real estate reports

Subject Property

1117 F Ave Plano TX 75074

APN: R-0190-002-0030-1

Prepared For: Aubrey Pearson

Data Provided By: Rolando Lopez

Aubrey Pearson

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Subject Property: 1117 F Ave Plano TX 75074

Owner Information

Owner Name: Hayes Schyyra / Ellis Robin

Mailing Address: 1117 F Ave, Plano TX 75074-6713 C075

Owner Occupied O Indicator:

Location Information

Legal Description: P R Garrett Addition (cpl), Blk 2, Lot 3a & 4a

County: Collin, Tx Alternate APN: 94926

Census Tract / Block: 319.02 / 2 Subdivision: PR Garrett Add

Legal Lot: **3A** Map Reference: **637-W / 0190S-000**

Legal Block: 2 School District: Plano Isd

Market Area: 20 Munic/Township: Plano

APN: R-0190-002-0030-1 Neighbor Code: N0010

Owner Transfer Information

Recording/Sale Date: Year/

Property Characteristics

Gross Area: **864** Year Built / Eff: **1918 / 2000** Porch Type: **Covered Porch**

Living Area: **864** # of Stories: **1**

Property Information

Land Use: Sfr Lot Acres: 0.26 State Use: Residential

Single Family

County Use: **Sgl-fam-res-** Lot Size: **11,221**

home

Tax Information

Total Value: \$199,059 Tax Year: 2024 PLANO CITY Tax / \$831.27/.4176

Rate:

Land Value: \$70,200 Property Tax: \$3,365.32 COLLIN COUNTY \$297.28/.14934

Tax / Rate:

Improvement \$128,859 Tax Rate Area: GCN COLLIN CO \$161.68/.08122

Value: COMMUNITY

Customer Name : Rolando Lopez Customer Company Name : Key Title - DFW Prepared On : 09/26/2025 © 2025 CoreLogic. All rights reserved



Property Detail

COLLEGE Tax / Rate:

Assessed Year: 2024 Market Value: \$199,059 PLANO ISD Tax / \$2,075.09/1.04245

Rate:

Improve %: **65%**

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$284,938	\$290,000	\$287,469
Bldg/Living Area	864	832	960	915
Price Per Square Foot		\$297	\$314	\$305.50
Year Built	1918	1952	1970	1958
Lot Size	11,221	4,783	7,625	6,665
Bedrooms				
Bathrooms		1	1	1
Stories	1	1	1	1
Total Assessed Value	\$199,059	\$121,550	\$270,426	\$198,133
Distance From Subject	0	0.55	0.89	0.79

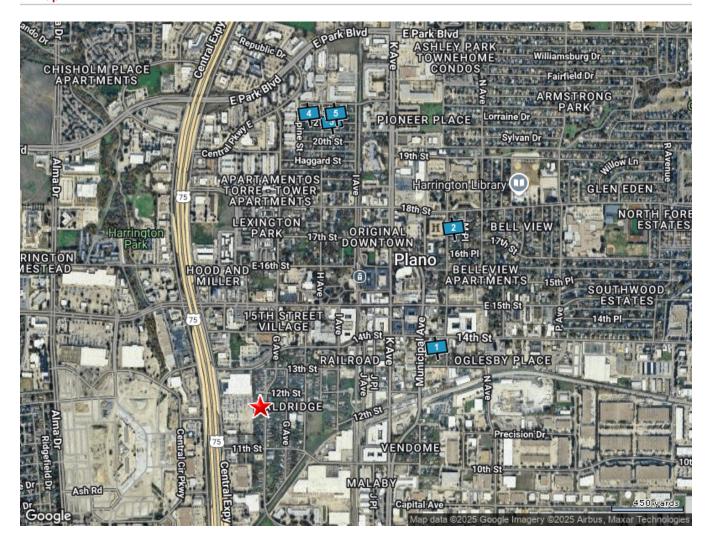
Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1117 F Ave		199,059				864	11,221	1918		
1	1205 13th St	284,937.5	121,550	07/10/2025			960	4,783	1970	0.55	
2	1614 M Ave		184,848	11/27/2024		1	940	7,097	1952	0.78	
3	903 20th St	290,000	199,718	08/21/2025		1	923	7,093	1960	0.86	
4	802 21st St		270,426	11/25/2024		1	921	6,728	1953	0.87	
5	904 21st St		214,125	09/03/2025		1	832	7,625	1953	0.89	

Distressed Sales =



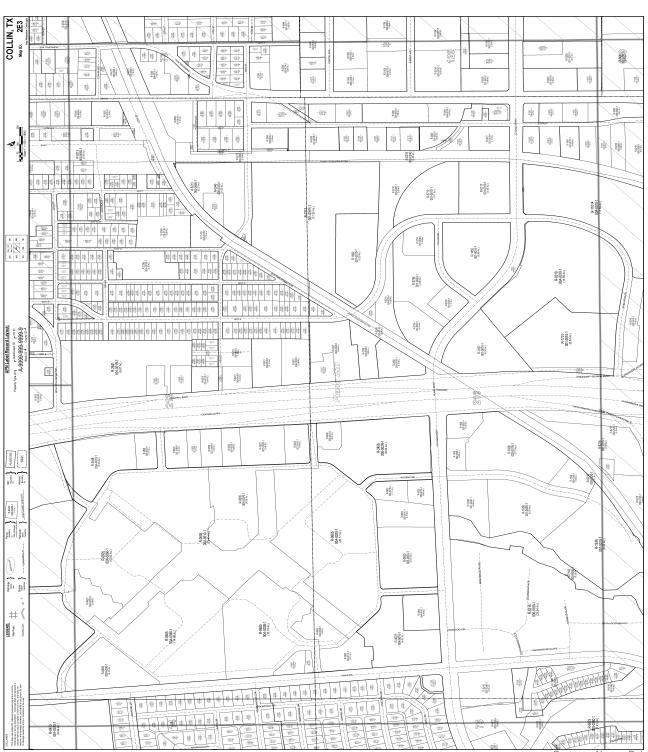
Map



Street Map







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Transaction History

No transaction history data for selected property.



Public Schools:

Elementary Schools

Sigler Elementary Distance 0.76 Miles

1400 Janwood Dr Plano TX 75075

Telephone: (469) 752-3200 School District: Plano Independent School

District (isd)

Lowest Grade: **Pre-K** Highest Grade: **5th**

Kindergarten: Yes School Enrollment:

Enrollment: 461 Total Expenditure/Student:

Mendenhall Elementary

Distance 0.95 Miles

1330 19th St Plano TX 75074

Telephone: (469) 752-2600 School District: Plano Independent School

District (isd)

Lowest Grade: Pre-K Highest Grade: 5th

Kindergarten: Yes School Enrollment:

Enrollment: 598 Total Expenditure/Student:

Harrington Elementary Distance 1.69 Miles

1540 Baffin Bay Dr Plano TX 75075

Telephone: (469) 752-1500 School District: Plano Independent School

District (isd)

Lowest Grade: **K** Highest Grade: **5th**

Kindergarten: **Yes** School Enrollment:

Enrollment: **326** Total Expenditure/Student:



Head Start Distance 1.81 Miles

1600 Rigsbee Dr Plano TX 75074

Telephone: (469) 752-7160 School District: Plano Independent School

District (isd)

Lowest Grade: Pre-K Highest Grade: Pre-K

Kindergarten: **Yes** School Enrollment:

Enrollment: 146 Total Expenditure/Student:

Middle Schools

Wilson Middle Distance 1.68 Miles

1001 Custer Rd Plano TX 75075

Telephone: (469) 752-6700 School District: Plano Independent School

District (isd)

Lowest Grade: 6th Highest Grade: 8th

Kindergarten: **No** School Enrollment:

Enrollment: **852** Total Expenditure/Student:

Bowman Middle Distance 1.78 Miles

2501 Jupiter Rd Plano TX 75074

Telephone: (469) 752-4800 School District: Plano Independent School

District (isd)

Lowest Grade: **6th** Highest Grade: **8th**

Kindergarten: **No** School Enrollment:

Enrollment: **815** Total Expenditure/Student:



High Schools

Academy High School Distance 0.95 Miles

1701 Alma Rd Plano TX 75075

Telephone: (972) 905-8100 School District: Plano Independent School

District (isd)

Lowest Grade: 9th Highest Grade: 12th

School Enrollment: Enrollment:

Total Expenditure/Student: Advanced Placement: **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
City Of Plano	1111 H Ave Ste B Plano Tx	(972) 941-7174	0.1
Versus Gameplay Arcade	811 N Central Expy Plano Tx	(214) 499-5425	0.4
Villa Del Sol Club	623 E 16th St Plano Tx	(830) 263-2941	0.46
Band & Orchestra Specialists	701 E Plano Pkwy Ste 100 Plano Tx	(972) 516-1331	0.49

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Jpmorgan Chase Bank, National Association	551 E 15th St Plano Tx	(972) 424-6836	0.4
Sampson 852, Llc	660 N Central Expy Ste 10 Plano Tx	(214) 937-4455	0.46
Cng Financial Corporation	630 N Central Expy Ste A Plano Tx	(800) 561-2274	0.46
Barrons Mortgage Group, Ltd.	1454 Queens Rd W Plano Tx	(704) 940-1076	0.54

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Chipotle Mexican Grill, Inc.	1009 N Central Expy Plano Tx	(972) 423-5115	0.2
Panera Bread	941 N Central Expy Plano Tx	(972) 202-5382	0.21
Acg 1413, L.p.	933 N Central Expy Plano Tx	(972) 422-7770	0.21
Deli Management, Inc.	925 N Central Expy Ste 20 Plano Tx	(972) 578-2520	0.21

Health Care Services

Name	Address	Telephone	Distance (Miles)
Avenue F Family Health Center	1026 F Ave Plano Tx	(214) 380-9713	0.11
In Touch With Disabilities Home Healthca	1014 G Ave Plano Tx	(214) 208-4953	0.15
Micheal Niederkorn	810 N Central Expy Ste 10 Plano Tx	(972) 423-4435	0.24
Presbyterian Heart & Vascular Group - Allen	1105 N Central Expy Plano Tx	(972) 947-2447	0.27

Local Business

Hospitality

Name	Address	Telephone	Distance (Miles)
American Inn & Suites	1600 N Central Expy Plano Tx	(972) 937-4982	0.5
Six Continents Hotels, Inc	1600 N Central Expy Plano Tx	(972) 578-8555	0.5
Quality Inn & Suites	1616 N Central Expy Plano Tx	(972) 578-8555	0.53
Woodspring Suites North Dallas	1500 K Ave Plano Tx	(972) 422-5500	0.53

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Church Of Living God	1201 G Ave Plano Tx	(972) 424-9877	0.11
Holy Communion Outreach Temple, Inc.	1110 H Ave Plano Tx	(214) 288-3858	0.16
Hills Chapel Cme	1113 Avenue I Plano Tx	(972) 423-4090	0.21
Shiloh Missionary Baptist Church	920 14th St Plano Tx	(972) 423-6695	0.27

Personal Services

Name	Address	Telephone	Distance (Miles)
Excel Fitness Dfw Xviii, Llc	1021 N Central Expy Plano Tx	(972) 779-0084	0.26
Day Spa	930 E 15th St Ste 500 Plano Tx	(214) 501-4220	0.38
Urban Core, Llc	1000 14th St Ste 300 Plano Tx	(972) 754-3386	0.4
Spa Habitat Legacy	1715 H Ave Ste C Plano Tx	(972) 422-6220	0.64

Shopping

Name	Address	Telephone	Distance (Miles)
Home Depot U.s.a., Inc.	1224 N Central Expy Plano Tx	(972) 423-7011	0.12
Vitamin Shoppe Industries Llc	1001 N Central Expy Ste 1 Plano Tx	(972) 422-4106	0.2
Chocolate Angel Inc	800 N Central Expy Plano Tx	(972) 904-9597	0.24
Plano Motor Mart, Inc.	1414 N Central Expy Plano Tx	(972) 423-5220	0.32



1109 F AVE Distance 0.05 Miles

Owner Name: Kamy Subdivision: L A Davis Add

Sale Date: 10/22/2022 Recording Date: 10/27/2022

Total Value: \$100,800 Property Tax: \$1,704.14

Land Use: Sfr Lot Acres: 0.14

Stories: 1 Living Area: 1,020

Yr Blt / Eff Yr Blt : 1948 / 1980 APN : R-0150-006-001A-1

1118 E AVE Distance 0.05 Miles

Owner Name: Rodriguez Rosalba Subdivision: Habitat 11th Street Add

Recording Date: 05/14/2014

Total Value: \$97,650 Sale Price: \$50,456.25

Bed / Bath: **3 / 2** Property Tax: **\$1,650.88**

Land Use: Sfr Lot Acres: 0.08

Stories: 1 Living Area: 1,182

Yr Blt / Eff Yr Blt : **2013 / 2013** APN : **R-10204-00B-0010-1**

1107 F AVE Distance 0.06 Miles

Owner Name: Serenity Endeavors Llc Subdivision: L A Davis Add

Sale Date: 04/06/2018 Recording Date: 05/22/2018

Total Value: \$244,749 Property Tax: \$4,137.77

Bed / Bath : **4 / 2** Lot Acres : **0.14**

Land Use: **Sfr** Living Area: **1,440**

Stories: 1 APN: R-0150-006-002A-1

Yr Blt / Eff Yr Blt : **2005 / 2010**

Sale Date: 04/28/2014

1114 E AVE Distance 0.06 Miles

Owner Name : Tuffa Ethiopia Subdivision : Habitat 11th Street Add

Sale Date: **04/16/2014** Recording Date: **04/23/2014**

Total Value: \$104,845 Sale Price: \$103,701.25

Bed / Bath: 4/2 Property Tax: \$1,772.53

Land Use: **Sfr** Lot Acres: **0.08**

Stories: 1 Living Area: 1,385

Yr Blt / Eff Yr Blt : **2013 / 2013** APN : **R-10204-00B-0020-1**



1104 F AVE Distance 0.06 Miles

Owner Name: Foreman Celestine

Stimpson

Sale Date: 09/25/2018

Total Value: \$101,706

Land Use: Sfr

Stories: 1

Yr Blt / Eff Yr Blt: 2017 / 2017

Stories: 1

Subdivision: L A Davis Add

Recording Date: 10/02/2018

Sale Price: \$98,703

Property Tax: \$1,719.45

Lot Acres: 0.12

Living Area: 1,200

APN: R-0150-004-010A-1

APN: R-0010-006-010A-1

1105 F AVE Distance 0.06 Miles

Owner Name : Trahan Richelle Subdivision : L A Davis Add

Sale Date: 10/01/2007 Recording Date: 10/09/2007

Total Value: \$91,426 Sale Price: \$89,775

Bed / Bath: 3/2 Property Tax: \$1,545.66

Land Use: **Sfr** Lot Acres: **0.11**

Stories: 1 Living Area: 1,203

Yr Blt / Eff Yr Blt : 2006 / 2006 APN: R-0150-006-003R-1

1123 G AVE Distance 0.06 Miles

Owner Name: Pream Milton K Jr Subdivision: Aldridge Add

Total Value: \$182,782 Property Tax: \$3,090.14

Bed / Bath : 2 / 1 Lot Acres : 0.13

Land Use: Sfr Living Area: 804

Yr Blt / Eff Yr Blt : **1950 / 1990**

1119 G AVE Distance 0.06 Miles

Owner Name: Mack James Iii Recording Date: 04/14/2023

Sale Date: **03/21/2023** Sale Price: **\$9,875**

Total Value: \$61,750 Property Tax: \$1,043.95

Land Use: **Residential Lot** Lot Acres: **0.13**

Subdivision: Aldridge Add APN: R-0010-006-011A-1



1125 G AVE Distance 0.06 Miles

Owner Name: Us N-vest Llc Recording Date: 02/13/2023

Sale Date: **02/07/2023** Property Tax: **\$1,428.56**

Total Value: **\$84,500** Lot Acres: **0.13**

Land Use: Sfr APN: R-0010-006-009A-1

Subdivision: Aldridge Add

1127 G AVE Distance 0.07 Miles

Owner Name: Cabrera Manuel Recording Date: 12/13/2023

Sale Date: 12/12/2023 Sale Price: \$267,760.09

Total Value: \$253,862 Property Tax: \$4,291.83

Land Use: Sfr Lot Acres: 0.13

Stories: 1 Living Area: 1,008

Yr Blt / Eff Yr Blt : 1932 / 2015 APN : R-0010-006-008A-1

Subdivision: Aldridge Add



Census Tract / block: 319.02 / 2 Year: 2020

Household

Population		Population by Age			
Count:	4,260	0 - 11			
Estimate Current Year:	4,260	12 - 17			
Estimate in 5 Years:	4,260	18 - 24	18.33%		
Growth Last 5 Years:		25 - 64	60.07%		
Growth Last 10 Years:		65 - 74	4.65%		
		75+			
Household Size		Household Income	Household Income		
Current Year:	1,845	0 - \$25,000	11.49%		
Average Current Year:	2.29	\$25,000 - \$35,000	11.17%		
Estimate in 5 Years:	1,845	\$35,000 - \$50,000	15.34%		
Growth Last 5 Years:		\$50,000 - \$75,000	19.46%		
Growth Last 10 Years:		\$75,000 - \$100,000	13.71%		
Male Population:	58.38%	Above \$100,000	28.83%		
Female Population:	41.62%	Average Household Income:	\$62,401		
Married People:	25.06%		·		
Unmarried People:	74.94%				

Housing

Median Mortgage Payments		Home Values		
Under \$300:	1.44%	Below \$100,000:	15.56%	
\$300 - \$799:	27.38%	\$100,000 - \$150,000:	0%	
\$800 - \$1,999:	28.53%	\$150,000 - \$200,000:	0%	
Over \$2,000:	42.65%	\$200,000 - \$300,000:	37.18%	
Median Home Value:	\$291,900	\$300,000 - \$500,000:	14.7%	
Unit Occupied Owner:	18.81%	Above \$500,000:	32.56%	
Median Mortgage:	\$2,269			

Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	81.19%	1999 - 2000	
Median Gross Rent:	\$1,493	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	12.21%
\$750 - \$999	0.87%	1970 - 1979	1.73%
\$1000 and Over	99.13%	1900 - 1969	15.09%

Education

Enrollment					
Public Pre-Primary School:	0%	Not Enrolled in School:	81.82%		
Private Pre-Primary School:	0%	Not A High School Graduate:	30.44%		
Public School:	16.42%	Graduate Of High School:	18.77%		
Private School:	1.76%	Attended Some College:	15.81%		
Public College:	7.48%	College Graduate:	22.48%		
Private College:	0.26%	Graduate Degree:	12.49%		

Workforce

Occupation:			
Manager/Prof:	28.4%	Private Worker:	84.33%
Technical:		Government Worker:	6.31%
Sales:	21.44%	Self Employed Worker:	2.58%
Administrative:		Unpaid Family Worker:	1.52%
Private House Hold:		Farming:	14.22%
Service:	21.91%	Skilled:	
Protective Services:		Blue-Collar:	28.26%
Commute Time			
Less Than 15 Min:	29.69%		
15 min - 28 min:	42.43%		
30 min - 57 min:	26.2%		
Over 60 min:	1.68%		