - 12

Flood Report

The Subject Property of **717 GREENFORD MNR, JUSTIN, TX 76247-7070** 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	21%	SIGNIFICANTLY LOWER
BURGLARY	54%	NOTABLY LOWER
MOTOR VEHICLE THEFT	20%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	68%	NOTABLY LOWER
AGGRAVATED ASSAULT	53%	NOTABLY LOWER
FORCIBLE RAPE	67%	NOTABLY LOWER
MURDER	49%	SIGNIFICANTLY LOWER
OVERALL	54%	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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