

real estate reports



Subject Property

720 Judd St
Fort Worth
TX 76104
APN: 02615975

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Data Provided By: Rolando Lopez

Nikki Young

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Property Detail

Subject Property : **720 Judd St Fort Worth TX 76104**

Owner Information

Owner Name : **Williams Erika L**

Mailing Address : **5240 Mansel Ln, Fort Worth TX 76134-1714 C004**

Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Ryan Southeast Addition Block 42 Lot 6-e15'5**

County : **Tarrant, Tx**

Alternate APN : **3692042630**

Census Tract / Block : **1045.05 / 2**

Subdivision : **Ryan Southeast Add**

Legal Lot : **6**

Map Reference : **77-T / 2054-380**

Legal Block : **42**

School District : **Fort Worth Isd**

Market Area : **105**

Munic/Township : **Fort Worth**

APN : **02615975**

Owner Transfer Information

Recording/Sale Date : **07/01/2025 / 06/27/2025**

Deed Type : **Affidavit**

Document # : **225119461**

Last Market Sale Information

Recording/Sale Date : **02/14/2007 / 01/09/2007**

Deed Type : **Warranty Deed**

Document # : **207054985**

Title Company : **Attorney Only**

Seller Name : **Medlock Eva L**

Prior Sale Information

Prior Doc Number : **3638-410**

Prior Deed Type : **Deed (reg)**

Property Characteristics

Gross Area : **1,226**

Year Built / Eff : **1954**

Cooling Type : **Central**

Living Area : **1,226**

of Stories : **1**

Porch Type : **Porch**

Above Grade : **1226**

Foundation : **Pier**

Air Cond : **Central**

Bedrooms : **3**

Roof Material : **Built-up**

Floor Cover : **Asphalt Tile**

Bath(F/H) : **1**

Heat Type : **Central**



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.14	Lot Size : 6,000
County Use : Resid Single Family		

Tax Information

Total Value : \$99,653	Property Tax : \$2,236.10	CITY OF FORT WORTH Tax / Rate : \$670.17/.6725
Land Value : \$18,000	Tax Rate Area : 220	ISD - FORT WORTH Tax / Rate : \$1,058.71/1.0624
Improvement Value : \$81,653	Market Value : \$99,653	TARRANT REGIONAL WATER DIST Tax / Rate : \$26.61/.0267
Assessed Year : 2024	Water Tax : 223	TARRANT COUNTY HOSP DIST Tax / Rate : \$181.87/.1825
Improve % : 82%	TARRANT COUNTY Tax / Rate : \$186.85/.1875	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$111.89/.11228
Tax Year : 2024		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$115,500	\$291,000	\$213,191
Bldg/Living Area	1226	1060	1376	1212
Price Per Square Foot		\$91	\$222	\$173.82
Year Built	1954	1925	1956	1939
Lot Size	6,000	2,500	12,000	6,469
Bedrooms	3	2	3	3
Bathrooms	1	1	2	1
Stories	1	1	1	1
Total Assessed Value	\$99,653	\$57,200	\$225,710	\$118,443
Distance From Subject	0	0.13	0.47	0.33

Summary of Comparables

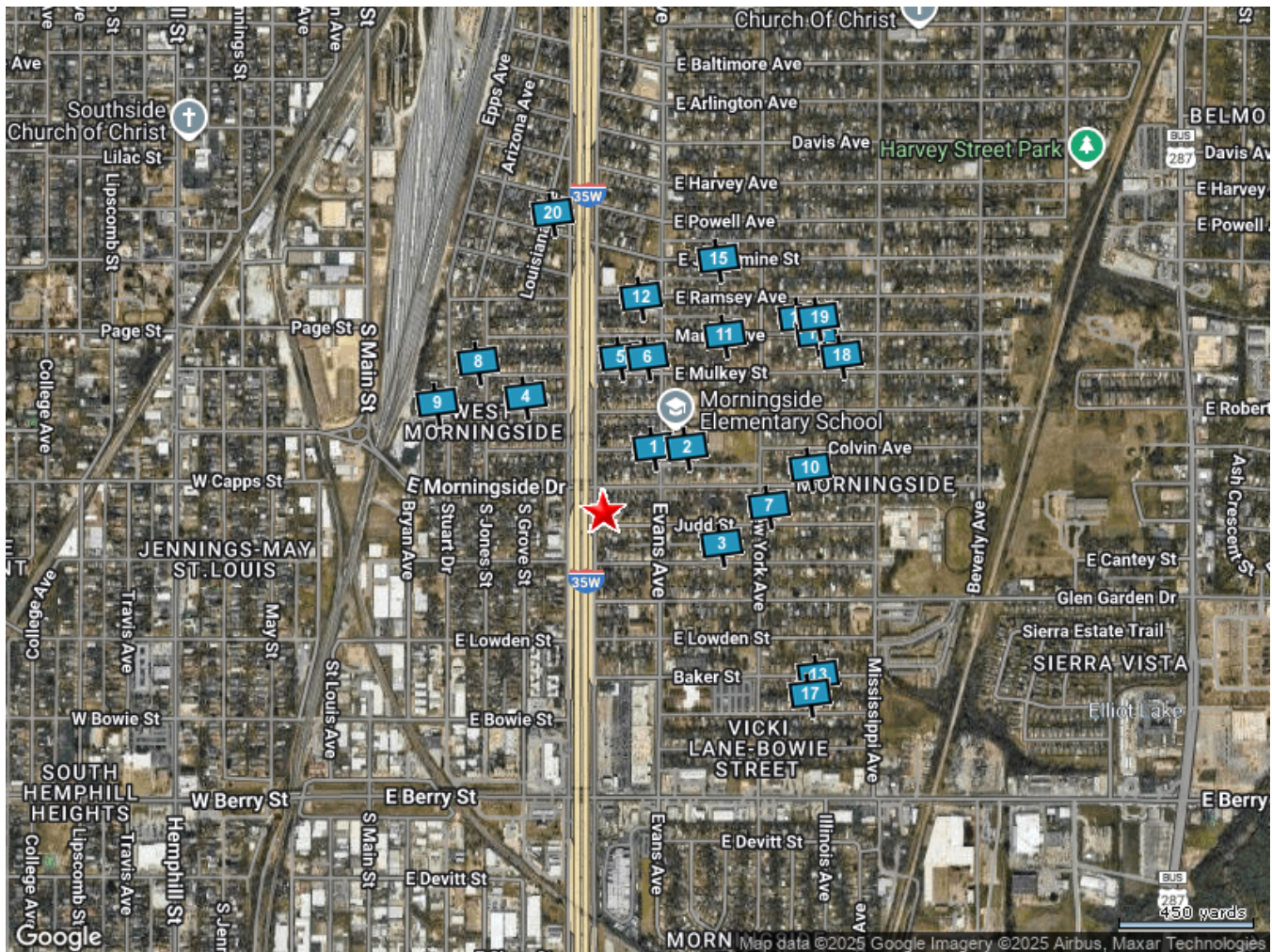
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	720 Judd St		99,653	02/14/2007	3	1	1,226	6,000	1954		
1	829 E Morningside Dr		97,984	10/31/2024	3	1	1,088	6,250	1952	0.13	
2	913 E Morningside Dr		112,502	12/18/2024	3	2	1,376	6,250	1935	0.17	
3	936 E Cantey St	115,500	68,093	03/25/2025	2	1	1,268	6,000	1942	0.2	
4	520 E Robert St		122,845	07/25/2025	3	1	1,147	6,350	1940	0.22	
5	734 E Mulkey St	250,000	150,787	06/11/2025	3	2	1,202	6,000	1943	0.24	
6	820 E Mulkey St	291,000	64,349	11/25/2024	3	2	1,316	6,000	1935	0.25	
7	1000 Judd St	192,187.5	220,351	08/13/2025	3	1	1,241	6,000	1955	0.26	
8	2512 S Jones St	193,382.68	218,824	06/02/2025	3	1	1,242	5,500	1943	0.3	
9	2604 Stuart Dr		78,691	04/08/2025	3	2	1,144	8,450	1930	0.31	
10	1028 E Morningside Dr	272,812.5	90,000	04/30/2025	3	2	1,230	6,000	1928	0.33	
11	937 E Mulkey St	181,125	225,710	01/30/2025	2	1	1,208	9,000	1931	0.34	
12	813 Marion Ave		96,275	12/13/2024	3	1	1,060	5,879		0.34	
13	1037 E Bowie St		120,466	06/11/2025	3	1	1,341	12,000	1956	0.43	

Comparables

14	1020 Marion Ave		100,809	11/04/2024	3	1	1,192	6,000	1938	0.43	
15	933 E Ramsey Ave	144,868.75	58,977	09/05/2025	2	1	1,084	6,000	1929	0.43	
16	1033 E Mulkey St	203,000	100,300	03/28/2025	3	1	1,246	6,000	1946	0.44	
17	1028 E Bowie St	271,478.75	218,441	05/08/2025	3	2	1,254	7,200	1952	0.44	
18	1104 E Mulkey St	262,500	104,656	02/20/2025	3	1	1,230	6,000	1939	0.45	
19	1032 Marion Ave	170,000	57,200	08/29/2025	2	1	1,080	6,000	1925	0.45	
20	2401 Louisiana Ave	223,629.15	61,593	03/19/2025	2	1	1,291	2,500	1928	0.47	

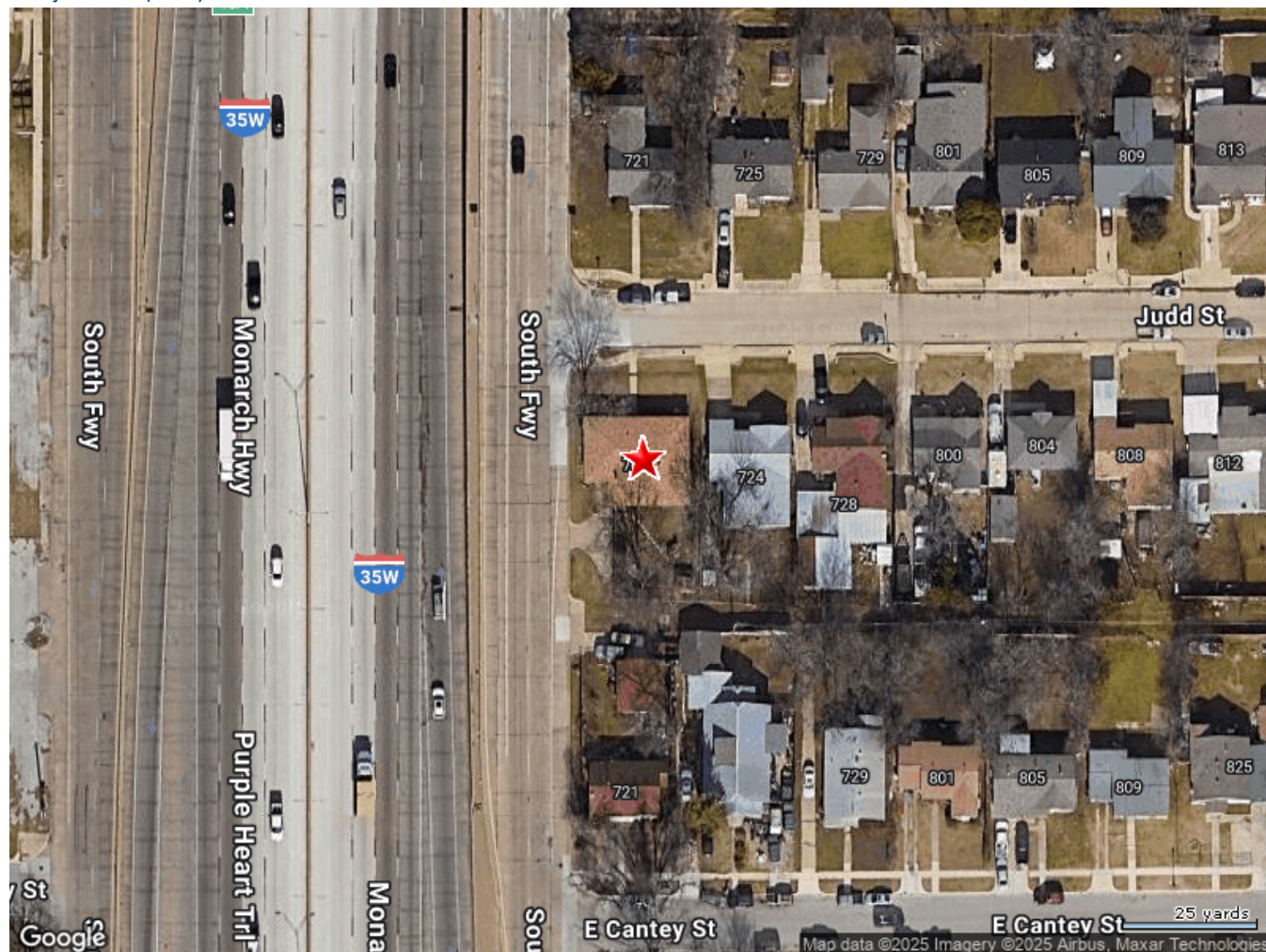
Distressed Sales =

[Map](#)

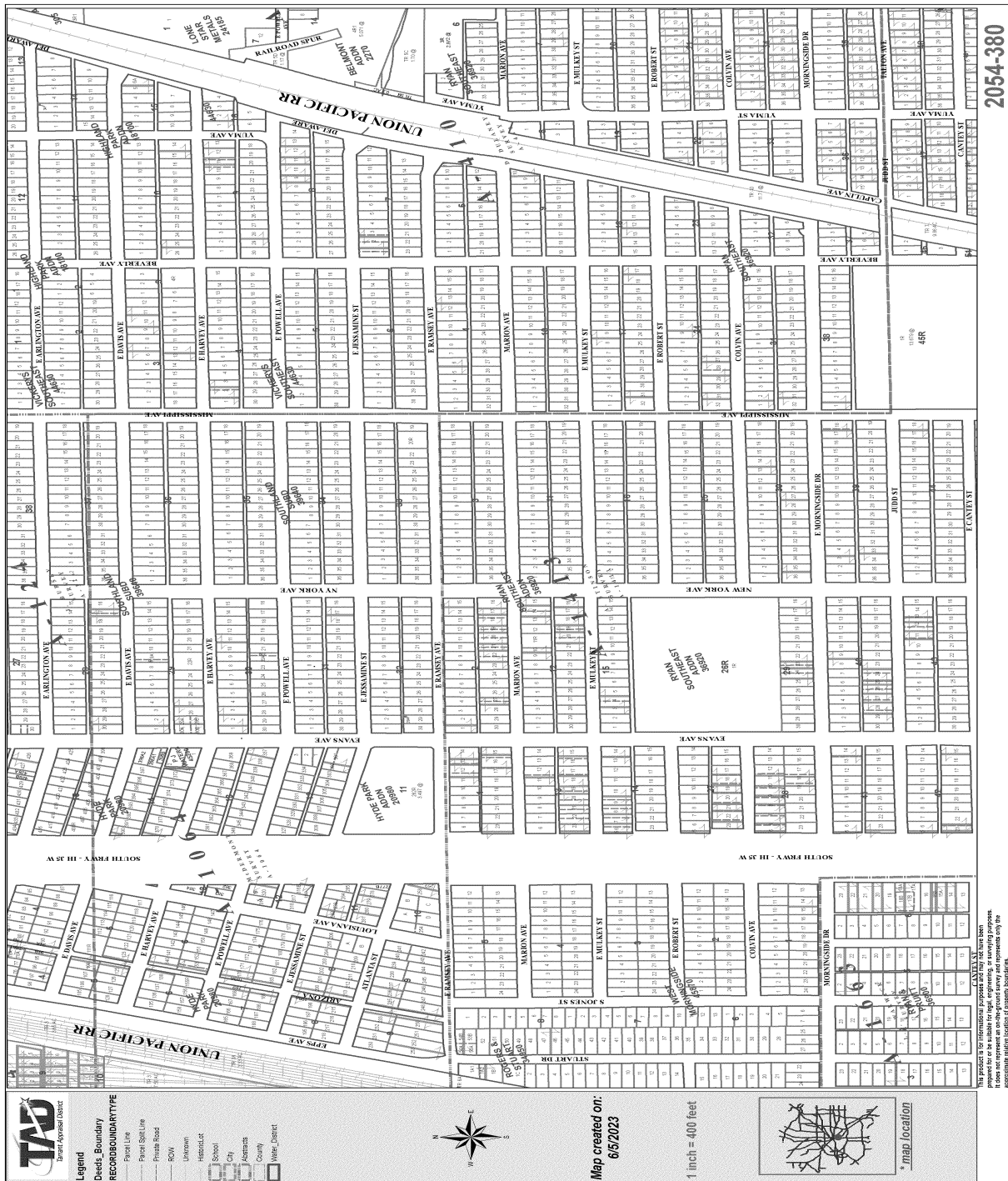




Subject Property : **720 Judd St Fort Worth TX 76104**



Assessor Map



Transaction History

Sales History

Rec. Date :	07/01/2025	01/08/2013	02/14/2007
Sale Date :	06/27/2025	12/27/2012	01/09/2007
Sale Price :			
Rec.Doc.No :	225119461	213006764	207054985
Doc. Type :	AFFIDAVIT	WARRANTY DEED	WARRANTY DEED
Sale Price Type :			
Buyer :	Williams Erika L	Williams Erika L	Williams Sandra K
Seller :	Williams Sandra K	Williams Sandra K	Medlock Eva L
Title Company :	Attorney Only	Attorney Only	Attorney Only
Other Doc No :			



Public Schools :

Elementary Schools

Morningside Elementary Distance 0.2 Miles

2601 Evans Ave Fort Worth TX 76104

Telephone : **(817) 814-0600**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **410**

Total Expenditure/Student :

Edward Briscoe Elementary Distance 0.76 Miles

2751 Yuma Ave Fort Worth TX 76104

Telephone : **(817) 814-0300**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **270**

Total Expenditure/Student :

Daggett Montessori Distance 0.82 Miles

801 W Jessamine Fort Worth TX 76110

Telephone : **(817) 814-6300**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **K**

Highest Grade : **8th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **547**

Total Expenditure/Student :



Daggett Elementary

Distance **0.93 Miles**

958 Page Ave Fort Worth TX 76110

Telephone : **(817) 814-5500**

School District : **Fort Worth Independent
School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **529**

Total Expenditure/Student :

Middle Schools

Morningside Middle

Distance **0.49 Miles**

2751 Mississippi Ave Fort Worth TX 76104

Telephone : **(817) 815-8300**

School District : **Fort Worth Independent
School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **430**

Total Expenditure/Student :

Daggett Middle

Distance **1.12 Miles**

1108 Carlock St Fort Worth TX 76110

Telephone : **(817) 814-5200**

School District : **Fort Worth Independent
School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **388**

Total Expenditure/Student :



Academy Of Visual And Performing Arts

Distance **1.68 Miles**

4200 S Fwy Ste 1940 Fort Worth TX 76115

Telephone : **(817) 200-7299**

School District : **Academy Of Visual And Performing Arts**

Lowest Grade : **6th**

Highest Grade : **7th**

Kindergarten : **No**

School Enrollment :

Enrollment : **105**

Total Expenditure/Student :

High Schools

World Languages Institute

Distance **1.64 Miles**

1066 W Magnolia Ave Fort Worth TX 76104

Telephone : **(817) 815-2223**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **542**

Total Expenditure/Student :

Advanced Placement : **No**

Young Women's Leadership Academy

Distance **1.64 Miles**

1066 W Magnolia Fort Worth TX 76104

Telephone : **(817) 871-2475**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **436**

Total Expenditure/Student :

Advanced Placement : **No**

Paschal High School

Distance **1.85 Miles**

3001 Forest Park Blvd Fort Worth TX 76110

Telephone : **(817) 814-5000**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2147**

Total Expenditure/Student :

Advanced Placement : **No**



Trimble Technical High School

Distance **1.94 Miles**

1003 W Cannon St Fort Worth TX 76104

Telephone : **(817) 815-2500**

School District : **Fort Worth Independent
School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1739**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Randy Allen	2942 S Riverside Dr Apt 2 Fort Worth Tx	(817) 538-2570	0.92
West Clough, Dian Dance Studio	9 Westcliff Ctr Fort Worth Tx	(817) 921-6301	0.93
Roma Flowers	2234 Lipscomb St Fort Worth Tx	(917) 892-2756	0.94
Locavore, Llc	715 Hawthorne Ave Fort Worth Tx	(817) 524-4699	0.94

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Populus Financial Group, Inc	3029 South Fwy Fort Worth Tx	(817) 921-9722	0.28
Justice Finance Company	605 E Berry St Ste 103 Fort Worth Tx	(817) 207-8809	0.38
Wells Fargo Bank, National Association	1001 E Berry St Fort Worth Tx	(817) 927-4754	0.47
Covington Credit Of Texas Inc	701 W Berry St Ste 109 Fort Worth Tx	(817) 926-5955	0.83

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
El Merendero	3000 South Fwy Fort Worth Tx	(817) 378-4280	0.31
Manner Chicken	901 E Berry St Fort Worth Tx	(817) 386-5098	0.4
Little Caesars Pizza	913 E Berry St Fort Worth Tx	(817) 862-9318	0.4
Gia Phu Chinese And Vietnamese Restaurant	913 E Berry St Fort Worth Tx	(817) 923-9898	0.4

Health Care Services

Name	Address	Telephone	Distance (Miles)
Clinton C Battle Jr Dr	817 Baker St Fort Worth Tx	(817) 921-6541	0.21
Spears Injury Clinic Of Fort Worth	3015 South Fwy Fort Worth Tx	(817) 926-2288	0.27
Health First	3019 South Fwy Fort Worth Tx	(817) 926-5800	0.28
Michael A. Davis, P.c.	3019 South Fwy Fort Worth Tx	(817) 926-5800	0.28



Hospitality

Name	Address	Telephone	Distance (Miles)
Shivarpan Corporation	3040 S Riverside Dr Fort Worth Tx	(817) 924-7198	0.97

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Macedonia Missionary Baptist Church Ft Worth Tx	2712 South Fwy Fort Worth Tx	(817) 924-7617	0.08
The Hope Project Prison Group Inc	2820 South Fwy Fort Worth Tx	(682) 715-8222	0.12
Morningside United Methodist Church	2860 Evans Ave Fort Worth Tx	(817) 927-0730	0.16
Ruach Breath Of God Ministries International	2851 Evans Ave Fort Worth Tx	(214) 971-1240	0.16

Personal Services

Name	Address	Telephone	Distance (Miles)
Cm Fitness	3132 Bryan Ave Fort Worth Tx	(682) 248-2397	0.6
Huguley Fitness Center	11801 South Fwy Fort Worth Tx	(817) 568-3131	0.93

Shopping

Name	Address	Telephone	Distance (Miles)
L & T Food Store	600 E Morningside Dr Fort Worth Tx	(682) 708-3928	0.13
Tln Food Store	600 E Morningside Dr Fort Worth Tx	(682) 708-3928	0.13
Amigos Food Store No 2	2844 South Fwy Fort Worth Tx	(682) 708-3458	0.17
Maya Management Group Llc	3037 South Fwy Fort Worth Tx	(817) 769-7000	0.33



Neighbors

728 JUDD ST

Distance 0.02 Miles

Owner Name : **Salas Pedro**

Subdivision : **Ryan Southeast Add**

Sale Date : **02/27/2020**

Recording Date : **03/02/2020**

Total Value : **\$186,410**

Sale Price : **\$151,441**

Bed / Bath : **3 / 2**

Property Tax : **\$3,588.38**

Land Use : **Sfr**

Lot Acres : **0.14**

Stories : **1**

Living Area : **1,280**

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

APN : **02615991**

721 E CANTEY ST

Distance 0.03 Miles

Owner Name : **Green Willie Mae**

Yr Blt / Eff Yr Blt : **1953 /**

Sale Date : **05/26/1981**

Subdivision : **Ryan Southeast Add**

Total Value : **\$94,249**

Property Tax : **\$1,767.19**

Bed / Bath : **3 / 1**

Lot Acres : **0.11**

Land Use : **Sfr**

Living Area : **1,037**

Stories : **1**

APN : **02616149**

800 JUDD ST

Distance 0.03 Miles

Owner Name : **Campos Adrian**

Subdivision : **Ryan Southeast Add**

Sale Date : **10/09/2013**

Recording Date : **10/09/2013**

Total Value : **\$86,477**

Property Tax : **\$1,130.99**

Bed / Bath : **2 / 1**

Lot Acres : **0.14**

Land Use : **Sfr**

Living Area : **944**

Stories : **1**

APN : **02616009**

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

721 JUDD ST

Distance 0.03 Miles

Owner Name : **Cabello Mario**

Subdivision : **Ryan Southeast Add**

Sale Date : **06/05/2023**

Recording Date : **06/06/2023**

Total Value : **\$141,404**

Sale Price : **\$174,250**

Bed / Bath : **3 / 1**

Property Tax : **\$3,172.93**

Land Use : **Sfr**

Lot Acres : **0.14**

Stories : **1**

Living Area : **816**

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

APN : **02615940**



729 JUDD ST

Distance 0.04 Miles

Owner Name : De La Luz Lopez Ma Maria	Subdivision : Ryan Southeast Add
Sale Date : 09/26/2024	Recording Date : 09/30/2024
Total Value : \$103,606	Sale Price : \$153,750
Bed / Bath : 3 / 1	Property Tax : \$2,324.79
Land Use : Sfr	Lot Acres : 0.14
Stories : 1	Living Area : 1,224
Yr Blt / Eff Yr Blt : 1950 /	APN : 02615924

804 JUDD ST

Distance 0.04 Miles

Owner Name : Reyes Oscar	Subdivision : Ryan Southeast Add
Sale Date : 02/12/2018	Recording Date : 02/13/2018
Total Value : \$110,000	Property Tax : \$2,468.27
Bed / Bath : 3 / 1	Lot Acres : 0.14
Land Use : Sfr	Living Area : 875
Stories : 1	APN : 02616017
Yr Blt / Eff Yr Blt : 1950 /	

801 E CANTEY ST

Distance 0.04 Miles

Owner Name : Barbee Dorothea Rhea	Subdivision : Ryan Southeast Add
Total Value : \$51,782	Property Tax : \$619.59
Bed / Bath : 3 / 1	Lot Acres : 0.14
Land Use : Sfr	Living Area : 768
Stories : 1	APN : 02616114
Yr Blt / Eff Yr Blt : 1949 /	

801 JUDD ST

Distance 0.04 Miles

Owner Name : Walker Dorothy	Yr Blt / Eff Yr Blt : 1955 /
Sale Date : 04/19/1991	Subdivision : Ryan Southeast Add
Total Value : \$148,136	Property Tax : \$2,359.75
Bed / Bath : 3 / 1	Lot Acres : 0.14
Land Use : Sfr	Living Area : 2,097
Stories : 1	APN : 02615916



805 E CANTEY ST

Distance 0.05 Miles

Owner Name : **Sigala Julio**

Subdivision : **Ryan Southeast Add**

Sale Date : **04/20/2009**

Recording Date : **04/27/2009**

Total Value : **\$91,745**

Property Tax : **\$2,058.65**

Bed / Bath : **3 / 1**

Lot Acres : **0.14**

Land Use : **Sfr**

Living Area : **1,054**

Stories : **1**

APN : **02616106**

Yr Blt / Eff Yr Blt : **1949 /**

805 JUDD ST

Distance 0.05 Miles

Owner Name : **Houston Patricia**

Subdivision : **Ryan Southeast Add**

Sale Date : **05/24/2024**

Recording Date : **05/24/2024**

Total Value : **\$43,916**

Property Tax : **\$633.28**

Bed / Bath : **3 / 1**

Lot Acres : **0.14**

Land Use : **Sfr**

Living Area : **925**

Stories : **1**

APN : **02615908**

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



Demographics

Census Tract / block: 1045.05 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,758	0 - 11	
Estimate Current Year:	6,901	12 - 17	
Estimate in 5 Years:	14,243	18 - 24	11.41%
Growth Last 5 Years:	19.99%	25 - 64	48.89%
Growth Last 10 Years:	-46.79%	65 - 74	3.13%
		75+	
Household Size		Household Income	
Current Year:	1,945	0 - \$25,000	22.88%
Average Current Year:	2.96	\$25,000 - \$35,000	6.02%
Estimate in 5 Years:	8,274	\$35,000 - \$50,000	32.65%
Growth Last 5 Years:	26.27%	\$50,000 - \$75,000	20.62%
Growth Last 10 Years:	50.42%	\$75,000 - \$100,000	11.72%
Male Population:	49.18%	Above \$100,000	6.12%
Female Population:	50.82%	Average Household Income:	\$43,441
Married People:	35.23%		
Unmarried People:	64.77%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	9.76%	Below \$100,000:	25.38%
\$300 - \$799:	43.83%	\$100,000 - \$150,000:	45.2%
\$800 - \$1,999:	40.78%	\$150,000 - \$200,000:	14.48%
Over \$2,000:	5.64%	\$200,000 - \$300,000:	10.21%
Median Home Value:	\$130,200	\$300,000 - \$500,000:	2.74%
Unit Occupied Owner:	67.46%	Above \$500,000:	1.98%
Median Mortgage:	\$888		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	32.54%	1999 - 2000	
Median Gross Rent:	\$1,163	1995 - 1998	
Less Than \$499	7.81%	1990 - 1994	
\$500 - \$749	6.54%	1980 - 1989	6.07%
\$750 - \$999	13.4%	1970 - 1979	10.11%
\$1000 and Over	72.25%	1900 - 1969	66.91%

Education

Enrollment			
Public Pre-Primary School:	2.21%	Not Enrolled in School:	66.03%
Private Pre-Primary School:	0%	Not A High School Graduate:	36.09%
Public School:	33.13%	Graduate Of High School:	34.64%
Private School:	0.85%	Attended Some College:	19.01%
Public College:	6.29%	College Graduate:	5.4%
Private College:	0%	Graduate Degree:	4.86%

Workforce

Occupation:			
Manager/Prof:	19.06%	Private Worker:	77.18%
Technical:		Government Worker:	9.78%
Sales:	20.96%	Self Employed Worker:	1.5%
Administrative:		Unpaid Family Worker:	7.72%
Private House Hold:		Farming:	21.01%
Service:	15.35%	Skilled:	
Protective Services:		Blue-Collar:	44.63%
Commute Time			
Less Than 15 Min:	21.63%		
15 min - 28 min:	42.54%		
30 min - 57 min:	33.33%		
Over 60 min:	2.5%		