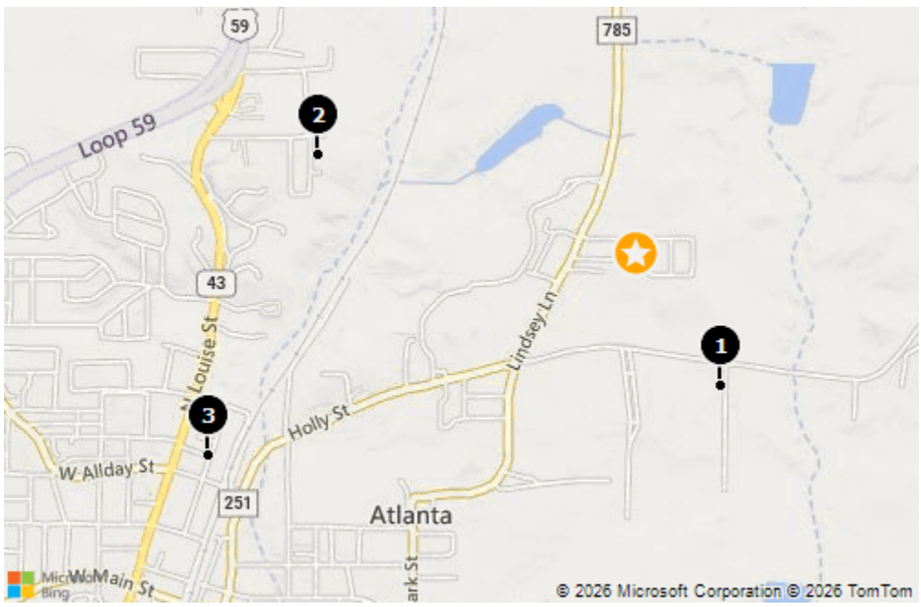
ICE SiteX Report

OrderID: 98328534

SiteX Property Information Report



Subject Property Location

915 CRESTVIEW DR S, ATLANTA, TX 75551-1805

County:	**CASS TX**	Census Tract:	480679504.002003
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	41050-00020-00120-000000	Thomas Bros Pg-Grid:	

Valuation

Value:	**$194,000**	FSD:	13	Common Confidence Score:	53
Value Range:	$168,780 - $219,220	ICE Confidence Score:	87		

County Tax & Assessment

Assessment Year:	2025	Market Value Year:	2025	Tax Rate Code Area:	1 11 36 60
Assd Land Value:	$11,040	Market Land Value:	$11,040	Tax Year:	2025
Assd Improvement:	$211,350	Market Improvment Value:	$211,350	Total Taxable Value:	$1,985
Total Assessed Value:	$222,390	Total Assessor Market Value:	$222,390	Delinquent Year:	
				Tax Account ID:	15697
				Homeowner's Exemption:	
				Tax Exemptions:	D

Assessment Legal Description

Lot: 11 Block: 2
Abbreviated Description: CEDAR CREST BLK 2 LOT 11 & 12 .65 AC 41050

Property Characteristics

Lot Size:	28,314 SF	Bedrooms:		Pool:	
Building Area:	1433 SF	Baths:		Fireplace:	
Year Built:	1972	Partial Baths:		Type Const:	
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Attached	Heating:	
Number of Stories:		Number of Cars:	2	A/C:	
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	08/15/2025	Loan Amount:	N/A
Document #:	2025004372 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 11&12 Block: 2 Subdivision: CEDAR CREST ADDITION
City/Muni/Twp: TLANTA

Mortgage Record

Recording Date:	06/26/2024	Loan Amount:	N/A
Document #:	2024003639 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2054	Type Finance:	

Legal Description:
Lot: 11 & 12 Block: 2 Subdivision: CEDAR CREST ADDITION

Mortgage Record

Recording Date:	02/01/2024	Loan Amount:	N/A
Document #:	2024000547 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 11&12 Block: 2 Subdivision: THE CEDAR CREST ADDITION
Abbreviated Description: THE JANE RICHIE SURVEY 4877
City/Muni/Twp: ATLANTA

ICE SiteX Report

OrderID: 98328534

Prior Transfer

Recording Date:	02/28/2023	Sales Price:	N/A
Document #:	2023001165 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/04/2021		
Document Type:			

Legal Description:
Lot: 11&12 Subdivision: CEDAR CREST ADDITION Map Ref: VOL 723 PG 624
Abbreviated Description: PRIOR REF: 2021002713
City/Muni/Twp: ATLANTA

Prior Transfer

Recording Date:	12/27/2022	Sales Price:	$152,192
Document #:	2022007082 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	08/25/2022	Loan Amount:	N/A
Document #:	2022004803 BK-PG -	Loan Type:	FHA
TD Due Date:	07/01/2051	Type Finance:	

Legal Description:
Lot: 11&12 Block: 2 Subdivision: THE CEDAR CREST ADDITION
Abbreviated Description: THE JANE RICHIE SURVEY A 877
City/Muni/Twp: ATLANTA

Prior Transfer

Recording Date:	12/28/2021	Sales Price:	N/A
Document #:	2021006283 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/02/2021	Sales Price:	$133,334
Document #:	2021003163 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 #:	2021002713 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	06/04/2021		
Document Type:			

Legal Description:
Lot: 11&12 Subdivision: CEDAR CREST ADDITION Map Ref: CAB A SL 244
Abbreviated Description: THE JANE RICHIE SURVEY ABSTRACT NO 877
City/Muni/Twp: ATLANTA

Prior Transfer

Recording Date:	06/03/2021	Sales Price:	N/A
Document #:	BK-PG 2021002713-	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 11 Block: 2
Abbreviated Description: CEDAR CREST BLK 2 LOT 11 & 12 .65 AC 41050

Prior Transfer

Recording Date:	06/30/2017	Sales Price:	$135,000
Document #:	2017002512 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Mortgage Record

Recording Date:	06/14/2017	Loan Amount:	N/A
Document #:	2017002276 BK-PG -	Loan Type:	VA
TD Due Date:	07/01/2047	Type Finance:	VAR

Legal Description:
Lot: 11&12 Subdivision: CEDAR CREST ADDITION

Prior Transfer

Recording Date:	09/15/2015	Sales Price:	$93,400
Document #:	2015005508 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	09/01/2015	Sales Price:	N/A
Document #:	2015005212 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/28/2015		
Document Type:			

Legal Description:
Lot: 11&12 Subdivision: CEDAR CREST ADDITION Map Ref: CAB A SL 244
City/Muni/Twp: ATLANTA

Prior Transfer

Recording Date:	04/20/2012	Sales Price:	$99,750
Document #:	2012002300 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

ICE SiteX Report

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Mortgage Record

Recording Date:	03/26/2012	Loan Amount:	N/A
Document #:	2012001754 BK-PG -	Loan Type:	New Conventional
TD Due Date:	04/01/2042	Type Finance:	

Legal Description:
Lot: 11&12 Subdivision: JANE RICHIE SURVEY ABSTRACT NO 877
City/Muni/Twp: ATLANTA

Mortgage Record

Recording Date:	02/05/2007	Loan Amount:	N/A
Document #:	2007000681 BK-PG -	Loan Type:	New Conventional
TD Due Date:	02/01/2037	Type Finance:	

Legal Description:
Subdivision: JANE RICHIE SURVEY ABSTRACT NO 877
City/Muni/Twp: ATLANTA

Prior Transfer

Recording Date:	02/05/2007	Sales Price:	N/A
Document #:	2007000680 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	08/01/2006		
Document Type:			

Legal Description:
Lot: 12 Block: 2 Subdivision: CEDAR CREST ADDITION
City/Muni/Twp: ATLANTA

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	18,295 SF	Median # of Baths	
Median Living Area	1,120 SF	Median Year Built	1940
Price Range - 2 Yrs		Age Range	37 years to 86 years
Median Value		Median Age	86 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.42Mi.	**5 TIMBER RIDGE DR** **ATLANTA, TX 75551-9667**	08/26/2025			1306	//	1989	18,295 SF	
2	.9Mi.	**920 CENTER ST** **ATLANTA, TX 75551-1707**	06/30/2025			1120	//	1940	14,985 SF	
3	1.21Mi.	**102 WOOD ST** **ATLANTA, TX 75551-2283**	06/17/2025			868	//	1940	22,521 SF	

1 .42Mi. **5 TIMBER RIDGE DR** **ATLANTA, TX 75551-9667** 08/26/2025 1306 // 1989 18,295 SF
APN: 46300-00000-00050-000000 Document #: 2025004570
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 5 Subdivision: TIMBER RIDGE ESTATES MapRef: CAB C SL 878 Abbreviated Description: Lot:5 Subdivision:TIMBER RIDGE ESTATES Map Ref:CAB C SL 878

2 .9Mi. **920 CENTER ST** **ATLANTA, TX 75551-1707** 06/30/2025 1120 // 1940 14,985 SF
APN: 44650-00020-00050-000000 Document #: 2025003559
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Lot: 4-8&25-30 Block: B Subdivision: THE PARK HEIGHTS ADDITION MapRef: CAB A SL 451&452 Abbreviated Description: Lot:4-8&25-30 Block:B Subdivision:THE PARK HEIGHTS ADDITION Map Ref:CAB A SL 451&452Abbreviated Description:SOUTH2 LOT4

3 1.21Mi. **102 WOOD ST** **ATLANTA, TX 75551-2283** 06/17/2025 868 // 1940 22,521 SF
APN: 10877-32380-00000-000000 Document #: 2025003306
Document Type: Price Code:
Land Use: Single Family Residential
Legal: Subdivision: JANE RICHIE SURVEY A 877 MapRef: VOL 376 PG 48 Abbreviated Description: Subdivision:JANE RICHIE SURVEY A 877 Map Ref:VOL 376 PG 48City/Muni/Twp:ATLANTA City/Muni/Twp: ATLANTA

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.

ICE SiteX Report

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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.	**915 CRESTVIEW DR S**	**06/03/2021**	$222,390	$222,390	1,433		1972	28,314 SF	
.03Mi.	**964 CRESTVIEW DR N**	**08/08/2022**	$112,040	$112,040	1,217		1984	14,418 SF	
.03Mi.	**962 CRESTVIEW DR N**	**08/31/1989**	$92,410	$92,410	1,250		1985	14,157 SF	
.03Mi.	**913 CRESTVIEW DR S**	**02/25/2019**	$144,930	$144,930	1,463		1970	13,813 SF	
.04Mi.	**966 CRESTVIEW DR N**	**03/23/2022**	$173,240	$173,240	1,598		2000	14,723 SF	
.04Mi.	**960 CRESTVIEW DR N**	**06/07/2022**	$117,000	$117,000	1,266		1970	14,113 SF	
.04Mi.	**914 CRESTVIEW DR S**	**07/24/2020**	$147,410	$147,410	1,326		1985	13,068 SF	
.05Mi.	**911 CRESTVIEW DR S**	**08/06/2016**	$148,720	$148,720	2,228		1970	13,591 SF	
.06Mi.	**912 CRESTVIEW DR S**	**01/12/2009**	$123,140	$123,140	1,660		1970	13,242 SF	
.06Mi.	**958 CRESTVIEW DR N**		$95,890	$95,890	1,100		1970	14,070 SF	
.06Mi.	**963 CRESTVIEW DR S**	**11/13/2001**	$127,700	$127,700	1,256		2001	14,157 SF	
.06Mi.	**1003 SHADYWOOD LN**	**07/03/2020**	$175,530	$175,530	1,460		1984	19,079 SF	
.07Mi.	**1001 SHADYWOOD LN**	**04/01/2008**	$9,820	$9,820	1,320		1998	25,221 SF	
.07Mi.	**909 CRESTVIEW DR S**	**08/05/2022**	$199,540	$199,540	1,785		1970	26,267 SF	Yes
.07Mi.	**965 CRESTVIEW DR S**	**02/04/2020**	$102,660	$102,660	1,020		2004	14,157 SF	
.07Mi.	**910 CRESTVIEW DR S**	**02/23/2024**	$139,010	$139,010	1,680		1970	13,155 SF	

Rent vs. Own

Households Occupied by Renters:	20%	Households Occupied by Owners:	69%

Demographics & Income

Median Age:	46.8 years old	Households:	4,177
Median Household Income:	$61,908	Households w/Family:	62%
Household Income Per Capita:	$35,173	Households w/Family Married:	44%
Most Common Education Level:	High School Graduate	Households w/Family Children:	28%

School District

School District Zone:	Queen City Independent School District	Students:	867
Number of Schools:	3	Rating:	C+

Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.40Mi.	**J K Hileman Elementary School** Number of Students: 341 Student-Teacher Ratio: 10.39	C-	Public	PK - 4
1.25Mi.	**Morris Upchurch Middle School** Number of Students: 267 Student-Teacher Ratio: 10.98	C+	Public	5 - 8
1.58Mi.	**Queen City High School** Number of Students: 259 Student-Teacher Ratio: 7.69 Advanced Placement: Yes	B-	Public	9 - 12

Crime Risk

Type	Risk Index Score	Compared to National Average (=100%)
LARCENY	119%	HIGHER
BURGLARY	106%	SIMILAR
MOTOR VEHICLE THEFT	119%	HIGHER
FORCIBLE ROBBERY	100%	SIMILAR
AGGRAVATED ASSAULT	112%	HIGHER
FORCIBLE RAPE	124%	HIGHER
MURDER	114%	HIGHER
OVERALL	100%	SIMILAR

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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