

real estate reports



Subject Property

4450 Malvern Hill Rd
Grand Prairie
TX 75052
APN: 28-24331-00D-012-0000

Prepared For: Daisy Vicente

Data Provided By: Rolando Lopez

Daisy Vicente

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Property Detail

Subject Property : **4450 Malvern Hill Rd Grand Prairie TX 75052**

Owner Information

Owner Name : **Portillo Denis Omar / Hinojoza Gabriela**
Mailing Address : **4450 Malvern Hill Rd, Grand Prairie TX 75052-1675 R020**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Westchester On The Creek Ph 4 Blk D Lt 12**
County : **Dallas, Tx** Subdivision : **Westchester On The Creek Ph 04**
Census Tract / Block : **164.10 / 2** Map Reference : **61-T / 28-24331**
Legal Lot : **12** School District : **Grand Prairie Isd**
Legal Block : **D** Munic/Township : **Grand Prairie**
Market Area : **275** Neighbor Code : **4PSP04**
APN : **28-24331-00D-012-0000**

Last Market Sale Information

Recording/Sale Date : **06/06/2017 / 06/01/2017** 1st Mtg Amount/Type : **\$210,123 / Fha**
Sale Price : **\$212,224** 1st Mtg Document # : **158117**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **158116** Price Per SqFt : **\$95.13**
Deed Type : **Warranty Deed**
Title Company : **Other**
Lender : **Supreme Lndg**
Seller Name : **Robertson Trevell**

Prior Sale Information

Prior Rec/Sale Date : **09/20/2006 / 09/07/2006** Prior Deed Type : **Warranty Deed**
Prior Doc Number : **350313**



Property Detail

Property Characteristics

Gross Area : 2,630	Parking Type : Attached Garage	Heat Type : Central
Living Area : 2,231	Garage Area : 399	Cooling Type : Central
Bedrooms : 4	Roof Type : Gable	Exterior wall : Brick Veneer
Bath(F/H) : 2 / 1	Foundation : Slab	Air Cond : Central
Fireplace : Y / 1	Roof Material : Composition Shingle	Condition : Good
Year Built / Eff : 1999 / 1999	Construction : Brick	Other Rooms : Kitchen
# of Stories : 2		

Property Information

Land Use : Sfr	Lot Acres : 0.16	Water Type : Public
County Use : Sfr	Lot Size : 6,804	Sewer Type : Type Unknown
Zoning : Z236	Lot Width/Depth : 65 X 109	

Tax Information

Total Value : \$346,440	Tax Year : 2024	DALLAS COUNTY \$746.58/.2155 Tax / Rate :
Land Value : \$70,000	Property Tax : \$7,797.65	GRAND PRAIRIE \$2,286.50/.66 Tax / Rate :
Improvement Value : \$276,440	Tax Rate Area : DC	GRND PRAIRIE ISD \$3,664.30/1.0577 Tax / Rate :
Assessed Year : 2024	Homeowner Exemption : Homestead	PARKLAND \$734.45/.212 HOSPITAL Tax / Rate :
Improve % : 80%	Market Value : \$346,440	DALLAS CNTY \$365.82/.1056 COMMUNITY COLLEGE Tax / Rate :



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$212,224.23	\$125,000	\$433,125	\$341,398
Bldg/Living Area	2231	1930	2483	2274
Price Per Square Foot	\$95.13	\$54	\$221	\$150.44
Year Built	1999	1977	2005	1991
Lot Size	6,804	6,159	392,040	38,170
Bedrooms	4	3	5	4
Bathrooms	3	2	3	3
Stories	2	1	2	1
Total Assessed Value	\$346,440	\$308,570	\$424,270	\$358,760
Distance From Subject	0	0.08	0.7	0.5

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	4450 Malvern Hill Rd	212,224.23	346,440	06/06/2017	4	3	2,231	6,804	1999		Z236
1	4620 Betts Dr	125,000	404,010	01/23/2025	4	2	2,314	13,098	1999	0.08	Z313
2	1627 Summertree Ln	137,500	340,500	11/14/2024	4	2	2,017	8,529	1999	0.22	Z313
3	4462 Stones River Rd	339,163.05	320,100	12/18/2024	5	3	2,226	6,599	1997	0.31	Z236
4	1007 Boscombe Ct	237,500	401,070	08/05/2025	3	2	2,473	392,040	2003	0.33	Z236
5	1806 Chisholm Trl		328,910	07/25/2025	3	2	2,020	9,762	1978	0.34	Z236
6	927 Parish Ct	254,800	358,280	06/24/2025	3	2	2,033	217,800	2003	0.43	Z236
7	1918 Dodge Trl		308,610	05/01/2025	4	2	2,061	9,762	1977	0.48	Z236
8	2006 Chisholm Trl	396,582.56	364,870	11/06/2024	4	3	2,383	9,762	1978	0.48	Z236
9	4415 Wescott Dr	371,250	384,280	06/03/2025	4	3	2,436	7,118	1995	0.48	Z236
10	4235 Hill Top Ln	427,500	338,430	02/18/2025	3	2	1,933	6,159	2005	0.52	Z312
11	2017 Dodge Trl	433,125	327,570	11/05/2024	4	2	2,341	9,762	1978	0.56	Z236
12	4702 Zanes Ct		365,280	11/21/2024	4	2	2,397	10,620	1978	0.58	Z236
13	4502 Hanover St	356,380.92	308,570	05/15/2025	3	2	1,930	6,996	1993	0.61	Z236

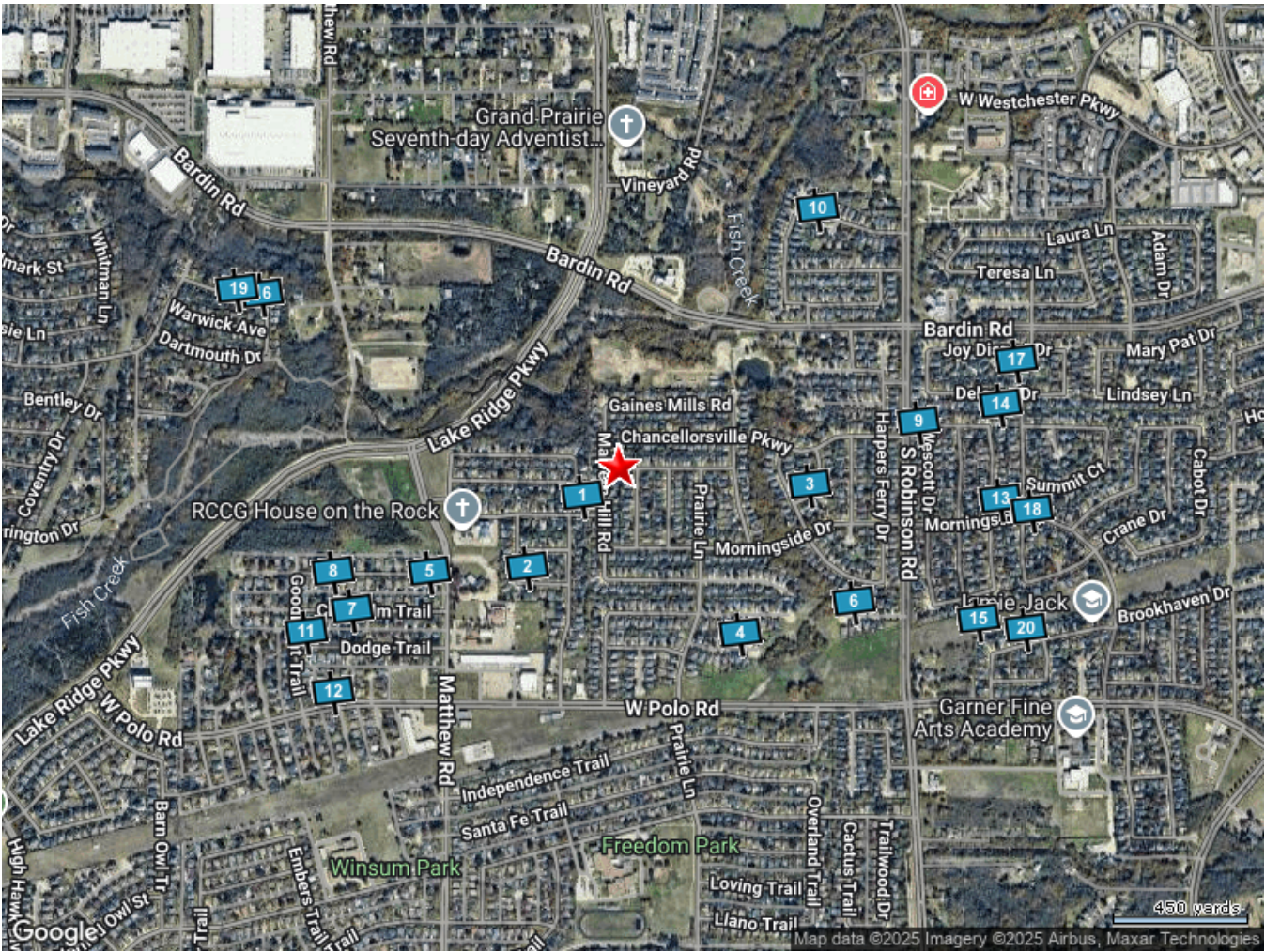


Comparables

14	4410 Hanover St	411,557.83	350,110	04/11/2025	4	3	2,478	7,910	1991	0.62	Z236
15	4531 Jason Dr		424,270	06/05/2025	4	3	2,432	7,205	1996	0.62	Z236
16	2302 Warwick Ave	430,244.5	357,120	07/10/2025	4	3	2,330	9,074	1985	0.63	Z236
17	608 Delores Dr		368,440	05/12/2025	3	3	2,483	7,061	2000	0.65	Z05
18	4508 Rosedale Dr	381,806.26	370,380	05/15/2025	4	3	2,439	9,152	1991	0.66	Z236
19	2314 Warwick Ave	396,682.55	350,120	06/11/2025	4	3	2,330	7,344	1985	0.66	Z236
20	245 Jaime Jack Dr	421,875	404,270	02/26/2025	4	3	2,432	7,640	1996	0.7	Z236

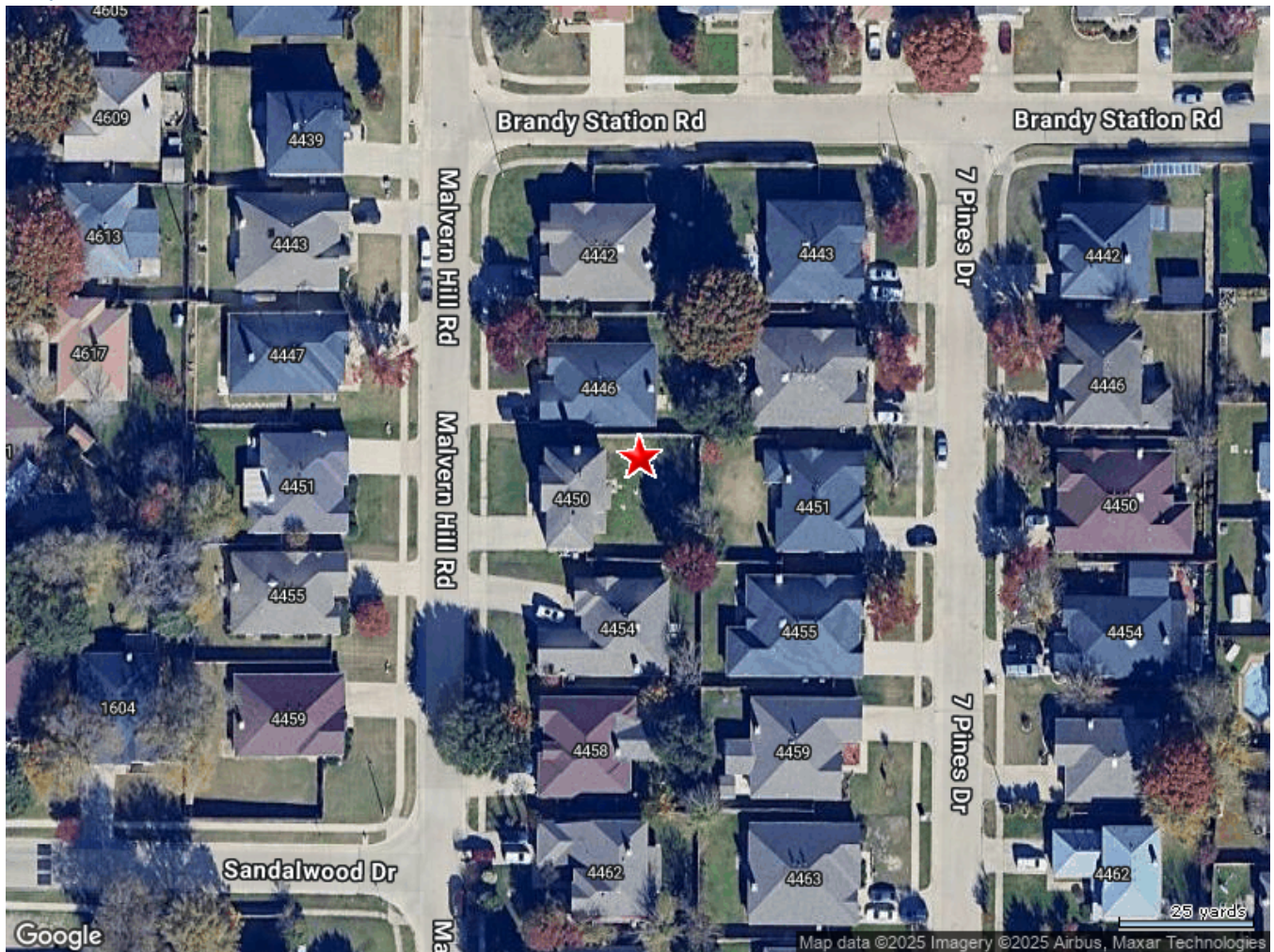
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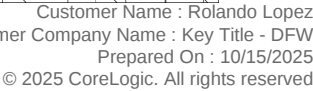
Map





Subject Property : **4450 Malvern Hill Rd Grand Prairie TX 75052**





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Transaction History

Sales History

Rec. Date :	06/06/2017	09/20/2006	02/03/2000
Sale Date :	06/01/2017	09/07/2006	01/28/2000
Sale Price :	\$212,224.23		\$159,134.50
Rec.Doc.No :	158116	350313	23-7132
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED		ESTIMATED
Buyer :	Portillo Denis O	Robertson Trevell	Zachmeyer Myles D & Sandra V
Seller :	Robertson Trevell	Zachmeyer Myles D & Sandra V	Legacy & Monterey Homes Lp
Title Company :	Other	Fidelity National Title	Clitic
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	07/12/2022	06/06/2017	09/06/2003	02/03/2000
Mtg. Amt :	\$20,332	\$210,123	\$127,000	\$119,650
Mtg. Doc. No :	190614	158117	175-1444	23-7136
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	FHA	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :			FIXED RATE LOAN	
Mtg. Term :	25 Years	30 Years	30 Years	30 Years
Mtg. Rate :				
Lender :	Secretary/hsng & Urban Dev	Supreme Lndg	Universal Mtg	Texas Hm Mtg
Borrower 1 :	Portillo Denis O	Portillo Denis O	Zachmeyer Myles D	Zachmeyer Myles D
Borrower 2 :	Hinojoza Gabriela	Hinojoza Gabriela	Zachmeyer Sandra V	Zachmeyer Sandra V
Borrower 3 :				
Borrower 4 :				



Public Schools :

Elementary Schools

Suzanna Dickinson Montessori Academy Distance 0.74 Miles

1902 Palmer Trl Grand Prairie TX 75052

Telephone : (972) 641-1664

School District : Grand Prairie Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 429

Total Expenditure/Student :

Florence Hill Elementary Distance 0.74 Miles

4213 Robinson Rd Grand Prairie TX 75052

Telephone : (972) 264-0802

School District : Grand Prairie Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 448

Total Expenditure/Student :

Garner Fine Arts Academy Distance 0.83 Miles

145 Polo Rd Grand Prairie TX 75052

Telephone : (972) 262-5000

School District : Grand Prairie Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 835

Total Expenditure/Student :



Mike Moseley Elementary		Distance 1.31 Miles
1851 Camp Wisdom Rd Grand Prairie TX 75052		
Telephone :	(972) 522-2800	School District : Grand Prairie Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	603	Total Expenditure/Student :

Middle Schools

Harry S Truman Middle		Distance 0.59 Miles
1501 Coffeyville Trl Grand Prairie TX 75052		
Telephone :	(972) 641-7676	School District : Grand Prairie Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	473	Total Expenditure/Student :

Ronald W Reagan Middle		Distance 1.65 Miles
4616 E Bardin Rd Grand Prairie TX 75052		
Telephone :	(972) 522-7300	School District : Grand Prairie Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	927	Total Expenditure/Student :

Ilftexas Grand Prairie Middle		Distance 1.94 Miles
3501 Great Southwest Pkwy Grand Prairie TX 75052		
Telephone :	(469) 348-7960	School District : International Leadership Of Texas (ilftexas)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	464	Total Expenditure/Student :



Andrew Jackson Middle

Distance **1.94 Miles**

3504 Corn Valley Rd Grand Prairie TX 75052

Telephone : **(972) 264-2704**

School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **872**

Total Expenditure/Student :



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Main Soccer Center, Llc	1212 Badbury Ln Grand Prairie Tx	(469) 877-0110	0.18
The Funky Knuckles Llc	4438 Sharpsburg Dr Grand Prairie Tx	(940) 594-2219	0.21
Amanda's Dance Express & Co	1700 W Polo Rd Ste 120 Grand Prairie Tx	(972) 602-8811	0.33
Lower Level Tickets	1021 Coffeyville Trl Grand Prairie Tx	(817) 891-2854	0.58

Banks / Financial

Name	Address	Telephone	Distance (Miles)
D S Mortgage	4695 Sarum Ct Grand Prairie Tx	(972) 522-1454	0.32
Helping Hands Household H 3 Cooperative Association	2216 Bald Eagle Way Grand Prairie Tx	(972) 804-2476	0.95

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Holy Smoke Bbq	1107 Gaines Mills Rd Grand Prairie Tx	(972) 602-9820	0.15
Cowden	1704 Sandalwood Dr Grand Prairie Tx	(972) 206-0199	0.17
Jade Dragon Chinese Restaurant	1700 W Polo Rd Ste 110 Grand Prairie Tx	(972) 641-1333	0.33
Monique Bakery	1801 W Polo Rd Grand Prairie Tx	(972) 522-1626	0.46

Health Care Services

Name	Address	Telephone	Distance (Miles)
Community Care Health Agency Inc	1211 Morningside Dr Grand Prairie Tx	(972) 522-8180	0.11
All Managed Care Services, Llc	1716 Sandalwood Dr Grand Prairie Tx	(469) 531-4842	0.21
Kesha Deshea Thomas, Lpc-s And Behavioral Health Associates, Pllc	4683 Betts Dr Ste 403 Grand Prairie Tx	(214) 543-3112	0.3
Triumph Rehab & Counseling Llc	1700 W Polo Rd Ste 250 Grand Prairie Tx	(682) 372-8539	0.36



Hospitality

Name	Address	Telephone	Distance (Miles)
Fusion Lodging, Llc	4043 Lakeridge Pkwy Grand Prairie Tx	(972) 546-4444	0.72
Orion Lodging Llc	2123 W Interstate 20 Grand Prairie Tx	(972) 606-1111	0.93
South Gp Enterprise Llc	2131 W Interstate 20 Grand Prairie Tx	(214) 412-3220	0.96
Jupiter Hotels Llc	2131 W Interstate 20 Grand Prairie Tx	(972) 602-8206	0.96

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Overflow Church	1016 Darbytown Rd Grand Prairie Tx	(915) 443-1975	0.21
Savior U-won-te'	1103 Badbury Ln Grand Prairie Tx	(469) 236-9796	0.24
The Redeemed Christian Church Of God House On The Rock	4437 Matthew Rd Grand Prairie Tx	(972) 602-8959	0.25
Freedom Church	4501 Matthew Rd Grand Prairie Tx	(972) 602-9485	0.26

Personal Services

Name	Address	Telephone	Distance (Miles)
Senior Train	1218 Clark Trl Grand Prairie Tx	(972) 641-6747	0.74
365 Fit, Llc	525 W Westchester Pkwy Ap Grand Prairie Tx	(214) 914-4796	0.94
Healthy For Life Foundation	4211 Tiffany Trl Grand Prairie Tx	(214) 415-4092	0.98

Shopping

Name	Address	Telephone	Distance (Miles)
Dolgencorp Of Texas, Inc.	1690 W Polo Rd Ste 200 Grand Prairie Tx	(469) 490-2735	0.34
National Convenience Stores Incorporated	1729 W Polo Rd Grand Prairie Tx	(972) 641-4166	0.44
Valero Corner Store	1729 W Polo Rd Grand Prairie Tx	(972) 641-4166	0.44
United Nutrition, Inc.	1522 Vineyard Rd Grand Prairie Tx	(817) 821-3042	0.52



4454 MALVERN HILL RD

Distance 0.01 Miles

Owner Name : Bonard Jarrett	Subdivision : Westchester/creek Ph 04
Sale Date : 06/27/2012	Recording Date : 07/03/2012
Total Value : \$334,680	Sale Price : \$142,804.91
Bed / Bath : 4 / 2	Property Tax : \$7,532.96
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 2,226
Yr Blt / Eff Yr Blt : 1999 / 1999	APN : 28-24331-00D-013-0000

4451 SEVEN PINES DR

Distance 0.02 Miles

Owner Name : Link Fredric L	Subdivision : Westchester On The Creek Ph 04
Sale Date : 10/07/1999	Recording Date : 10/12/1999
Total Value : \$312,120	Sale Price : \$111,182.82
Bed / Bath : 4 / 2	Property Tax : \$7,025.18
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,796
Yr Blt / Eff Yr Blt : 1999 / 1999	APN : 28-24331-00D-007-0000

4447 SEVEN PINES DR

Distance 0.02 Miles

Owner Name : Harris Dierdre	Subdivision : Westchester On The Creek Ph 04
Sale Date : 06/30/2003	Recording Date : 07/14/2003
Total Value : \$345,690	Sale Price : \$183,207.50
Bed / Bath : 4 / 2	Property Tax : \$7,780.77
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 2,135
Yr Blt / Eff Yr Blt : 1999 / 1999	APN : 28-24331-00D-008-0000



4455 SEVEN PINES DR

Distance 0.02 Miles

Owner Name : **Not Avail From County**

Subdivision : **Westchester On The Creek
Ph 04**

Sale Date : **09/10/1999**

Recording Date : **09/20/1999**

Total Value : **\$401,290**

Sale Price : **\$134,250.21**

Bed / Bath : **4 / 3**

Property Tax : **\$9,032.22**

Land Use : **Sfr**

Lot Acres : **0.16**

Stories : **1**

Living Area : **2,687**

Yr Blt / Eff Yr Blt : **1999 / 1999**

APN : **28-24331-00D-006-0000**

4442 MALVERN HILL RD

Distance 0.03 Miles

Owner Name : **Tufton Don**

Subdivision : **Westchester On The Creek
Ph 04**

Sale Date : **10/01/1999**

Recording Date : **10/08/1999**

Total Value : **\$298,000**

Sale Price : **\$142,429.70**

Bed / Bath : **4 / 2**

Property Tax : **\$6,707.37**

Land Use : **Sfr**

Lot Acres : **0.19**

Stories : **1**

Living Area : **2,135**

Yr Blt / Eff Yr Blt : **1999 / 1999**

APN : **28-24331-00D-010-0000**

4451 MALVERN HILL RD

Distance 0.03 Miles

Owner Name : **Sanders Ashley**

Subdivision : **Westchester On The Creek
Ph 04**

Sale Date : **11/13/2020**

Recording Date : **11/17/2020**

Total Value : **\$329,420**

Sale Price : **\$296,875**

Bed / Bath : **4 / 2**

Property Tax : **\$7,414.57**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **1**

Living Area : **1,796**

Yr Blt / Eff Yr Blt : **1999 / 1999**

APN : **28-24331-00A-025-0000**



4459 SEVEN PINES DR

Distance 0.03 Miles

Owner Name : Jacob Siby & Mini M

Subdivision : Westchester On The Creek
Ph 04

Sale Date : 07/26/1999

Recording Date : 08/05/1999

Total Value : \$342,070

Sale Price : \$117,472.09

Bed / Bath : 3 / 2

Property Tax : \$7,699.29

Land Use : Sfr

Lot Acres : 0.16

Stories : 1

Living Area : 2,063

Yr Blt / Eff Yr Blt : 1999 / 1999

APN : 28-24331-00D-005-0000

4459 MALVERN HILL RD

Distance 0.04 Miles

Owner Name : Ransom Devisa L

Subdivision : Westchester On The Creek
Ph 04

Sale Date : 05/18/1999

Recording Date : 05/27/1999

Total Value : \$309,810

Sale Price : \$109,107.27

Bed / Bath : 3 / 2

Property Tax : \$6,973.19

Land Use : Sfr

Lot Acres : 0.18

Stories : 1

Living Area : 1,777

Yr Blt / Eff Yr Blt : 1999 / 1999

APN : 28-24331-00A-023-0000

4463 SEVEN PINES DR

Distance 0.04 Miles

Owner Name : Combs Frank R

Subdivision : Westchester On The Creek
Ph 04

Sale Date : 08/19/2005

Recording Date : 08/29/2005

Total Value : \$367,590

Sale Price : \$203,490

Bed / Bath : 3 / 2

Property Tax : \$8,273.70

Land Use : Sfr

Lot Acres : 0.16

Stories : 1

Living Area : 2,389

Yr Blt / Eff Yr Blt : 1999 / 1999

APN : 28-24331-00D-004-0000



Neighbors

4439 MALVERN HILL RD

Distance 0.05 Miles

Owner Name : **Barci Guadalupe Armendariz**

Subdivision : **Westchester On The Creek Ph 04**

Sale Date : **05/09/2008**

Recording Date : **05/19/2008**

Total Value : **\$375,090**

Sale Price : **\$152,387.79**

Bed / Bath : **3 / 3**

Property Tax : **\$8,442.51**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **2**

Living Area : **2,585**

Yr Blt / Eff Yr Blt : **1999 / 1999**

APN : **28-24331-00A-028-0000**



Demographics

Census Tract / block: 164.10 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,980	0 - 11	
Estimate Current Year:	5,208	12 - 17	
Estimate in 5 Years:	6,229	18 - 24	7.29%
Growth Last 5 Years:	-2.89%	25 - 64	62.21%
Growth Last 10 Years:	-183.22%	65 - 74	5.14%
		75+	
Household Size		Household Income	
Current Year:	1,740	0 - \$25,000	8.51%
Average Current Year:	2.85	\$25,000 - \$35,000	0%
Estimate in 5 Years:	3,289	\$35,000 - \$50,000	7.59%
Growth Last 5 Years:	10.34%	\$50,000 - \$75,000	26.15%
Growth Last 10 Years:	1.04%	\$75,000 - \$100,000	9.66%
Male Population:	49.52%	Above \$100,000	48.1%
Female Population:	50.48%	Average Household Income:	\$94,286
Married People:	55.97%		
Unmarried People:	44.03%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0.68%
\$300 - \$799:	13.5%	\$100,000 - \$150,000:	2.48%
\$800 - \$1,999:	53.56%	\$150,000 - \$200,000:	8.1%
Over \$2,000:	32.93%	\$200,000 - \$300,000:	43.81%
Median Home Value:	\$290,800	\$300,000 - \$500,000:	40.29%
Unit Occupied Owner:	76.61%	Above \$500,000:	4.65%
Median Mortgage:	\$1,123		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	23.39%	1999 - 2000	
Median Gross Rent:	\$2,101	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	12.85%
\$750 - \$999	0%	1970 - 1979	11.39%
\$1000 and Over	100%	1900 - 1969	2.92%

Education

Enrollment			
Public Pre-Primary School:	1.02%	Not Enrolled in School:	72.64%
Private Pre-Primary School:	0.53%	Not A High School Graduate:	8.54%
Public School:	22.98%	Graduate Of High School:	20.37%
Private School:	4.39%	Attended Some College:	19.71%
Public College:	9.47%	College Graduate:	47.37%
Private College:	1.39%	Graduate Degree:	4.02%

Workforce

Occupation:			
Manager/Prof:	44.39%	Private Worker:	59.89%
Technical:		Government Worker:	27.36%
Sales:	16.92%	Self Employed Worker:	2.8%
Administrative:		Unpaid Family Worker:	6.23%
Private House Hold:		Farming:	8.04%
Service:	16.46%	Skilled:	
Protective Services:		Blue-Collar:	22.23%
Commute Time			
Less Than 15 Min:	21.4%		
15 min - 28 min:	40.75%		
30 min - 57 min:	28.82%		
Over 60 min:	9.04%		