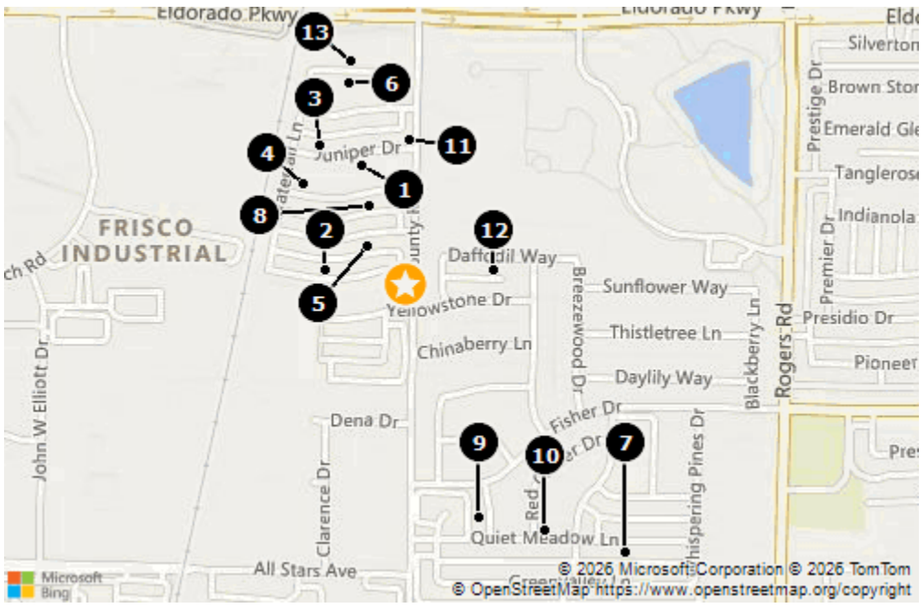
ICE SiteX Report

OrderID: 98722802

SiteX Property Information Report



Subject Property Location

7295 PRAIRIE FLOWER LN, FRISCO, TX 75033-3161

County:	**COLLIN TX**	Census Tract:	480850304.103010
Property Use:	Single Family Residential	Zoning:	SFR
Parcel Number:	R-4493-00C-0010-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$489,000**	FSD:	10	Common Confidence Score:	66
Value Range:	$440,100 - $537,900	ICE Confidence Score:	90		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GCN,JCN,SFR,CFR
Assd Land Value:	$146,300	Market Land Value:	$146,300	Tax Year:	2025
Assd Improvement:	$310,263	Market Improvment Value:	$310,263	Total Taxable Value:	
Total Assessed Value:	$456,563	Total Assessor Market Value:	$456,563	Delinquent Year:	
				Tax Account ID:	2105355
				Homeowner's Exemption:	
				Tax Exemptions:	BVD

Assessment Legal Description

Lot: 1 Block: C District: CFR Subdivision: MEADOW HILL ESTATES PHASE THREE (CFR) Phase No: 3
Abbreviated Description: MEADOW HILL ESTATES PHASE THREE (CFR), BLK C, LOT 1
City/Muni/Twp: FRISCO CITY

Property Characteristics

Lot Size:		Bedrooms:		Pool:	
Building Area:	2271 SF	Baths:		Fireplace:	
Year Built:	2001	Partial Baths:		Type Const:	Frame
Number of Buildings:		Number of Rooms:		Ext Walls:	Brick
Number of Units:		Garage Type:	Attached	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:	Slab	Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	09/16/2026	Sales Price:	$494,000
Document #:	2026000124984 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	11/11/2024	Sales Price:	N/A
Document #:	2024000139953 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/08/2024		
Document Type:			

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES Phase No: 3 Map Ref: VOL M PG 72
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	11/08/2024	Sales Price:	N/A
Document #:	2024000139953 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1 Block: C District: CFR Subdivision: MEADOW HILL ESTATES PHASE THREE (CFR) Phase No: 3
Abbreviated Description: MEADOW HILL ESTATES PHASE THREE (CFR), BLK C, LOT 1
City/Muni/Twp: FRISCO CITY

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Prior Transfer

Recording Date:	11/30/2018	Sales Price:	N/A
Document #:	20181130001467080 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/27/2018		
Document Type:			

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES Phase No: 3 Map Ref: VOL M PG72
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	03/02/2017	Sales Price:	N/A
Document #:	20170302000274320 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/28/2009	Sales Price:	N/A
Document #:	20090928001198860 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	09/18/2009	Loan Amount:	N/A
Document #:	20090918001166490 BK-PG -	Loan Type:	FHA
TD Due Date:	09/01/2024	Type Finance:	

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES PHASE THREE
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	09/14/2009	Sales Price:	N/A
Document #:	20090914001142010 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	04/03/2007	Loan Amount:	N/A
Document #:	20070403000445250 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	04/01/2022	Type Finance:	

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES PHASE THREE
City/Muni/Twp: FRISCO

Mortgage Record

Recording Date:	04/03/2007	Loan Amount:	N/A
Document #:	20070403000445240 BK-PG -	Loan Type:	Purchase Money Mortgage
TD Due Date:	04/01/2037	Type Finance:	

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES PHASE THREE
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	04/03/2007	Sales Price:	N/A
Document #:	20070403000445230 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/29/2007		
Document Type:			

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES PHASE THREE Map Ref: MB M PG72
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	06/22/2001	Sales Price:	N/A
Document #:	2001-0074337 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/19/2001		
Document Type:			

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES PHASE THREE Map Ref: MB M PG72
City/Muni/Twp: FRISCO

Prior Transfer

Recording Date:	06/22/2001	Sales Price:	N/A
Document #:	2001-0074336 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/19/2001		
Document Type:			

Legal Description:
Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES PHASE THREE Map Ref: MB M PG72
City/Muni/Twp: FRISCO

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	2
Median Living Area	2,451 SF	Median Year Built	2002
Price Range - 2 Yrs		Age Range	23 years to 26 years
Median Value		Median Age	24 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool

ICE SiteX Report

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1	.17Mi.	**7189 JUNIPER DR** **FRISCO, TX 75033-3852**	08/27/2026	2271	//	2002	SF	
	APN: R-4888-00F-0070-1 Document #: 2026000116116 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 7 Block: F Subdivision: MEADOW HILL ESTATES Phase No: 7 MapRef: VOL N PG 372 Abbreviated Description: Lot:7 Block:F Subdivision:MEADOW HILL ESTATES Phase No:7 Map Ref:VOL N PG 372City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
2	.11Mi.	**7116 PRAIRIE FLOWER LN** **FRISCO, TX 75033-3158**	06/18/2026	2270	//	2000	SF	
	APN: R-4493-00D-0240-1 Document #: 2026000082516 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24 Block: D Subdivision: MEADOW HILL ESTATES Phase No: 3 Abbreviated Description: Lot:24 Block:D Subdivision:MEADOW HILL ESTATES Phase No:3 City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
3	.22Mi.	**7082 JUNIPER DR** **FRISCO, TX 75033-3849**	05/08/2026	2455	9/5/2.5	2002	SF	
	APN: R-4888-00G-0160-1 Document #: 2026000061743 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: G Subdivision: MEADOW HILL ESTATES Phase No: 7 MapRef: VOL N PG 372 Abbreviated Description: Lot:16 Block:G Subdivision:MEADOW HILL ESTATES Phase No:7 Map Ref:VOL N PG 372City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
4	.19Mi.	**7054 CHINQUAPIN DR** **FRISCO, TX 75033-3843**	04/28/2026	2455	9/5/2.5	2002	SF	
	APN: R-4888-00F-0170-1 Document #: 2026000055483 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 17 Block: F Subdivision: MEADOW HILL ESTATES Phase No: 7 MapRef: VOL N PG 372 Abbreviated Description: Lot:17 Block:F Subdivision:MEADOW HILL ESTATES Phase No:7 Map Ref:VOL N PG 372City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
5	.07Mi.	**7207 SAINT AUGUSTINE DR** **FRISCO, TX 75033-3175**	04/07/2026	1796	7/4/2	2000	SF	
	APN: R-4493-00D-0060-1 Document #: 2026000044041 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: D Subdivision: MEADOW HILL ESTATES Phase No: 3 MapRef: VOL M PG 72 Abbreviated Description: Lot:6 Block:D Subdivision:MEADOW HILL ESTATES Phase No:3 Map Ref:VOL M PG 72City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
6	.28Mi.	**7165 LAZY MEADOW LN** **FRISCO, TX 75033-3858**	01/05/2026	2451	8/4/2.5	2003	SF	
	APN: R-4888-00H-0050-1 Document #: 2026000000986 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: H Subdivision: MEADOW HILL ESTATES Phase No: 7 MapRef: VOL N PG 372 Abbreviated Description: Lot:5 Block:H Subdivision:MEADOW HILL ESTATES Phase No:7 Map Ref:VOL N PG 372City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
7	.47Mi.	**7851 QUIET MEADOW LN** **FRISCO, TX 75033-3804**	12/29/2025	2974	9/4/2.5	2001	SF	
	APN: R-4736-00I-0050-1 Document #: 2025000167197 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: I Subdivision: MEADOW HILL ESTATES PHASE NINE MapRef: VOL M PG 640 Abbreviated Description: Lot:5 Block:I Subdivision:MEADOW HILL ESTATES PHASE NINE Map Ref:VOL M PG 640City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
8	.12Mi.	**7207 CHINQUAPIN DR** **FRISCO, TX 75033-3848**	11/07/2025	1995	8/4/2	2002	SF	
	APN: R-4888-00E-0060-1 Document #: 2025000144463 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: E Subdivision: MEADOW HILL ESTATES Phase No: 7 MapRef: VOL N PG 372 Abbreviated Description: Lot:6 Block:E Subdivision:MEADOW HILL ESTATES Phase No:7 Map Ref:VOL N PG 372City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
9	.33Mi.	**10435 HAY MEADOW DR** **FRISCO, TX 75033-3130**	09/26/2025	3355	10/5/3	2000	SF	Yes
	APN: R-4361-00A-0080-1 Document #: 2025000123434 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: A Subdivision: MEADOW HILL ESTATES PHASE TWO MapRef: CAB L PG 678 Abbreviated Description: Lot:8 Block:A Subdivision:MEADOW HILL ESTATES PHASE TWO Map Ref:CAB L PG 678City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
10	.39Mi.	**10402 RED CLOVER DR** **FRISCO, TX 75033-3147**	09/25/2025	3355	10/5/3	2000	SF	
	APN: R-4361-00C-0010-1 Document #: 2025000122887 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 1 Block: C Subdivision: MEADOW HILL ESTATES PHASE TWO MapRef: VOL L PG 678 Abbreviated Description: Lot:1 Block:C Subdivision:MEADOW HILL ESTATES PHASE TWO Map Ref:VOL L PG 678City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
11	.2Mi.	**7298 JUNIPER DR** **FRISCO, TX 75033-3853**	07/24/2025	1995	8/4/2	2002	SF	
	APN: R-4888-00G-0270-1 Document #: 2025000092708 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 27 Block: G Subdivision: MEADOW HILL ESTATES Phase No: 7 MapRef: VOL 372 Abbreviated Description: Lot:27 Block:G Subdivision:MEADOW HILL ESTATES Phase No:7 Map Ref:VOL 372City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
12	.12Mi.	**7491 DAFFODIL WAY** **FRISCO, TX 75033-3830**	07/02/2025	2510	8/4/2	2001	SF	
	APN: R-4774-00K-0050-1 Document #: 2025000083718 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: MEADOW HILL ESTATES PHASE EIGHT MapRef: VOL N PG 98 Abbreviated Description: Lot:5 Subdivision:MEADOW HILL ESTATES PHASE EIGHT Map Ref:VOL N PG 98City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							
13	.31Mi.	**7166 LAZY MEADOW LN** **FRISCO, TX 75033-3857**	05/27/2025	2318	//	2003	SF	
	APN: R-4888-00I-0110-1 Document #: 2025000064884 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 11 Block: I Subdivision: MEADOW HILL ESTATES PHASE SEVEN MapRef: VOL N PG 372 Abbreviated Description: Lot:11 Block:I Subdivision:MEADOW HILL ESTATES PHASE SEVEN Map Ref:VOL N PG 372City/Muni/Twp:FRISCO City/Muni/Twp: FRISCO							

ICE SiteX Report

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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.	**7295 PRAIRIE FLOWER LN**	**11/08/2024**	$456,563	$456,563	2,271		2001		
.01Mi.	**7277 PRAIRIE FLOWER LN**	**03/19/2010**	$442,246	$442,246	2,456	9/5/2.5	2001		
.02Mi.	**7259 PRAIRIE FLOWER LN**	**09/12/2014**	$406,003	$406,003	1,797	7/4/2	2001		
.02Mi.	**7290 YELLOWSTONE DR**	**09/23/2009**	$400,920	$400,920	1,796	7/4/2	2001		
.03Mi.	**7286 YELLOWSTONE DR**	**08/04/2022**	$454,265	$454,265	2,654	9/4/3	2001		
.03Mi.	**11021 FIREFLY LN**	**04/05/2022**	$632,456	$632,456	3,632	10/4/2.5	2002		
.03Mi.	**11039 FIREFLY LN**	**08/13/2002**	$539,744	$539,744	3,001	8/4/4	2002		
.03Mi.	**7296 PRAIRIE FLOWER LN**	**05/10/2014**	$407,570	$407,570	1,796	7/4/2	2000		
.03Mi.	**7241 PRAIRIE FLOWER LN**	**01/21/2019**	$470,424	$470,424	2,684	9/4/3	2001		
.03Mi.	**7278 PRAIRIE FLOWER LN**	**08/12/2020**	$474,321	$474,321	2,654	9/4/3	2000		
.04Mi.	**7280 YELLOWSTONE DR**	**07/24/2025**	$442,000	$442,000	2,499	8/4/2.5	2001		
.04Mi.	**11057 FIREFLY LN**	**08/10/2003**	$648,874	$648,874	3,915	10/5/3.5	2002		
.04Mi.	**7260 PRAIRIE FLOWER LN**	**09/03/2021**	$450,000	$450,000	2,270		2000		
.04Mi.	**11003 FIREFLY LN**	**10/29/2012**	$613,541	$613,541	3,683	10/5/4	2002		
.04Mi.	**7223 PRAIRIE FLOWER LN**	**09/23/2019**	$440,745	$440,745	2,270		2001		
.05Mi.	**7274 YELLOWSTONE DR**	**08/07/2018**	$459,003	$459,003	2,455	9/5/2.5	2001		

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	66%

Demographics & Income

Median Age:	36.3 years old	Households:	19,072
Median Household Income:	$150,491	Households w/Family:	78%
Household Income Per Capita:	$64,686	Households w/Family Married:	67%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	55%

School District

School District Zone:	Frisco Independent School District	Students:	65,289
Number of Schools:	77	Rating:	A+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.45Mi.	**Wakeland High School** Number of Students: 2,230 Student-Teacher Ratio: 16.9 Advanced Placement: Yes	A+	Public	9 - 12
2.14Mi.	**Early Childhood School** Number of Students: 480 Student-Teacher Ratio: 12.52	NA	Public	PK - PK
0.90Mi.	**Staley Middle School** Number of Students: 591 Student-Teacher Ratio: 11.45	B-	Public	6 - 8
0.61Mi.	**Rogers Elementary School** Number of Students: 472 Student-Teacher Ratio: 11.69	B	Public	KG - 5

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Flood Report

The Subject Property of **7295 PRAIRIE FLOWER LN, FRISCO, TX 75033-3161** 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	13%	SIGNIFICANTLY LOWER
BURGLARY	32%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	10%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	21%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	20%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	20%	SIGNIFICANTLY LOWER
MURDER	25%	SIGNIFICANTLY LOWER
OVERALL	32%	SIGNIFICANTLY 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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