

Single Family Residence

**RESIDENTIAL**

# 1046 WIND RIVER DR

FORNEY, TX 75126

**\$482,000** TopHap Estimate · \$183 / ft<sup>2</sup> · confidence 94 · as of Jul 14, 2026



**2,633 ft<sup>2</sup>**  
LIVING AREA

**0.15 ac**  
LOT SIZE

**2023**  
YEAR BUILT

**2**  
STORIES

**2**  
PARKING

## VALUATION

**\$482K**

\$455K low

\$509K high

Est. Owner Equity

**\$11,678**

Loan-to-Value

**98%**

## TAX & ASSESSMENT

|                       |                 |
|-----------------------|-----------------|
| Property Tax          | \$11,067 (2024) |
| Assessed Value        | \$441,998       |
| Previous Assessed     | \$449,814       |
| Assessor Market Value | \$441,998       |

## PROPERTY FACTS

|               |                         |
|---------------|-------------------------|
| Property Type | Single Family Residence |
| County        | Kaufman                 |
| Lot (acres)   | 0.15                    |
| Construction  | Brick                   |
| Roof          | Composition Shingle     |
| Fireplace     | Yes                     |
| Garage        | Garage, Attached        |

Porch · 161 ft²

## TRANSACTION HISTORY

| DATE         | TYPE      | DEED         | PRICE | \$/FT² | LOAN   |
|--------------|-----------|--------------|-------|--------|--------|
| Oct 10, 2023 | Financing | Venders Lien |       |        | \$450K |

## ASSIGNED SCHOOLS

| SCHOOL                    | LEVEL      | GRADES | DISTANCE |
|---------------------------|------------|--------|----------|
| Themer Middle School      | Middle     | 7–8    | 2.7 mi   |
| Forney High School        | High       | 9–12   | 4.1 mi   |
| Willett Elementary School | Elementary | KG–4   | 5.3 mi   |

District: Forney 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 75126

|                          |                            |                             |                                 |                         |                        |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|
| <b>46</b><br>CRIME INDEX | <b>97</b><br>AIR POLLUTION | <b>80,174</b><br>POPULATION | <b>\$104K</b><br>MEDIAN IN-COME | <b>65°F</b><br>AVG TEMP | <b>62%</b><br>SUNSHINE |
|--------------------------|----------------------------|-----------------------------|---------------------------------|-------------------------|------------------------|

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

## OWNERSHIP

|           |                       |
|-----------|-----------------------|
| Occupancy | <b>Owner occupied</b> |
|-----------|-----------------------|