

real estate reports



Subject Property

1100 Sunnyvale Dr
Arlington
TX 76010
APN: 03244172

Prepared For: Jovany
Valladares

Data Provided By: Rolando Lopez

Jovany Valladares

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Property Detail

Subject Property : **1100 Sunnyvale Dr Arlington TX 76010**

Owner Information

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

Location Information

Legal Description : **Valley View Addition-arlington Block 16 Lot 1**
County : **Tarrant, Tx** Alternate APN : **44410161**
Census Tract / Block : **1221.00 / 4** Subdivision : **Valley View Add**
Legal Lot : **1** Map Reference : **83-P / 2120-384**
Legal Block : **16** School District : **Arlington Isd**
Market Area : **84** Munic/Township : **Arlington**
APN : **03244172**

Last Market Sale Information

Recording/Sale Date : **04/29/2025 / 04/25/2025** 1st Mtg Amount/Type : **\$184,350 / Cnv**
Sale Price : **\$230,437** 1st Mtg Document # : **225075022**
Sale Type : **Estimated** 1st Mtg Term : **1**
Document # : **225075021** Price Per SqFt : **\$251.84**
Deed Type : **Warranty Deed**
Title Company : **Providence Title**
Seller Name : **Ford Brenda S**

Prior Sale Information

Prior Rec/Sale Date : **09/19/2005 / 09/08/2005** Prior Lender : **Integrity Mtg Grp Inc**
Prior Sale Price : **\$60,483.85** Prior 1st Mtg Amt/Type : **\$59,885 / Fha**
Prior Doc Number : **205276501** Prior 1st Mtg Rate/Type : **\$6.25 / Fixed Rate Loan**
Prior Deed Type : **Warranty Deed**



Property Detail

Property Characteristics

Gross Area : 915	Bath(F/H) : 2	Heat Type : Central
Living Area : 915	Year Built / Eff : 1954	Cooling Type : Central
Above Grade : 915	# of Stories : 1	Porch Type : Porch
Bedrooms : 3		

Property Information

Land Use : Sfr	Lot Acres : 0.19	Lot Size : 8,442
County Use : Resid Single Family		

Tax Information

Total Value : \$184,101	Tax Year : 2024	CITY OF ARLINGTON Tax / Rate : \$639.27/.5998
Land Value : \$40,000	Property Tax : \$2,329.40	ISD - ARLINGTON Tax / Rate : \$1,176.11/1.1035
Improvement Value : \$144,101	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$194.51/.1825
Assessed Year : 2024	Market Value : \$184,101	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$119.67/.11228
Improve % : 78%	TARRANT COUNTY Tax / Rate : \$199.84/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$230,437.5	\$151,250	\$302,813	\$246,423
Bldg/Living Area	915	798	1032	946
Price Per Square Foot	\$251.84	\$154	\$342	\$263.41
Year Built	1954	1950	1955	1953
Lot Size	8,442	6,250	9,546	8,010
Bedrooms	3	2	3	3
Bathrooms	2	1	1	1
Stories	1	1	1	1
Total Assessed Value	\$184,101	\$100,000	\$239,783	\$187,217
Distance From Subject	0	0.03	0.65	0.46

Summary of Comparables

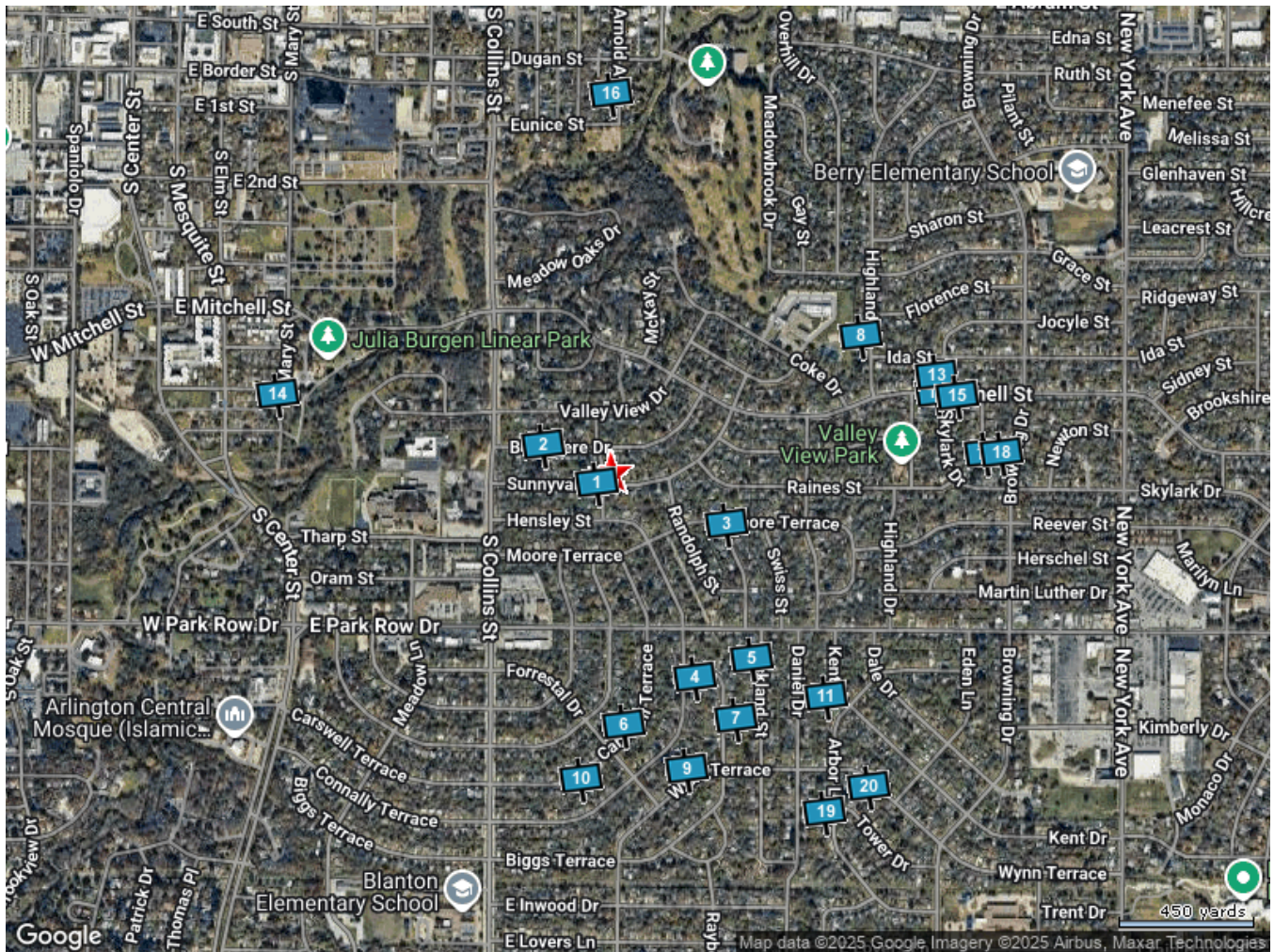
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1100 Sunnyvale Dr	230,437.5	184,101	04/29/2025	3	2	915	8,442	1954		
1	1011 Hensley St	237,500	170,525	10/28/2024	3	1	932	8,470	1953	0.03	
2	911 Sunnyvale Dr		185,631	09/16/2024	2	1	866	8,190	1954	0.12	
3	1406 Lackland St		201,950	09/04/2024	3	1	1,013	7,500	1954	0.2	
4	1517 Connally Ter	241,772.5	200,993	05/01/2025	3	1	1,012	8,700	1952	0.35	
5	1512 Lackland St	297,511.66	233,885	07/16/2025	3	1	951	8,500	1955	0.37	
6	1535 Carswell Ter		203,647	08/13/2024	3	1	1,020	9,170	1952	0.4	
7	1329 Biggs Ter	272,708.08	100,000	04/01/2025	3	1	1,012	8,460	1953	0.44	
8	724 Highland Dr		187,510	10/31/2024	3	1	888	7,200	1954	0.45	
9	1413 Wynn Ter		198,167	06/23/2025	3	1	1,020	7,800	1953	0.49	
10	1616 Connally Ter		239,783	08/28/2024	3	1	1,032	7,250	1952	0.49	
11	1604 Arbor Ln	232,500	169,425	06/20/2025	3	1	927	8,400	1955	0.49	
12	804 Skylark Dr	272,719.19	212,674	10/29/2024	3	1	798	7,200	1952	0.53	
13	800 Skylark Dr	302,812.5	194,904	03/24/2025	3	1	1,024	8,400	1952	0.54	
14	215 Ray St		151,000	11/13/2024	2	1	856	9,520	1950	0.54	
15	807 Skylark Dr	151,250	190,650	08/21/2024	3	1	982	7,200	1953	0.56	

Comparables

16	316 Arnold Ave	223,133.24	196,098	03/14/2025	3	1	942	6,250	1952	0.59	
17	1701 Skylark Dr	250,000	181,538	11/01/2024	2	1	832	7,812	1953	0.59	
18	1705 Skylark Dr		173,231	07/03/2025	3	1	912	9,546	1953	0.62	
19	1802 Arbor Ln		186,735	01/08/2025	3	1	946	7,315	1955	0.64	
20	1607 Tower Dr	228,750	166,000	03/07/2025	3	1	946	7,320	1955	0.65	

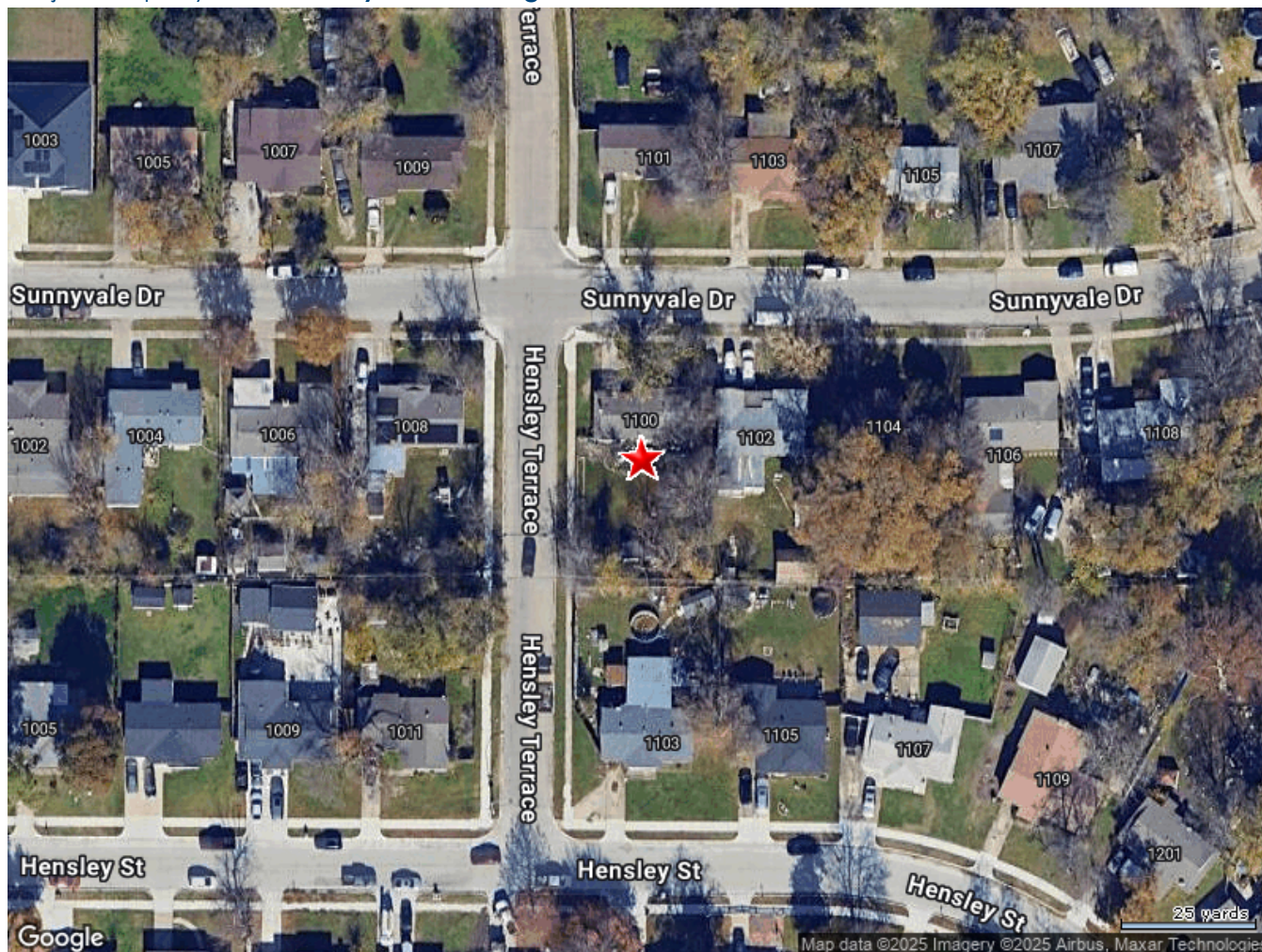
Distressed Sales =

[Map](#)





Subject Property : **1100 Sunnyvale Dr Arlington TX 76010**



Assessor Map



Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 08/13/2025
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Transaction History

Sales History

Rec. Date :	04/29/2025	09/19/2005	01/04/2005	09/17/2003
Sale Date :	04/25/2025	09/08/2005	01/04/2005	06/24/2003
Sale Price :	\$230,437.50	\$60,483.85	\$10,000	\$13,913.13
Rec.Doc.No :	225075021	205276501	205003224	203346807
Doc. Type :	WARRANTY DEED	WARRANTY DEED	TRUSTEE'S DEED (FORECLOSURE)	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED		ESTIMATED
Buyer :	Deeda Reality Llc	Ford Brenda S	J & J Lending Corp	Macias Hugo
Seller :	Ford Brenda S	J & J Lending Corp	Stroup Robert C	Metro Affordable Homes Inc
Title Company :	Providence Title	First Land Title Svcs	Attorney Only	
Other Doc No :				
Rec. Date :	09/24/2001	09/26/2000	04/13/1999	12/02/1998
Sale Date :	09/20/2001	09/11/2000	03/04/1999	11/20/1998
Sale Price :			\$51,205	\$30,590
Rec.Doc.No :	201234048	14538-363	13758-483	13540-255
Doc. Type :	WARRANTY DEED	SPECIAL WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :			ESTIMATED	ESTIMATED
Buyer :	Metro Affordable Homes	Ratcliff James D	Ratcliff April	D & H Networks
Seller :	Ratcliff James D	Ratcliff April	D & H Networks	Bridgens David W
Title Company :			Fidelity National Title Co	Fidelity National Title Insura
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	04/29/2025	08/08/2013	06/06/2013	06/06/2013
Mtg. Amt :	\$184,350	\$53,913	\$3,148	\$53,913
Mtg. Doc. No :	225075022	213209332	213145119	213145118
Doc. Type :	CONSTRUCTION DEED OF TRUST	MORTGAGE MODIFICATION AGREEMNT	DEED OF TRUST	MORTGAGE MODIFICATION AGREEMNT
Loan Type :	CONVENTIONAL	FHA	FHA	FHA
Mtg. Rate Type :		FIXED RATE LOAN		
Mtg. Term :	1 Years	30 Years	30 Years	30 Years
Mtg. Rate :		4.13		4.13
Lender :	Rflf 4 Llc	Bank Of America	Hud-housing/ urban Dev	Bank Of America
Borrower 1 :	Deeda Reality Llc	Ford Brenda S	Ford Brenda S	Ford Brenda S
Borrower 2 :				
Borrower 3 :				
Borrower 4 :				
Mtg. Date :	06/06/2013	09/19/2005	09/17/2003	02/11/2002
Mtg. Amt :	\$3,148	\$59,885	\$10,461	\$14,700
Mtg. Doc. No :	213145116	205276502	203346809	202040754
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	FHA	FHA	CONVENTIONAL	PRIVATE PARTY LENDER
Mtg. Rate Type :		FIXED RATE LOAN	FIXED RATE LOAN	FIXED RATE LOAN
Mtg. Term :	30 Years	30 Years		
Mtg. Rate :		6.25		
Lender :	Hud-housing/ urban Dev	Integrity Mtg Grp Inc	Metro Affordable Hms Inc	
Borrower 1 :	Ford Brenda S	Ford Brenda S	Macias Hugo	Metro Affordable Homes Inc
Borrower 2 :				
Borrower 3 :				
Borrower 4 :				

Transaction History

2nd Mortgage Details

Mtg. Date : **04/13/1999**
Mtg. Amt : **\$5,000**
Mtg. Doc. No : **13758-485**
Doc. Type : **DEED OF TRUST**
Loan Type : **PRIVATE PARTY
LENDER**
Mtg. Rate Type :
Mtg. Term :
Mtg. Rate :
Lender :
Borrower 1 : **Ratcliff April**
Borrower 2 :
Borrower 3 :
Borrower 4 :

Foreclosure History

Doc Type :	NOTICE OF TRUSTEE'S SALE	NOTICE OF TRUSTEE'S SALE
Recording Date :	01/00/2005	12/00/2004
Fore. Doc. No :		
Orig Mtg Amt :	\$38,500	\$10,461
Orig Doc Date :	00/00/1999	00/00/2003
Lender Name :	Citifinancial Mtg Co	



Public Schools :

Elementary Schools

Crow Leadership Academy Distance 0.39 Miles

1201 Coke Dr Arlington TX 76010

Telephone : (682) 867-1850

School District : Arlington Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 502

Total Expenditure/Student :

Blanton Elementary Distance 0.71 Miles

1900 S Collins St Arlington TX 76010

Telephone : (682) 867-1000

School District : Arlington Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 469

Total Expenditure/Student :

Berry Elementary Distance 0.88 Miles

1800 Joyce St Arlington TX 76010

Telephone : (682) 867-0850

School District : Arlington Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 657

Total Expenditure/Student :



Rankin Elementary		Distance 0.91 Miles
1900 Oleander Dr Arlington TX 76010		
Telephone :	(682) 867-2800	School District : Arlington Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 6th
Kindergarten :	Yes	School Enrollment :
Enrollment :	538	Total Expenditure/Student :

Middle Schools

Carter J H		Distance 0.35 Miles
701 Tharp St Arlington TX 76010		
Telephone :	(682) 867-1700	School District : Arlington Independent School District (isd)
Lowest Grade :	7th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	798	Total Expenditure/Student :

High Schools

Arlington High School		Distance 1.3 Miles
818 W Park Row Arlington TX 76013		
Telephone :	(682) 867-8100	School District : Arlington Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 2501
Total Expenditure/Student :		Advanced Placement : No



Sam Houston High School

Distance **1.78 Miles**

2000 Sam Houston Dr Arlington TX 76014

Telephone : **(682) 867-8200**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **3177**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Eunice Activity Center	1000 Eunice St Arlington Tx	(817) 277-8091	0.56
Platinumiz Ent	1618 Daniel Dr Arlington Tx	(682) 216-1188	0.62
Meadowbrook Golf	1300 Dugan St Arlington Tx	(817) 274-1362	0.71
Penny Entertainment, Llc	810 E Abram St Arlington Tx	(214) 676-3549	0.81

Banks / Financial

Name	Address	Telephone	Distance (Miles)
World Finance	303 S Collins St Arlington Tx	(817) 303-1414	0.69
Service Link National Flood Llc	500 E Border St Ste 300 Arlington Tx	(800) 833-6347	0.75
Chase Bank	500 E Border St Ste 100 Arlington Tx	(817) 856-3135	0.75
Jpmorgan Chase Bank, National Association	500 E Border St Ste 110 Arlington Tx	(817) 856-5737	0.75

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Casa D Angelo Llc	1009 Hensley St Arlington Tx	(469) 563-0608	0.04
Su Muebleria Nuevo Hogar	827 Oram St Arlington Tx	(682) 238-3455	0.23
Baker Sbr, Llc	704 Valley View Dr Arlington Tx	(903) 285-2899	0.37
Kick Ass Kafe, Llc	121 E Park Row Dr Arlington Tx	(682) 553-4285	0.43

Health Care Services

Name	Address	Telephone	Distance (Miles)
The Pham Family Llc	912 E Park Row Dr Arlington Tx	(817) 277-2977	0.27
Benefit Natural Therapy Center	812 E Park Row Dr Ste 4 Arlington Tx	(817) 264-1028	0.34
Pro-health Podiatry P.a.	107 E Park Row Dr Arlington Tx	(817) 459-1400	0.49
Strasser Dynamic Chiropractic	1417 S Center St Arlington Tx	(817) 861-5757	0.5



Local Business

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
First Presbyterian Church Of Arlington	1200 S Collins St Arlington Tx	(817) 274-8286	0.22
First Christian Church Inc	910 S Collins St Arlington Tx	(817) 277-2634	0.3
Excel Ministries	801 S Collins St Arlington Tx	(817) 274-1962	0.31
Greater Community Mbc	126 E Park Row Dr Arlington Tx	(817) 860-0363	0.41

Personal Services

Name	Address	Telephone	Distance (Miles)
Darden Alicia Abrin	401 S Collins St Arlington Tx	(817) 323-3517	0.6
Lucy's Weight Lost System	1524 S Center St Arlington Tx	(817) 689-2495	0.63

Shopping

Name	Address	Telephone	Distance (Miles)
El Ahorro Services, Llc	923 E Park Row Dr Arlington Tx	(713) 547-4600	0.2
La Michoarana Meat Market D 40	923 E Park Row Dr Arlington Tx	(817) 303-2779	0.2
El Rancho No 8	923 E Park Row Dr Arlington Tx	(817) 804-0342	0.2
7-eleven	1425 S Collins St Arlington Tx	(817) 277-9747	0.23



Neighbors

1008 SUNNYVALE DR

Distance 0.02 Miles

Owner Name : Calzada Gloria	Subdivision : Valley View Add
Sale Date : 08/03/2006	Recording Date : 11/06/2006
Total Value : \$217,941	Property Tax : \$3,164.13
Bed / Bath : 3 / 2	Lot Acres : 0.20
Land Use : Sfr	Living Area : 1,265
Stories : 1	APN : 03245799
Yr Blt / Eff Yr Blt : 1954 /	

1006 SUNNYVALE DR

Distance 0.03 Miles

Owner Name : Bermudez Isai	Subdivision : Valley View Add
Sale Date : 04/22/2019	Recording Date : 04/24/2019
Total Value : \$267,914	Sale Price : \$187,938
Bed / Bath : 2 / 1	Property Tax : \$5,183.14
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 1,305
Yr Blt / Eff Yr Blt : 1954 /	APN : 03245780

1009 SUNNYVALE DR

Distance 0.04 Miles

Owner Name : Sanchez Jose L	Subdivision : Valley View Add
Sale Date : 08/08/2018	Recording Date : 09/11/2018
Total Value : \$201,376	Sale Price : \$16,541.25
Bed / Bath : 3 / 1	Property Tax : \$3,877.32
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 1,095
Yr Blt / Eff Yr Blt : 1954 /	APN : 03245527

1105 SUNNYVALE DR

Distance 0.05 Miles

Owner Name : Holland Richard Wayne	Subdivision : Valley View Add
Sale Date : 08/10/2012	Recording Date : 08/14/2012
Total Value : \$155,000	Property Tax : \$3,387.66
Bed / Bath : 3 / 2	Lot Acres : 0.17
Land Use : Sfr	Living Area : 885
Stories : 1	APN : 03244571
Yr Blt / Eff Yr Blt : 1954 /	



1007 SUNNYVALE DR

Distance 0.05 Miles

Owner Name : Rodriguez Arace	Subdivision : Valley View Add
Sale Date : 12/17/2004	Recording Date : 12/23/2004
Total Value : \$223,570	Sale Price : \$83,657
Bed / Bath : 2 / 1	Property Tax : \$2,427.31
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 1,328
Yr Blt / Eff Yr Blt : 1954 /	APN : 03245535

1100 BELVEDERE DR

Distance 0.06 Miles

Owner Name : Angel Transitional Services LI	Subdivision : Valley View Add
Sale Date : 09/16/2020	Recording Date : 09/21/2020
Total Value : \$126,537	Sale Price : \$483,750
Bed / Bath : 3 / 1	Property Tax : \$2,765.58
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,050
Yr Blt / Eff Yr Blt : 1954 /	APN : 03244245

1002 SUNNYVALE DR

Distance 0.06 Miles

Owner Name : Johnson Eric	Subdivision : Valley View Add
Sale Date : 12/22/2017	Recording Date : 12/22/2017
Total Value : \$257,861	Property Tax : \$3,999.90
Bed / Bath : 3 / 2	Lot Acres : 0.19
Land Use : Sfr	Living Area : 1,466
Stories : 1	APN : 03245764
Yr Blt / Eff Yr Blt : 1954 /	

1005 SUNNYVALE DR

Distance 0.06 Miles

Owner Name : Mccreary Jeanette D	Yr Blt / Eff Yr Blt : 1954 /
Sale Date : 09/21/1984	Subdivision : Valley View Add
Total Value : \$178,020	Property Tax : \$3,890.77
Bed / Bath : 3 / 2	Lot Acres : 0.19
Land Use : Sfr	Living Area : 864
Stories : 1	APN : 03245543



1010 BELVEDERE DR

Distance 0.06 Miles

Owner Name : **Morphis Robert**

Subdivision : **Valley View Add**

Sale Date : **04/18/2000**

Recording Date : **05/02/2000**

Total Value : **\$239,111**

Sale Price : **\$68,810.29**

Bed / Bath : **4 / 2**

Property Tax : **\$3,473.43**

Land Use : **Sfr**

Lot Acres : **0.19**

Stories : **1**

Living Area : **1,698**

Yr Blt / Eff Yr Blt : **1955 /**

APN : **03245519**

1003 SUNNYVALE DR

Distance 0.07 Miles

Owner Name : **Duson Kia R**

Recording Date : **07/13/2021**

Sale Date : **07/13/2021**

Sale Price : **\$287,140**

Total Value : **\$475,486**

Property Tax : **\$8,798.26**

Land Use : **Sfr**

Lot Acres : **0.19**

Yr Blt / Eff Yr Blt : **2020 /**

Living Area : **2,568**

Subdivision : **Valley View Add**

APN : **03245551**



Demographics

Census Tract / block: 1221.00 / 4 Year: 2020

Household

Population		Population by Age	
Count:	6,637	0 - 11	
Estimate Current Year:	5,860	12 - 17	
Estimate in 5 Years:	3,561	18 - 24	10.79%
Growth Last 5 Years:	-3.68%	25 - 64	49.69%
Growth Last 10 Years:	-201.89%	65 - 74	8.24%
		75+	
Household Size		Household Income	
Current Year:	2,117	0 - \$25,000	10.72%
Average Current Year:	3.12	\$25,000 - \$35,000	11.48%
Estimate in 5 Years:	3,011	\$35,000 - \$50,000	23.67%
Growth Last 5 Years:	5.76%	\$50,000 - \$75,000	21.3%
Growth Last 10 Years:	3.71%	\$75,000 - \$100,000	18.28%
Male Population:	48.86%	Above \$100,000	14.55%
Female Population:	51.14%	Average Household Income:	\$54,074
Married People:	61.64%		
Unmarried People:	38.36%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	4.35%	Below \$100,000:	12.81%
\$300 - \$799:	38.36%	\$100,000 - \$150,000:	13.88%
\$800 - \$1,999:	49.78%	\$150,000 - \$200,000:	39.37%
Over \$2,000:	7.51%	\$200,000 - \$300,000:	28.14%
Median Home Value:	\$183,100	\$300,000 - \$500,000:	5.8%
Unit Occupied Owner:	74.87%	Above \$500,000:	0%
Median Mortgage:	\$1,058		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	25.13%	1999 - 2000	
Median Gross Rent:	\$1,589	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	9.69%
\$750 - \$999	6.17%	1970 - 1979	14.28%
\$1000 and Over	93.83%	1900 - 1969	74.11%

Education

Enrollment			
Public Pre-Primary School:	0.13%	Not Enrolled in School:	71.48%
Private Pre-Primary School:	0%	Not A High School Graduate:	37.26%
Public School:	27.05%	Graduate Of High School:	40.02%
Private School:	1.47%	Attended Some College:	8.57%
Public College:	4.53%	College Graduate:	13.1%
Private College:	0.92%	Graduate Degree:	1.05%

Workforce

Occupation:			
Manager/Prof:	17.99%	Private Worker:	83.55%
Technical:		Government Worker:	4.42%
Sales:	18.17%	Self Employed Worker:	0.55%
Administrative:		Unpaid Family Worker:	8.23%
Private House Hold:		Farming:	20.63%
Service:	27.78%	Skilled:	
Protective Services:		Blue-Collar:	36.07%
Commute Time			
Less Than 15 Min:	20.8%		
15 min - 28 min:	26.05%		
30 min - 57 min:	34.15%		
Over 60 min:	19.01%		