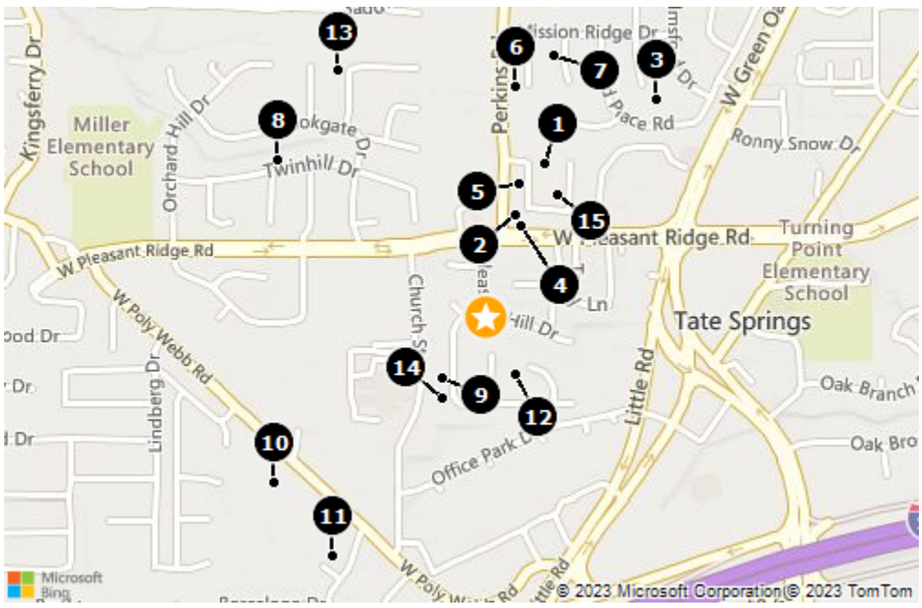
BLACK KNIGHT™

SiteX™ Report

OrderID: 90104627

SiteX Property Information Report



Subject Property Location

4301 ROCKWOOD TRL, ARLINGTON, TX 76016-4410

County:	**TARRANT TX**	Census Tract:	484391216.111002
Property Use:	Single Family Residential	Zoning:	
Parcel Number:	30585-2-10	Thomas Bros Pg-Grid:	

Valuation

Value:	**$303,000**	FSD:	9
Value Range:	$275,730 - $330,270	Confidence Score:	91

County Tax & Assessment

Assessment Year:	2022	Market Value Year:	2022	Tax Rate Code Area:	224,225
Assd Land Value:	$50,000	Market Land Value:	$50,000	Tax Year:	2022
Assd Improvement:	$205,939	Market Improvment Value:	$205,939	Total Taxable Value:	$6,365
Total Assessed Value:	$255,939	Total Assessor Market Value:	$255,939	Delinquent Year:	
				Tax Account ID:	02007045
				Homeowner's Exemption:	
				Tax Exemptions:	

Assessment Legal Description

Lot: 10 Block: 2 District: 024 Subdivision: OAK HILL ESTATES (ARLINGTON) Map Ref: MAP 2090-368
Abbreviated Description: OAK HILL ESTATES (ARLINGTON) BLOCK 2 LOT 10
City/Muni/Twp: ARLINGTON

Property Characteristics

Lot Size:	7,588 SF	Bedrooms:	3	Pool:	
Building Area:	1662 SF	Baths:	2	Fireplace:	
Year Built:	1979	Partial Baths:		Type Const:	Brick
Number of Buildings:		Number of Rooms:		Ext Walls:	
Number of Units:		Garage Type:	Garage	Heating:	Central
Number of Stories:	1	Number of Cars:	2	A/C:	Central
Style:		Basement:		Roof Cover:	
		Foundation:		Elevator:	

Subject Property Deed/Transfer History

Mortgage Record

Recording Date:	05/24/2010	Loan Amount:	N/A
Document #:	D210122153 BK-PG -	Loan Type:	New Conventional
TD Due Date:	06/01/2040	Type Finance:	

Legal Description:
Lot: 10 Block: 2 Subdivision: OAK HILL ESTATES
City/Muni/Twp: ARLINGTON

Prior Transfer

Recording Date:	01/31/2008	Sales Price:	N/A
Document #:	D208041283 BK-PG -	Type of Sale:	Per Assessor Transaction History
Document Type:			

Legal Description:
Lot: 10 Block: 2 District: 024 Subdivision: OAK HILL ESTATES (ARLINGTON) Map Ref: MAP 2090-368
Abbreviated Description: OAK HILL ESTATES (ARLINGTON) BLOCK 2 LOT 10
City/Muni/Twp: ARLINGTON

Prior Transfer

Recording Date:	07/23/2001	Sales Price:	N/A
Document #:	BK-PG 15028-0702	Type of Sale:	Full-Computed from Transfer Tax
Contract Date:	07/19/2001		
Document Type:	Warranty Deed w/ Vendor's Lien		

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Legal Description:
Lot: 10 Block: 2 Subdivision: OAK HILL ESRARES Map Ref: MB388-116 PG52
City/Muni/Twp: ARLINGTON

Area Sales Analysis

Total Area Sales		Median # of Bedrooms	3
Median Lot Size	7,349 SF	Median # of Baths	2
Median Living Area	1,721 SF	Median Year Built	1978
Price Range - 2 Yrs		Age Range	33 years to 73 years
Median Value		Median Age	45 years

Comparable Sales Data

No.	Proxim.	Address	Date	Price	$/SF	Bld/Area	RM/BR/Bth	YB	Lot Area	Pool
1	.23Mi.	**4107 SHAMROCK DR** **ARLINGTON, TX 76016-4430**	09/26/2023			1593	/3/2	1977	6,599 SF	Yes
		APN: 32660-2-4 Document #: D223173022 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 4 Block: 2 Section: 1 Subdivision: PLEASANT RIDGE PLAZA MapRef: VOL 388-102 PG 60 Abbreviated Description: Lot:4 Block:2 Section:1 Subdivision:PLEASANT RIDGE PLAZA Map Ref:VOL 388-102 PG 60City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
2	.15Mi.	**4118 SHAMROCK DR** **ARLINGTON, TX 76016-4429**	08/28/2023			1708	/3/2	1979	6,238 SF	Yes
		APN: 32660-1-5 Document #: D223154242 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 1 Section: 1 Subdivision: PLEASANT RIDGE PLAZA MapRef: VOL 388-102 PG 60 Abbreviated Description: Lot:5 Block:1 Section:1 Subdivision:PLEASANT RIDGE PLAZA Map Ref:VOL 388-102 PG 60City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
3	.38Mi.	**3911 RUSTIC FOREST TRL** **ARLINGTON, TX 76016-2767**	07/27/2023			1804	/3/2	1977	9,592 SF	
		APN: 26255-4-6 Document #: D223133570 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 4 Subdivision: MISSION RIDGE ESTATES MapRef: VOL 388-105 PG 2 Abbreviated Description: Lot:6 Block:4 Subdivision:MISSION RIDGE ESTATES Map Ref:VOL 388-105 PG 2City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
4	.13Mi.	**4120 SHAMROCK DR** **ARLINGTON, TX 76016-4429**	07/20/2023			1929	/3/2	1979	6,342 SF	Yes
		APN: 32660-1-6 Document #: D223128502 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 6 Block: 1 Subdivision: PLEASANT RIDGE PLAZA MapRef: VOL 388-102 PG 60 Abbreviated Description: Lot:6 Block:1 Subdivision:PLEASANT RIDGE PLAZA Map Ref:VOL 388-102 PG 60City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
5	.19Mi.	**4110 SHAMROCK DR** **ARLINGTON, TX 76016-4429**	06/13/2023			1712	/3/2	1979	8,398 SF	
		APN: 32660-1-2 Document #: D223103324 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: PLEASANT RIDGE PLAZA MapRef: VOL 388-102 PG 60 Abbreviated Description: Lot:2 Block:1 Subdivision:PLEASANT RIDGE PLAZA Map Ref:VOL 388-102 PG 60City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
6	.32Mi.	**3908 SAN MIGUEL CT** **ARLINGTON, TX 76016-2742**	05/26/2023			1721	/3/2	1978	3,955 SF	
		APN: 26255-3-5 Document #: D223091862 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 5 Block: 3 Subdivision: MISSION RIDGE ESTATES MapRef: VOL 388-105 PG 2 Abbreviated Description: Lot:5 Block:3 Subdivision:MISSION RIDGE ESTATES Map Ref:VOL 388-105 PG 2City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
7	.37Mi.	**3902 SAN LUIS CT** **ARLINGTON, TX 76016-2741**	05/17/2023			1971	/3/2	1977	7,349 SF	Yes
		APN: 26255-3-14 Document #: D223085816 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 14 Block: 3 Subdivision: MISSION RIDGE ESTATES MapRef: VOL 388-105 PG 2 Abbreviated Description: Lot:14 Block:3 Subdivision:MISSION RIDGE ESTATES Map Ref:VOL 388-105 PG 2City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
8	.36Mi.	**6305 TWINHILL DR** **ARLINGTON, TX 76016-3724**	05/01/2023			2290	/3/2	1982	7,553 SF	Yes
		APN: 38517-2-2 Document #: D223074013 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 2 Subdivision: SHOREWOOD HILLS MapRef: VOL 388-120 PG 80 Abbreviated Description: Lot:2 Block:2 Subdivision:SHOREWOOD HILLS Map Ref:VOL 388-120 PG 80City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
9	.1Mi.	**4322 ROCKWOOD TRL** **ARLINGTON, TX 76016-4409**	04/27/2023			1450	/3/2	1978	7,349 SF	
		APN: 30585-1-21 Document #: D223071862 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential Legal: Lot: 21 Block: 1 Subdivision: OAK HILL ESTATES MapRef: VOL 388-116 PG 52 Abbreviated Description: Lot:21 Block:1 Subdivision:OAK HILL ESTATES Map Ref:VOL 388-116 PG 52City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
10	.37Mi.	**6224 W POLY WEBB RD** **ARLINGTON, TX 76016-4324**	03/28/2023			3050	/3/1	1950	56,193 SF	
		APN: A1336-1G Document #: D223049379 Document Type: Warranty Deed Price Code: Land Use: Single Family Residential Legal: Subdivision: L RAMEY SURVEY ABSTRACT NO 1336 Abbreviated Description: Subdivision:L RAMEY SURVEY ABSTRACT NO 1336							
11	.39Mi.	**6203 LEMESA CT** **ARLINGTON, TX 76016-5219**	03/07/2023			1975	/3/2	1990	5,232 SF	
		APN: 17985-1-2 Document #: D223036723 Document Type: Special Warranty Deed Price Code: Land Use: Single Family Residential Legal: Lot: 2 Block: 1 Subdivision: HIGH COUNTRY ESTATES MapRef: VOL 388-116 PG 74 Abbreviated Description: Lot:2 Block:1 Subdivision:HIGH COUNTRY ESTATES Map Ref:VOL 388-116 PG 74City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON							
12	.09Mi.	**4302 WOODMEADOW CT** **ARLINGTON, TX 76016-4439**	02/22/2023			1573	/3/2	1978	4,356 SF	
		APN: 30585-2-39 Document #: D223028009 Document Type: Warranty Deed w/ Vendor's Lien Price Code: Land Use: Single Family Residential							

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Legal: Lot: 39 Block: 2 Subdivision: OAK HILL ESTATES MapRef: VOL 388-116 PG 52 Abbreviated Description: Lot:39 Block:2 Subdivision:OAK HILL ESTATES Map Ref:VOL 388-116 PG 52City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

13 .39Mi. **4000 BLUERIDGE CT** 02/15/2023 1611 /3/2 1984 7,349 SF
ARLINGTON, TX 76016-3725
APN: 38517-3-79 Document #: D223025008
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 79 Block: 3 Section: 2 Subdivision: SHOREWOOD HILLS MapRef: VOL 388-140 PG 68 Abbreviated Description: Lot:79 Block:3 Section:2 Subdivision:SHOREWOOD HILLS Map Ref:VOL 388-140 PG 68City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

14 .12Mi. **4326 ROCKWOOD TRL** 02/09/2023 1505 /3/2 1978 6,787 SF
ARLINGTON, TX 76016-4409
APN: 30585-1-23 Document #: D223021019
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 23 Block: 1 Subdivision: OAK HILL ESTATES MapRef: VOL 388-116 PG 52 Abbreviated Description: Lot:23 Block:1 Subdivision:OAK HILL ESTATES Map Ref:VOL 388-116 PG 52City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

15 .19Mi. **4110 BARNSLEY CT** 01/17/2023 2039 /4/2 1977 8,638 SF
ARLINGTON, TX 76016-4422
APN: 32660-2-10 Document #: D223008583
Document Type: Warranty Deed w/ Vendor's Lien Price Code:
Land Use: Single Family Residential
Legal: Lot: 10 Block: 2 Section: 1 Subdivision: PLEASANT RIDGE PLAZA MapRef: VOL 388-102 PG 60 Abbreviated Description: Lot:10 Block:2 Section:1 Subdivision:PLEASANT RIDGE PLAZA Map Ref:VOL 388-102 PG 60City/Muni/Twp:ARLINGTON City/Muni/Twp: ARLINGTON

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.	**4301 ROCKWOOD TRL**	**01/31/2008**	$255,939	$255,939	1,662	/3/2	1979	7,588 SF	
.01Mi.	**4303 ROCKWOOD TRL**	**09/30/2015**	$240,428	$240,428	1,566	/3/2	1978	6,835 SF	Yes
.02Mi.	**5926 PLEASANT HILL DR**	**02/09/2018**	$251,393	$251,393	1,503	/3/2	1978	8,638 SF	Yes
.03Mi.	**4309 ROCKWOOD TRL**	**11/02/2006**	$276,405	$276,405	1,813	/3/2	1978	4,687 SF	Yes
.03Mi.	**5925 PLEASANT HILL DR**	**05/03/2019**	$238,000	$238,000	1,664	/3/2	1978	6,159 SF	
.03Mi.	**5923 PLEASANT HILL DR**	**06/06/2007**	$265,500	$265,500	2,105	/3/2	1978	6,159 SF	
.03Mi.	**4300 ROCKWOOD TRL**	**06/08/2004**	$187,000	$187,000	1,375	/3/2	1978	7,396 SF	
.03Mi.	**5924 PLEASANT HILL DR**	**03/26/2016**	$234,061	$234,061	1,493	/3/2	1978	7,039 SF	
.03Mi.	**4302 ROCKWOOD TRL**	**01/26/1996**	$240,074	$240,074	1,359	/3/2	1978	8,747 SF	Yes
.04Mi.	**4300 MOSSRIDGE CT**	**01/27/1989**	$228,911	$228,911	1,413	/3/2	1978	4,630 SF	
.04Mi.	**4301 MOSSRIDGE CT**	**09/15/2015**	$269,232	$269,232	2,056	/3/2	1978	4,099 SF	
.04Mi.	**4209 PLEASANT HILL DR**	**02/07/2020**	$234,200	$234,200	1,500	/3/2	1978	6,599 SF	
.04Mi.	**4311 ROCKWOOD TRL**	**04/16/2004**	$246,447	$246,447	1,620	/3/2	1978	5,898 SF	
.04Mi.	**5921 PLEASANT HILL DR**	**11/16/2021**	$244,693	$244,693	1,666	/3/2	1979	6,268 SF	
.04Mi.	**5922 PLEASANT HILL DR**	**03/09/2017**	$231,927	$231,927	1,472	/3/2	1978	8,237 SF	
.05Mi.	**4208 PLEASANT HILL DR**	**12/15/2015**	$261,726	$261,726	1,368	/3/2	1978	7,105 SF	

Rent vs. Own

Households Occupied by Renters:	17%	Households Occupied by Owners:	79%

Demographics & Income

Median Age:	42.2 years old	Households:	11,863
Median Household Income:	$102,778	Households w/Family:	81%
Household Income Per Capita:	$49,684	Households w/Family Married:	67%
Most Common Education Level:	Bachelor's Degree	Households w/Family Children:	33%

School District

School District Zone:	Arlington Independent School District	Students:	56,840
Number of Schools:	78	Rating:	B-

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Assigned Schools

Proxim.	Name	Rating	Type	Grade
1.76Mi.	**Young Junior High School** Number of Students: 784 Student-Teacher Ratio: 14.36 Advanced Placement: Yes	B-	Public	7 - 8
1.25Mi.	**Martin High School** Number of Students: 3,675 Student-Teacher Ratio: 17.71	B-	Public	9 - 12
0.52Mi.	**Miller Elementary School** Number of Students: 618 Student-Teacher Ratio: 14.26	C+	Public	EE - 6

Flood Report

The Subject Property of **4301 ROCKWOOD TRL, ARLINGTON, TX 76016-4410** 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	78%	LOWER
BURGLARY	79%	LOWER
MOTOR VEHICLE THEFT	74%	NOTABLY LOWER
FORCIBLE ROBBERY	129%	HIGHER
AGGRAVATED ASSAULT	65%	NOTABLY LOWER
FORCIBLE RAPE	131%	NOTABLY HIGHER
MURDER	41%	SIGNIFICANTLY LOWER
OVERALL	40%	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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Data deemed reliable, but not guaranteed.
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