

real estate reports



Subject Property

1357 Beach Dr
Azle
TX 76020
APN: 42405562

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Jaramillo

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Kennith Jaramillo

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Property Detail

Subject Property : **1357 Beach Dr Azle TX 76020**

Owner Information

Owner Name : **De Leon Javier**

Mailing Address : **3000 Glenda St, Haltom City TX 76117-3825 C004**

Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Lakeview Ests - Pelican Bay Block 4 Lot 6**

County : **Tarrant, Tx**

Alternate APN : **2333346**

Census Tract / Block : **1142.03 / 2**

Subdivision : **Lakeview Estates Ph 1**

Legal Lot : **6**

Map Reference : **/ 1988-456**

Legal Block : **4**

School District : **Azle Isd**

Market Area : **109**

Munic/Township : **Pelican Bay**

APN : **42405562**

Last Market Sale Information

Recording/Sale Date : **11/25/2024 / 11/21/2024**

Deed Type : **Warranty Deed**

Document # : **224211161**

Title Company : **Ranger Title Co**

Seller Name : **Grand Homes Texas Inc**

Prior Sale Information

Prior Rec/Sale Date : **03/26/2024 / 03/20/2024**

Prior Deed Type : **Warranty Deed**

Prior Doc Number : **224050361**

Property Information

Land Use : **Residential Lot**

Lot Acres : **0.17**

Lot Size : **7,236**

County Use : **Vacant-platted-lot-res**



Property Detail

Tax Information

Total Value : \$60,000	Tax Rate Area : 220	ISD - AZLE Tax / Rate : \$658.74/1.0979
Land Value : \$60,000	Market Value : \$60,000	TARRANT REGIONAL WATER DIST Tax / Rate : \$16.02/.0267
Assessed Year : 2024	Water Tax : 223	TARRANT COUNTY HOSP DIST Tax / Rate : \$109.50/.1825
Tax Year : 2024	TARRANT COUNTY Tax / Rate : \$112.50/.1875	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$67.37/.11228
Property Tax : \$1,333.73	CITY OF PELICAN BAY Tax / Rate : \$369.60/.616	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$37,500	\$312,500	\$198,123
Bldg/Living Area				
Price Per Square Foot				
Year Built				
Lot Size	7,236	6,844	25,300	9,814
Bedrooms				
Bathrooms				
Stories				
Total Assessed Value	\$60,000	\$23,565	\$76,212	\$33,403
Distance From Subject	0	0.25	0.89	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	1357 Beach Dr		60,000	11/25/2024				7,236			
1	7147 Liberty School Tap Rd		55,500	03/20/2025				16,117		0.25	
2	1949 Michael Ct		31,125	08/27/2025				9,037		0.26	
3	7131 Liberty School Tap Rd	312,500	49,500	08/05/2025				14,374		0.27	
4	1873 Long Cir	202,500	26,055	09/25/2024				7,568		0.29	
5	1816 Sheila Dr		26,625	04/24/2025				7,731		0.39	
6	1809 Coral Rd		24,165	07/17/2025				7,019		0.41	
7	1805 Coral Rd		24,555	10/17/2024				7,129		0.43	
8	1800 Long Ave	239,992.16	33,720	01/15/2025				8,906		0.44	
9	6744 Sandy Beach Rd		76,212	07/31/2025				25,300		0.47	
10	1713 Coral Rd		24,870	12/11/2024				7,221		0.49	
11	1709 Coral Rd		24,810	11/26/2024				7,206		0.5	
12	1721 Gypsy Ct		31,200	05/13/2025				9,059		0.54	
13	1408 Gilley Trl		24,900	06/06/2025				7,233		0.56	

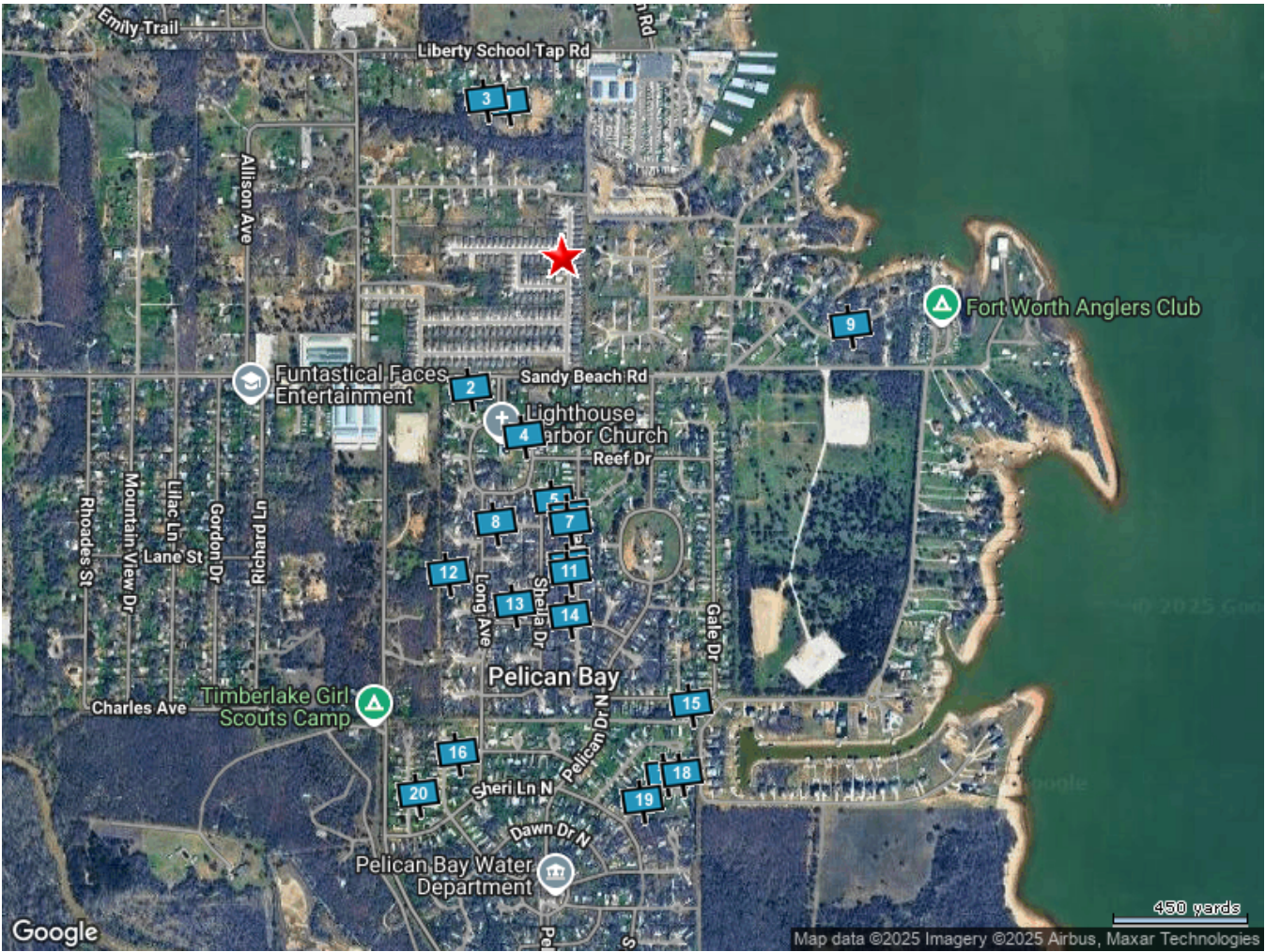


Comparables

14	1617 Coral Rd		23,565	05/23/2025				6,844		0.57	
15	1569 Swan Ct		49,110	08/05/2025				14,262		0.74	
16	1520 Whippoorwill Ct		23,955	07/02/2025				6,958		0.81	
17	1536 Partridge Ct		25,350	08/21/2025				7,361		0.84	
18	1544 Partridge Ct	37,500	27,720	12/26/2024				8,049		0.84	
19	1545 Sheri Ln N		26,955	02/21/2025				7,826		0.88	
20	1313 Sheri Ln N		38,160	05/01/2025				11,081		0.89	

Distressed Sales =

Map



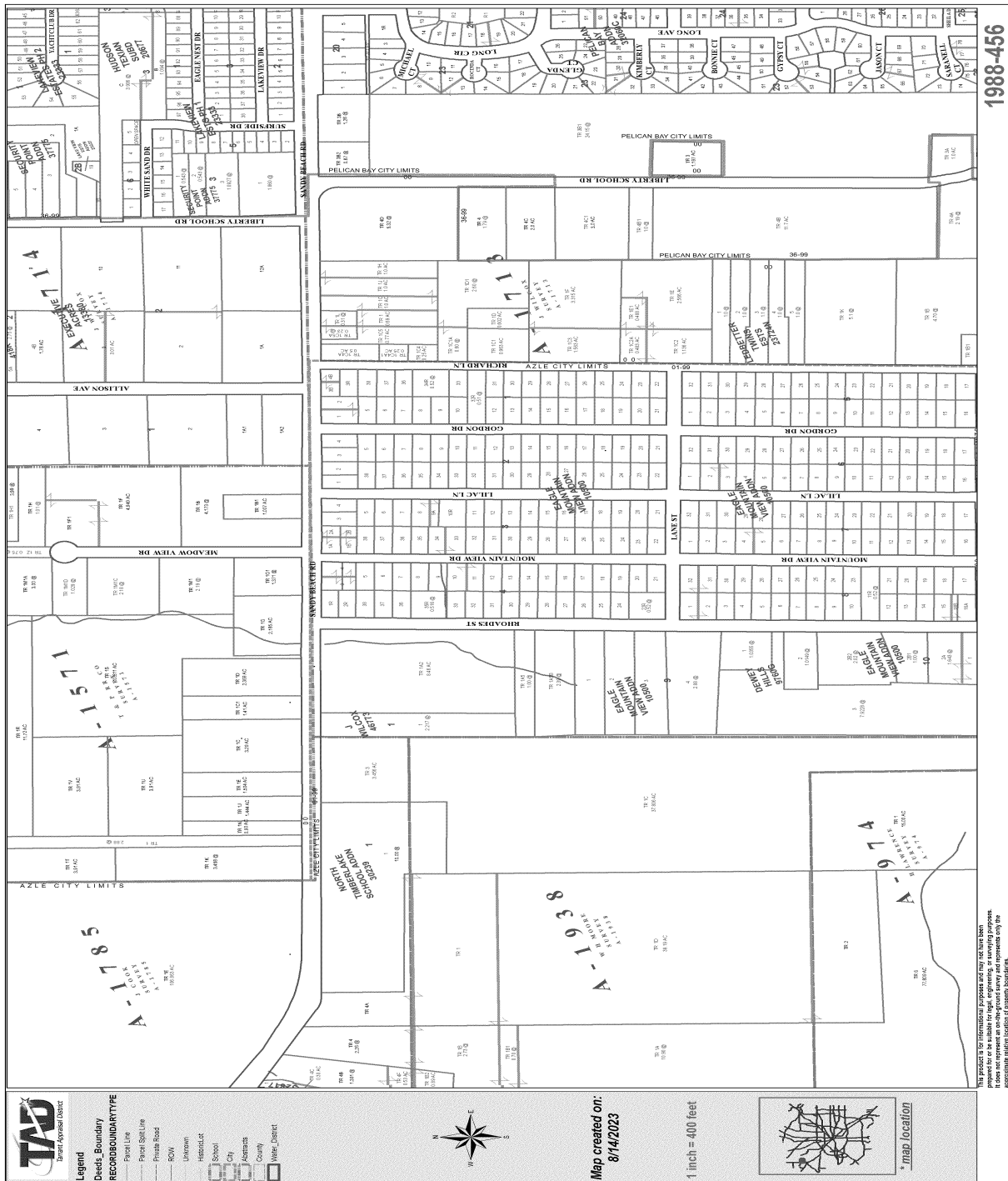


Street Map

Subject Property : **1357 Beach Dr Azle TX 76020**



Assessor Map



Transaction History

Sales History

Rec. Date :	11/25/2024	03/26/2024	10/11/2023	05/09/2022
Sale Date :	11/21/2024	03/20/2024	10/03/2023	05/05/2022
Sale Price :			\$88,283	
Rec.Doc.No :	224211161	224050361	223183739	222119777
Doc. Type :	WARRANTY DEED	WARRANTY DEED	TRUSTEE'S DEED (FORECLOSURE)	WARRANTY DEED
Sale Price Type :				
Buyer :	De Leon Javier	Grand Homes Texas Inc	Susser Bk	Carnegie Homes Llc
Seller :	Grand Homes Texas Inc	Susser Bank	Harmon Jeremy L	Reliance Mtg Co
Title Company :	Ranger Title Co	Ranger Title Co	Attorney Only	Lawyers Title
Other Doc No :				

Rec. Date :	10/05/2020	01/02/2020		
Sale Date :	09/25/2020	12/23/2019		
Sale Price :				
Rec.Doc.No :	220254099	220000719		
Doc. Type :	WARRANTY DEED	WARRANTY DEED		
Sale Price Type :				
Buyer :	Southern Star Cap Llc	Tex-dal Holdings Llc		
Seller :	Tex-dal Holdings Llc	Ashton Holdings Inc		
Title Company :	Lawyers Title	Simplifile Lc E-recording		
Other Doc No :				

Transaction History

Foreclosure History

Doc Type :	APPOINT OF SUBSTITUTE TRUSTEE	LIS PENDENS
Recording Date :	10/11/2023	03/09/2023
Fore. Doc. No :	223183738	223039139
Orig Mtg Amt :	\$203,633	
Orig Doc Date :	05/04/2022	
Lender Name :	144482	



Public Schools :

Elementary Schools

Liberty Elementary Distance 0.53 Miles

11450 Liberty School Rd Azle TX 76020

Telephone : **(817) 444-1317**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **569**

Total Expenditure/Student :

Walnut Creek Elementary Distance 1.66 Miles

500 Stribling Dr Azle TX 76020

Telephone : **(817) 444-4045**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **427**

Total Expenditure/Student :

Middle Schools

W E Hoover Elementary Distance 1.08 Miles

484 Sandy Beach Rd Azle TX 76020

Telephone : **(817) 444-7766**

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

Lowest Grade : **5th**

Highest Grade : **6th**

Kindergarten : **No**

School Enrollment :

Enrollment : **518**

Total Expenditure/Student :



Santo Forte J H

Distance **1.22 Miles**

479 Sandy Beach Rd Azle TX 76020

Telephone : **(817) 270-1133**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **490**

Total Expenditure/Student :

High Schools

Azle High School

Distance **1.74 Miles**

1200 Boyd Rd Azle TX 76020

Telephone : **(817) 444-5555**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2147**

Total Expenditure/Student :

Advanced Placement : **No**

Azle Hornet Academy

Distance **1.91 Miles**

1010 Boyd Rd Azle TX 76020

Telephone : **(817) 752-2150**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **58**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
V Marina-r Inc	6925 Liberty School Tap R Azle Tx	(817) 444-1622	0.38

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Discount Mortgage Services, Inc.	129 Gardenia Dr Azle Tx	(562) 902-2677	0.6

Health Care Services

Name	Address	Telephone	Distance (Miles)
Healthcare Consultlink Corp.	6585 Sandy Beach Rd Azle Tx	(817) 370-9876	0.76

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Lighthouse Harbor Church	1960 Long Cir Azle Tx	(817) 444-3547	0.28

Shopping

Name	Address	Telephone	Distance (Miles)
P.b. Quickstop Corporation	1300 Sandy Beach Rd Azle Tx	(817) 444-3004	0.31
Lake Cove Fencing	1801 Laguna Bay Azle Tx	(817) 706-0768	0.97



1361 BEACH DR

Distance 0.01 Miles

Owner Name : Searles Alexander N	Property Tax : \$6,545.96
Total Value : \$294,481	Lot Acres : 0.15
Land Use : Sfr	Living Area : 1,725
Yr Blt / Eff Yr Blt : 2023 /	APN : 42863803
Subdivision : Lakeview Estates Ph Two	

1365 BEACH DR

Distance 0.02 Miles

Owner Name : Magpri Sfr Tx Llc	Property Tax : \$5,865.98
Total Value : \$263,891	Lot Acres : 0.16
Land Use : Sfr	Living Area : 1,535
Yr Blt / Eff Yr Blt : 2023 /	APN : 42863811

1360 BEACH DR

Distance 0.03 Miles

Owner Name : Fountain Michele Victoria	Property Tax : \$6,791.54
Total Value : \$305,529	Lot Acres : 0.14
Land Use : Sfr	Living Area : 1,935
Yr Blt / Eff Yr Blt : 2022 /	APN : 42863293

1369 BEACH DR

Distance 0.03 Miles

Owner Name : Ramos Jeanette Cedeno	Property Tax : \$5,468.66
Total Value : \$246,017	Lot Acres : 0.17
Land Use : Sfr	Living Area : 1,305
Yr Blt / Eff Yr Blt : 2022 /	APN : 42863820
Subdivision : Lakeview Estates Ph 2	

1364 BEACH DR

Distance 0.04 Miles

Owner Name : Kuhler Jeanne Louise	Property Tax : \$5,479.04
Total Value : \$246,484	Lot Acres : 0.14
Land Use : Sfr	Living Area : 1,305
Yr Blt / Eff Yr Blt : 2023 /	APN : 42863307



Neighbors

1464 YACHTCLUB DR

Distance **0.04 Miles**

Owner Name : Davis Madisen Elizabeth	Property Tax : \$5,423.83
Total Value : \$244,000	Lot Acres : 0.15
Land Use : Sfr	Living Area : 1,515
Yr Blt / Eff Yr Blt : 2022 /	APN : 42863846

1468 YACHTCLUB DR

Distance **0.04 Miles**

Owner Name : Cardenales Melanie Muniz	Property Tax : \$6,532.90
Total Value : \$293,894	Lot Acres : 0.15
Land Use : Sfr	Living Area : 1,725
Yr Blt / Eff Yr Blt : 2022 /	APN : 42863838

1368 BEACH DR

Distance **0.04 Miles**

Owner Name : Long Taber Rendall	Property Tax : \$6,532.90
Total Value : \$293,894	Lot Acres : 0.14
Land Use : Sfr	Living Area : 1,725
Yr Blt / Eff Yr Blt : 2022 /	APN : 42863315

1460 YACHTCLUB DR

Distance **0.05 Miles**

Owner Name : Armstrong Jane Musgrave	Property Tax : \$4,740.29
Total Value : \$213,250	Lot Acres : 0.15
Land Use : Sfr	Living Area : 1,236
Yr Blt / Eff Yr Blt : 2022 /	APN : 42863854

1372 BEACH DR

Distance **0.05 Miles**

Owner Name : Gonzalez Ramon	Property Tax : \$5,816.01
Total Value : \$261,643	Lot Acres : 0.14
Land Use : Sfr	Living Area : 1,515
Yr Blt / Eff Yr Blt : 2022 /	APN : 42863323



Demographics

Census Tract / block: 1142.03 / 2 Year: 2020

Household

Population		Population by Age	
Count:	6,309	0 - 11	
Estimate Current Year:	7,341	12 - 17	
Estimate in 5 Years:	13,458	18 - 24	7.53%
Growth Last 5 Years:	26.33%	25 - 64	54.65%
Growth Last 10 Years:	-136.91%	65 - 74	8.7%
		75+	
Household Size		Household Income	
Current Year:	2,265	0 - \$25,000	11.83%
Average Current Year:	2.79	\$25,000 - \$35,000	12.32%
Estimate in 5 Years:	4,621	\$35,000 - \$50,000	10.68%
Growth Last 5 Years:	17.09%	\$50,000 - \$75,000	14.26%
Growth Last 10 Years:	14.95%	\$75,000 - \$100,000	11.66%
Male Population:	46.96%	Above \$100,000	39.25%
Female Population:	53.04%	Average Household Income:	\$78,958
Married People:	55.74%		
Unmarried People:	44.26%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.97%	Below \$100,000:	15.19%
\$300 - \$799:	33.52%	\$100,000 - \$150,000:	7.46%
\$800 - \$1,999:	42.46%	\$150,000 - \$200,000:	13.33%
Over \$2,000:	22.05%	\$200,000 - \$300,000:	29.13%
Median Home Value:	\$236,400	\$300,000 - \$500,000:	18.38%
Unit Occupied Owner:	80.49%	Above \$500,000:	16.51%
Median Mortgage:	\$1,128		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	19.51%	1999 - 2000	
Median Gross Rent:	\$1,113	1995 - 1998	
Less Than \$499	12.02%	1990 - 1994	
\$500 - \$749	8.95%	1980 - 1989	24.55%
\$750 - \$999	19.44%	1970 - 1979	17.64%
\$1000 and Over	59.59%	1900 - 1969	18.03%

Education

Enrollment			
Public Pre-Primary School:	1.34%	Not Enrolled in School:	77.89%
Private Pre-Primary School:	0.13%	Not A High School Graduate:	14.19%
Public School:	20.73%	Graduate Of High School:	33.28%
Private School:	1.38%	Attended Some College:	33.33%
Public College:	2.78%	College Graduate:	15.11%
Private College:	0.79%	Graduate Degree:	4.09%

Workforce

Occupation:			
Manager/Prof:	31.16%	Private Worker:	77.21%
Technical:		Government Worker:	7.62%
Sales:	29.15%	Self Employed Worker:	3.81%
Administrative:		Unpaid Family Worker:	6.88%
Private House Hold:		Farming:	18.38%
Service:	9%	Skilled:	
Protective Services:		Blue-Collar:	30.7%
Commute Time			
Less Than 15 Min:	13.99%		
15 min - 28 min:	16.83%		
30 min - 57 min:	55.97%		
Over 60 min:	13.2%		