

real estate reports



Subject Property

219 Garden Grove Dr
Waxahachie
TX 75165
APN: 272628

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Melix Bonilla

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Property Detail

Subject Property : **219 Garden Grove Dr Waxahachie TX 75165**

Owner Information

Owner Name : **Morgan Timothy J / Ruiz Luz A**

Mailing Address : **219 Garden Grove Dr, Waxahachie TX 75165-1365 R021**

Owner Occupied ☒
Indicator :

Location Information

Legal Description : **Lot 28 Blk 1 Garden Valley West 0.12 Ac**

County : **Ellis, Tx**

APN : **272628**

Census Tract / Block : **602.17 / 3**

Alternate APN : **90436000102800112**

Legal Lot : **28**

School District : **Waxahachie Isd**

Legal Block : **1**

Munic/Township : **Waxahachie**

Market Area : **6**

Neighbor Code : **WAX44**

Owner Transfer Information

Recording/Sale Date : **Year /**

Property Characteristics

Gross Area : **2,392**

Parking Type : **Attached
Garage**

Heat Type : **Central**

Living Area : **1,992**

Garage Area : **400**

Cooling Type : **Central**

Above Grade : **1992**

Garage **2**
Capacity :

Exterior wall : **Brick Veneer**

Bedrooms : **3**

Roof Type : **Gable**

Interior Wall : **Drywall**

Bath(F/H) : **2**

Foundation : **Slab**

Porch Type : **Covered Porch**

Year Built / Eff : **2018**

Roof Material : **Composition
Shingle**

Air Cond : **Central**

of Stories : **1**

Property Information

Land Use : **Sfr**

Lot Size : **5,227**

State Use : **Sgl-fam-res-
home**

Lot Acres : **0.12**



Property Detail

Tax Information

Total Value :	\$325,412	Tax Rate Area :	070	WAXAHACHIE ISD	\$3,801.14/1.1681
				Tax / Rate :	
Assessed Year :	2024	Homeowner Exemption :	Homestead	WAXAHACHIE CITY Tax / Rate :	\$1,985.01/.61
Tax Year :	2024	Market Value :	\$362,106	ELLIS COUNTY LAT RD Tax / Rate :	\$60.64/.01864
Property Tax :	\$6,677.75	ELLIS COUNTY Tax / Rate :	\$830.96/.25536		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$281,250	\$552,188	\$363,239
Bldg/Living Area	1992	1778	2290	2043
Price Per Square Foot		\$141	\$243	\$176.18
Year Built	2018	1978	2019	2009
Lot Size	5,227	5,227	20,038	9,439
Bedrooms	3	3	4	3
Bathrooms	2	2	3	2
Stories	1	1	2	1
Total Assessed Value	\$325,412	\$282,717	\$431,203	\$349,246
Distance From Subject	0	0.02	0.46	0.24

Summary of Comparables

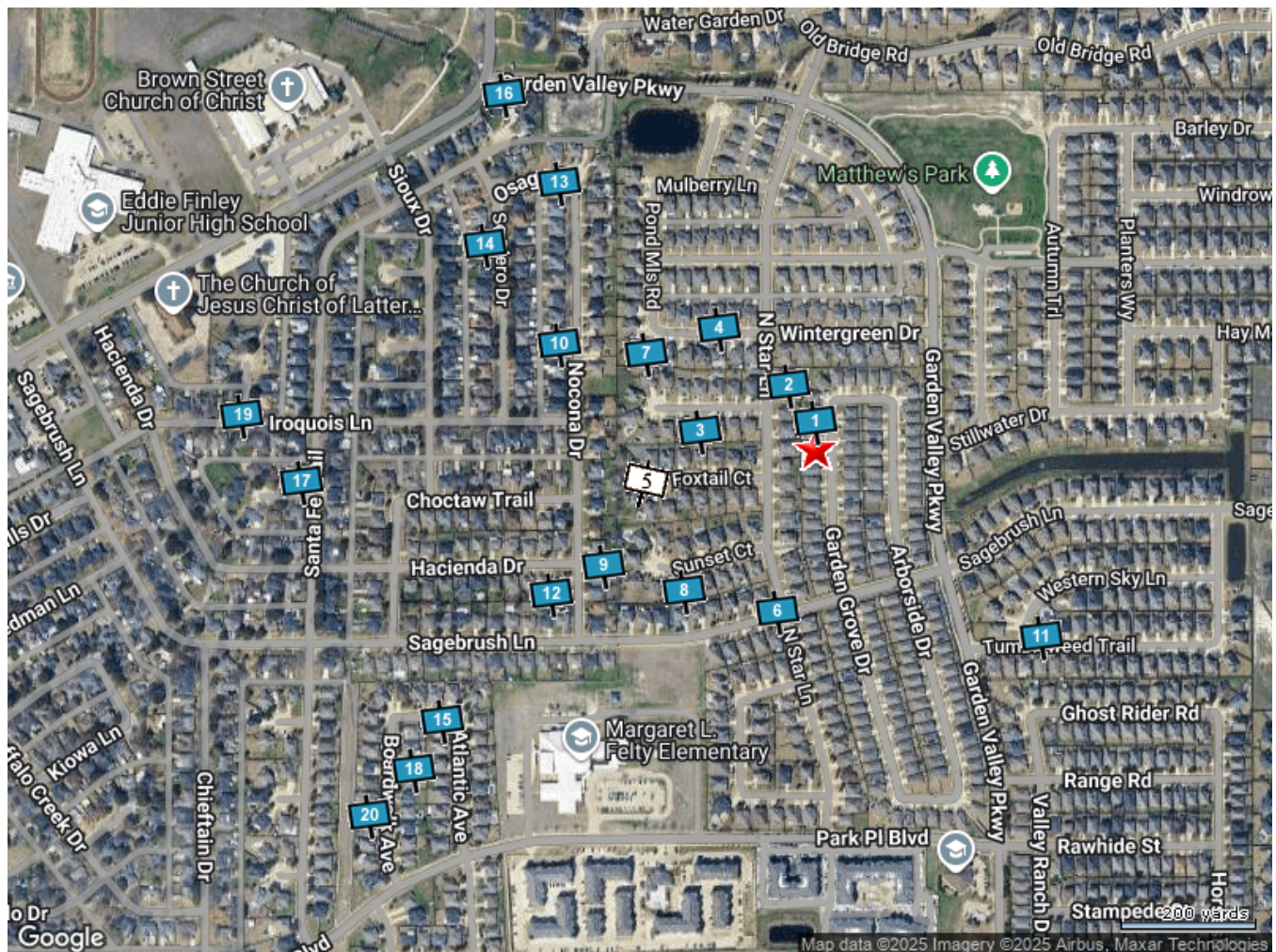
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	219 Garden Grove Dr		325,412		3	2	1,992	5,227	2018		
1	223 Garden Grove Dr		284,314	09/20/2024	3	2	1,790	5,227	2019	0.02	
2	220 Northstar Ln	343,000	351,491	10/04/2024	3	2	2,096	8,712	2019	0.05	
3	415 Foxtail Ct	355,000	335,918	01/03/2025	3	2	2,087	8,276	2018	0.09	
4	416 Wintergreen Dr	552,187.5	431,203	12/05/2024	3	2	2,268	8,407	2019	0.12	
	408 Foxtail Ct	308,302.5	379,175	09/16/2024	3	2	2,186	11,326	2019	0.14	
6	420 Sagebrush Ln	480,692.5	357,000	02/11/2025	3	2	2,025	8,494	2015	0.14	
7	409 Valley Brook Ct		409,062	02/14/2025	3	2	2,282	11,326	2019	0.15	
8	411 Sagebrush Ln	389,750.9	395,416	05/13/2025	3	2	2,260	8,886	2015	0.16	
9	403 Nocona Dr	316,354.22	303,539	07/23/2025	3	2	1,778	9,017	2004	0.19	
10	224 Nocona Dr		370,622	01/16/2025	3	2	2,070	9,017	2007	0.22	
11	308 Tumbleweed Trl	386,765.36	387,225	11/27/2024	3	2	2,290	7,492	2015	0.24	
12	331 Sagebrush Ln	362,500	326,671	08/30/2024	3	2	1,951	9,453	2004	0.24	

Comparables

13	206 Nocona Dr		306,077	12/31/2024	4	2	1,778	9,017	2002	0.29	
14	210 Sendero Dr	313,600	346,596	07/14/2025	3		2,037	8,407	2004	0.31	
15	213 Atlantic Ave	318,336.85	358,847	04/17/2025		3	1,936	8,276	2012	0.37	
16	108 Santa Fe Trl	395,000	361,007	09/20/2024	3	2	2,202	20,038	2007	0.37	
17	101 Santa Fe Cir	281,250	290,451	09/17/2024	3	2	1,938	11,718	1979	0.41	
18	210 Boardwalk Ave	325,000	325,823	08/04/2025	3	2	1,884	8,276	2008	0.41	
19	206 Iroquois Ln	317,246.05	282,717	02/12/2025	3	2	1,779	9,583	1978	0.46	
20	205 Boardwalk Ave	366,830.99	381,758	07/23/2025	3	2	2,230	7,841	2010	0.46	

Distressed Sales =

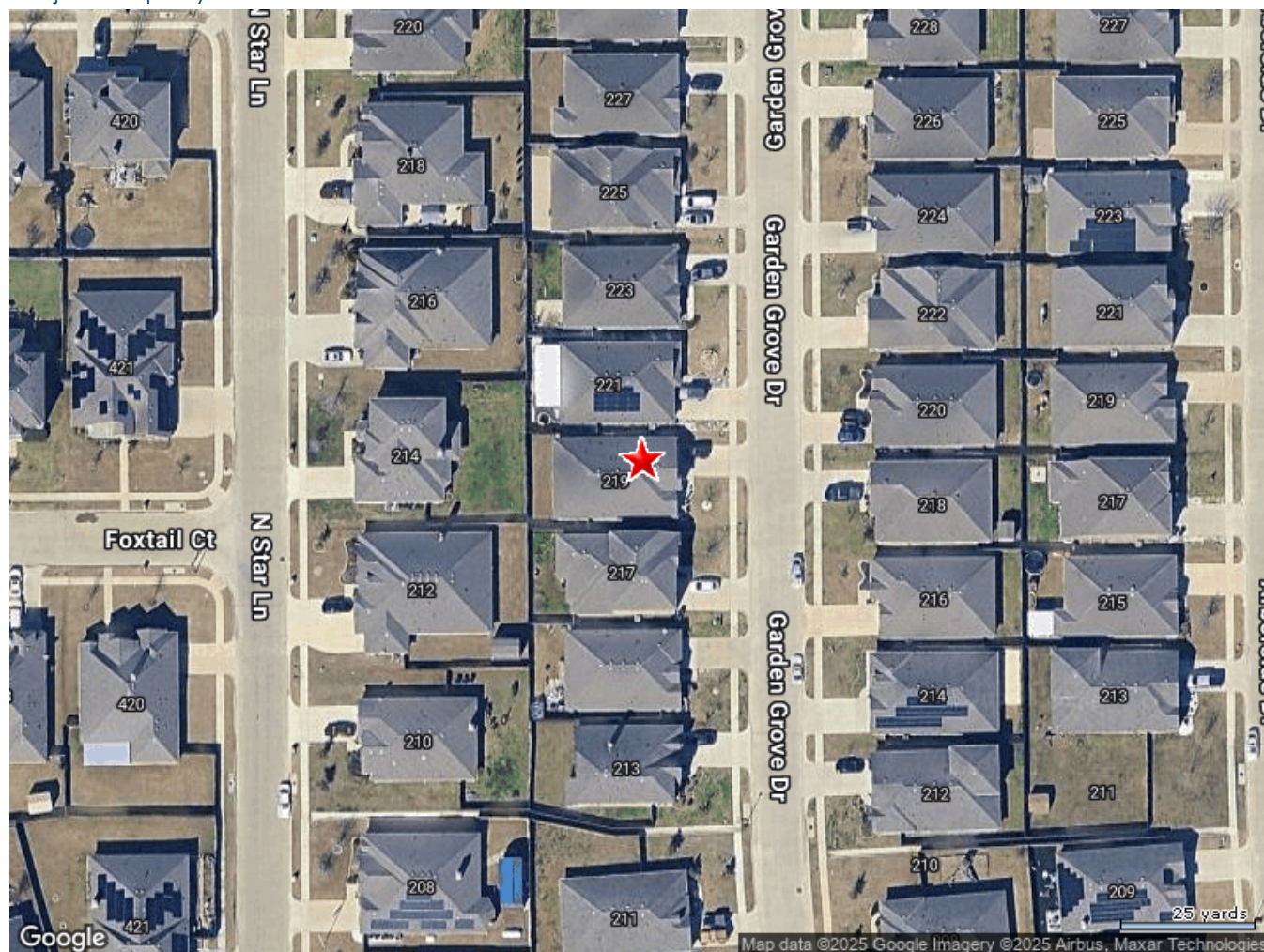
Map





Street Map

Subject Property : **219 Garden Grove Dr Waxahachie TX 75165**





Transaction History

No transaction history data for selected property.



Public Schools :

Elementary Schools

Felty Elementary

Distance **0.29 Miles**

231 Park Pl Blvd Waxahachie TX 75165

Telephone : **(972) 923-4616**

School District : **Waxahachie Independent School District (isd)**

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **528**

Total Expenditure/Student :

Northside Elementary

Distance **1.75 Miles**

801 Brown St Waxahachie TX 75165

Telephone : **(972) 923-4610**

School District : **Waxahachie Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **497**

Total Expenditure/Student :

Middle Schools

Finley J H

Distance **0.62 Miles**

2401 E Brown St Waxahachie TX 75165

Telephone : **(972) 923-4680**

School District : **Waxahachie Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **838**

Total Expenditure/Student :



Howard J H

Distance **0.73 Miles**

265 Broadhead Rd Waxahachie TX 75165

Telephone : **(972) 923-4771**

School District : **Waxahachie Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **786**

Total Expenditure/Student :

Coleman J H

Distance **1.56 Miles**

1000 Hwy 77 N Waxahachie TX 75165

Telephone : **(972) 923-4790**

School District : **Waxahachie Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **814**

Total Expenditure/Student :

High Schools

Waxahachie Global High School

Distance **1.45 Miles**

275 Indian Dr Waxahachie TX 75165

Telephone : **(972) 923-4761**

School District : **Waxahachie Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **356**

Total Expenditure/Student :

Advanced Placement : **No**

Waxahachie H S Of Choice

Distance **1.56 Miles**

1000 Hwy 77 N Waxahachie TX 75165

Telephone : **(972) 923-4758**

School District : **Waxahachie Independent School District (isd)**

Lowest Grade : **11th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **55**

Total Expenditure/Student :

Advanced Placement : **No**



Ellis County Jjaep

Distance 1.63 Miles

2272 Fm 878 Waxahachie TX 75165

Telephone : **(972) 825-5420**

School District : **Waxahachie Independent
School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **9**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Schoby Entertainment, Llc	326 Hacienda Dr Waxahachie Tx	(214) 986-4326	0.27
All Things Elegant Entertainment, Llc	544 Bush Ave Waxahachie Tx	(469) 865-0310	0.8
Half Moon Yoga, Llc	111 Youngblood Rd Waxahachie Tx	(214) 564-9636	0.88
Marshall Arts Entertainment, Llc	120 Gayleh Ln Waxahachie Tx	(817) 680-2458	0.96

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Bad-p Llc	213 Santa Fe Trl Waxahachie Tx	(972) 763-5027	0.4
Mid-tex Mortgage, Llc	130 Chieftain Dr Ste 103 Waxahachie Tx	(469) 855-9262	0.65
Harmony Bank, National Association	104 Broadhead Rd Waxahachie Tx	(972) 938-7575	0.96

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Kanta Hospitality, Llc	211 Stardust Trl Waxahachie Tx	(760) 577-8834	0.22
Ozzys Shaved Ice	112 Santa Fe Trl Waxahachie Tx	(469) 585-4593	0.38
Flavor Of The Islands, Llc	222 Range Rd Waxahachie Tx	(972) 561-0819	0.4
Sweet Treats Bakery	205 Iroquois Ln Waxahachie Tx	(469) 658-2096	0.49

Health Care Services

Name	Address	Telephone	Distance (Miles)
Ransome N Etindi	300 Sioux Ct Waxahachie Tx	(214) 684-1227	0.36
Dinah Weable Breast Cancer Survivor Event	219 Indian Trace Ln Waxahachie Tx	(972) 938-3059	0.57
Schack, M Ricardo M.d.	175 Sagebrush Ln Waxahachie Tx	(972) 923-0281	0.59
Brookdale Senior Living Communities Inc	2250 Brown St Ofc Waxahachie Tx	(972) 923-0630	0.64



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Hope Compassionate	324 Choctaw Trl Waxahachie Tx	(972) 268-3433	0.27
Steve Spur, Cowboy Psychic	317 Sagebrush Ln Waxahachie Tx	(972) 215-8165	0.33
Jesus Freaks In The Streets	210 Boardwalk Ave Waxahachie Tx	(972) 937-0846	0.41
Angels Of Faith Ps-lvng Hpe Ch	2420 Brown St Waxahachie Tx	(972) 937-2324	0.47

Shopping

Name	Address	Telephone	Distance (Miles)
Melody Glass	527 Santa Fe Trl Waxahachie Tx	(469) 212-6762	0.46
Marmaxx Operating Corp.	1700 Dallas Hwy 110 Waxahachie Tx	(972) 937-2738	0.8
Cedeno's Home Llc	3626 S Hwy 287 Waxahachie Waxahachie Tx	(817) 298-7433	0.8
Naneejo Incorporated	809 Dr M L King Jr Blvd M Waxahachie Tx	(972) 923-1099	0.8



420 WINTERGREEN DR

Distance **0.1 Miles**

Owner Name : Dixon Zatia V	Subdivision : Garden Vly Mdws
Sale Date : 04/28/2022	Recording Date : 05/03/2022
Total Value : \$612,225	Sale Price : \$700,700
Bed / Bath : 3 / 2	Property Tax : \$12,563.42
Land Use : Sfr	Lot Acres : 0.21
Stories : 2	Living Area : 4,258
Yr Blt / Eff Yr Blt : 2018 /	APN : 273170

418 WINTERGREEN DR

Distance **0.11 Miles**

Owner Name : Nickerson Rhonda	Subdivision : Garden Vly Mdws
Sale Date : 06/26/2019	Recording Date : 07/01/2019
Total Value : \$507,641	Property Tax : \$10,417.26
Bed / Bath : 3 / 2	Lot Acres : 0.21
Land Use : Sfr	Living Area : 3,259
Stories : 2	APN : 273171
Yr Blt / Eff Yr Blt : 2019 /	

416 WINTERGREEN DR

Distance **0.12 Miles**

Owner Name : Foreman Daryl W	Subdivision : Garden Vly Mdws
Sale Date : 12/03/2024	Recording Date : 12/05/2024
Total Value : \$431,203	Sale Price : \$552,187.50
Bed / Bath : 3 / 2	Property Tax : \$8,848.68
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 2,268
Yr Blt / Eff Yr Blt : 2019 /	APN : 273172

455 WINTERGREEN DR

Distance **0.13 Miles**

Owner Name : Garren Harry E Jr	Subdivision : Garden Vly Mdws
Sale Date : 06/27/2025	Recording Date : 07/01/2025
Total Value : \$445,356	Sale Price : \$551,687.50
Bed / Bath : 3 / 2	Property Tax : \$9,139.11
Land Use : Sfr	Lot Acres : 0.21
Stories : 1	Living Area : 2,657
Yr Blt / Eff Yr Blt : 2020 /	APN : 273234



Neighbors

453 WINTERGREEN DR

Distance 0.13 Miles

Owner Name : **Huskins Kerry**

Subdivision : **Garden Vly Mdws**

Sale Date : **06/12/2020**

Recording Date : **06/17/2020**

Total Value : **\$459,163**

Sale Price : **\$339,211.25**

Bed / Bath : **5 / 3**

Property Tax : **\$9,422.44**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **2**

Living Area : **2,718**

Yr Blt / Eff Yr Blt : **2020 /**

APN : **273235**

457 WINTERGREEN DR

Distance 0.13 Miles

Owner Name : **Mckay Bryant**

Subdivision : **Garden Vly Mdws**

Sale Date : **07/30/2020**

Recording Date : **08/02/2021**

Total Value : **\$527,197**

Sale Price : **\$370,010.76**

Bed / Bath : **4 / 3**

Property Tax : **\$10,818.56**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **2**

Living Area : **3,718**

Yr Blt / Eff Yr Blt : **2021 /**

APN : **273233**

414 WINTERGREEN DR

Distance 0.13 Miles

Owner Name : **Wonnacott Shane**

Subdivision : **Garden Vly Mdws**

Sale Date : **08/12/2020**

Recording Date : **08/19/2020**

Total Value : **\$567,419**

Sale Price : **\$589,225**

Bed / Bath : **3 / 2**

Property Tax : **\$11,643.96**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **2**

Living Area : **4,171**

Yr Blt / Eff Yr Blt : **2020 /**

APN : **273173**

451 WINTERGREEN DR

Distance 0.13 Miles

Owner Name : **Confidential**

Subdivision : **Garden Vly Mdws**

Sale Date : **09/30/2020**

Recording Date : **10/05/2020**

Total Value : **\$532,793**

Sale Price : **\$425,663**

Bed / Bath : **3 / 2**

Property Tax : **\$10,933.41**

Land Use : **Sfr**

Lot Acres : **0.22**

Stories : **2**

Living Area : **3,988**

Yr Blt / Eff Yr Blt : **2020 /**

APN : **273236**



459 WINTERGREEN DR

Distance 0.13 Miles

Owner Name : Holman Gaya K	Subdivision : Garden Vly Mdws
Sale Date : 04/30/2021	Recording Date : 05/03/2021
Total Value : \$469,188	Sale Price : \$451,570
Bed / Bath : 3 / 2	Property Tax : \$9,628.17
Land Use : Sfr	Lot Acres : 0.21
Stories : 2	Living Area : 3,001
Yr Blt / Eff Yr Blt : 2020 /	APN : 273232

461 WINTERGREEN DR

Distance 0.13 Miles

Owner Name : Stevens Brandon	Subdivision : Garden Vly Mdws
Sale Date : 06/14/2019	Recording Date : 06/18/2019
Total Value : \$563,923	Sale Price : \$468,088
Bed / Bath : 5 / 3	Property Tax : \$11,572.22
Land Use : Sfr	Lot Acres : 0.21
Stories : 2	Living Area : 4,218
Yr Blt / Eff Yr Blt : 2018 /	APN : 273231



Demographics

Census Tract / block: 602.17 / 3 Year: 2020

Household

Population		Population by Age	
Count:	8,936	0 - 11	
Estimate Current Year:	8,936	12 - 17	
Estimate in 5 Years:	8,936	18 - 24	10.65%
Growth Last 5 Years:		25 - 64	50.13%
Growth Last 10 Years:		65 - 74	7.79%
		75+	
Household Size		Household Income	
Current Year:	3,181	0 - \$25,000	2.89%
Average Current Year:	2.8	\$25,000 - \$35,000	3.55%
Estimate in 5 Years:	3,181	\$35,000 - \$50,000	4.24%
Growth Last 5 Years:		\$50,000 - \$75,000	13.42%
Growth Last 10 Years:		\$75,000 - \$100,000	26.28%
Male Population:	48.75%	Above \$100,000	49.61%
Female Population:	51.25%	Average Household Income:	\$99,219
Married People:	61.18%		
Unmarried People:	38.82%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0.75%	Below \$100,000:	1.8%
\$300 - \$799:	5.62%	\$100,000 - \$150,000:	2.52%
\$800 - \$1,999:	33.71%	\$150,000 - \$200,000:	2.43%
Over \$2,000:	59.92%	\$200,000 - \$300,000:	26.71%
Median Home Value:	\$342,300	\$300,000 - \$500,000:	51.28%
Unit Occupied Owner:	74.98%	Above \$500,000:	15.26%
Median Mortgage:	\$1,453		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	25.02%	1999 - 2000	
Median Gross Rent:	\$1,818	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	14.94%
\$750 - \$999	0%	1970 - 1979	5.07%
\$1000 and Over	100%	1900 - 1969	1.11%

Education

Enrollment			
Public Pre-Primary School:	2%	Not Enrolled in School:	72.99%
Private Pre-Primary School:	0.3%	Not A High School Graduate:	5.83%
Public School:	23.61%	Graduate Of High School:	26.23%
Private School:	3.4%	Attended Some College:	20.87%
Public College:	4.01%	College Graduate:	33.64%
Private College:	2.68%	Graduate Degree:	13.43%

Workforce

Occupation:			
Manager/Prof:	60.66%	Private Worker:	56.1%
Technical:		Government Worker:	26.68%
Sales:	13.94%	Self Employed Worker:	2.34%
Administrative:		Unpaid Family Worker:	6.88%
Private House Hold:		Farming:	6.57%
Service:	8.91%	Skilled:	
Protective Services:		Blue-Collar:	16.49%
Commute Time			
Less Than 15 Min:	27.25%		
15 min - 28 min:	25.84%		
30 min - 57 min:	37.84%		
Over 60 min:	9.06%		