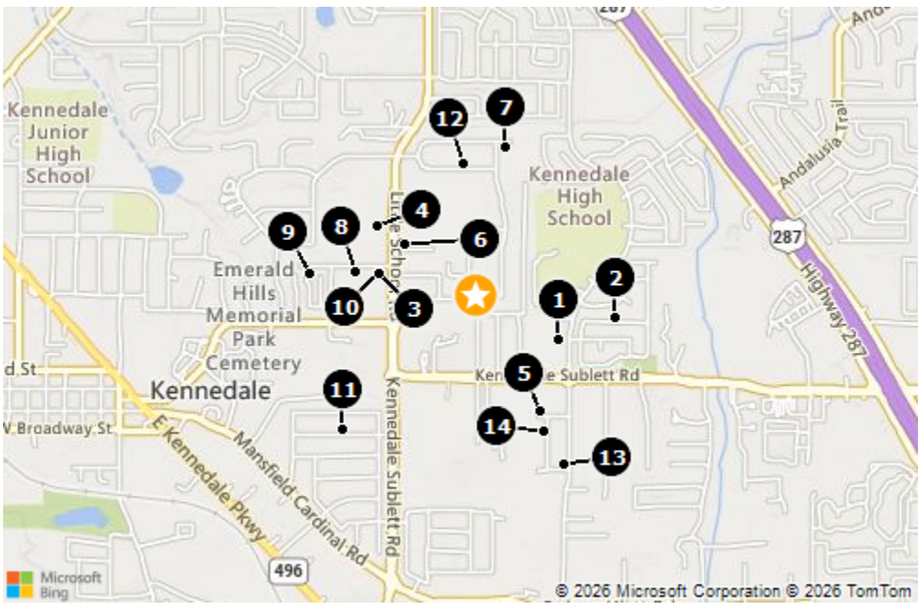
ICE SiteX Report

OrderID: 98722477

SiteX Property Information Report



Subject Property Location

800 WHITLEY CT, KENNEDALE, TX 76060-5499

County:	**TARRANT TX**	Census Tract:	484391115.323020
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	18380-8R-1R	Thomas Bros Pg-Grid:	

Valuation

Value:	**$582,000**	FSD:	9	Common Confidence Score:	70
Value Range:	$529,620 - $634,380	ICE Confidence Score:	91		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	224,225
Assd Land Value:	$75,000	Market Land Value:	$75,000	Tax Year:	2026
Assd Improvement:	$506,919	Market Improvment Value:	$506,919	Total Taxable Value:	$13,363
Total Assessed Value:	$581,919	Total Assessor Market Value:	$581,919	Delinquent Year:	
				Tax Account ID:	40694917
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 1R Block: 8R District: 014 Subdivision: HILLDALE ADDITION-KENNEDALE Map Ref: MAP 2090-356
Abbreviated Description: HILLDALE ADDITION-KENNEDALE BLOCK 8R LOT 1R
City/Muni/Twp: KENNEDALE

Property Characteristics

Lot Size:	14,539 SF	Bedrooms:	5	Pool:	Yes
Building Area:	4484 SF	Baths:	4	Fireplace:	
Year Built:	2006	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	2	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	01/27/2025	Sales Price:	$536,972
Document #:	D000013472 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	06/09/2021	Sales Price:	N/A
Document #:	D221164642 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	05/17/2021	Sales Price:	N/A
Document #:	D221139406 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/14/2021		
Document Type:			
Legal Description:			

Lot: 1R Block: 8R Subdivision: HILLDALE ADDITION Map Ref: CAB A SL 9820
City/Muni/Twp: KENNEDALE

Prior Transfer

Recording Date:	05/14/2021	Sales Price:	N/A

ICE SiteX Report

OrderID: 98722477

Document #:	D221139406 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 1R Block: 8R District: 014 Subdivision: HILLDALE ADDITION-KENNEDALE Map Ref: MAP 2090-356
Abbreviated Description: HILLDALE ADDITION-KENNEDALE BLOCK 8R LOT 1R
City/Muni/Twp: KENNEDALE

Prior Transfer

Recording Date:	04/08/2020	Sales Price:	N/A
Document #:	D220080989 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	03/03/2020	Loan Amount:	N/A
Document #:	D220050415 BK-PG -	Loan Type:	New Conventional
TD Due Date:	03/01/2050	Type Finance:	

Legal Description:
Lot: 1R9 Block: 8R Subdivision: HILLDALE ADDITION
City/Muni/Twp: KENNEDALE

Prior Transfer

Recording Date:	12/09/2013	Sales Price:	N/A
Document #:	D213309562 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	12/02/2013	Sales Price:	N/A
Document #:	D213305133 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	10/16/2013	Loan Amount:	N/A
Document #:	D213269498 BK-PG -	Loan Type:	New Conventional
TD Due Date:	11/01/2028	Type Finance:	

Legal Description:
Lot: 1R Block: 8R Subdivision: HILLDALE ADDITION
City/Muni/Twp: KENNEDALE

Prior Transfer

Recording Date:	10/16/2013	Sales Price:	N/A
Document #:	D213269497 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	10/09/2013		
Document Type:			

Legal Description:
Lot: 1R Block: 8R Subdivision: HILLDALE ADDITION Map Ref: CAB A SL9820
City/Muni/Twp: KENNEDALE

Prior Transfer

Recording Date:	07/23/2008	Sales Price:	$247,520
Document #:	D208286656 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	07/07/2008	Loan Amount:	N/A
Document #:	D208260414 BK-PG -	Loan Type:	Unknown
TD Due Date:	07/01/2038	Type Finance:	

Legal Description:
Lot: 1R Block: 8R Subdivision: HILLDALE ADDITION
City/Muni/Twp: KENNEDALE

Mortgage Record

Recording Date:	05/31/2006	Loan Amount:	N/A
Document #:	D206162257 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2021	Type Finance:	

Legal Description:
Lot: 1R Block: 8R Subdivision: HILLDALE ADDITION
City/Muni/Twp: KENNEDALE

Prior Transfer

Recording Date:	05/31/2006	Sales Price:	N/A
Document #:	D206162255 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/15/2006		
Document Type:			

Legal Description:
Lot: 1R Block: 8R Subdivision: HILLDALE ADDITION Map Ref: MB A PG9820
City/Muni/Twp: KENNEDALE

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	2
Median Lot Size	7,492 SF	Median # of Baths	1.5
Median Living Area	2,201 SF	Median Year Built	2000
Price Range - 2 Yrs		Age Range	5 years to 70 years
Median Value		Median Age	26 years

ICE SiteX Report

OrderID: 98722477

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.26Mi.	**613 WILDCAT WAY** **KENNEDALE, TX 76060-5845**	10/01/2026			4500	//	2021	20,967 SF	
		APN: 34985-5-3RB Document #: D226191343 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3-R-B Block: 5 Subdivision: ROLLING ACRES MapRef: CAB A SL 7521 Abbreviated Description: Lot:3-R-B Block:5 Subdivision:ROLLING ACRES Map Ref:CAB A SL 7521City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
2	.39Mi.	**1123 GREENVIEW LN** **KENNEDALE, TX 76060-5836**	08/19/2026			1775	/4/2	1999	6,000 SF	
		APN: 34985-1-12 Document #: D226162476 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: 1 Section: 1 Subdivision: ROLLING ACRES Phase No: VIII MapRef: MB F PG 93 Abbreviated Description: Lot:12 Block:1 Section:1 Subdivision:ROLLING ACRES Phase No:VIII Map Ref:MB F PG 93City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
3	.27Mi.	**828 WOODLAND CT** **KENNEDALE, TX 76060-5465**	07/30/2026			990	/2/1	1983	3,535 SF	
		APN: 47677-2-3B Document #: D226147795 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3B Block: 2 Subdivision: THE WOODLANDS MapRef: VOL 388-163 PG 24 Abbreviated Description: Lot:3B Block:2 Subdivision:THE WOODLANDS Map Ref:VOL 388-163 PG 24City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
4	.3Mi.	**913 LITTLE SCHOOL RD** **KENNEDALE, TX 76060-5415**	07/06/2026			1556	/2/2	1956	14,339 SF	
		APN: 23716-1-3A Document #: D226130288 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 1 Subdivision: LAZY M ESTATES REVISED MapRef: FILE D2111461777 Abbreviated Description: Lot:3 Block:1 Subdivision:LAZY M ESTATES REVISED Map Ref:FILE D2111461777City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
5	.36Mi.	**1237 LEVEE LN** **KENNEDALE, TX 76060-1018**	06/24/2026			2659	//	2021	7,636 SF	
		APN: 24612-A-12 Document #: D226121130 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 12 Block: A Subdivision: MAGNOLIA HILLS MapRef: FILE D221318979 Abbreviated Description: Lot:12 Block:A Subdivision:MAGNOLIA HILLS Map Ref:FILE D221318979City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
6	.24Mi.	**907 GREENFIELD CT** **KENNEDALE, TX 76060-5497**	06/18/2026			4273	/5/4	2005	10,766 SF	
		APN: 18380-1R-2R Document #: D226118516 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 2R Block: 1R Subdivision: HILLDALE ADDITION MapRef: CAB A SL 9820 Abbreviated Description: Lot:2R Block:1R Subdivision:HILLDALE ADDITION Map Ref:CAB A SL 9820City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
7	.4Mi.	**920 SHADY BEND DR** **KENNEDALE, TX 76060-5493**	05/20/2026			3833	/4/3	1999	43,604 SF	Yes
		APN: 37949J---1---16---20 Document #: D226096424 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 11R Subdivision: HILLCREST ADDITION MapRef: VOL 388-75 PG 5 Abbreviated Description: Lot:3 Block:11R Subdivision:HILLCREST ADDITION Map Ref:VOL 388-75 PG 5City/Muni/Twp:MANSFIELD City/Muni/Twp: MANSFIELD								
8	.33Mi.	**810 WOODLAND CT** **KENNEDALE, TX 76060-5450**	05/15/2026			990	/2/1	1984	3,871 SF	
		APN: 47677-2-8A Document #: D226093219 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8A Block: 2 Subdivision: THE WOODLANDS MapRef: VOL 388-160 PG 58 Abbreviated Description: Lot:8A Block:2 Subdivision:THE WOODLANDS Map Ref:VOL 388-160 PG 58City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
9	.46Mi.	**712 WOODLAND CT** **KENNEDALE, TX 76060-5447**	04/06/2026			971	/2/1	1983	4,097 SF	
		APN: 47677-1-24B Document #: D226061302 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 24B Block: 1 Subdivision: THE WOODLANDS MapRef: VOL 388-163 PG 24 Abbreviated Description: Lot:24B Block:1 Subdivision:THE WOODLANDS Map Ref:VOL 388-163 PG 24City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
10	.27Mi.	**830 WOODLAND CT** **KENNEDALE, TX 76060-5465**	01/30/2026			990	/2/2	1983	4,235 SF	
		APN: 47677-2-3A Document #: D226017019 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 3 Block: 2 Subdivision: THE WOODLANDS MapRef: VOL 388-163 PG 24 Abbreviated Description: Lot:3 Block:2 Subdivision:THE WOODLANDS Map Ref:VOL 388-163 PG 24City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
11	.51Mi.	**1157 RIVER ROCK DR** **KENNEDALE, TX 76060-2851**	01/13/2026			3602	/5/3	2014	12,196 SF	
		APN: 3900-2-21 Document #: D226006026 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 2 Subdivision: BROOKSTONE ESTATES ADDITION MapRef: CAB A SL 9740 Abbreviated Description: Lot:21 Block:2 Subdivision:BROOKSTONE ESTATES ADDITION Map Ref:CAB A SL 9740City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
12	.36Mi.	**913 SHADY VALE DR** **KENNEDALE, TX 76060-5490**	01/09/2026			2770	/4/3	2001	22,303 SF	
		APN: 37949J-2-13 Document #: D226004876 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: 2 Section: 1 Subdivision: SHADY CREEK EAST Phase No: B MapRef: CAB A SL 3596 Abbreviated Description: Lot:13 Block:2 Section:1 Subdivision:SHADY CREEK EAST Phase No:B Map Ref:CAB A SL 3596								
13	.52Mi.	**1348 COLLETT SUBLETT RD** **KENNEDALE, TX 76060-1010**	12/16/2025			2099	//	2021	6,375 SF	
		APN: 24612-C-13 Document #: D225233786 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 13 Block: C Subdivision: MAGNOLIA HILLS MapRef: FILE D221318979 Abbreviated Description: Lot:13 Block:C Subdivision:MAGNOLIA HILLS Map Ref:FILE D221318979City/Muni/Twp:KENNEDALE City/Muni/Twp: KENNEDALE								
14	.41Mi.	**1308 TUCKER LN** **KENNEDALE, TX 76060-1019**	12/02/2025			2302	//	2021	7,347 SF	

ICE SiteX Report

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APN: 24612-B-3 Document #: D225225145
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 3 Block: B Subdivision: MAGNOLIA HILLS MapRef: FILE D221318979 Abbreviated Description: Lot:3 Block:B Subdivision:MAGNOLIA HILLS
Map Ref:FILE D221318979

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.	**800 WHITLEY CT**	**05/14/2021**	$581,919	$581,919	4,484	/5/4	2006	14,539 SF	Yes
.02Mi.	**802 WHITLEY CT**	**02/24/2026**	$358,970	$358,970	4,144	/5/3	2006	14,546 SF	
.03Mi.	**804 WHITLEY CT**	**01/17/2022**	$260,142	$260,142	2,483	/3/2	2005	13,546 SF	
.03Mi.	**1016 HARRISON DR**	**06/18/2020**	$289,611	$289,611	2,095	/3/2	1987	21,752 SF	
.04Mi.	**803 SHADY BEND DR**	**12/12/2014**	$391,000	$391,000	2,640	/4/2	2001	35,806 SF	
.04Mi.	**1014 HARRISON DR**	**01/28/2015**	$377,267	$377,267	2,153		2015	10,500 SF	
.04Mi.	**1013 HARRISON DR**	**01/01/2012**	$465,000	$465,000	3,418	/3/2	2012	32,403 SF	
.05Mi.	**1020 HARRISON DR**	**08/11/2014**	$647,153	$647,153	3,129	/4/2	2002	26,871 SF	Yes
.05Mi.	**806 WHITLEY CT**	**05/11/2012**	$313,400	$313,400	2,908	/4/2	2007	12,144 SF	
.06Mi.	**1012 HARRISON DR**	**05/18/2023**	$291,765	$291,765	1,916	/3/1	1961	11,529 SF	
.06Mi.	**805 WARWICK CT**	**09/16/2025**	$371,440	$371,440	2,531	/4/2	2005	9,001 SF	
.07Mi.	**1022 HARRISON DR**	**09/06/2019**	$499,095	$499,095	3,636	/4/3	2003	27,038 SF	
.07Mi.	**803 WHITLEY CT**	**06/23/2006**	$529,563	$529,563	4,145	/3/2	2006	9,448 SF	
.07Mi.	**1008 HARRISON DR**	**03/02/2015**	$471,925	$471,925	3,304		2016	11,552 SF	
.07Mi.	**807 SHADY BEND DR**	**04/27/2001**	$557,152	$557,152	3,729	/3/3	2001	32,689 SF	Yes
.07Mi.	**808 WHITLEY CT**	**06/02/2006**	$488,098	$488,098	3,730	/3/2	2006	12,015 SF	

Rent vs. Own

Households Occupied by Renters:	28%	Households Occupied by Owners:	68%

Demographics & Income

Median Age:	40.5 years old	Households:	3,392
Median Household Income:	$108,940	Households w/Family:	75%
Household Income Per Capita:	$45,015	Households w/Family Married:	59%
Most Common Education Level:	High School Graduate	Households w/Family Children:	29%

School District

School District Zone:	Kennedale Independent School District	Students:	2,754
Number of Schools:	5	Rating:	C

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.07Mi.	**James F. Delaney Elementary School** Number of Students: 426 Student-Teacher Ratio: 12.91	C-	Public	2 - 5
1.28Mi.	**Kennedale Junior High School** Number of Students: 624 Student-Teacher Ratio: 13.58	C+	Public	6 - 8
0.39Mi.	**Kennedale High School** Number of Students: 943 Student-Teacher Ratio: 14.6 Advanced Placement: Yes	C	Public	9 - 12

ICE SiteX Report

OrderID: 98722477

Flood Report

The Subject Property of **800 WHITLEY CT, KENNEDALE, TX 76060-5499** 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	94%	SIMILAR
BURGLARY	83%	LOWER
MOTOR VEHICLE THEFT	77%	NOTABLY LOWER
FORCIBLE ROBBERY	106%	SIMILAR
AGGRAVATED ASSAULT	64%	NOTABLY LOWER
FORCIBLE RAPE	138%	NOTABLY HIGHER
MURDER	67%	NOTABLY 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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