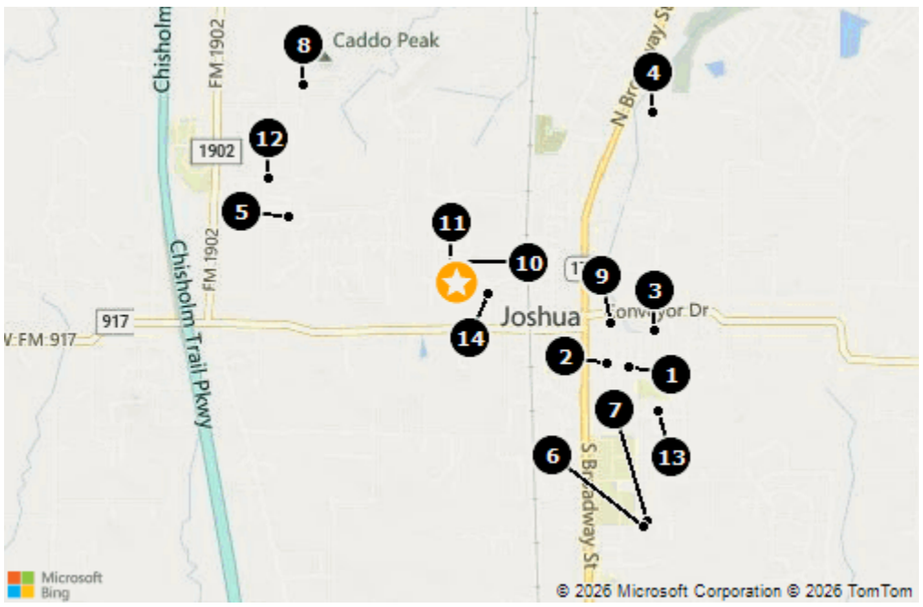
ICE SiteX Report

OrderID: 98722752

SiteX Property Information Report



Subject Property Location

729 FRANKLIN DR, JOSHUA, TX 76058-4658

County:	**JOHNSON TX**	Census Tract:	482511302.141044
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	126.2246.01220	Thomas Bros Pg-Grid:	

Valuation

Value:	**$380,000**	FSD:	8	Common Confidence Score:	75
Value Range:	$349,600 - $410,400	ICE Confidence Score:	92		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	
Assd Land Value:	$71,000	Market Land Value:	$71,000	Tax Year:	2026
Assd Improvement:	$307,598	Market Improvment Value:	$307,598	Total Taxable Value:	
Total Assessed Value:	$378,598	Total Assessor Market Value:	$378,598	Delinquent Year:	
				Tax Account ID:	R000106309
				Homeowner's Exemption:	
				Tax Exemptions:	DFV

Assessment Legal Description

Lot: 22 Block: 1 District: 7 Subdivision: HERITAGE II
Abbreviated Description: LOT 22 BLK 1 HERITAGE II
City/Muni/Twp: CITY OF JOSHUA

Property Characteristics

Lot Size:	7,405 SF	Bedrooms:	3	Pool:	
Building Area:	2125 SF	Baths:	2.5	Fireplace:	
Year Built:	2022	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:	06/22/2026	Sales Price:	N/A
Document #:	2026-18839 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	05/18/2022	Sales Price:	N/A
Document #:	2022-17432 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/17/2022		
Document Type:			

Legal Description:
Lot: 22 Block: 1 Subdivision: HERITAGE II Map Ref: FILE2020-EVOLE214SL
City/Muni/Twp: JOSHUA

Prior Transfer

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

Legal Description:
Lot: 22 Block: 1 District: 7 Subdivision: HERITAGE II
Abbreviated Description: LOT 22 BLK 1 HERITAGE II
City/Muni/Twp: CITY OF JOSHUA

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	SF	Median # of Baths	2
Median Living Area	1,697 SF	Median Year Built	2000
Price Range - 2 Yrs		Age Range	4 years to 56 years
Median Value		Median Age	26 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	1.04Mi.	**218 LONE STAR ST** **JOSHUA, TX 76058-3168**	10/14/2026			1409	/3/2	2000	SF	
		APN: 126.3599.00050 Document #: 2026-31835 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Subdivision: VILLAGE CREEK ADDITION Phase No: 1 MapRef: VOL 8 PG 380 Abbreviated Description: Lot:5 Block:1 Subdivision:VILLAGE CREEK ADDITION Phase No:1 Map Ref:VOL 8 PG 380City/Muni/Twp:JOSHUA City/Muni/Twp: JOSHUA								
2	.94Mi.	**202 LONE STAR ST** **JOSHUA, TX 76058-3168**	09/25/2026			1676	/3/2	1972	SF	
		APN: 126.3511.00050 Document #: 2026-29688 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Section: 1 Subdivision: OAK KNOLL ADDITION MapRef: VOL 444 PG 643 Abbreviated Description: Lot:5 Block:1 Section:1 Subdivision:OAK KNOLL ADDITION Map Ref:VOL 444 PG 643City/Muni/Twp:JOSHUA City/Muni/Twp: JOSHUA								
3	1.11Mi.	**111 BENTLEY DR** **JOSHUA, TX 76058-2903**	09/21/2026			1335	/3/2	1993	SF	
		APN: 126.3416.00560 Document #: 2026-29152 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: BENTLEY ADDITION MapRef: VOL 8 PG 44 Abbreviated Description: Lot:6 Block:4 Subdivision:BENTLEY ADDITION Map Ref:VOL 8 PG 44City/Muni/Twp:JOSHUA City/Muni/Twp: JOSHUA								
4	1.43Mi.	**212 ROARING SPRINGS DR** **JOSHUA, TX 76058-3430**	09/11/2026			1975	/3/2		SF	
		APN: 126.3499.07920 Document #: 2026-28246 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 46 Block: 1 Subdivision: MOUNTAIN VALLEY ADDITION Phase No: 4 Legal Unit: 4 MapRef: VOL 1 PG 291 Abbreviated Description: Lot:46 Block:1 Subdivision:MOUNTAIN VALLEY ADDITION Phase No:4 Legal Unit:4 Map Ref:VOL 1 PG 291								
5	1Mi.	**1140 INDIGO LN** **JOSHUA, TX 76058-1129**	08/28/2026			2298	/3/3	2017	11,238 SF	
		APN: 126.4989.04090 Document #: 2026-26889 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 9 Block: 4 Subdivision: BLUEBIRD MEADOWS PHASE ONE MapRef: VOL 10 PG 391 Abbreviated Description: Lot:9 Block:4 Subdivision:BLUEBIRD MEADOWS PHASE ONE Map Ref:VOL 10 PG 391City/Muni/Twp:BURLESON City/Muni/Twp: BURLESON								
6	1.68Mi.	**704 PLUM ST** **JOSHUA, TX 76058-5762**	08/27/2026			1156	/3/1	1987	SF	
		APN: 126.3515.00620 Document #: 2026-26762 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 42 Block: 2 Subdivision: ORCHARD GROVE ESTATES MapRef: VOL 5 PG 78 Abbreviated Description: Lot:42 Block:2 Subdivision:ORCHARD GROVE ESTATES Map Ref:VOL 5 PG 78								
7	1.67Mi.	**705 PLUM ST** **JOSHUA, TX 76058-5765**	07/31/2026			1312	/3/1	1994	SF	
		APN: 126.3515.00160 Document #: 2026-23843 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: 1 Subdivision: ORCHARD GROVE ESTATES MapRef: VOL 5 PG 78 Abbreviated Description: Lot:16 Block:1 Subdivision:ORCHARD GROVE ESTATES Map Ref:VOL 5 PG 78								
8	1.38Mi.	**1516 CADDO PEAK TRL** **JOSHUA, TX 76058-4633**	07/31/2026			1717	/3/2	1977	SF	
		APN: 126.3442.00280 Document #: 2026-23737 Document Type: Price Code: Land Use: Single Family Residential Legal: Subdivision: CADDO PEAK ESTATES PHASE I Tract No: 27&28 MapRef: VOL 1 PG 323 Abbreviated Description: Subdivision:CADDO PEAK ESTATES PHASE I Tract No:27&28 Map Ref:VOL 1 PG 323								
9	.86Mi.	**102 THOMAS ST** **JOSHUA, TX 76058-3171**	07/02/2026			1286	/3/2	1970	SF	
		APN: 126.3511.00370 Document #: 2026-20281 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 5 Section: 1 Subdivision: OAK KNOLL ADDITION MapRef: VOL 444 PG 643 Abbreviated Description: Lot:4 Block:5 Section:1 Subdivision:OAK KNOLL ADDITION Map Ref:VOL 444 PG 643								
10	.12Mi.	**137 CONSTITUTION DR** **JOSHUA, TX 76058-4655**	06/30/2026			2125	/4/2.5	2021	7,797 SF	
		APN: 126.2246.03190 Document #: 2026-20021 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 19 Block: 3 Subdivision: HERITAGE II MapRef: DOC 2020-72 Abbreviated Description: Lot:19 Block:3 Subdivision:HERITAGE II Map Ref:DOC 2020-72City/Muni/Twp:JOSHUA City/Muni/Twp: JOSHUA								
11	.12Mi.	**136 COLONIAL DR** **JOSHUA, TX 76058-4652**	06/16/2026			2110	/3/2	2022	7,797 SF	
		APN: 126.2246.03020 Document #: 2026-18462 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 3 Subdivision: HERITAGE II MapRef: FILE 2020-72 Abbreviated Description: Lot:2 Block:3 Subdivision:HERITAGE II Map Ref:FILE 2020-72City/Muni/Twp:JOSHUA City/Muni/Twp: JOSHUA								
12	1.18Mi.	**1420 GLADE MEADOWS DR** **JOSHUA, TX 76058-9319**	06/05/2026			2105	/3/2	2020	8,398 SF	
		APN: 126.4989.05335 Document #: 2026-17167 Document Type: Price Code: Land Use: Single Family Residential								

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Legal: Lot: 33 Block: 5 Subdivision: BLUEBIRD MEADOWS Phase No: 3-5 MapRef: VOL 11 PG 773 Abbreviated Description: Lot:33 Block:5 Subdivision:BLUEBIRD MEADOWS Phase No:3-5 Map Ref:VOL 11 PG 773City/Muni/Twp:BURLESON City/Muni/Twp: BURLESON

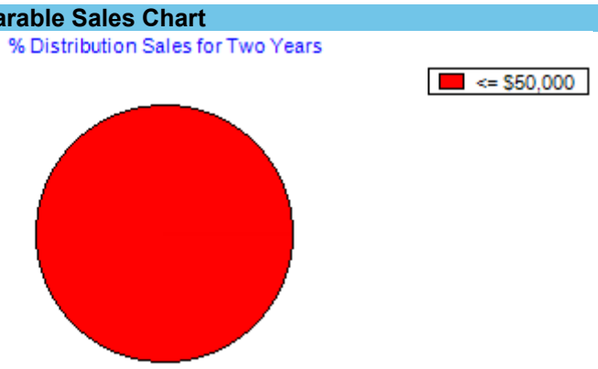
13	1.3Mi.	**613 W SHEILA CIR** **JOSHUA, TX 76058-2915**	05/18/2026	2364	/4/2.5	2008	SF

APN: 126.3449.03020 Document #: 2026-15023
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 2 Block: 3 Subdivision: COOPER VALLEY Phase No: 2-A MapRef: VOL 9 PG 491 Abbreviated Description: Lot:2 Block:3 Subdivision:COOPER VALLEY Phase No:2-A Map Ref:VOL 9 PG 491City/Muni/Twp:JOSHUA City/Muni/Twp: JOSHUA

14	.17Mi.	**409 GRAYSON CT** **JOSHUA, TX 76058-3259**	05/01/2026	1540	/3/2	2006	SF

APN: 126.3524.00450 Document #: 2026-13295
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Block: 3 Subdivision: WINDING CREEK MapRef: VOL 8 PG 806 Abbreviated Description: Lot:5 Block:3 Subdivision:WINDING CREEK Map Ref:VOL 8 PG 806City/Muni/Twp:JOSHUA City/Muni/Twp: JOSHUA

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.	**729 FRANKLIN DR**		$378,598	$378,598	2,125	/3/2.5	2022	7,405 SF	
.01Mi.	**733 FRANKLIN DR**		$436,148	$436,148	2,566	/3/2.5	2022	7,449 SF	
.01Mi.	**725 FRANKLIN DR**		$374,496	$374,496	2,076	/3/2.5	2022	7,362 SF	
.02Mi.	**721 FRANKLIN DR**		$394,310	$394,310	2,405	/3/2.5	2022	7,318 SF	
.02Mi.	**737 FRANKLIN DR**		$387,991	$387,991	2,194	/3/2.5	2022	7,492 SF	
.03Mi.	**105 CONSTITUTION DR**		$363,343	$363,343	2,176	/4/2.5	2021	9,757 SF	
.03Mi.	**741 FRANKLIN DR**		$358,620	$358,620	1,925	/4/2	2021	7,405 SF	
.03Mi.	**717 FRANKLIN DR**		$437,339	$437,339	2,563	/4/2	2021	7,275 SF	
.04Mi.	**104 COLONIAL DR**		$377,671	$377,671	2,104	/3/2	2022	9,757 SF	
.04Mi.	**109 CONSTITUTION DR**		$406,373	$406,373	2,539	/4/2.5	2021	7,797 SF	
.04Mi.	**104 CONSTITUTION DR**		$381,640	$381,640	2,142	/3/2	2022	9,757 SF	
.05Mi.	**713 FRANKLIN DR**		$420,601	$420,601	2,964	/4/2.5	2021	7,275 SF	
.05Mi.	**108 COLONIAL DR**		$463,826	$463,826	2,336	/4/2	2021	7,797 SF	
.05Mi.	**745 FRANKLIN DR**		$419,029	$419,029	2,942	/4/2.5	2021	12,894 SF	
.05Mi.	**108 CONSTITUTION DR**		$390,239	$390,239	2,191	/4/2	2022	7,797 SF	
.05Mi.	**113 CONSTITUTION DR**		$363,865	$363,865	2,125	/4/2.5	2021	7,797 SF	

Rent vs. Own

Households Occupied by Renters:	26%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	35.6 years old	Households:	8,120
Median Household Income:	$74,923	Households w/Family:	83%
Household Income Per Capita:	$32,718	Households w/Family Married:	62%
Most Common Education Level:	High School Graduate	Households w/Family Children:	42%

School District

School District Zone:	Joshua Independent School District	Students:	6,026
Number of Schools:	10	Rating:	A-

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**Joshua High School Ninth Grade Campus**	B+	Public	9 - 9

Number of Students: 467
Student-Teacher Ratio: 16.45

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1.20Mi. **Joshua High School** Number of Students: 1,313 Student-Teacher Ratio: 13.94 Advanced Placement: Yes		B	Public	10 - 12
0.73Mi. **Staples Elementary School** Number of Students: 406 Student-Teacher Ratio: 14.62		B+	Public	PK - 5
1.56Mi. **Loflin Middle School** Number of Students: 696 Student-Teacher Ratio: 18.29		B	Public	6 - 8

Flood Report

The Subject Property of **729 FRANKLIN DR, JOSHUA, TX 76058-4658** 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	86%	LOWER
BURGLARY	138%	NOTABLY HIGHER
MOTOR VEHICLE THEFT	111%	HIGHER
FORCIBLE ROBBERY	146%	NOTABLY HIGHER
AGGRAVATED ASSAULT	90%	LOWER
FORCIBLE RAPE	158%	NOTABLY HIGHER
MURDER	138%	NOTABLY HIGHER
OVERALL	126%	HIGHER

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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