

Mobile Home

RESIDENTIAL

80 RIVERBOAT DR  
DENISON, TX 75021



1,848 ft<sup>2</sup>

LIVING AREA

0.92 ac

LOT SIZE

1993

YEAR BUILT

1

STORIES

3

PARKING

Pre-foreclosure (NTS)

Auction scheduled for Jun 3, 2025.

VALUATION

Last Sale

\$138,000 · Jun 13, 2025

TAX & ASSESSMENT

|                   |              |
|-------------------|--------------|
| Property Tax      | \$240 (2025) |
| Assessed Value    | \$61,881     |
| Previous Assessed | \$56,255     |

Assessor Market Value

\$67,850

## PROPERTY FACTS

|               |                  |
|---------------|------------------|
| Property Type | Mobile Home      |
| Style         | Mobile Home      |
| County        | GRAYSON          |
| Lot (acres)   | 0.92             |
| Garage        | Garage, Detached |
| Pool          | No               |

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED            | PRICE | \$/FT <sup>2</sup> | LOAN   |
|--------------|-----------|-----------------|-------|--------------------|--------|
| Jun 3, 2025  | Financing | Correction Deed |       |                    | \$110K |
| Feb 9, 2023  | Financing | Warranty Deed   |       |                    | \$131K |
| Dec 8, 2022  | Financing | Warranty Deed   |       |                    |        |
| May 20, 2019 | Financing | Warranty Deed   |       |                    | \$70K  |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Terrell Elementary School | Elementary | PK–4   | 7.1 mi   |
| Scott Middle School       | Middle     | 7–8    | 7.6 mi   |
| Denison High School       | High       | 9–12   | 8.1 mi   |

District: Denison Independent School District

Purple marker: this property. E/M/H markers and outlines: assigned elementary (green), middle (blue) and high (orange) schools with their attendance boundaries, where available.

**NEIGHBORHOOD · ZIP 75021**

|                           |                             |                             |                                    |                         |                        |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|
| <b>137</b><br>CRIME INDEX | <b>104</b><br>AIR POLLUTION | <b>10,482</b><br>POPULATION | <b>\$55K</b><br>MEDIAN IN-<br>COME | <b>63°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|---------------------------|-----------------------------|-----------------------------|------------------------------------|-------------------------|------------------------|

Index values: 100 = US average; lower is better.

**OWNERSHIP**

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Absentee owner</b> |
|-----------|-----------------------|