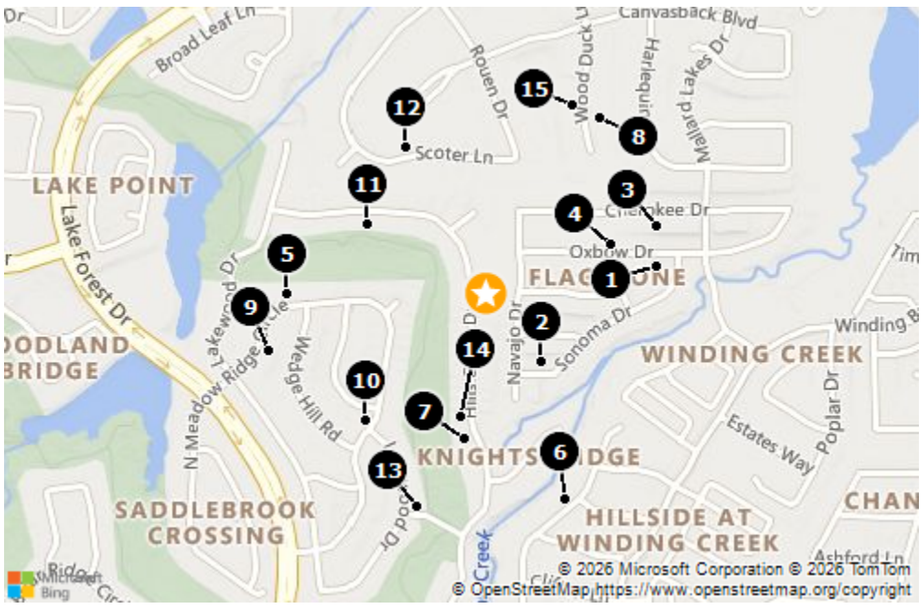
ICE SiteX Report

OrderID: 98612272

SiteX Property Information Report



Subject Property Location

909 HILLS CREEK DR, MCKINNEY, TX 75072-5231

County:	**COLLIN TX**	Census Tract:	480850305.451009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	R-2423-00D-0130-1	Thomas Bros Pg-Grid:	

Valuation

Value:	**$811,000**	FSD:	6	Common Confidence Score:	91
Value Range:	$762,340 - $859,660	ICE Confidence Score:	94		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	GCN,JCN,SMC,CMC
Assd Land Value:	$162,750	Market Land Value:	$162,750	Tax Year:	2025
Assd Improvement:	$618,212	Market Improvment Value:	$618,212	Total Taxable Value:	$13,859
Total Assessed Value:	$780,962	Total Assessor Market Value:	$780,962	Delinquent Year:	
				Tax Account ID:	1962689
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 13 Block: D District: CMC Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II (CMC Phase No: 2
Abbreviated Description: HILLS CREEK AT STONEBRIDGE PHASE II (CMC), BLK D, LOT 13
City/Muni/Twp: MCKINNEY CITY

Property Characteristics

Lot Size:		Bedrooms:	4	Pool:	Yes
Building Area:	3577 SF	Baths:	3.5	Fireplace:	Yes
Year Built:	1993	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:	10	Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:	2	Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Prior Transfer

Recording Date:	02/19/2025	Sales Price:	N/A
Document #:	20250219000018935 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Prior Transfer

Recording Date:	10/30/2024	Sales Price:	$760,000
Document #:	20241030000134536 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			
Legal Description:			

Mortgage Record

Recording Date:	10/15/2024	Loan Amount:	N/A
Document #:	2024000127022 BK-PG -	Loan Type:	VA
TD Due Date:	11/01/2054	Type Finance:	
Legal Description:			

Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE Phase No: II
City/Muni/Twp: MCKINNEY

Prior Transfer

Recording Date:	07/20/2023	Sales Price:	$214,000
Document #:	20230720000081847 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax

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Document Type:
Legal Description:

Prior Transfer

Recording Date:	06/26/2023	Sales Price:	N/A
Document #:	2023000071086 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/23/2023		
Document Type:			

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE Phase No: II Map Ref: VOL G PG 511
City/Muni/Twp: MCKINNEY

Prior Transfer

Recording Date:	06/23/2023	Sales Price:	N/A
Document #:	2023000071086 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 13 Block: D District: CMC Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II (CMC Phase No: 2
Abbreviated Description: HILLS CREEK AT STONEBRIDGE PHASE II (CMC), BLK D, LOT 13
City/Muni/Twp: MCKINNEY CITY

Mortgage Record

Recording Date:	03/28/2017	Loan Amount:	N/A
Document #:	20170328000389920 BK-PG -	Loan Type:	ARM (Adjustable Rate Mortgage)
TD Due Date:	04/01/2047	Type Finance:	ADJ

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE
City/Muni/Twp: MC KINNEY

Prior Transfer

Recording Date:	03/08/2010	Sales Price:	N/A
Document #:	20100308000220950 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	01/08/2010	Loan Amount:	N/A
Document #:	20100108000021280 BK-PG -	Loan Type:	New Conventional
TD Due Date:	01/01/2040	Type Finance:	

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II
City/Muni/Twp: MC KINNEY

Prior Transfer

Recording Date:	11/10/2008	Sales Price:	N/A
Document #:	20081110001318430 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	11/06/2008		
Document Type:			

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II Map Ref: MB G PG511
City/Muni/Twp: MC KINNEY

Prior Transfer

Recording Date:	06/12/2008	Sales Price:	$276,250
Document #:	20080612000713870 BK-PG -	Type of Sale:	Full Amount on Deed
Contract Date:	06/09/2008		
Document Type:			

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II Map Ref: MB G PG511
City/Muni/Twp: MC KINNEY

Prior Transfer

Recording Date:	06/09/2008	Sales Price:	N/A
Document #:	20080609000692270 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/20/2006	Loan Amount:	N/A
Document #:	20060620000846110 BK-PG -	Loan Type:	Stand Alone Second
TD Due Date:	06/01/2021	Type Finance:	

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II
City/Muni/Twp: MC KINNEY

Prior Transfer

Recording Date:	06/20/2006	Sales Price:	N/A
Document #:	20060620000846090 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	05/03/2006		
Document Type:			

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II Map Ref: MB G PG511
City/Muni/Twp: MC KINNEY

Prior Transfer

Recording Date:	06/09/2006	Sales Price:	$226,150
Document #:	20060609000791200 BK-PG 5585-003304	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

ICE SiteX Report

OrderID: 98612272

Legal Description:

Mortgage Record

Recording Date:	01/15/2004	Loan Amount:	N/A
Document #:	2004-0006990 BK-PG -	Loan Type:	Unknown
TD Due Date:	11/01/2018	Type Finance:	

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE Phase No: II
City/Muni/Twp: MCKINNEY

Prior Transfer

Recording Date:	03/20/2002	Sales Price:	N/A
Document #:	2002-0041337 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	03/05/2002		
Document Type:			

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II Map Ref: MB G PG511
City/Muni/Twp: MCKINNEY

Prior Transfer

Recording Date:	04/28/1998	Sales Price:	N/A
Document #:	98-0041368 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	04/27/1998		
Document Type:			

Legal Description:
Lot: 13 Block: D Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II Map Ref: MB G PG511
City/Muni/Twp: MCKINNEY

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	4
Median Lot Size	SF	Median # of Baths	3.5
Median Living Area	3,256 SF	Median Year Built	1996
Price Range - 2 Yrs		Age Range	14 years to 38 years
Median Value		Median Age	30 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**4201 OXBOW DR** **MCKINNEY, TX 75072-9151**	08/17/2026			3214	10/5/4	2010	SF	Yes
	APN: R-9377-00C-0150-1 Document #: 2026000110662 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 15 Block: C Subdivision: FLAGSTONE Phase No: I MapRef: CAB 2007 PG 134 Abbreviated Description: Lot:15 Block:C Subdivision:FLAGSTONE Phase No:I Map Ref:CAB 2007 PG 134City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY									
2	.12Mi.	**1104 SONOMA DR** **MCKINNEY, TX 75072-3779**	04/07/2026			3544	10/5/3.5	2012	SF	
	APN: R-9775-00E-0080-1 Document #: 2026000045011 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: E Subdivision: FLAGSTONE PHASE II MapRef: VOL 2009 PG 263 Abbreviated Description: Lot:8 Block:E Subdivision:FLAGSTONE PHASE II Map Ref:VOL 2009 PG 263City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY									
3	.25Mi.	**4209 CHEROKEE DR** **MCKINNEY, TX 75072-9136**	12/29/2025			3238	9/4/3	2007	SF	
	APN: R-9377-00B-0050-1 Document #: 2025000167066 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: B Subdivision: FLAGSTONE PHASE I MapRef: CAB 2007 PG 134 Abbreviated Description: Lot:5 Block:B Subdivision:FLAGSTONE PHASE I Map Ref:CAB 2007 PG 134City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY									
4	.18Mi.	**4312 OXBOW DR** **MCKINNEY, TX 75072-9150**	12/12/2025			3426	10/4/3	2012	SF	
	APN: R-9377-00B-0290-1 Document #: 2025000160809 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 29 Block: B Subdivision: FLAGSTONE PHASE I MapRef: VOL 2007 PG 134 Abbreviated Description: Lot:29 Block:B Subdivision:FLAGSTONE PHASE I Map Ref:VOL 2007 PG 134City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY									
5	.27Mi.	**4715 N MEADOW RIDGE CIR** **MCKINNEY, TX 75072-5203**	12/10/2025			3076	8/4/3	1988	SF	Yes
	APN: R-2335-00H-0310-1 Document #: 2025000159275 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 31 Block: H Subdivision: MEADOW RIDGE PHASE I MapRef: VOL G PG 445&446 Abbreviated Description: Lot:31 Block:H Subdivision:MEADOW RIDGE PHASE I Map Ref:VOL G PG 445&446City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY									
6	.29Mi.	**1900 SURREY LN** **MCKINNEY, TX 75072-7138**	11/07/2025			4211	10/4/4	2006	17,494 SF	
	APN: R-4768-00A-0260-1 Document #: 2025000144458 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 26 Block: A Subdivision: CLIFTON PARK MapRef: VOL N PG 332 Abbreviated Description: Lot:26 Block:A Subdivision:CLIFTON PARK Map Ref:VOL N PG 332City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY									
7	.2Mi.	**934 HILLS CREEK DR** **MCKINNEY, TX 75072-5232**	09/03/2025			3256	9/4/3	1989	SF	
	APN: R-2423-00E-0060-1 Document #: 2025000112397 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: E Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II MapRef: VOL G PG 511 Abbreviated Description: Lot:6 Block:E Subdivision:HILLS CREEK AT STONEBRIDGE PHASE II Map Ref:VOL G PG 511City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY									
8	.29Mi.	**707 WOOD DUCK LN** **MCKINNEY, TX 75072-4181**	08/11/2025			3162	9/4/3.5	2000	SF	
	APN: R-3299-00G-0050-1 Document #: 2025000100830 Document Type: Price Code: Land Use: Single Family Residential									

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Legal: Lot: 5 Block: G Subdivision: MALLARD LAKES AT MCKINNEY MapRef: VOL J PG 45 Abbreviated Description: Lot:5 Block:G Subdivision:MALLARD LAKES AT MCKINNEY Map Ref:VOL J PG 45

9	.3Mi.	**4704 N MEADOW RIDGE CIR** **MCKINNEY, TX 75072-5202**	08/11/2025	1899	6/3/2	1988	SF	

APN: R-2335-00E-0180-1 Document #: 2025000100827
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 18 Block: E Subdivision: MEADOW RIDGE PHASE 1 MapRef: VOL G PG 445 Abbreviated Description: Lot:18 Block:E Subdivision:MEADOW RIDGE PHASE 1 Map Ref:VOL G PG 445City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY

10	.24Mi.	**1124 BROOK HILL RD** **MCKINNEY, TX 75072-5200**	07/28/2025	2589	8/4/3	1988	SF	

APN: R-2335-00F-0270-1 Document #: 2025000094130
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 27 Block: F Subdivision: MEADOW RIDGE Phase No: I MapRef: VOL G PG 445 Abbreviated Description: Lot:27 Block:F Subdivision:MEADOW RIDGE Phase No:I Map Ref:VOL G PG 445City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY

11	.19Mi.	**816 HILLS CREEK DR** **MCKINNEY, TX 75072-5230**	07/21/2025	4179	10/5/3.5	1992	SF	Spa Only

APN: R-2423-00E-0310-1 Document #: 2025000091067
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 31 Block: E Subdivision: HILLS CREEK AT STONEBRIDGE PHASE II MapRef: VOL G PG 511 Abbreviated Description: Lot:31 Block:E Subdivision:HILLS CREEK AT STONEBRIDGE PHASE II Map Ref:VOL G PG 511City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY

12	.23Mi.	**4800 SCOTER LN** **MCKINNEY, TX 75072-9041**	06/26/2025	4124	10/4/3.5	2001	SF	

APN: R-4559-00I-0110-1 Document #: 2025000079937
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Subdivision: MALLARD LAKES AT MCKINNEY PHASE 3 MapRef: VOL M PG 228 Abbreviated Description: Lot:11 Subdivision:MALLARD LAKES AT MCKINNEY PHASE 3 Map Ref:VOL M PG 228

13	.3Mi.	**1400 LAKEWOOD DR** **MCKINNEY, TX 75072-5224**	06/23/2025	3024	9/4/2.5	1988	SF	Yes

APN: R-2335-00H-0010-1 Document #: 2025000078210
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 1 Block: H Subdivision: MEADOW RIDGE PHASE 1 MapRef: VOL G PG 445 Abbreviated Description: Lot:1 Block:H Subdivision:MEADOW RIDGE PHASE 1 Map Ref:VOL G PG 445City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY

14	.17Mi.	**930 HILLS CREEK DR** **MCKINNEY, TX 75072-5232**	06/20/2025	3329	10/5/4	1993	SF	Yes

APN: R-2423-00E-0080-1 Document #: 2025000077584
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 8 Subdivision: HILLS CREEK AT STONEBRIDGE Phase No: II Abbreviated Description: Lot:8 Subdivision:HILLS CREEK AT STONEBRIDGE Phase No:II City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY

15	.28Mi.	**700 WOOD DUCK LN** **MCKINNEY, TX 75072-4181**	06/13/2025	3803	10/4/3.5	1996	SF	Yes

APN: R-3299-00G-0110-1 Document #: 2025000074302
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 11 Block: G Subdivision: MALLARD LAKES AT MCKINNEY PHASE ONE MapRef: VOL J PG 45 Abbreviated Description: Lot:11 Block:G Subdivision:MALLARD LAKES AT MCKINNEY PHASE ONE Map Ref:VOL J PG 45City/Muni/Twp:MCKINNEY City/Muni/Twp: MCKINNEY

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.

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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.	**909 HILLS CREEK DR**	**06/23/2023**	$780,962	$780,962	3,577	10/4/3.5	1993		Yes
.02Mi.	**911 HILLS CREEK DR**	**10/18/2023**	$870,767	$870,767	4,366	9/4/3	1992		Yes
.02Mi.	**907 HILLS CREEK DR**	**02/27/2001**	$865,876	$865,876	4,589	10/5/3.5	1993		
.03Mi.	**1000 NAVAJO DR**	**12/01/2021**	$859,851	$859,851	4,640	9/5/4.5	2014		Yes
.03Mi.	**912 NAVAJO DR**	**04/21/2022**	$766,588	$766,588	3,836	11/5/4	2013		
.03Mi.	**913 HILLS CREEK DR**	**07/08/2026**	$812,919	$812,919	3,735	11/4/3.5	1990		Yes
.03Mi.	**1004 NAVAJO DR**	**09/18/2020**	$805,576	$805,576	4,338	12/6/4	2014		
.03Mi.	**905 HILLS CREEK DR**	**08/25/2021**	$733,865	$733,865	3,331	8/3/4	1989		
.04Mi.	**908 HILLS CREEK DR**	**07/28/2023**	$915,072	$915,072	4,422	10/5/3.5	1992		Yes
.04Mi.	**908 NAVAJO DR**	**11/12/2013**	$812,621	$812,621	4,366	12/6/4.5	2013		
.04Mi.	**910 HILLS CREEK DR**	**06/01/1993**	$865,527	$865,527	3,785	9/4/2.5	1993		Yes
.04Mi.	**906 HILLS CREEK DR**	**06/01/2017**	$836,412	$836,412	3,808	10/4/3.5	1997		Yes
.04Mi.	**1008 NAVAJO DR**	**04/07/2015**	$739,000	$739,000	3,836	11/5/4	2014		
.05Mi.	**912 HILLS CREEK DR**	**04/29/2024**	$944,261	$944,261	3,937	10/4/3.5	1994		Yes
.05Mi.	**915 HILLS CREEK DR**	**10/09/2023**	$670,914	$670,914	2,960	9/4/3	1989		
.05Mi.	**904 NAVAJO DR**	**07/10/2014**	$727,000	$727,000	3,769	11/5/4	2009		

Rent vs. Own

Households Occupied by Renters:	21%	Households Occupied by Owners:	76%

Demographics & Income

Median Age:	40.0 years old	Households:	22,431
Median Household Income:	$141,312	Households w/Family:	84%
Household Income Per Capita:	$56,380	Households w/Family Married:	74%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	48%

School District

School District Zone:	McKinney Independent School District	Students:	23,296
Number of Schools:	33	Rating:	A

Assigned Schools

Proxim.	Name	Rating	Type	Grade
2.07Mi.	**Lawson Early Childhood School** Number of Students: 606 Student-Teacher Ratio: 21.64	NA	Public	PK - PK
1.21Mi.	**Glen Oaks Elementary School** Number of Students: 478 Student-Teacher Ratio: 14.61	A+	Public	KG - 5
1.14Mi.	**McKinney Boyd High School** Number of Students: 2,547 Student-Teacher Ratio: 15.89 Advanced Placement: Yes	A	Public	9 - 12
1.31Mi.	**Dowell Middle School** Number of Students: 995 Student-Teacher Ratio: 14.06	A	Public	6 - 8

Flood Report

The Subject Property of **909 HILLS CREEK DR, MCKINNEY, TX 75072-5231** 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	29%	SIGNIFICANTLY LOWER
BURGLARY	39%	SIGNIFICANTLY LOWER
MOTOR VEHICLE THEFT	37%	SIGNIFICANTLY LOWER
FORCIBLE ROBBERY	36%	SIGNIFICANTLY LOWER
AGGRAVATED ASSAULT	41%	SIGNIFICANTLY LOWER
FORCIBLE RAPE	43%	SIGNIFICANTLY LOWER
MURDER	18%	SIGNIFICANTLY LOWER
OVERALL	25%	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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ICE SiteX Report

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