

real estate reports



Subject Property

824 Cherlynne Dr
Cedar Hill
TX 75104
APN: 16-00950-008-021-0000

**Prepared For: Adrian
Manriquez**

Data Provided By: Rolando Lopez

Adrian Manriquez

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Property Detail

Subject Property : **824 Cherlynne Dr Cedar Hill TX 75104**

Owner Information

Owner Name : **Deanda Edgar Sanchez / Olga Del Carmen Aguilera Cano**
Mailing Address : **824 Cherlynne Dr, Cedar Hill TX 75104-1774 R018**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Cedarbrake Hills 2nd Inst Rev Blk H Lot 21**
County : **Dallas, Tx** Subdivision : **Cedarbrake Hills 02 Rev**
Census Tract / Block : **165.22 / 1** Map Reference : **71B-W / 16-00950**
Legal Lot : **21** School District : **Cedar Hill Isd**
Legal Block : **H** Munic/Township : **Cedar Hill**
Market Area : **1** Neighbor Code : **4ESH01**
APN : **16-00950-008-021-0000**

Last Market Sale Information

Recording/Sale Date : **01/22/2019 / 01/17/2019** 1st Mtg Amount/Type : **\$172,000 / Cnv**
Sale Price : **\$215,000** 1st Mtg Document # : **16796**
Sale Type : **Estimated** 1st Mtg Term : **20**
Document # : **16795** Price Per SqFt : **\$124.35**
Deed Type : **Warranty Deed**
Title Company : **Independence Title**
Lender : **Legacy Tx/bk**
Seller Name : **Kilpatrick Michael A & Cynthia L**

Prior Sale Information

Prior Rec/Sale Date : **10/16/2009 / 10/14/2009** Prior Deed Type : **Warranty Deed**
Prior Sale Price : **\$112,500** Prior Lender : **Bank Of America**
Prior Doc Number : **294071** Prior 1st Mtg Amt/Type : **\$90,000 / Conv**



Property Detail

Property Characteristics

Gross Area : 2,149	Parking Type : Attached Garage	Cooling Type : Central
Living Area : 1,729	Garage Area : 420	Exterior wall : Brick Veneer
Bedrooms : 3	Roof Type : Hip	Pool : Pool
Bath(F/H) : 2	Foundation : Slab	Air Cond : Central
Fireplace : Y / 1	Roof Material : Composition Shingle	Condition : Good
Year Built / Eff : 1983 / 1983	Construction : Brick	Other Rooms : Kitchen
# of Stories : 1	Heat Type : Central	

Property Information

Land Use : Sfr	Lot Acres : 0.19	Water Type : Public
County Use : Sfr	Lot Size : 8,350	Sewer Type : Type Unknown
Zoning : Z364	Lot Width/Depth : 70 X 121	

Tax Information

Total Value : \$353,110	Tax Year : 2024	CEDAR HILL Tax / Rate : \$2,247.39/.63646
Land Value : \$55,000	Property Tax : \$8,112.53	CEDAR HILL ISD Tax / Rate : \$3,982.73/1.1279
Improvement Value : \$298,110	Tax Rate Area : DC	PARKLAND HOSPITAL Tax / Rate : \$748.59/.212
Assessed Year : 2024	Market Value : \$353,110	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$372.87/.1056
Improve % : 84%	DALLAS COUNTY Tax / Rate : \$760.95/.2155	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$215,000	\$213,750	\$380,000	\$310,657
Bldg/Living Area	1729	1489	1953	1770
Price Per Square Foot	\$124.35	\$139	\$215	\$176.64
Year Built	1983	1972	2004	1989
Lot Size	8,350	4,199	10,663	7,652
Bedrooms	3	3	4	3
Bathrooms	2	2	3	2
Stories	1	1	2	1
Total Assessed Value	\$353,110	\$248,500	\$371,760	\$308,665
Distance From Subject	0	0.03	0.94	0.54

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	824 Cherlynnne Dr	215,000	353,110	01/22/2019	3	2	1,729	8,350	1983		Z364
1	823 Cherlynnne Dr	380,000	337,060	06/13/2025	3	2	1,849	7,775	1982	0.03	Z364
2	825 Monique	371,093.75	371,760	11/27/2024	3	2	1,953	9,457	1985	0.11	Z364
3	757 Monique	279,062.5	265,440	10/17/2024		2	1,544	5,754	1984	0.23	Z364
4	321 Lisa Ln	327,000	305,980	08/04/2025	3	2	1,940	8,333	1985	0.27	Z236
5	742 Monique	292,552.56	299,710	07/21/2025	3	2	1,493	5,384	1986	0.28	Z364
6	711 Briggs St	213,750	248,500	06/16/2025	4	2	1,541	9,609	1972	0.35	Z364
7	467 Overland Trl		344,630	10/25/2024	4	2	1,858	7,623	2001	0.52	Z236
8	463 Round Rock Rd		307,920	07/09/2025	4	2	1,858	7,379	2000	0.56	Z236
9	548 Stonewall Dr	337,500	309,000	04/14/2025	3	2	1,919	6,909	2001	0.58	Z236
10	417 Daniel Ln	292,270.77	316,560	06/18/2025	3	2	1,739	10,663	1980	0.61	Z360
11	412 Daniel Ln	295,312.5	305,110	01/27/2025	4	2	1,787	8,398	1983	0.63	Z360
12	414 Northwood Trl		311,360	03/05/2025	3	2	1,707	9,405	1984	0.69	Z360
13	1120 Canyon Rdg	277,472.25	289,710	01/13/2025	4	3	1,712	6,599	2000	0.71	Z236
14	402 Meadow Ridge Dr	319,961.25	276,770	07/08/2025	3	2	1,489	9,518	1978	0.72	Z360

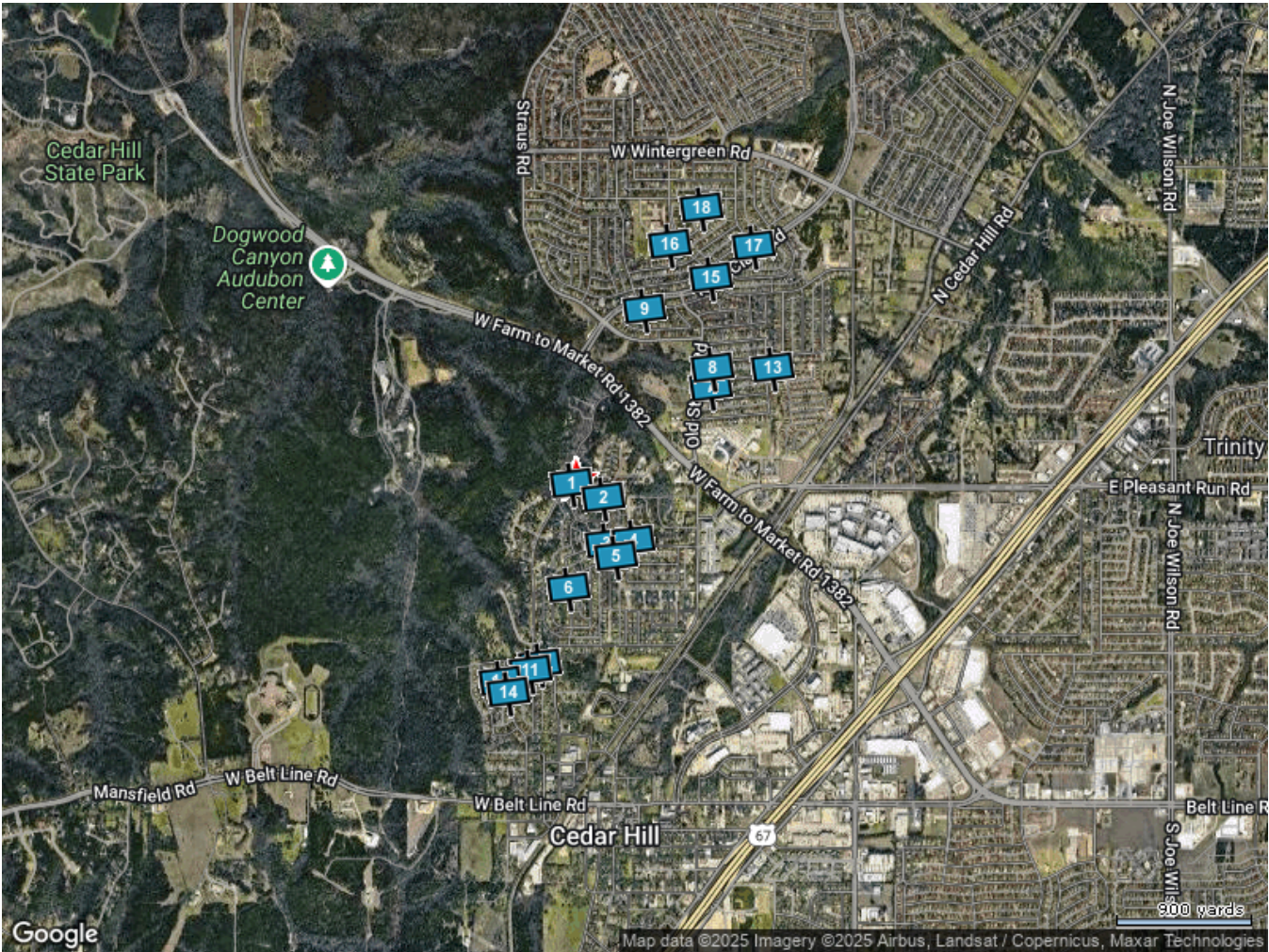


Comparables

15	310 Pinnacle Dr	316,500	329,850	11/15/2024	3	3	1,930	6,059	1993	0.76	Z236
16	430 Copeland Dr	325,375	322,960	09/24/2024	3	2	1,843	6,299	1995	0.79	Z236
17	162 Hunter Dr	326,562.5	314,650	09/18/2024	3	3	1,769	4,199	1995	0.92	Z236
18	227 Deerfield Ct	305,445.21	299,000	08/18/2025	3	2	1,924	8,364	2004	0.94	Z236

Distressed Sales =

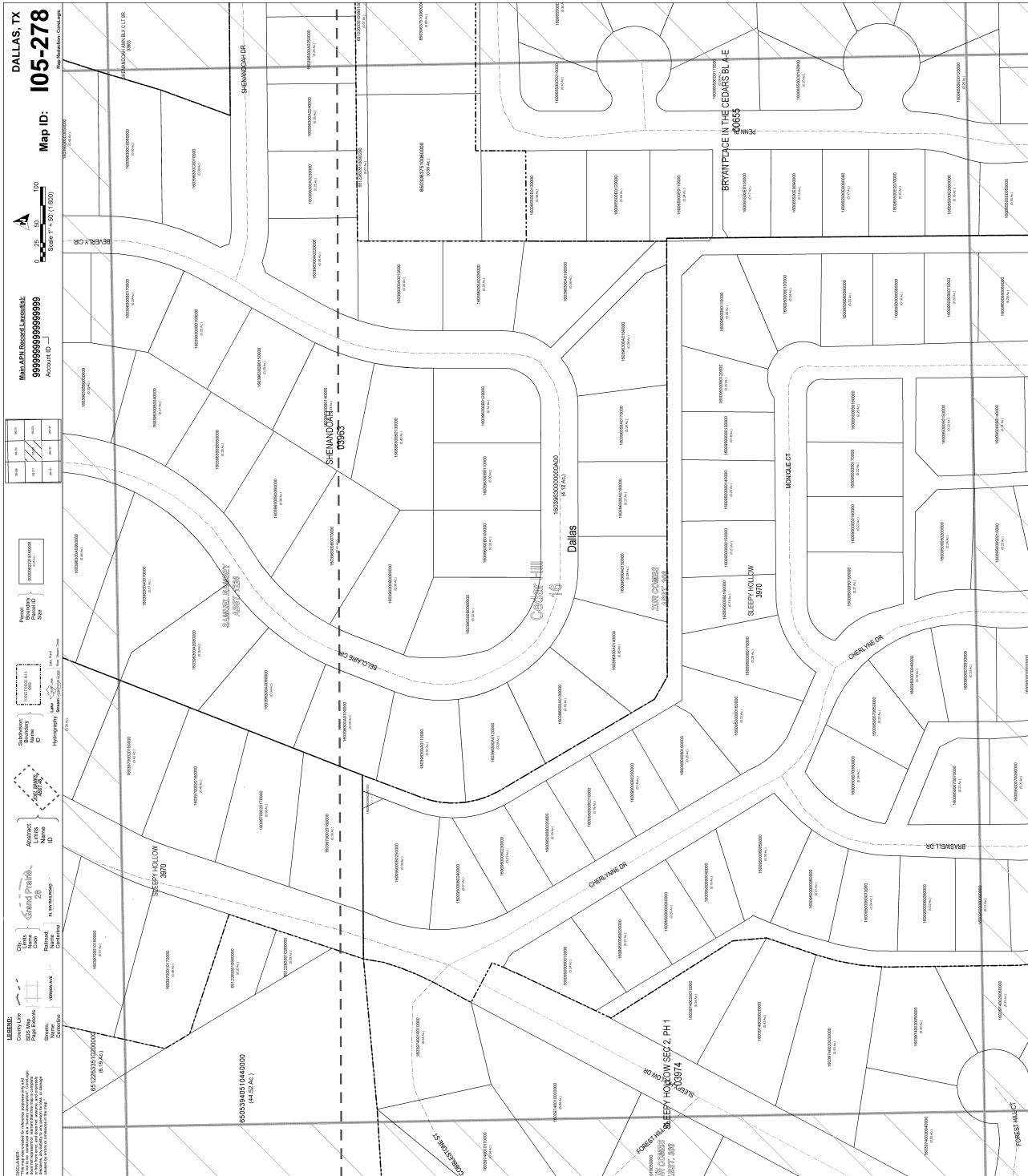
Map





Subject Property : **824 Cherlyne Dr Cedar Hill TX 75104**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 08/29/2025
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Transaction History

Sales History

Rec. Date :	01/22/2019	10/16/2009	11/29/2001	10/12/1999
Sale Date :	01/17/2019	10/14/2009	11/15/2001	09/27/1999
Sale Price :	\$215,000	\$112,500	\$158,669	
Rec.Doc.No :	16795	294071	232-6498	99199-3176
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED	ESTIMATED	
Buyer :	De Anda Edgar S	Kilpatrick Michael A	Lervik Johan L	Wasson John E Jr
Seller :	Kilpatrick Michael A & Cynthia L	Lervik Johan L & Holley R	Wasson John E Jr	Wasson Debra R
Title Company :	Independence Title	Providence Title	Commonwealth Land Title Co.	
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	05/04/2022	01/22/2019	10/16/2009	11/29/2001
Mtg. Amt :	\$227,250	\$172,000	\$90,000	\$119,300
Mtg. Doc. No :	125574	16796	294072	232-6501
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :				FIXED RATE LOAN
Mtg. Term :	30 Years	20 Years	30 Years	15 Years
Mtg. Rate :				
Lender :	All Credit Considered Mtg Inc	Legacy Tx/bk	Bank Of America	Accubanc Mtg
Borrower 1 :	De Anda Edgar S	De Anda Edgar S	Kilpatrick Michael A	Lervik Johan L
Borrower 2 :	Del Carmen Aguiler Olga	Del Carmen Aguiler Olga		
Borrower 3 :				
Borrower 4 :				
Mtg. Date :	11/10/1999	10/22/1997		
Mtg. Amt :	\$129,653	\$25,000		
Mtg. Doc. No :	99220-943	97206-3551		
Doc. Type :	DEED OF TRUST	DEED OF TRUST		
Loan Type :	FHA			
Mtg. Rate Type :				
Mtg. Term :				
Mtg. Rate :				
Lender :	Ctx Mtg Co	Newport Shores Fin'l		
Borrower 1 :	Wasson John E Jr	Wasson John E Jr		
Borrower 2 :		Wasson Debra R		
Borrower 3 :				
Borrower 4 :				



Public Schools :

Elementary Schools

Bray Elementary Distance 0.77 Miles

218 N Broad St Cedar Hill TX 75104

Telephone : **(972) 291-4231**

School District : **Cedar Hill Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **238**

Total Expenditure/Student :

High Pointe Elementary Distance 0.95 Miles

1351 High Pointe Ln Cedar Hill TX 75104

Telephone : **(972) 291-7874**

School District : **Cedar Hill Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **487**

Total Expenditure/Student :

Life School Cedar Hill Distance 1.29 Miles

129 W Wintergreen Rd Cedar Hill TX 75104

Telephone : **(972) 293-2825**

School District : **Life School**

Lowest Grade : **K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **450**

Total Expenditure/Student :



Highlands Elementary		Distance 1.93 Miles
131 Sims Dr Cedar Hill TX 75104		
Telephone :	(972) 291-0496	School District : Cedar Hill Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	436	Total Expenditure/Student :

Middle Schools

Cedar Hill Collegiate Academy		Distance 1.34 Miles
1533 High Pointe Ln Cedar Hill TX 75104		
Telephone :	(469) 272-2021	School District : Cedar Hill Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	295	Total Expenditure/Student :

W S Permenter Middle		Distance 1.93 Miles
431 W Parkerville Rd Cedar Hill TX 75104		
Telephone :	(972) 291-5270	School District : Cedar Hill Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	502	Total Expenditure/Student :



High Schools

Cedar Hill Collegiate High School Distance 1.34 Miles

1533 High Pointe Ln Cedar Hill TX 75104

Telephone : **(469) 272-2021** School District : **Cedar Hill Independent School District (isd)**

Lowest Grade : **9th** Highest Grade : **12th**

School Enrollment : Enrollment : **291**

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

Cedar Hill High School Distance 1.57 Miles

1 Longhorn Blvd Cedar Hill TX 75104

Telephone : **(469) 272-2000** School District : **Cedar Hill Independent School District (isd)**

Lowest Grade : **9th** Highest Grade : **12th**

School Enrollment : Enrollment : **2075**

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



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Silver Serenaders Of Texas	265 W Pleasant Run Rd Cedar Hill Tx	(972) 274-2749	0.5
Southsiders Running Club	447 Overland Trl Cedar Hill Tx	(214) 392-5830	0.57
Travel Entertainment	607 Copeland Dr Cedar Hill Tx	(214) 505-7278	0.73
Cedar Hill Roller Rink	202 N Main St Cedar Hill Tx	(972) 291-7774	0.85

Banks / Financial

Name	Address	Telephone	Distance (Miles)
United Dealings, Llc	475 Round Rock Rd Cedar Hill Tx	(469) 671-6424	0.52
Woodforest National Bank	621 Uptown Blvd Cedar Hill Tx	(972) 299-2275	0.76
Wells Fargo Financial, Llc	613 Uptown Blvd Ste 101 Cedar Hill Tx	(972) 293-5838	0.86
Transnet Mortgage Corp-n9040	610 Uptown Blvd Ste 2000 Cedar Hill Tx	(972) 572-5600	0.94

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Histemple, Inc	807 Belclaire Cir Cedar Hill Tx	(214) 725-9392	0.1
Mark And Treat, Llc	825 Monique Cedar Hill Tx	(972) 310-2318	0.11
Sharay's	723 Briggs St Cedar Hill Tx	(214) 235-5783	0.29
214 Red Bird, Llc	708 Sherwood Ct Cedar Hill Tx	(972) 291-3020	0.38

Health Care Services

Name	Address	Telephone	Distance (Miles)
Athletic Health Care Usa	820 Cherlynne Dr Cedar Hill Tx	(972) 291-2215	0.03
Healing Hands Hearts & Minds	921 Beverly Cir Cedar Hill Tx	(972) 293-1051	0.17
Chiroplace, Inc.	510 W Fm 1382 Cedar Hill Tx	(214) 498-2982	0.34
Expressions Chiropractic & Rehab Center, Pa	510 W Fm 1382 Cedar Hill Tx	(972) 291-4455	0.34



Hospitality

Name	Address	Telephone	Distance (Miles)
Charter Hospitality Inc	707 Sleepy Hollow Dr Cedar Hill Tx	(972) 291-6147	0.35
Fairfield Inn & Suites By Marriott Dallas Cedar Hill	409 N Clark Rd Cedar Hill Tx	(469) 575-0221	0.98

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Sacred Heart Collections, Llc	815 Belclaire Cir Cedar Hill Tx	(404) 267-3893	0.07
Corporation Of The Episcopal Diocese Of Dallas	915 Straus Rd Cedar Hill Tx	(972) 291-4528	0.39
Love You 2 Life	709 Hillcrest Ct Cedar Hill Tx	(469) 337-6863	0.43
Hillcrest Baptist Church	265 W Pleasant Run Rd Cedar Hill Tx	(972) 291-3521	0.5

Personal Services

Name	Address	Telephone	Distance (Miles)
Yeelaheart Zone Massage & Bodyworks Llc	319 Bryant Ln Cedar Hill Tx	(817) 303-9184	0.36
Jason D Mccoy	304 Meadow Ridge Dr Cedar Hill Tx	(214) 412-2079	0.76
Cedar Hill Fit Body Boot Camp	613 Uptown Blvd Ste 101 Cedar Hill Tx	(817) 657-5915	0.86
Labella Nail And Spa	145 W Fm 1382 Ste 300 Cedar Hill Tx	(972) 291-5580	0.86

Shopping

Name	Address	Telephone	Distance (Miles)
Walmart Inc.	621 Uptown Blvd Cedar Hill Tx	(469) 272-7344	0.76
Dillard's, Inc.	309 W Fm 1382 Cedar Hill Tx	(972) 293-0868	0.76
Penney Opco Llc	333 N Highway 67 Cedar Hill Tx	(972) 293-0273	0.94
Vitamin Oldco, Llc	223 E Fm 1382 Ste 120 Cedar Hill Tx	(972) 291-0278	0.98



Neighbors

901 BELCLAIRE CIR

Distance 0.03 Miles

Owner Name : **Craig Everett Inc**

Recording Date : **11/09/2005**

Sale Date : **10/13/2005**

Property Tax : **\$3,331.30**

Total Value : **\$145,000**

Lot Acres : **0.28**

Land Use : **Residential Lot**

APN : **16-03963-00A-012-0000**

Subdivision : **Shenandoah**

826 BELCLAIRE CIR

Distance 0.03 Miles

Owner Name : **Williams Christopher & Nicole**

Recording Date : **06/12/2023**

Sale Date : **06/09/2023**

Property Tax : **\$3,331.30**

Total Value : **\$145,000**

Lot Acres : **0.65**

Land Use : **Residential Lot**

APN : **16-03963-00A-13R-0000**

Subdivision : **Shenandoah**

905 BELCLAIRE CIR

Distance 0.04 Miles

Owner Name : **Egede Blessing C**

Subdivision : **Shenandoah**

Sale Date : **11/15/2012**

Recording Date : **11/19/2012**

Total Value : **\$792,940**

Sale Price : **\$452,250**

Bed / Bath : **6 / 6**

Property Tax : **\$18,217.40**

Land Use : **Sfr**

Lot Acres : **0.32**

Stories : **2**

Living Area : **4,536**

Yr Blt / Eff Yr Blt : **2013 / 2013**

APN : **16-03963-00A-011-0000**

821 CHERLYNNE DR

Distance 0.05 Miles

Owner Name : **Dinkel Logan Austin**

Subdivision : **Cedarbrake Hills 02 Rev**

Sale Date : **05/17/2016**

Recording Date : **05/19/2016**

Total Value : **\$378,600**

Sale Price : **\$166,600**

Bed / Bath : **3 / 2**

Property Tax : **\$8,698.15**

Land Use : **Sfr**

Lot Acres : **0.30**

Stories : **2**

Living Area : **2,138**

Yr Blt / Eff Yr Blt : **1983 / 1983**

APN : **16-00950-006-005-0000**



806 SLEEPY HOLLOW DR

Distance 0.06 Miles

Owner Name : Nguyen Tony	Subdivision : Sleepy Hollow Sec 02 Ph 01
Sale Date : 09/03/2021	Recording Date : 09/07/2021
Total Value : \$438,390	Sale Price : \$385,000
Bed / Bath : 5 / 4	Property Tax : \$10,071.79
Land Use : Sfr	Lot Acres : 0.34
Stories : 2	Living Area : 2,845
Yr Blt / Eff Yr Blt : 2001 / 2001	APN : 16-03974-002-001-0000

902 BELCLAIRE CIR

Distance 0.06 Miles

Owner Name : Everett Craig Inc	Recording Date : 05/19/2010
Sale Date : 05/17/2010	Property Tax : \$3,331.30
Total Value : \$145,000	Lot Acres : 0.35
Land Use : Residential Lot	APN : 16-03963-00B-009-0000
Subdivision : Shenandoah	

819 BRASWELL ST

Distance 0.06 Miles

Owner Name : Lopez Alejandro A	Recording Date : 10/20/1993
Total Value : \$367,440	Sale Price : \$101,080
Bed / Bath : 4 / 2	Property Tax : \$8,441.75
Land Use : Sfr	Lot Acres : 0.21
Stories : 1	Living Area : 1,889
Yr Blt / Eff Yr Blt : 1983 / 1983	APN : 16-00950-006-006-0000
Subdivision : Cedarbrake Hills 02 Rev	

818 BELCLAIRE CIR

Distance 0.06 Miles

Owner Name : Williams Jeroid	Subdivision : Shenandoah
Sale Date : 12/07/2023	Recording Date : 12/11/2023
Total Value : \$738,580	Sale Price : \$759,500
Bed / Bath : 4 / 4	Property Tax : \$16,968.51
Land Use : Sfr	Lot Acres : 0.28
Stories : 2	Living Area : 4,159
Yr Blt / Eff Yr Blt : 2007 / 2007	APN : 16-03963-00A-015-0000



809 SLEEPY HOLLOW DR

Distance 0.06 Miles

Owner Name : **Harris George W**
Sale Date : **09/01/1998**
Total Value : **\$84,000**
Land Use : **Residential Lot**

Recording Date : **03/14/2018**
Property Tax : **\$1,929.86**
Lot Acres : **0.02**
APN : **16-03974-001-002-0100**

909 BELCLAIRE CIR

Distance 0.07 Miles

Owner Name : **Whitlowe Jewell**
Sale Date : **05/31/2018**
Total Value : **\$650,000**
Bed / Bath : **3 / 4**
Land Use : **Sfr**
Stories : **2**
Yr Blt / Eff Yr Blt : **2019 / 2019**

Subdivision : **Shenandoah**
Recording Date : **06/06/2018**
Property Tax : **\$14,933.43**
Lot Acres : **0.30**
Living Area : **3,789**
APN : **16-03963-00A-010-0000**



Demographics

Census Tract / block: 165.22 / 1 Year: 2020

Household

Population		Population by Age	
Count:	4,633	0 - 11	
Estimate Current Year:	5,833	12 - 17	
Estimate in 5 Years:	14,653	18 - 24	5.37%
Growth Last 5 Years:	27.69%	25 - 64	60.44%
Growth Last 10 Years:	-43.08%	65 - 74	9.26%
		75+	
Household Size		Household Income	
Current Year:	2,015	0 - \$25,000	6.7%
Average Current Year:	2.18	\$25,000 - \$35,000	23.08%
Estimate in 5 Years:	17,685	\$35,000 - \$50,000	9.33%
Growth Last 5 Years:	45.11%	\$50,000 - \$75,000	10.67%
Growth Last 10 Years:	37.77%	\$75,000 - \$100,000	9.38%
Male Population:	43.73%	Above \$100,000	40.84%
Female Population:	56.27%	Average Household Income:	\$77,762
Married People:	37.41%		
Unmarried People:	62.59%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	1.33%
\$300 - \$799:	10.09%	\$100,000 - \$150,000:	6.32%
\$800 - \$1,999:	54.64%	\$150,000 - \$200,000:	8.77%
Over \$2,000:	35.27%	\$200,000 - \$300,000:	43.22%
Median Home Value:	\$259,300	\$300,000 - \$500,000:	17.53%
Unit Occupied Owner:	48.68%	Above \$500,000:	22.83%
Median Mortgage:	\$1,273		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	51.32%	1999 - 2000	
Median Gross Rent:	\$2,056	1995 - 1998	
Less Than \$499	1.28%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	29.17%
\$750 - \$999	0.89%	1970 - 1979	8.56%
\$1000 and Over	97.83%	1900 - 1969	8.94%

Education

Enrollment			
Public Pre-Primary School:	0.93%	Not Enrolled in School:	74.33%
Private Pre-Primary School:	0.4%	Not A High School Graduate:	2.64%
Public School:	21.56%	Graduate Of High School:	25.4%
Private School:	4.11%	Attended Some College:	33.14%
Public College:	6.19%	College Graduate:	27.1%
Private College:	2.92%	Graduate Degree:	11.73%

Workforce

Occupation:			
Manager/Prof:	50.62%	Private Worker:	63.19%
Technical:		Government Worker:	10.12%
Sales:	21.49%	Self Employed Worker:	5.28%
Administrative:		Unpaid Family Worker:	8.28%
Private House Hold:		Farming:	14.24%
Service:	5.49%	Skilled:	
Protective Services:		Blue-Collar:	22.39%
Commute Time			
Less Than 15 Min:	23.6%		
15 min - 28 min:	28.76%		
30 min - 57 min:	42.53%		
Over 60 min:	5.1%		