

real estate reports



Subject Property

6625 Bridges Ave
Richland Hills
TX 76118
APN: 02350971

Prepared For: Jovany
Valladares

Data Provided By: Rolando Lopez

Jovany Valladares

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Property Detail

Subject Property : **6625 Bridges Ave Richland Hills TX 76118**

Owner Information

Owner Name : **Deeda Reality Llc / Key Funding Solutions Llc**
Mailing Address : **1117 S Mitchell Rd, Mansfield TX 76063-5798 R034**
Vesting Codes : **/ / Corporation**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Richland Hills Addition Block B Lot 12**
County : **Tarrant, Tx** Alternate APN : **34090B12**
Census Tract / Block : **1133.01 / 4** Subdivision : **Richland Hills Add**
Legal Lot : **12** Map Reference : **51-Y / 2078-416**
Legal Block : **B** School District : **Birdville Isd**
Market Area : **127** Munic/Township : **Richland Hills**
APN : **02350971**

Last Market Sale Information

Recording/Sale Date : **10/04/2024 / 10/03/2024** 1st Mtg Amount/Type : **\$237,000 / Cnv**
Sale Price : **\$296,250** 1st Mtg Document # : **224178556**
Sale Type : **Estimated** 1st Mtg Term : **1**
Document # : **224178555** Price Per SqFt : **\$128.69**
Deed Type : **Warranty Deed**
Title Company : **Infinite Title**
Seller Name : **Dallas Metro Holdings Llc**

Prior Sale Information

Prior Rec/Sale Date : **10/03/2024 / 10/02/2024** Prior Deed Type : **Warranty Deed**
Prior Doc Number : **224177185**



Property Detail

Property Characteristics

Gross Area : 2,302	Year Built / Eff : 1951	Cooling Type : Central
Living Area : 2,302	# of Stories : 1	Porch Type : Porch
Above Grade : 2302	Foundation : Slab	Air Cond : Central
Bedrooms : 3	Roof Material : Composition Shingle	Floor Cover : Carpet
Bath(F/H) : 2	Heat Type : Central	

Property Information

Land Use : Sfr	Lot Acres : 0.26	Lot Size : 11,152
County Use : Resid Single Family		

Tax Information

Total Value : \$279,805	Tax Year : 2024	CITY OF RICHLAND HILLS Tax / Rate : \$983.68/.51888
Land Value : \$51,729	Property Tax : \$4,169.68	ISD - BIRDVILLE Tax / Rate : \$2,271.70/1.1983
Improvement Value : \$228,076	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$345.98/.1825
Assessed Year : 2024	Market Value : \$279,805	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$212.86/.11228
Improve % : 82%	TARRANT COUNTY Tax / Rate : \$355.46/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$296,250	\$137,501	\$468,000	\$328,278
Bldg/Living Area	2302	1970	2448	2197
Price Per Square Foot	\$128.69	\$56	\$234	\$153.99
Year Built	1951	1949	2003	1964
Lot Size	11,152	9,804	20,000	13,716
Bedrooms	3	2	4	3
Bathrooms	2	1	3	2
Stories	1	1	2	1
Total Assessed Value	\$279,805	\$200,371	\$529,047	\$335,241
Distance From Subject	0	0.15	0.86	0.56

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	6625 Bridges Ave	296,250	279,805	10/04/2024	3	2	2,302	11,152	1951		
1	3421 Crites St	329,000	294,876	06/30/2025	4	2	1,970	13,664	1951	0.15	
2	6716 Hardisty St		338,223	07/07/2025	3	1	2,401	12,969	1951	0.29	
3	3640 Blende St	373,750	412,342	04/22/2025	3	2	2,169	10,990	1953	0.31	
4	3500 Kingsbury Ave	365,000	322,860	07/10/2025	3	2	2,280	20,000	1954	0.36	
5	3548 Kingsbury Ave	406,250	374,040	06/10/2025	3	2	2,352	20,000	1949	0.42	
6	6800 Park Place Dr	339,133.9	306,431	11/15/2024	3	2	2,038	9,928	1953	0.42	
7	6949 Jackson Ct	375,000	408,951	04/22/2025	3	2	2,260	10,084	2003	0.42	
8	3025 Gerome St	286,250	229,834	07/18/2025	3	2	1,970	14,913	1967	0.44	
9	3705 Dawn Dr	239,254.26	328,779	01/31/2025	3	2	2,028	9,804	1961	0.56	
10	2701 Sue Dr	252,500	396,077	07/10/2025	3	2	2,191	16,785	2000	0.59	
11	3613 Holland Dr	468,000	329,896	02/21/2025	3	2	2,004	10,213	1977	0.6	
12	6928 Glen Hills Rd		322,000	09/05/2024	4	2	2,271	12,100	1952	0.6	
13	6937 Glen Hills Rd		333,524	09/12/2024	3	2	2,126	19,200	1952	0.63	
14	6956 Glen Hills Rd		200,371	02/03/2025	2	2	2,188	20,000	1952	0.68	

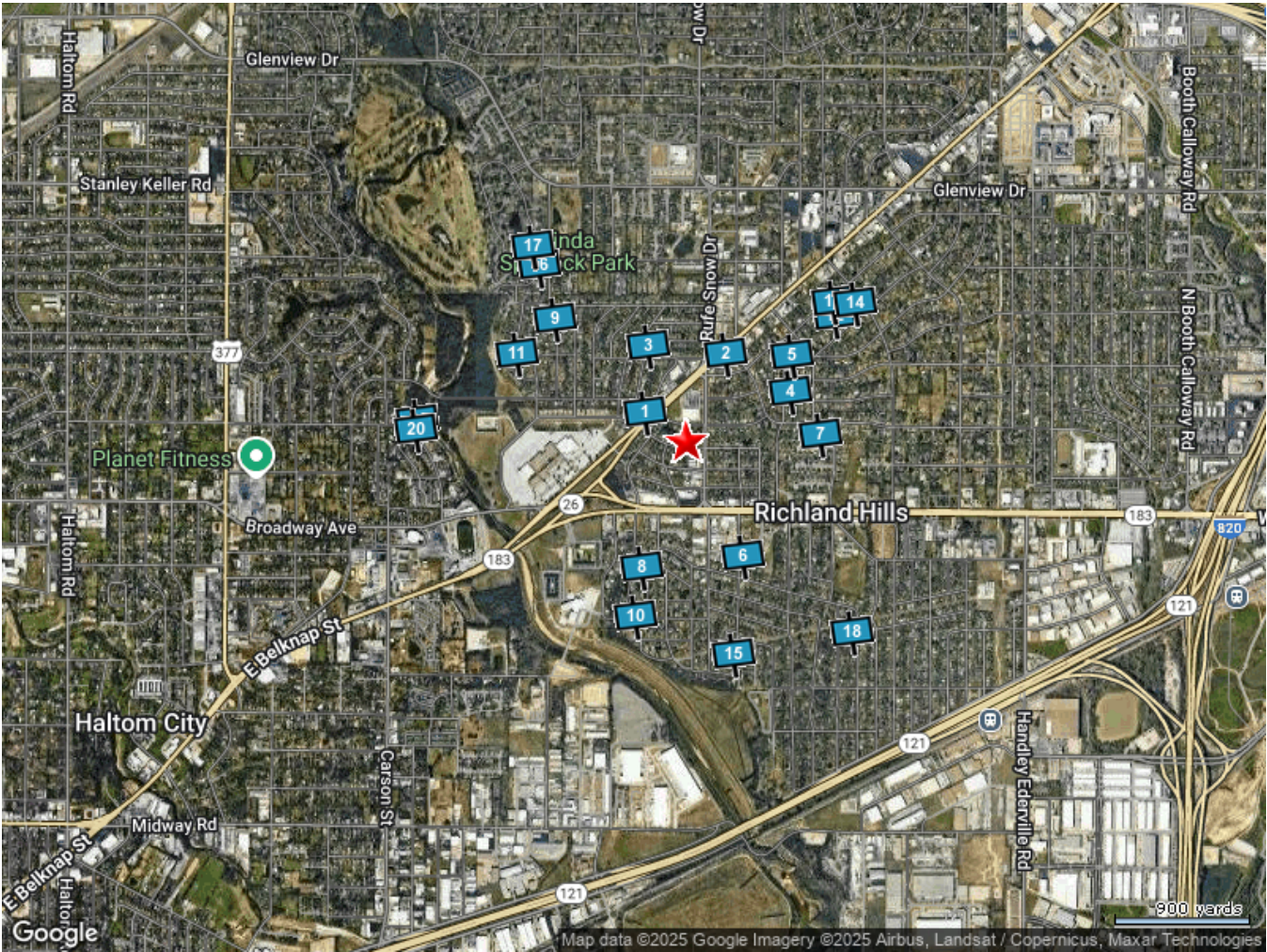


Comparables

15	6722 Sue Dr	389,375	329,913	10/09/2024	3	2	2,034	11,185	1955	0.7	
16	6304 Edenborough Ct	306,604.76	529,047	08/22/2024	3	2	2,227	15,507	1972	0.72	
17	3817 Diamond Loch E		421,804	04/14/2025	3	2	2,323	11,186	1974	0.77	
18	2833 Spruce Park Dr	137,501.25	323,854	12/26/2024	3	2	2,448	14,000	1951	0.81	
19	3429 Willowcrest Dr		283,000	07/22/2025	3	3	2,322	11,300	1972	0.85	
20	3416 Wendell Dr		219,001	05/27/2025	4	2	2,345	10,500	1972	0.86	

Distressed Sales =

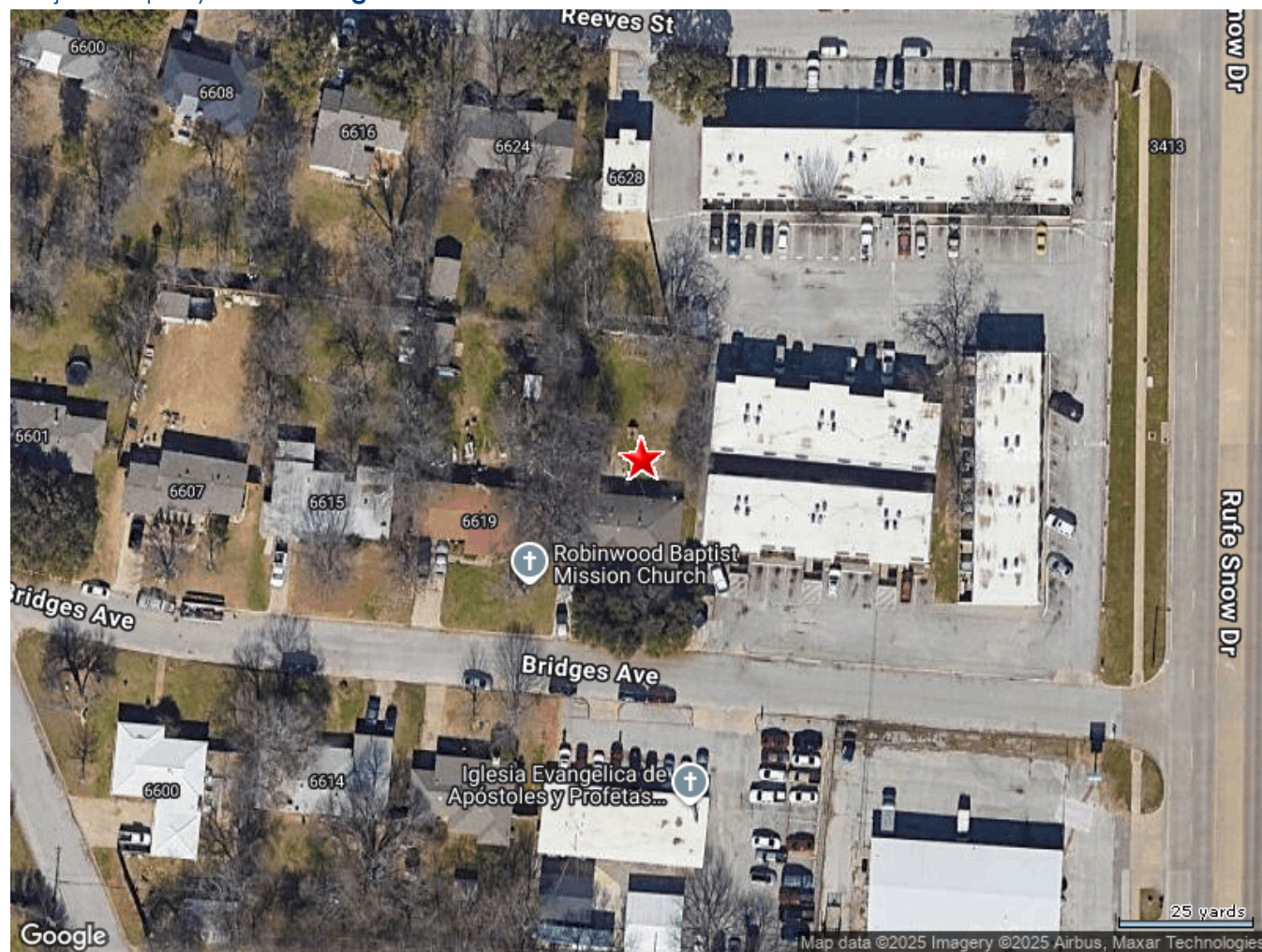
Map





Street Map

Subject Property : **6625 Bridges Ave Richland Hills TX 76118**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 08/21/2025
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Transaction History

Sales History

Rec. Date :	10/04/2024	10/03/2024	01/04/2024
Sale Date :	10/03/2024	10/02/2024	01/02/2024
Sale Price :	\$296,250		
Rec.Doc.No :	224178555	224177185	224002365
Doc. Type :	WARRANTY DEED	WARRANTY DEED	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED		
Buyer :	Deeda Reality Llc	Dallas Metro Holdings Llc	Oller David L
Seller :	Dallas Metro Holdings Llc	Cracker Willow	Cracker Willow
Title Company :	Infinite Title	Infinite Title	Attorney Only
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	10/04/2024	07/17/2024
Mtg. Amt :	\$237,000	\$100,000
Mtg. Doc. No :	224178556	224125755
Doc. Type :	CONSTRUCTION DEED OF TRUST	EQUITY OR CREDIT LINE
Loan Type :	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		
Mtg. Term :	1 Years	20 Years
Mtg. Rate :		
Lender :	144837	Credit Union/tx
Borrower 1 :	Deeda Reality Llc	Oller David L
Borrower 2 :	Key Funding Solutions Llc	Cracker Willow L
Borrower 3 :		
Borrower 4 :		



Public Schools :

Elementary Schools

Cheney Hills Elementary Distance 0.54 Miles

3001 Dreeben Dr Haltom City TX 76118

Telephone : **(817) 547-2300**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **684**

Total Expenditure/Student :

Ilftexas North Richland Hills Elementary Distance 0.97 Miles

4131 Rufe Snow Dr North Richland Hills TX 76180

Telephone : **(817) 576-9031**

School District : **International Leadership Of Texas (ilftexas)**

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **766**

Total Expenditure/Student :

Alliene Mullendore Elementary Distance 0.98 Miles

4100 Flory St North Richland Hills TX 76180

Telephone : **(817) 547-1900**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **351**

Total Expenditure/Student :



Birdville Elementary		Distance 1.05 Miles
3111 Carson St Haltom City TX 76117		
Telephone :	(817) 547-1500	School District : Birdville Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	479	Total Expenditure/Student :

Middle Schools

Ilftexas North Richland Hills Middle		Distance 0.97 Miles
4131 Rufe Snow Dr North Richland Hills TX 76180		
Telephone :	(817) 576-9031	School District : International Leadership Of Texas (ilftexas)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	391	Total Expenditure/Student :

Richland Middle		Distance 1.27 Miles
3401 Labadie Dr Richland Hills TX 76118		
Telephone :	(817) 547-4400	School District : Birdville Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	616	Total Expenditure/Student :



North Richland Middle

Distance **1.67 Miles**

4801 Redondo North Richland Hills TX 76180

Telephone : **(817) 547-4200**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **896**

Total Expenditure/Student :

High Schools

Winfree Academy North Richland Hills

Distance **0.48 Miles**

6311 Blvd 26 North Richland Hills TX 76180

Telephone : **(972) 869-3250**

School District : **Winfree Academy Charter
Schools**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **251**

Total Expenditure/Student :

Advanced Placement : **No**

Shannon High School

Distance **0.93 Miles**

6010 Walker St Haltom City TX 76117

Telephone : **(817) 547-5400**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **136**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
The Link Event & Recreation Center	6750 Baker Blvd Richland Hills Tx	(817) 805-3109	0.21
Melinda Jean Wilson	7033 Brooks Ave Richland Hills Tx	(817) 589-0774	0.54
Gofishoutdoors Entertainment	7001 Boulevard 26 Ste 342 North Richland Hills Tx	(817) 313-9711	0.84
Hrb Gymnastics Booster Club	6010 Walker St Haltom City Tx	(817) 689-5253	0.92

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Instant Cash Loans On Car Titles, Inc.	6700 Boulevard 26 Richland Hills Tx	(817) 284-0653	0.31
Wells Fargo & Company	6964 Boulevard 26 Richland Hills Tx	(817) 284-4711	0.74
Wells Fargo Bank, National Association	6964 Grapevine Hwy Richland Hills Tx	(817) 284-4711	0.74
Jpmorgan Chase Bank, National Association	7000 Grapevine Hwy Richland Hills Tx	(817) 590-3000	0.79

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Feast Texas, LLC	6501 Grapevine Hwy 26 North Richland Hills Tx	(817) 284-1301	0.19
Stephanie L Henderson	3225 Dreeben Dr Apt 103 Richland Hills Tx	(817) 988-4791	0.33
Mexican Deli Snack Bar LLC	6704 Park Place Dr Richland Hills Tx	(817) 284-9990	0.37
Casita Salvadorena	7000 Baker Blvd Richland Hills Tx	(817) 503-3119	0.52

Health Care Services

Name	Address	Telephone	Distance (Miles)
Overture Home Care	6647 Boulevard 26 Ste 103 North Richland Hills Tx	(817) 616-3394	0.31
Richland Hills Health Care LLC	3109 Kings Ct Richland Hills Tx	(817) 589-2431	0.37
The Ensign Group Inc	3109 Kings Ct Richland Hills Tx	(817) 284-8000	0.37
Fossil Creek Healthcare Inc	3109 Kings Ct Richland Hills Tx	(817) 589-2431	0.37



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Richland Hills Baptist Church Of Fort Worth, Inc.	6852 Baker Blvd Richland Hills Tx	(817) 284-9245	0.34
Faith Creek Church	6931 Baker Blvd Ste A Richland Hills Tx	(817) 595-2064	0.43
Crossroads Church	147 E Hurst Blvd Hurst Tx	(817) 590-2400	0.46
Ark Of Faith	7012 Baker Blvd Richland Hills Tx	(817) 284-8870	0.54

Personal Services

Name	Address	Telephone	Distance (Miles)
Force Fitness	3309 Rufe Snow Dr Richland Hills Tx	(817) 805-3109	0.1

Shopping

Name	Address	Telephone	Distance (Miles)
Walmart Inc.	6604 Boulevard 26 Richland Hills Tx	(682) 757-9057	0.16
Stop & Get One	6940 Baker Blvd Richland Hills Tx	(817) 595-2055	0.45
El Tamarindo Tienda Salvadorena	6324 Baker Blvd Apt H11 Richland Hills Tx	(817) 448-2328	0.56
Target Blue Llc	3819 Rufe Snow Dr Ste 204 North Richland Hills Tx	(817) 330-8196	0.62



Neighbors

6626 REEVES ST

Distance 0.03 Miles

Owner Name : **Jkr Richland Court Llc**

Recording Date : **03/26/2025**

Sale Date : **03/25/2025**

Sale Price : **\$3,850,000**

Total Value : **\$4,400,000**

Property Tax : **\$96,776.20**

Land Use : **Multi Family Dwelling**

Lot Acres : **1.68**

Stories : **1**

Living Area : **39,396**

Yr Blt / Eff Yr Blt : **1970 /**

APN : **42072466**

Subdivision : **Richland Hills Add**

6615 BRIDGES AVE

Distance 0.03 Miles

Owner Name : **Turner Roxie N**

Yr Blt / Eff Yr Blt : **1951 /**

Sale Date : **12/04/1990**

Subdivision : **Richland Hills Add**

Total Value : **\$240,552**

Property Tax : **\$5,290.84**

Bed / Bath : **3 / 1**

Lot Acres : **0.28**

Land Use : **Sfr**

Living Area : **1,454**

Stories : **1**

APN : **02350955**

6624 REEVES ST

Distance 0.03 Miles

Owner Name : **Texas Revamp Llc**

Subdivision : **Richland Hills Add**

Sale Date : **07/23/2025**

Recording Date : **07/24/2025**

Total Value : **\$190,000**

Sale Price : **\$162,500**

Bed / Bath : **3 / 1**

Property Tax : **\$4,178.97**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **1**

Living Area : **1,397**

Yr Blt / Eff Yr Blt : **1951 /**

APN : **02350890**

6618 BRIDGES AVE

Distance 0.04 Miles

Owner Name : **Mccrary Tommy M**

Subdivision : **Richland Hills Add**

Total Value : **\$210,875**

Property Tax : **\$2,930.18**

Bed / Bath : **3 / 1**

Lot Acres : **0.23**

Land Use : **Sfr**

Living Area : **1,062**

Stories : **1**

APN : **02351439**

Yr Blt / Eff Yr Blt : **1951 /**



6616 REEVES ST

Distance **0.04 Miles**

Owner Name : Shirley Irene Watson	Subdivision : Richland Hills Add
Sale Date : 11/27/2018	Recording Date : 11/27/2018
Total Value : \$145,848	Property Tax : \$3,207.87
Bed / Bath : 3 / 1	Lot Acres : 0.24
Land Use : Sfr	Living Area : 1,280
Stories : 1	APN : 02350904
Yr Blt / Eff Yr Blt : 1950 /	

6607 BRIDGES AVE

Distance **0.04 Miles**

Owner Name : Bravo Franco Magdiel	Subdivision : Richland Hills Add
Sale Date : 04/24/2019	Recording Date : 04/26/2019
Total Value : \$257,959	Sale Price : \$160,885
Bed / Bath : 3 / 1	Property Tax : \$5,673.71
Land Use : Sfr	Lot Acres : 0.28
Stories : 1	Living Area : 1,075
Yr Blt / Eff Yr Blt : 1951 /	APN : 02350947

6614 BRIDGES AVE

Distance **0.05 Miles**

Owner Name : Saba Ahmed Llc	Subdivision : Richland Hills Add
Sale Date : 06/17/2025	Recording Date : 06/30/2025
Total Value : \$189,009	Sale Price : \$134,200
Bed / Bath : 3 / 1	Property Tax : \$4,157.17
Land Use : Sfr	Lot Acres : 0.23
Stories : 1	Living Area : 1,260
Yr Blt / Eff Yr Blt : 1951 /	APN : 02351447

3333 RUFÉ SNOW DR

Distance **0.05 Miles**

Owner Name : Stairway To Heaven	Subdivision : Richland Hills Add
Sale Date : 04/15/2011	Recording Date : 05/16/2011
Total Value : \$388,922	Property Tax : \$8,554.17
Land Use : Commercial Building	Lot Acres : 0.42
Stories : 1	Living Area : 5,000
Yr Blt / Eff Yr Blt : 1979 /	APN : 02351412



6608 REEVES ST

Distance 0.05 Miles

Owner Name : Frazier Leah K	Subdivision : Richland Hills Add
Sale Date : 12/20/2001	Recording Date : 12/28/2001
Total Value : \$210,662	Sale Price : \$88,977
Bed / Bath : 3 / 1	Property Tax : \$2,893.91
Land Use : Sfr	Lot Acres : 0.25
Stories : 1	Living Area : 1,045
Yr Blt / Eff Yr Blt : 1951 /	APN : 02350912

6600 BRIDGES AVE

Distance 0.06 Miles

Owner Name : Griffin Richard D	Yr Blt / Eff Yr Blt : 1952 /
Sale Date : 04/27/1988	Subdivision : Richland Hills Add
Total Value : \$283,772	Property Tax : \$6,241.44
Bed / Bath : 3 / 2	Lot Acres : 0.23
Land Use : Sfr	Living Area : 1,738
Stories : 1	APN : 02351455



Demographics

Census Tract / block: 1133.01 / 4 Year: 2020

Household

Population		Population by Age	
Count:	3,582	0 - 11	
Estimate Current Year:	3,120	12 - 17	
Estimate in 5 Years:	1,795	18 - 24	10.13%
Growth Last 5 Years:	-15.44%	25 - 64	63.93%
Growth Last 10 Years:	-186.85%	65 - 74	6.78%
		75+	
Household Size		Household Income	
Current Year:	1,376	0 - \$25,000	8.87%
Average Current Year:	2.59	\$25,000 - \$35,000	6.61%
Estimate in 5 Years:	815	\$35,000 - \$50,000	14.83%
Growth Last 5 Years:	-18.46%	\$50,000 - \$75,000	13.95%
Growth Last 10 Years:	-10.19%	\$75,000 - \$100,000	13.88%
Male Population:	51.14%	Above \$100,000	41.86%
Female Population:	48.86%	Average Household Income:	\$84,417
Married People:	45.74%		
Unmarried People:	54.26%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0.78%	Below \$100,000:	1.85%
\$300 - \$799:	26.32%	\$100,000 - \$150,000:	7.31%
\$800 - \$1,999:	53.61%	\$150,000 - \$200,000:	8.87%
Over \$2,000:	19.3%	\$200,000 - \$300,000:	47.66%
Median Home Value:	\$244,100	\$300,000 - \$500,000:	32.65%
Unit Occupied Owner:	74.56%	Above \$500,000:	1.66%
Median Mortgage:	\$984		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	25.44%	1999 - 2000	
Median Gross Rent:	\$1,405	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	2.29%	1980 - 1989	5.24%
\$750 - \$999	0%	1970 - 1979	5.64%
\$1000 and Over	97.71%	1900 - 1969	83.41%

Education

Enrollment			
Public Pre-Primary School:	0.69%	Not Enrolled in School:	81.38%
Private Pre-Primary School:	0%	Not A High School Graduate:	9.38%
Public School:	17.44%	Graduate Of High School:	27.17%
Private School:	1.18%	Attended Some College:	30.75%
Public College:	9.77%	College Graduate:	26.06%
Private College:	0.23%	Graduate Degree:	6.64%

Workforce

Occupation:			
Manager/Prof:	37.59%	Private Worker:	72.95%
Technical:		Government Worker:	12.81%
Sales:	28.72%	Self Employed Worker:	2.78%
Administrative:		Unpaid Family Worker:	9.05%
Private House Hold:		Farming:	10.16%
Service:	9.84%	Skilled:	
Protective Services:		Blue-Collar:	23.85%
Commute Time			
Less Than 15 Min:	19.42%		
15 min - 28 min:	41.21%		
30 min - 57 min:	36.12%		
Over 60 min:	3.26%		