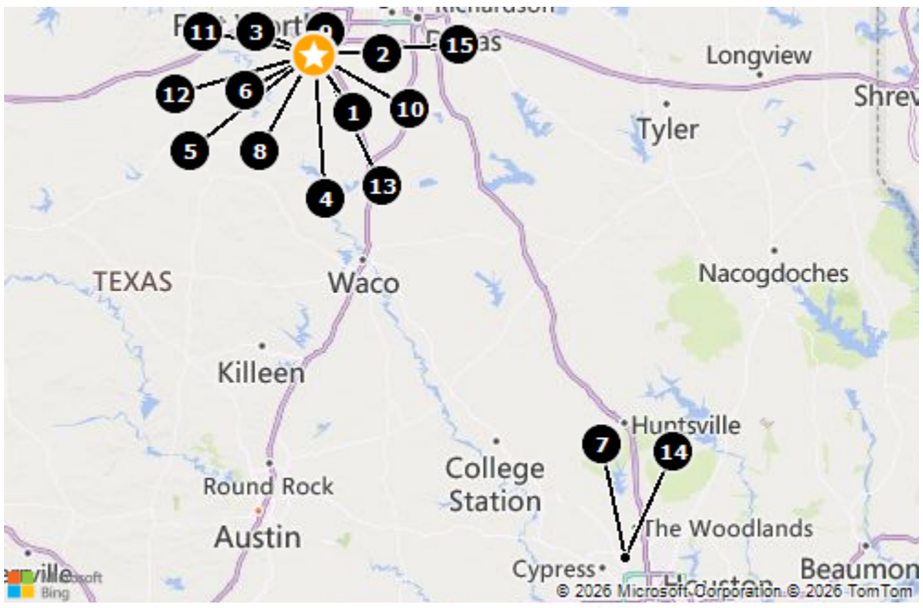
ICE SiteX Report

OrderID: 98730133

SiteX Property Information Report



Subject Property Location

9308 WILD WEST WAY, CROWLEY, TX 76036-2261

County:	**TARRANT TX**	Census Tract:	484391110.311009
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	7262T-J-3	Thomas Bros Pg-Grid:	

Valuation

Value:	**$415,000**	FSD:	20	Common Confidence Score:	38
Value Range:	$332,000 - $498,000	ICE Confidence Score:	80		

County Tax & Assessment

Assessment Year:	2026	Market Value Year:	2026	Tax Rate Code Area:	223,224,225
Assd Land Value:	$74,750	Market Land Value:	$74,750	Tax Year:	2026
Assd Improvement:	$388,573	Market Improvment Value:	$388,573	Total Taxable Value:	$11,366
Total Assessed Value:	$463,323	Total Assessor Market Value:	$463,323	Delinquent Year:	
				Tax Account ID:	43120337
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 3 Block: J District: 026 Phase No: 1A,1B,2 Map Ref: MAP 2018-340
Abbreviated Description: CHISHOLM TRAIL RANCH PH 1A & 1B & 2 BLOCK J LOT 3
City/Muni/Twp: FORT WORTH

Property Characteristics

Lot Size:	5,750 SF	Bedrooms:		Pool:	
Building Area:	3523 SF	Baths:		Fireplace:	
Year Built:	2024	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:	10/14/2026	Sales Price:	$444,367
Document #:	D226199680 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Document Type:			

Legal Description:

Prior Transfer

Recording Date:	07/23/2025	Sales Price:	N/A
Document #:	D225133951 BK-PG -	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/22/2025		
Document Type:			

Legal Description:
Lot: 3 Block: J Subdivision: CHISHOLM TRAIL RANCH Phase No: 2 Map Ref: FILE D224060512
City/Muni/Twp: FORT WORTH

Prior Transfer

Recording Date:	07/22/2025	Sales Price:	N/A
Document #:	D225133951 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 3 Block: J District: 026 Phase No: 1A,1B,2 Map Ref: MAP 2018-340
Abbreviated Description: CHISHOLM TRAIL RANCH PH 1A & 1B & 2 BLOCK J LOT 3
City/Muni/Twp: FORT WORTH

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Area Sales Analysis

Total Area Sales		Median # of Bedrooms	
Median Lot Size	5,750 SF	Median # of Baths	
Median Living Area	3,065 SF	Median Year Built	2024
Price Range - 2 Yrs		Age Range	2 years to 2 years
Median Value		Median Age	2 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.19Mi.	**6768 DENIM DR** **CROWLEY, TX 76036-2154**	09/04/2026			2448	//	2024	6,403 SF	
		APN: 7262T-O-30 Document #: D226174109 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 30 Block: O Subdivision: CHISHOLM TRAIL RANCH PHASE 1A MapRef: MF 0223067417 Abbreviated Description: Lot:30 Block:O Subdivision:CHISHOLM TRAIL RANCH PHASE 1A Map Ref:MF 0223067417City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
2	.22Mi.	**6625 DENIM DR** **CROWLEY, TX 76036-2156**	05/08/2026			2060	//	2024	7,230 SF	
		APN: 7262T-E-4 Document #: D226087614 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: E Subdivision: CHISHOLM TRAIL RANCH Phase No: 1A MapRef: FILE D223067417 Abbreviated Description: Lot:4 Block:E Subdivision:CHISHOLM TRAIL RANCH Phase No:1A Map Ref:FILE D223067417City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
3	.31Mi.	**9101 CACTI CT** **CROWLEY, TX 76036-2171**	02/23/2026			3060	//	2024	13,068 SF	
		APN: 7262T-B-20 Document #: D226031968 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Block: B Subdivision: CHISHOLM TRAIL RANCH PHASE 1B MapRef: FILE D223213216 Abbreviated Description: Lot:20 Block:B Subdivision:CHISHOLM TRAIL RANCH PHASE 1B Map Ref:FILE D223213216City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
4	.27Mi.	**6608 DENIM DR** **CROWLEY, TX 76036-2153**	01/27/2026			2995	//	2024	7,579 SF	
		APN: 7262T-B-38 Document #: D226014449 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 38 Block: B Subdivision: CHISHOLM TRAIL RANCH PHASE 1A MapRef: FILE D223067417 Abbreviated Description: Lot:38 Block:B Subdivision:CHISHOLM TRAIL RANCH PHASE 1A Map Ref:FILE D223067417City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
5	.02Mi.	**6620 BERRY BEND RD** **CROWLEY, TX 76036-2184**	08/25/2025			3052	//	2024	5,750 SF	
		APN: 7262T-J-8 Document #: D225157512 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 8 Block: J Section: 3 Subdivision: CHISHOLM TRAIL RANCH Phase No: 2 MapRef: FILE D224060512 Abbreviated Description: Lot:8 Block:J Section:3 Subdivision:CHISHOLM TRAIL RANCH Phase No:2 Map Ref:FILE D224060512City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
6	.1Mi.	**9232 HORSE HERD DR** **CROWLEY, TX 76036-2175**	07/30/2025			3588	//	2024	5,750 SF	
		APN: 7262T-A-23 Document #: D225139374 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 23 Block: A Section: 3 Subdivision: CHISHOLM TRAIL RANCH Phase No: 2 MapRef: FILE D224060512 Abbreviated Description: Lot:23 Block:A Section:3 Subdivision:CHISHOLM TRAIL RANCH Phase No:2 Map Ref:FILE D224060512City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
7	.13Mi.	**9217 HORSE HERD DR** **CROWLEY, TX 76036-2176**	07/01/2025			3617	//	2024	5,750 SF	
		APN: 7262T-F-16 Document #: D225118721 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 16 Block: F Section: 3 Subdivision: CHISHOLM TRAIL RANCH Phase No: 2 MapRef: FILE D224060512 Abbreviated Description: Lot:16 Block:F Section:3 Subdivision:CHISHOLM TRAIL RANCH Phase No:2 Map Ref:FILE D224060512City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
8	.17Mi.	**9201 HORSE HERD DR** **CROWLEY, TX 76036-2176**	06/20/2025			3141	//	2024	6,098 SF	
		APN: 7262T-F-20 Document #: D225111848 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 20 Subdivision: CHISHOLM TRAIL RANCH SECTION 3 PHASE 2 MapRef: FILE D224060512 Abbreviated Description: Lot:20 Subdivision:CHISHOLM TRAIL RANCH SECTION 3 PHASE 2 Map Ref:FILE D224060512City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
9	.03Mi.	**6628 BERRY BEND RD** **CROWLEY, TX 76036-2184**	06/18/2025			3675	//	2024	6,316 SF	
		APN: 7262T-J-10 Document #: D225109967 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 10 Section: 3 Subdivision: CHISHOLM TRAIL RANCH Phase No: 2 MapRef: DOC D224060512 Abbreviated Description: Lot:10 Section:3 Subdivision:CHISHOLM TRAIL RANCH Phase No:2 Map Ref:DOC D224060512City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
10	.28Mi.	**9121 HORSE HERD DR** **CROWLEY, TX 76036-2173**	06/06/2025			2385	//	2024	5,750 SF	
		APN: 7262T-B-6 Document #: D225102485 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: B Subdivision: CHISHOLM TRAIL RANCH PHASE 1B MapRef: FILE D23213216 Abbreviated Description: Lot:6 Block:B Subdivision:CHISHOLM TRAIL RANCH PHASE 1B Map Ref:FILE D23213216City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
11	.27Mi.	**9120 CACTI CT** **CROWLEY, TX 76036-2172**	06/05/2025			3623	//	2024	5,750 SF	
		APN: 7262T-B-14 Document #: D225101418 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 14 Subdivision: CHISHOLM TRAIL RANCH PHASE 1B MapRef: FILE D223213216 Abbreviated Description: Lot:14 Subdivision:CHISHOLM TRAIL RANCH PHASE 1B Map Ref:FILE D223213216City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
12	.27Mi.	**9128 HORSE HERD DR** **CROWLEY, TX 76036-2174**	06/05/2025			3067	//	2024	5,750 SF	
		APN: 7262T-A-5 Document #: D225102119 Document Type: Price Code: Land Use: Single Family Residential Legal: Lot: 5 Subdivision: CHISHOLM TRAIL RANCH PHASE 1B MapRef: FILE D223213216 Abbreviated Description: Lot:5 Subdivision:CHISHOLM TRAIL RANCH PHASE 1B Map Ref:FILE D223213216City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH								
13	0Mi.	**9300 WILD WEST WAY**	06/02/2025			3059	//	2024	6,142 SF	

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		CROWLEY, TX 76036-2261						
		APN: 7262T-J-1 Document #: D225098324						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 1 Block: J Subdivision: CHISHOLM TRAIL RANCH MapRef: FILE D224060512 Abbreviated Description: Lot:1 Block:J Subdivision:CHISHOLM TRAIL RANCH Map Ref:FILE D224060512City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH						
14	.16Mi.	**9208 HORSE HERD DR**	05/29/2025	3072	//	2024	5,750 SF	
		CROWLEY, TX 76036-2175						
		APN: 7262T-A-17 Document #: D225096068						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 17 Block: A Subdivision: CHISHOLM TRAIL RANCH MapRef: DOC D224060512 Abbreviated Description: Lot:17 Block:A Subdivision:CHISHOLM TRAIL RANCH Map Ref:DOC D224060512City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH						
15	.2Mi.	**9156 HORSE HERD DR**	05/28/2025	3065	//	2024	5,750 SF	
		CROWLEY, TX 76036-2174						
		APN: 7262T-A-12 Document #: D225095435						
		Document Type: Price Code:						
		Land Use: Single Family Residential						
		Legal: Lot: 12 Block: A Subdivision: CHISHOLM TRAIL RANCH PHASE 1B MapRef: FILE D223213216 Abbreviated Description: Lot:12 Block:A Subdivision:CHISHOLM TRAIL RANCH PHASE 1B Map Ref:FILE D223213216City/Muni/Twp:FORT WORTH City/Muni/Twp: FORT WORTH						

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.	**9308 WILD WEST WAY**	**07/22/2025**	$463,323	$463,323	3,523		2024	5,750 SF	
.01Mi.	**9304 WILD WEST WAY**	**04/21/2025**	$286,834	$286,834	1,677		2024	5,750 SF	
.02Mi.	**9300 WILD WEST WAY**	**05/30/2025**	$430,297	$430,297	3,059		2024	6,142 SF	
.02Mi.	**6620 BERRY BEND RD**	**08/21/2025**	$427,839	$427,839	3,052		2024	5,750 SF	
.02Mi.	**6624 BERRY BEND RD**	**04/04/2025**	$351,163	$351,163	2,279		2024	5,750 SF	
.03Mi.	**6628 BERRY BEND RD**	**06/13/2025**	$485,876	$485,876	3,675		2024	6,316 SF	
.03Mi.	**9305 WILD WEST WAY**	**03/27/2025**	$322,684	$322,684	2,077		2024	5,750 SF	
.04Mi.	**9301 WILD WEST WAY**	**03/27/2025**	$384,544	$384,544	3,006		2024	5,706 SF	
.05Mi.	**6621 BERRY BEND RD**	**04/11/2025**	$310,539	$310,539	1,847		2024	5,750 SF	
.05Mi.	**6625 BERRY BEND RD**	**03/27/2025**	$322,684	$322,684	2,077		2024	5,750 SF	
.05Mi.	**6609 SNOW OWL LN**	**03/27/2025**	$351,163	$351,163	2,279		2024	5,750 SF	
.06Mi.	**6629 BERRY BEND RD**	**05/15/2025**	$427,450	$427,450	3,022		2024	6,272 SF	
.06Mi.	**6613 SNOW OWL LN**	**03/27/2025**	$322,684	$322,684	2,077		2024	5,750 SF	
.06Mi.	**6621 SNOW OWL LN**	**04/30/2025**	$427,035	$427,035	3,076		2024	5,750 SF	
.07Mi.	**6625 SNOW OWL LN**	**04/29/2025**	$418,888	$418,888	3,018		2024	5,750 SF	
.07Mi.	**6712 DENIM DR**	**12/20/2024**	$365,000	$365,000	2,344		2024	7,362 SF	

Rent vs. Own

Households Occupied by Renters:	NA	Households Occupied by Owners:	NA

Demographics & Income

Median Age:	NA years old	Households:	NA
Median Household Income:	NA	Households w/Family:	NA
Household Income Per Capita:	NA	Households w/Family Married:	NA
Most Common Education Level:	NA	Households w/Family Children:	NA

School District

School District Zone:	NA	Students:	NA
Number of Schools:	NA	Rating:	NA

Assigned Schools

Proxim.	Name	Rating	Type	Grade

No School Information Available For This Property

ICE SiteX Report

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Flood Report

The Subject Property of **9308 WILD WEST WAY, CROWLEY, TX 76036-2261** 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	NA	NA
BURGLARY	NA	NA
MOTOR VEHICLE THEFT	NA	NA
FORCIBLE ROBBERY	NA	NA
AGGRAVATED ASSAULT	NA	NA
FORCIBLE RAPE	NA	NA
MURDER	NA	NA
OVERALL	NA	NA

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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