

real estate reports



Subject Property

5119 Draper St
Fort Worth
TX 76105
APN: 41045998

Prepared For:

Ana Valdez

Data Provided By: Rolando Lopez

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Property Detail

Subject Property : **5119 Draper St Fort Worth TX 76105**

Owner Information

Owner Name : **Alcala Sergio**
Mailing Address : **5119 Draper St, Fort Worth TX 76105-4425 C015**
Vesting Codes : **Single Man / /**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Park View Block 3 Lot 10**
County : **Tarrant, Tx**
Census Tract / Block : **1063.00 / 1**
Legal Lot : **10**
Legal Block : **3**
Market Area : **105**
APN : **41045998**
Alternate APN : **31755310**
Subdivision : **Park View**
Map Reference : **79-P / 2078-380**
School District : **Fort Worth Isd**
Munic/Township : **Fort Worth**

Last Market Sale Information

Recording/Sale Date : **02/02/2007 / 01/30/2007**
Sale Price : **\$107,065**
Sale Type : **Estimated**
Document # : **207039417**
Deed Type : **Warranty Deed**
Title Company : **Reunion Title Co**
Lender : **Private Individual**
Seller Name : **Ullman Gabriel**
1st Mtg Amount/Type : **\$80,500 / Pp**
1st Mtg Document # : **207039418**
1st Mtg Term : **30**
Price Per SqFt : **\$81.11**

Prior Sale Information

Prior Rec/Sale Date : **07/21/2006 / 07/12/2006**
Prior Sale Price : **\$57,190**
Prior Doc Number : **206222989**
Prior Deed Type : **Warranty Deed**
Prior Lender : **Crosstimbers Cap Inc**
Prior 1st Mtg Amt/Type : **\$43,000 / Conv**



Property Detail

Property Characteristics

Gross Area : 1,320	Bath(F/H) : 2	Cooling Type : Central
Living Area : 1,320	Year Built / Eff : 2003	Porch Type : Porch
Above Grade : 1320	# of Stories : 1	Air Cond : Central
Bedrooms : 3	Heat Type : Central	

Property Information

Land Use : Sfr	Lot Acres : 0.21	Lot Size : 9,250
County Use : Resid Single Family		

Tax Information

Total Value : \$245,143	Property Tax : \$3,002.38	CITY OF FORT WORTH Tax / Rate : \$899.83/.6725
Land Value : \$27,750	Tax Rate Area : 220	ISD - FORT WORTH Tax / Rate : \$1,421.52/1.0624
Improvement Value : \$217,393	Homeowner Exemption : Homestead	TARRANT REGIONAL WATER DIST Tax / Rate : \$35.73/.0267
Assessed Year : 2024	Market Value : \$245,143	TARRANT COUNTY HOSP DIST Tax / Rate : \$244.19/.1825
Improve % : 89%	Water Tax : 223	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$150.23/.11228
Tax Year : 2024	TARRANT COUNTY Tax / Rate : \$250.88/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$107,065	\$143,750	\$664,790	\$268,645
Bldg/Living Area	1320	1142	1386	1235
Price Per Square Foot	\$81.11	\$124	\$516	\$215.28
Year Built	2003	1930	2023	1989
Lot Size	9,250	5,136	11,920	7,448
Bedrooms	3	3	4	3
Bathrooms	2	1	2	2
Stories	1	1	1	1
Total Assessed Value	\$245,143	\$104,250	\$262,335	\$197,535
Distance From Subject	0	0.09	0.52	0.32

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	5119 Draper St	107,065	245,143	02/02/2007	3	2	1,320	9,250	2003		
1	5112 Sunshine Dr	664,790	225,000	07/01/2024	4	2	1,289	8,450	2006	0.09	
2	5159 Velma Dr	228,092.34	221,721	05/29/2025	3	2	1,230	6,500	2006	0.15	
3	5163 Velma Dr	272,500	221,721	07/31/2024	3	2	1,230	6,500	2006	0.16	
4	2804 Dillard St	355,075	259,348	02/03/2025			1,272	11,305	2017	0.2	
5	4930 Ramey Ave	320,625	262,335	06/28/2024			1,211	11,920	2023	0.23	
6	2908 Dillard St	218,540	220,792	03/05/2025	3	2	1,223	7,080	1972	0.25	
7	4927 Ramey Ave	163,200	206,438	03/27/2025	3	1	1,157	6,156	2002	0.25	
8	2415 Birdell St	233,050.43	232,658	08/14/2024			1,231	5,409	2019	0.26	
9	5305 Anderson St	235,225	201,000	08/22/2024	4	2	1,212	7,119	2005	0.28	
10	4924 Chapman St		252,745	02/04/2025			1,244	9,713	2019	0.29	
11	5029 Cottey St	261,250	227,337	09/05/2024	3	2	1,374	7,281	2007	0.31	
12	4912 Elgin St	278,875	222,376	01/21/2025	3	2	1,250	5,136	2005	0.34	
13	2117 Andrew Ave		174,179	05/07/2025	3	1	1,282	7,500	1945	0.39	
14	2417 Langston St	231,562.7	104,250	11/27/2024	3	1	1,216	6,440	1930	0.42	
15	4929 Willie St	200,000	112,829	02/25/2025	3	1	1,386	7,000	1954	0.43	

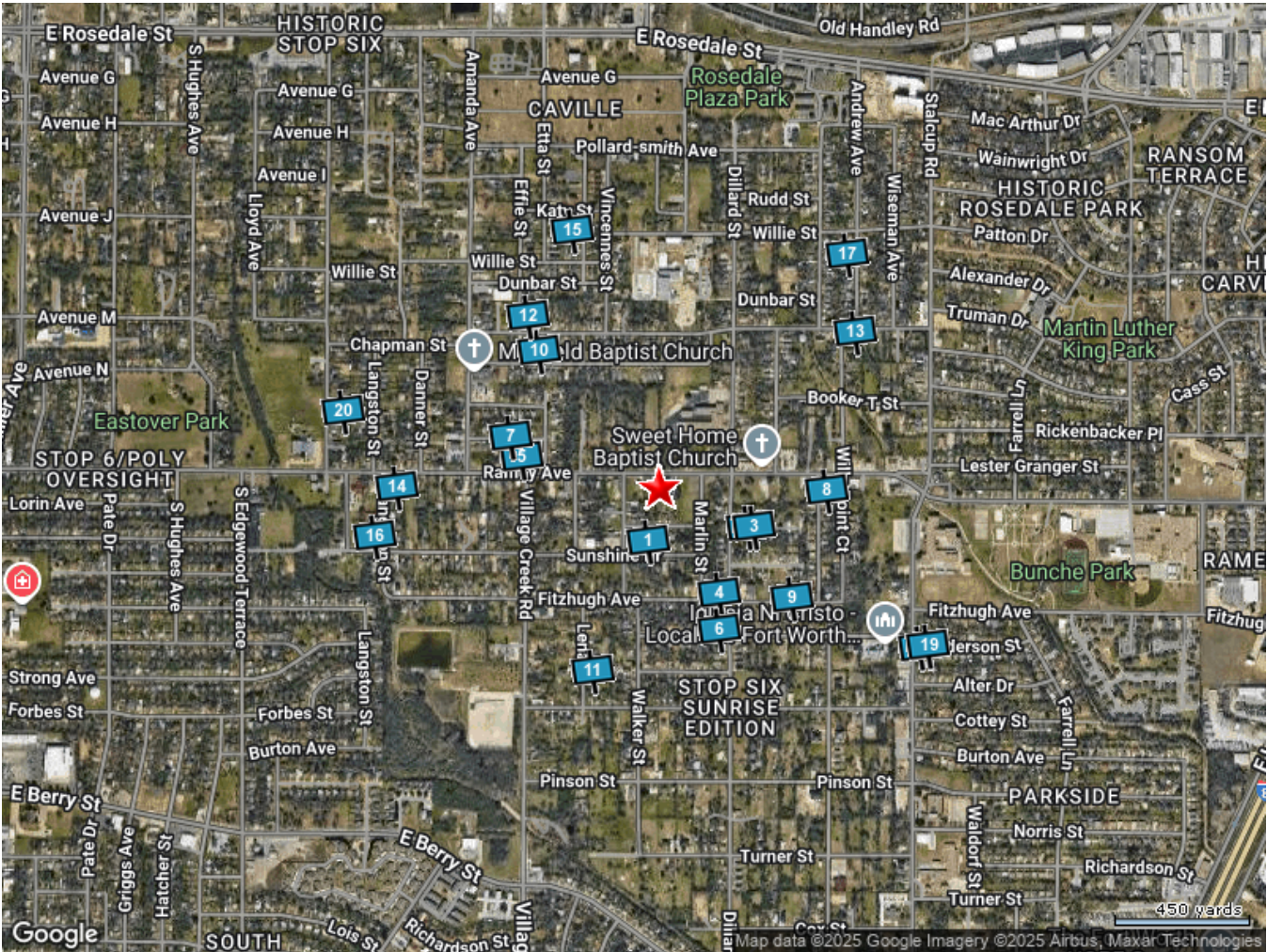


Comparables

16	2608 Langston St	223,133.24	115,573	03/20/2025	3	1	1,191	7,000	1963	0.46	
17	1908 Andrew Ave		180,518	09/05/2024	3	1	1,200	6,500	1947	0.47	
18	5501 Alter Dr		134,000	05/14/2025	3	2	1,207	6,000	1972	0.49	
19	5505 Alter Dr		144,599	02/14/2025	3	2	1,142	7,200	1972	0.49	
20	2117 S Edgewood Ter	143,750	231,288	08/19/2024			1,158	8,750	2019	0.52	

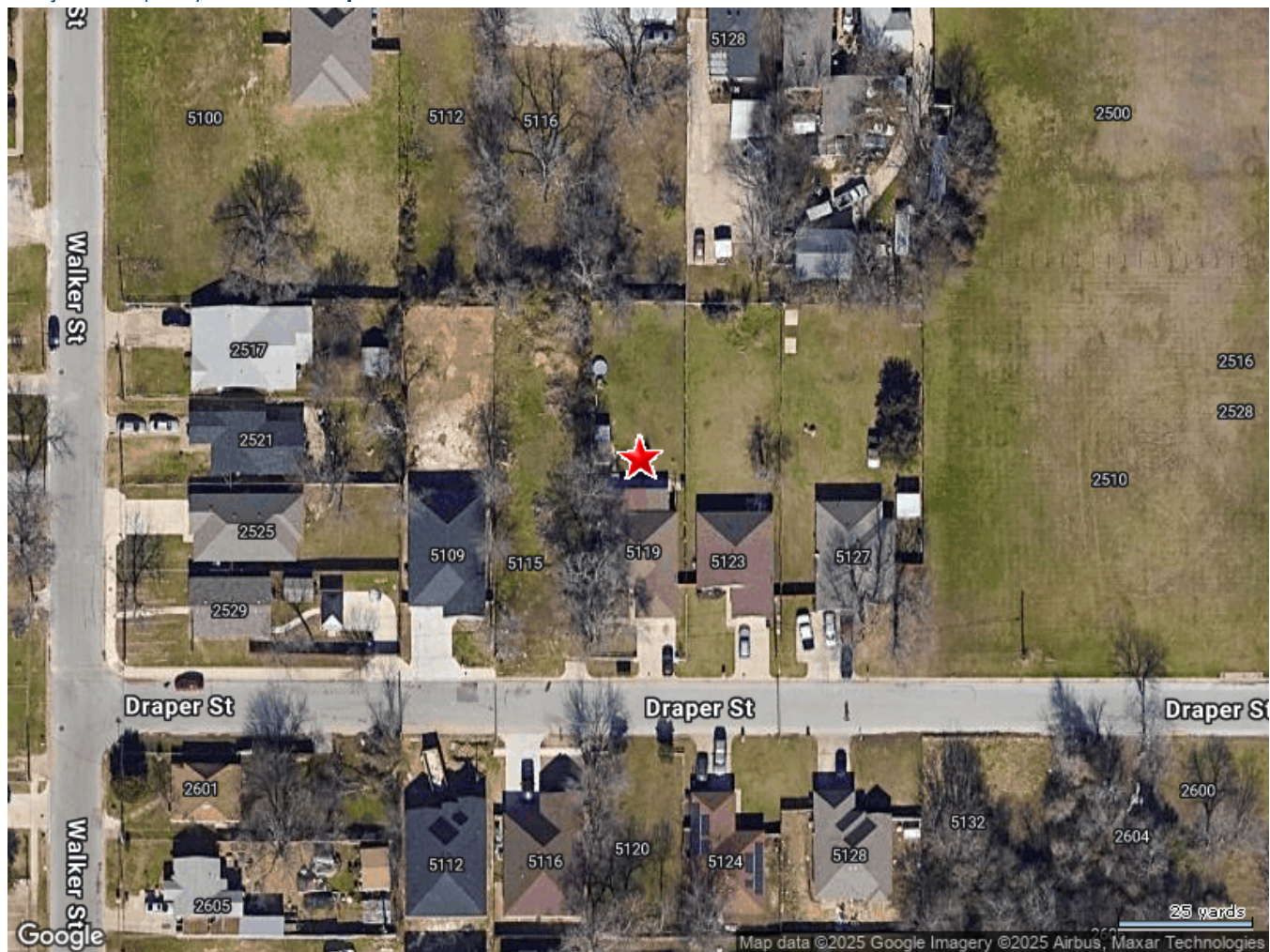
Distressed Sales =

Map

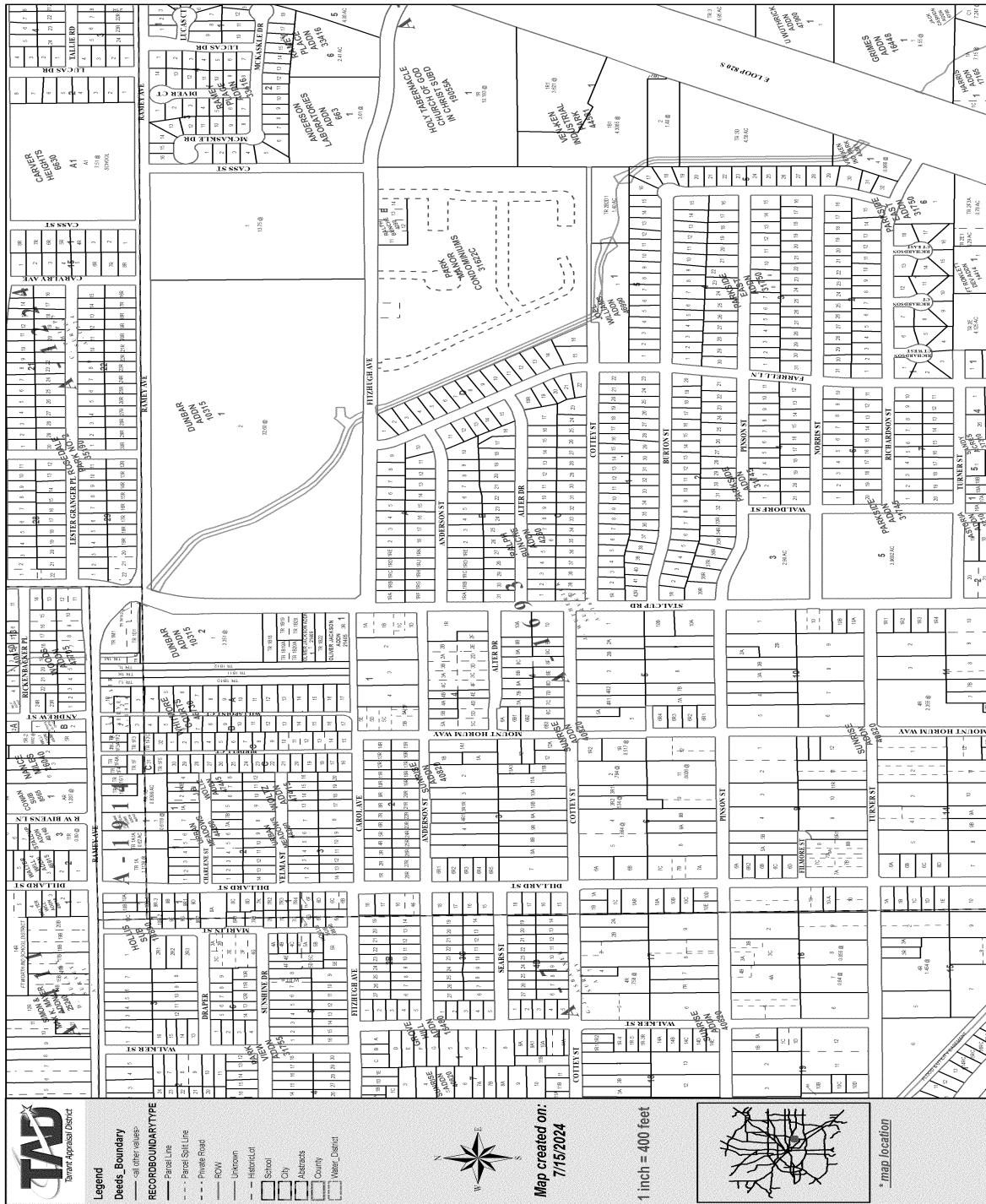




Subject Property : **5119 Draper St Fort Worth TX 76105**



Assessor Map



This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

2078-380

Transaction History

Sales History

Rec. Date :	02/02/2007	07/21/2006	06/23/2006	05/11/2005
Sale Date :	01/30/2007	07/12/2006	01/13/2006	05/03/2005
Sale Price :	\$107,065	\$57,190		\$75,650
Rec.Doc.No :	207039417	206222989	206190056	205133068
Doc. Type :	WARRANTY DEED	WARRANTY DEED	SPECIAL WARRANTY DEED	TRUSTEE'S DEED (FORECLOSURE)
Sale Price Type :	ESTIMATED	ESTIMATED		
Buyer :	Alcala Sergio	Ullmann Gabriel	Ullmann Gabriel	Mortgage Electronic Registrati
Seller :	Ullman Gabriel	Lasalle Bank Na	Bank Of New York	Clarke J
Title Company :	Reunion Title Co	Sierra Title Company Inc	Republic Title/tx Inc	
Other Doc No :				

Rec. Date :	05/26/2004
Sale Date :	05/07/2004
Sale Price :	\$146,300
Rec.Doc.No :	204162898
Doc. Type :	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED
Buyer :	Newton Nathan W
Seller :	Chase Recovery Llc
Title Company :	Reunion Title Co
Other Doc No :	

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	06/04/2013	02/02/2007	07/21/2006	05/26/2004
Mtg. Amt :	\$79,025	\$80,500	\$43,000	\$110,000
Mtg. Doc. No :	213141123	207039418	206222990	204162899
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	PRIVATE PARTY LENDER	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :				ADJUSTABLE INT RATE LOAN
Mtg. Term :	25 Years	30 Years		30 Years
Mtg. Rate :				8.45
Lender :	Quicken Lns	Private Individual	Crosstimbers Cap Inc	Bnc Mtg Inc
Borrower 1 :	Alcala Sergio	Alcala Sergio	Ullmann Gabriel	Newton Nathan W
Borrower 2 :	Soto Denise			
Borrower 3 :				
Borrower 4 :				

Foreclosure History

Doc Type :	NOTICE OF TRUSTEE'S SALE
Recording Date :	03/00/2005
Fore. Doc. No :	
Orig Mtg Amt :	\$110,000
Orig Doc Date :	00/00/2004
Lender Name :	Chase Hm Fin



Public Schools :

Elementary Schools

Maude I Logan Elementary Distance **0.18 Miles**

2300 Dillard St Fort Worth TX 76105

Telephone : **(817) 815-3700**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **311**

Total Expenditure/Student :

Sunrise - Mcmillan Elementary Distance **0.73 Miles**

3409 Stalcup Rd Fort Worth TX 76119

Telephone : **(817) 815-3900**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **367**

Total Expenditure/Student :

Maudrie Walton Elementary Distance **0.89 Miles**

5816 Rickenbacker St Fort Worth TX 76112

Telephone : **(817) 815-3300**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **297**

Total Expenditure/Student :



A M Pate Elementary		Distance 0.99 Miles
3800 Anglin Dr Fort Worth TX 76119		
Telephone :	(817) 815-3800	School District : Fort Worth Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	315	Total Expenditure/Student :

Middle Schools

Phalen Leadership Academy At James Martin Jacquet		Distance 0.43 Miles
2501 Stalcup Rd Fort Worth TX 76119		
Telephone :	(817) 815-3500	School District : Fort Worth Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	566	Total Expenditure/Student :

Jean Mcclung Middle		Distance 1.8 Miles
3000 Forest Ave Fort Worth TX 76112		
Telephone :	(817) 815-5300	School District : Fort Worth Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	578	Total Expenditure/Student :



High Schools

Young Men's Leadership Academy Distance 0.42 Miles

5100 Willie Fort Worth TX 76105	
Telephone : (817) 815-3400	School District : Fort Worth Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 12th
School Enrollment :	Enrollment : 397
Total Expenditure/Student :	Advanced Placement : No

Dunbar High School Distance 0.8 Miles

5700 Ramey Ave Fort Worth TX 76119	
Telephone : (817) 815-3000	School District : Fort Worth Independent School District (isd)
Lowest Grade : 9th	Highest Grade : 12th
School Enrollment :	Enrollment : 860
Total Expenditure/Student :	Advanced Placement : No



Local Business

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
El Macate Club	5020 Sunshine Dr Fort Worth Tx	(817) 413-4677	0.15
Black America Inc	4929 Willie St Fort Worth Tx	(682) 309-9198	0.43
Clark Jakyrus	5013 Pinson St Fort Worth Tx	(707) 326-4282	0.44
Honeycombb Entertainment	5620 Truman Dr Fort Worth Tx	(817) 501-0911	0.71

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
William's Fried Chicken	5437 Ramey Ave Fort Worth Tx	(817) 429-8009	0.42
Smokies Bbq	2007 Danner St Fort Worth Tx	(817) 451-8222	0.43
Sweetpees Inc	1817 Vera Ave Fort Worth Tx	(817) 534-5403	0.43
L&I Soulfood&more Llc	4428 Fitzhugh Ave Fort Worth Tx	(817) 729-8517	0.71

Health Care Services

Name	Address	Telephone	Distance (Miles)
Indiana Place Llc	5174 Charlene St Fort Worth Tx	(765) 603-7462	0.18
1 2 1 Md, Pa	5450 Carol Ave Fort Worth Tx	(817) 423-5121	0.32
Denise E Moseley Dds	3301 Stalcup Rd Fort Worth Tx	(817) 920-7150	0.64
Tarrant County Hospital District	3301 Stalcup Rd Fort Worth Tx	(817) 920-7150	0.64

Hospitality

Name	Address	Telephone	Distance (Miles)
9 Inn Llc	4725 Crenshaw Ave Fort Worth Tx	(817) 534-2074	0.51
Yoval Empire Llc	5552 Alter Dr Fort Worth Tx	(817) 707-6598	0.63
Sbstays Llc	5583 Pinson St Fort Worth Tx	(682) 758-7612	0.74
Branchwithus Luxury Stay Llc	3624 Mountcastle Dr Fort Worth Tx	(817) 438-0545	0.97

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Saint James Amec Fort Worth	5020 Ramey Ave Fort Worth Tx	(817) 536-7814	0.08

Customer Name : Rolando Lopez

Customer Company Name : Key Title - DFW

Prepared On : 06/27/2025

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Shining Light Baptist Church	5107 Ramey Ave Fort Worth Tx	(817) 534-7013	0.1
Eleazar Greater Baptist Church	5027 Sunshine Dr Fort Worth Tx	(817) 536-9237	0.1
Temple Carter New Jerusalem	5127 Fitzhugh Ave Fort Worth Tx	(817) 534-7687	0.14

Shopping

Name	Address	Telephone	Distance (Miles)
Stalcup Speedway, Inc.	3000 Stalcup Rd Fort Worth Tx	(817) 496-1842	0.47
Berry Food Store	5001 E Berry St Ste A Fort Worth Tx	(817) 535-2190	0.6
Family Dollar Stores, Inc.	4951 E Berry St Fort Worth Tx	(682) 305-3336	0.62
Amanda Food Store	1527 Amanda Ave Fort Worth Tx	(817) 535-7552	0.63



MARLIN ST

Distance 0.05 Miles

Owner Name : 1233 E Rosedale	Recording Date : 10/14/2020
Sale Date : 09/20/2020	Property Tax : \$319.75
Total Value : \$14,250	Lot Acres : 0.11
Land Use : Residential Lot	APN : 01341634
Subdivision : Hollis Sub	

2500 MARLIN ST

Distance 0.06 Miles

Owner Name : Kissentaner Lagina	Property Tax : \$403.90
Total Value : \$50,420	Lot Acres : 0.70
Land Use : Residential Lot	APN : 01341561
Subdivision : Hollis Sub	

2606 MARLIN ST

Distance 0.06 Miles

Owner Name : Local Homes Llc	Recording Date : 09/12/2023
Sale Date : 09/11/2023	Property Tax : \$680.68
Total Value : \$30,335	Lot Acres : 0.24
Land Use : Residential Lot	APN : 01341596
Subdivision : Hollis Sub	

2600 MARLIN ST

Distance 0.06 Miles

Owner Name : Fort Worth Housing Finance Cor	Subdivision : Hollis Sub
Sale Date : 02/05/1991	Property Tax : \$123.03
Total Value : \$5,483	Lot Acres : 0.04
Land Use : Residential Lot	APN : 01341626

2511 MARLIN ST

Distance 0.08 Miles

Owner Name : Jabborova Sabrina	Recording Date : 05/20/2024
Sale Date : 05/17/2024	Property Tax : \$338.94
Total Value : \$15,105	Lot Acres : 0.12
Land Use : Residential Lot	APN : 01342088
Subdivision : Hollis Sub	



Neighbors

2513 MARLIN ST

Distance 0.08 Miles

Owner Name : **Local Homes Llc**

Recording Date : **09/12/2023**

Sale Date : **09/11/2023**

Property Tax : **\$338.94**

Total Value : **\$15,105**

Lot Acres : **0.12**

Land Use : **Residential Lot**

APN : **01342096**

Subdivision : **Hollis Sub**

5105 RAMEY AVE

Distance 0.08 Miles

Owner Name : **Fort Worth Housing Authority**

Recording Date : **06/20/2008**

Sale Date : **05/19/2008**

Property Tax : **\$719.51**

Total Value : **\$32,066**

Lot Acres : **0.28**

Land Use : **Residential Lot**

APN : **04701283**

Subdivision : **Mayer Simon & Max K Sub**

5136 SUNSHINE DR

Distance 0.09 Miles

Owner Name : **Jones Larry**

Subdivision : **Park View**

Sale Date : **08/12/2006**

Recording Date : **11/01/2006**

Total Value : **\$97,450**

Property Tax : **\$1,047.63**

Bed / Bath : **3 / 1**

Lot Acres : **0.21**

Land Use : **Sfr**

Living Area : **984**

Stories : **1**

APN : **04689305**

Yr Blt / Eff Yr Blt : **1954 /**

5144 RAMEY AVE

Distance 0.09 Miles

Owner Name : **Johnson Royal**

Subdivision : **Hollis Sub**

Sale Date : **11/19/1984**

Property Tax : **\$781.33**

Total Value : **\$34,820**

Lot Acres : **0.34**

Land Use : **Residential Lot**

APN : **01342150**



5134 SUNSHINE DR

Distance 0.09 Miles

Owner Name : Amador-rodriguez
Ambrocio

Subdivision : Park View

Sale Date : 11/11/2011

Recording Date : 11/18/2011

Total Value : \$184,421

Property Tax : \$4,138.19

Bed / Bath : 3 / 1

Lot Acres : 0.19

Land Use : Sfr

Living Area : 1,518

Stories : 1

APN : 04689291

Yr Blt / Eff Yr Blt : 1932 /



Demographics

Census Tract / block: 1063.00 / 1 Year: 2020

Household

Population		Population by Age	
Count:	4,615	0 - 11	
Estimate Current Year:	5,949	12 - 17	
Estimate in 5 Years:	16,429	18 - 24	5.87%
Growth Last 5 Years:	29.27%	25 - 64	48.75%
Growth Last 10 Years:	-154.25%	65 - 74	13.26%
		75+	
Household Size		Household Income	
Current Year:	1,152	0 - \$25,000	34.11%
Average Current Year:	4.01	\$25,000 - \$35,000	5.73%
Estimate in 5 Years:	1,381	\$35,000 - \$50,000	18.14%
Growth Last 5 Years:	8.77%	\$50,000 - \$75,000	18.14%
Growth Last 10 Years:	36.53%	\$75,000 - \$100,000	11.02%
Male Population:	39.7%	Above \$100,000	12.85%
Female Population:	60.3%	Average Household Income:	\$41,358
Married People:	37.93%		
Unmarried People:	62.07%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	16.01%	Below \$100,000:	37.59%
\$300 - \$799:	50.18%	\$100,000 - \$150,000:	27.7%
\$800 - \$1,999:	33.81%	\$150,000 - \$200,000:	18.88%
Over \$2,000:	0%	\$200,000 - \$300,000:	15.83%
Median Home Value:	\$120,800	\$300,000 - \$500,000:	0%
Unit Occupied Owner:	48.26%	Above \$500,000:	0%
Median Mortgage:	\$1,088		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	51.74%	1999 - 2000	
Median Gross Rent:	\$1,205	1995 - 1998	
Less Than \$499	0.93%	1990 - 1994	
\$500 - \$749	2.61%	1980 - 1989	14.09%
\$750 - \$999	10.8%	1970 - 1979	22.19%
\$1000 and Over	85.66%	1900 - 1969	44.08%

Education

Enrollment			
Public Pre-Primary School:	0.95%	Not Enrolled in School:	72.97%
Private Pre-Primary School:	0%	Not A High School Graduate:	35.57%
Public School:	25.61%	Graduate Of High School:	42.67%
Private School:	1.42%	Attended Some College:	15.57%
Public College:	1.86%	College Graduate:	5.05%
Private College:	0%	Graduate Degree:	1.14%

Workforce

Occupation:			
Manager/Prof:	14.31%	Private Worker:	63.54%
Technical:		Government Worker:	2.05%
Sales:	16.11%	Self Employed Worker:	1.67%
Administrative:		Unpaid Family Worker:	24.52%
Private House Hold:		Farming:	27.98%
Service:	24.71%	Skilled:	
Protective Services:		Blue-Collar:	44.87%
Commute Time			
Less Than 15 Min:	19.21%		
15 min - 28 min:	45.66%		
30 min - 57 min:	34.37%		
Over 60 min:	0.76%		