

real estate reports



Subject Property

14229 Bridgeview Ln
Dallas
TX 75253
APN: 00-88130-00D-027-0000

Prepared For: Martha Alvarez

Data Provided By: Rolando Lopez

Martha Alvarez

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Property Detail

Subject Property : **14229 Bridgeview Ln Dallas TX 75253**

Owner Information

Owner Name : **Portugal Jesus / Mendoza Luz**

Mailing Address : **14229 Bridgeview Ln, Dallas TX 75253-4947 R014**

Owner Occupied ☒
Indicator :

Location Information

Legal Description : **Shady Oaks Estates Ph 1 Blk D/8813 Lt 27**

County : **Dallas, Tx**

Subdivision : **Shady Oaks Estates**

Census Tract / Block : **170.10 / 1**

Map Reference : **70-P / 00-8813-000D**

Legal Lot : **27**

School District : **Dallas Isd**

Legal Block : **D8813**

Munic/Township : **Dallas**

Market Area : **13**

Neighbor Code : **4DSM29**

APN : **00-88130-00D-027-0000**

Last Market Sale Information

Recording/Sale Date : **08/07/2017 / 07/31/2017**

1st Mtg Amount/Type : **\$164,720 / Cnv**

Sale Price : **\$205,900**

1st Mtg Document # : **221202**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **221201**

Price Per SqFt : **\$105.81**

Deed Type : **Special Warranty Deed**

Title Company : **Texas American Title**

Seller Name : **Lgi Homes-texas Llc**

Prior Sale Information

Prior Rec/Sale Date : **10/06/2016 / 09/29/2016**

Prior Deed Type : **Special Warranty Deed**

Prior Doc Number : **280940**



Property Detail

Property Characteristics

Gross Area : 2,346	Parking Type : Attached Garage	Heat Type : Central
Living Area : 1,946	Garage Area : 400	Cooling Type : Central
Bedrooms : 3	Roof Type : Gable	Exterior wall : Frame
Bath(F/H) : 2 / 1	Foundation : Slab	Air Cond : Central
Year Built / Eff : 2017 / 2017	Roof Material : Composition Shingle	Condition : Good
# of Stories : 2	Construction : Frame	Other Rooms : Kitchen

Property Information

Land Use : Sfr	Zoning : Z116	Lot Size : 5,750
County Use : Sfr	Lot Acres : 0.13	

Tax Information

Total Value : \$316,950	Tax Year : 2024	DALLAS COUNTY Tax / Rate : \$683.03/.2155
Land Value : \$85,000	Property Tax : \$7,083.93	DALLAS (CITY) Tax / Rate : \$2,233.55/.7047
Improvement Value : \$231,950	Tax Rate Area : DC	DALLAS ISD Tax / Rate : \$3,160.74/.99724
Assessed Year : 2024	Homeowner Exemption : Homestead	PARKLAND HOSPITAL Tax / Rate : \$671.93/.212
Improve % : 73%	Market Value : \$316,950	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$334.68/.1056



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$205,900	\$335,000	\$337,500	\$336,250
Bldg/Living Area	1946	1655	2148	1935
Price Per Square Foot	\$105.81	\$159	\$198	\$178.60
Year Built	2017	2015	2019	2016
Lot Size	5,750	5,750	9,570	7,503
Bedrooms	3	3	4	4
Bathrooms	3	2	3	3
Stories	2	1	2	1
Total Assessed Value	\$316,950	\$254,920	\$329,340	\$299,789
Distance From Subject	0	0.06	0.63	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	14229 Bridgeview Ln	205,900	316,950	08/07/2017	3	3	1,946	5,750	2017		Z116
1	14171 Greenhaw Ln	337,500	318,190	01/23/2025	3	2	1,704	8,041	2017	0.06	Z116
2	14247 Greenhaw Ln		319,290	03/06/2025	3	2	1,808	5,750	2018	0.07	Z116
3	1321 Lucchese Ln	335,000	329,340	09/12/2025	4	3	2,105	5,750	2017	0.19	Z116
4	14325 Wrangler Way		320,550	08/25/2025	4	3	2,091	6,726	2019	0.23	
5	14267 Chaps Dr		320,550	08/25/2025	4	3	2,091	5,968	2019	0.27	
6	15642 Gatsby Ln		315,330	08/25/2025	4	3	2,116	9,570	2016	0.48	Z294
7	15634 Gatsby Ln		285,000	08/25/2025	3	2	1,696	8,468	2016	0.49	Z294
8	15626 Gatsby Ln		285,000	08/25/2025	3	2	1,696	7,501	2016	0.51	Z294
9	956 Haley Dr		286,840	06/09/2025	4	2	1,655	7,527	2015	0.51	Z294
10	15623 Gatsby Ln		315,330	08/25/2025	4	3	2,116	9,204	2016	0.54	Z294
11	953 Abigale Ln		273,000	08/25/2025	4	2	1,757	7,501	2015	0.54	Z294
12	949 Abigale Ln		273,000	08/25/2025	4	2	1,757	7,501	2015	0.55	Z294

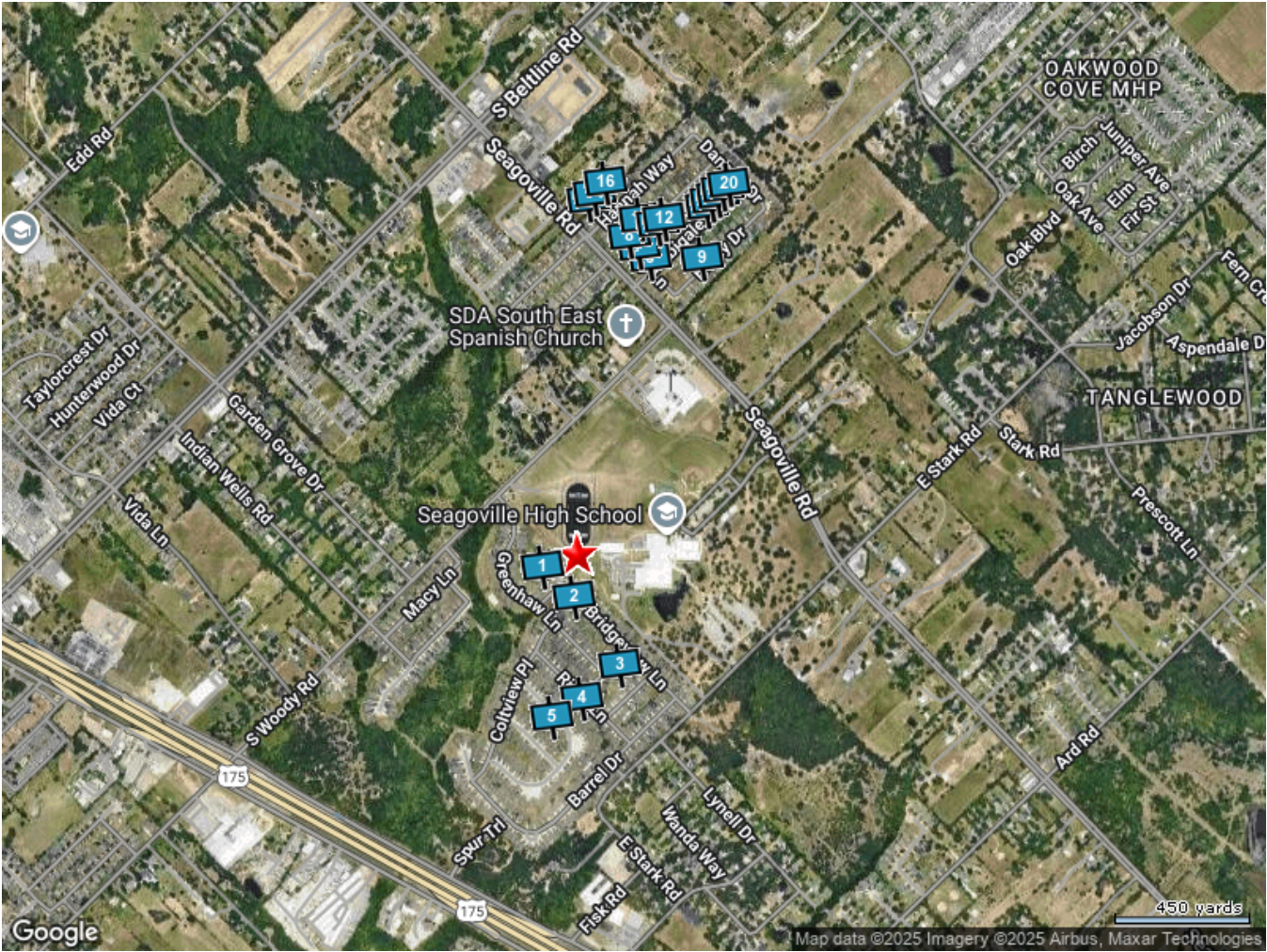


Comparables

13	973 Hannah Way		254,920	08/25/2025	3	2	1,771	8,054	2016	0.56	Z294
14	969 Hannah Way		312,110	08/25/2025	4	3	2,148	7,501	2015	0.57	Z294
15	930 Abigale Ln		312,110	08/25/2025	4	3	2,148	7,501	2015	0.59	Z294
16	961 Hannah Way		312,110	08/25/2025	4	3	2,148	7,501	2015	0.59	Z294
17	926 Abigale Ln		283,000	08/25/2025	4	2	1,847	7,501	2015	0.6	Z294
18	922 Abigale Ln		295,000	08/25/2025	4	3	2,148	7,501	2015	0.61	Z294
19	918 Abigale Ln		273,000	08/25/2025	4	2	1,757	7,501	2015	0.62	Z294
20	914 Abigale Ln		312,110	08/25/2025	4	3	2,148	7,501	2015	0.63	Z294

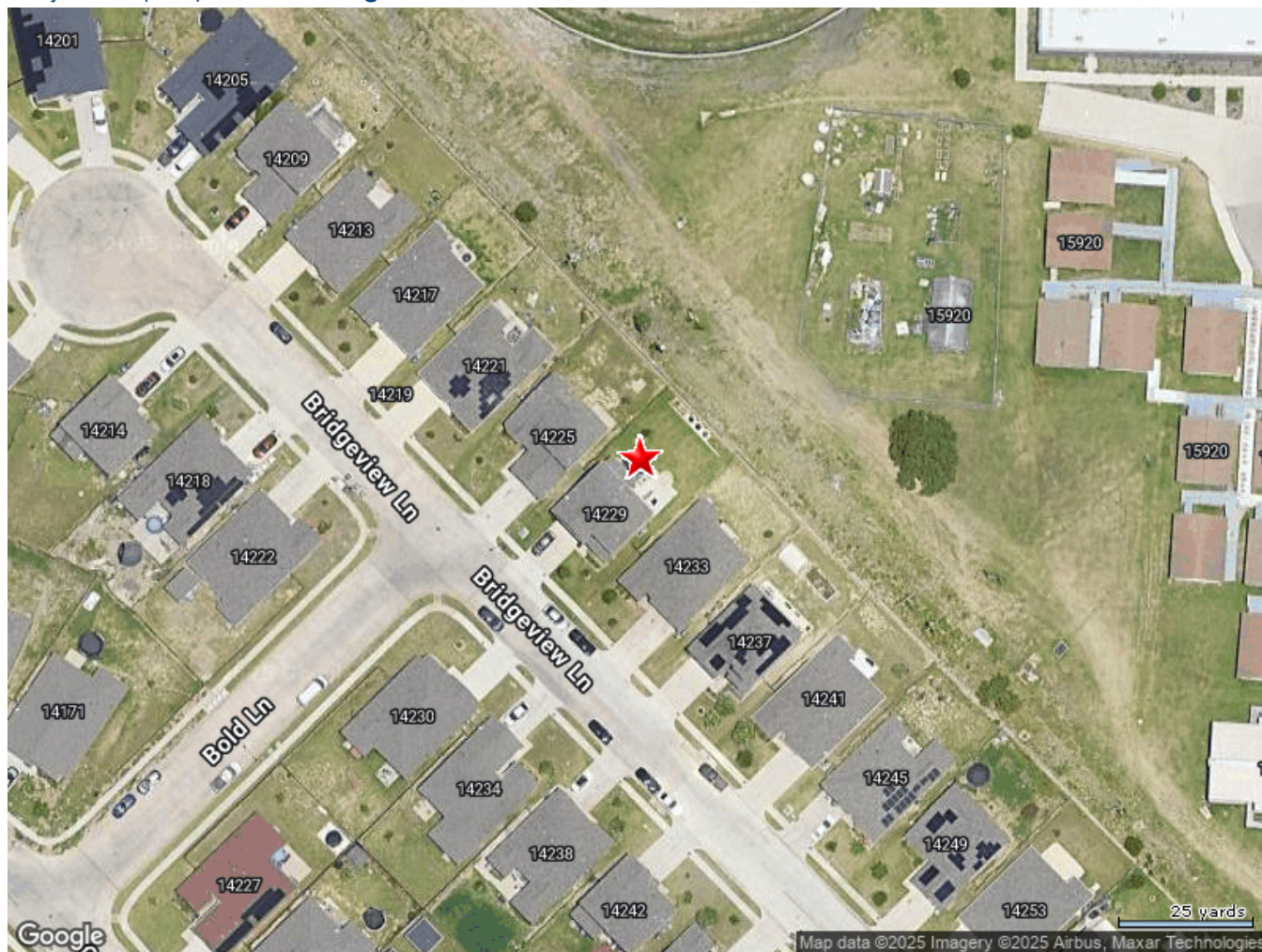
Distressed Sales =

Map

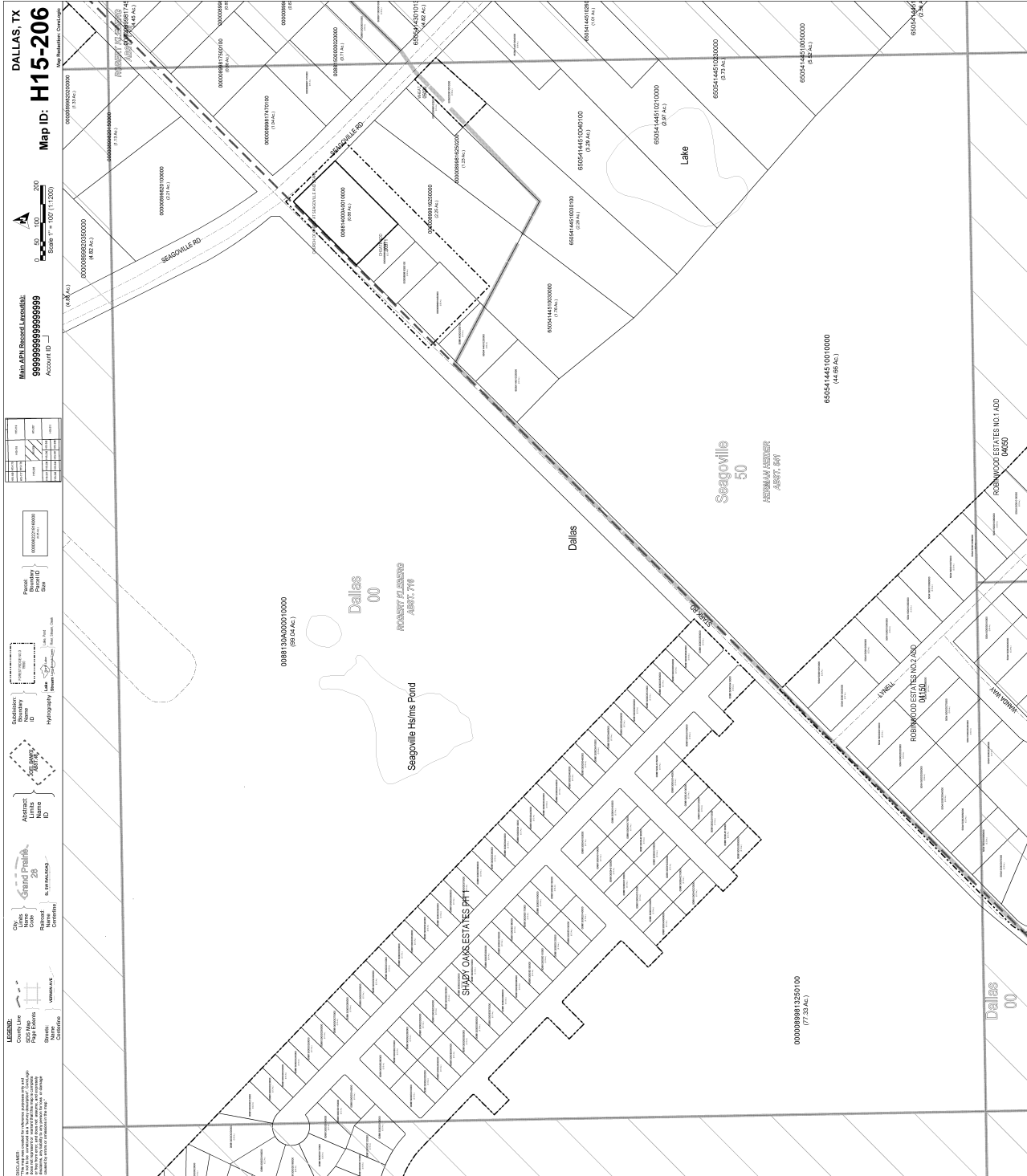




Subject Property : **14229 Bridgeview Ln Dallas TX 75253**



Assessor Map



Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 10/30/2025
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Transaction History

Sales History

Rec. Date :	08/07/2017	10/06/2016
Sale Date :	07/31/2017	09/29/2016
Sale Price :	\$205,900	
Rec.Doc.No :	221201	280940
Doc. Type :	SPECIAL WARRANTY DEED	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED	
Buyer :	Portugal Jesus	Lgi Homes- texas Llc
Seller :	Lgi Homes- texas Llc	Shady Oaks Tb Ltd
Title Company :	Texas American Title	Texas American Title
Other Doc No :		

Mortgage History

1st Mortgage Details

Mtg. Date :	08/07/2017
Mtg. Amt :	\$164,720
Mtg. Doc. No :	221202
Doc. Type :	DEED OF TRUST
Loan Type :	CONVENTIONAL
Mtg. Rate Type :	
Mtg. Term :	30 Years
Mtg. Rate :	
Lender :	Onetrust Hm Loans
Borrower 1 :	Portugal Jesus
Borrower 2 :	Mendoza Luz
Borrower 3 :	
Borrower 4 :	



Public Schools :

Elementary Schools

Kleberg Elementary	Distance 0.99 Miles
1450 Edd Rd Dallas TX 75253	
Telephone : (972) 749-6500	School District : Dallas Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 795	Total Expenditure/Student :

Dr Linda Henrie Elementary	Distance 1.68 Miles
253 W Lawson Rd Dallas TX 75253	
Telephone : (972) 290-4200	School District : Mesquite Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 856	Total Expenditure/Student :

Middle Schools

Seagoville Middle	Distance 0.32 Miles
950 Woody Rd Dallas TX 75253	
Telephone : (972) 892-7100	School District : Dallas Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 1297	Total Expenditure/Student :



High Schools

Seagoville High School

Distance **0.13 Miles**

151920 Seagoville Rd Dallas TX 75253

Telephone : **(972) 892-5900**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1827**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Mc2 Ranch & Recreations, Llc	15300 Seagoville Rd Unit Dallas Tx	(855) 622-3833	0.58
Flying Saucer Youth Frisbee Golf League	1325 E Stark Rd Trlr 32 Dallas Tx	(214) 792-0675	0.65

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Savor, Llc	14251 Chaps Dr Dallas Tx	(504) 450-4153	0.25
Taqueria Rosita's	16201 Seagoville Rd Dallas Tx	(214) 622-3405	0.45
Nip's Naked Pig Bbq & Soul Food Company	1106 Little Fox Dr Dallas Tx	(972) 480-1611	0.51
Pupuseria Beltran	1512 S Belt Line Rd Dallas Tx	(972) 286-2686	0.62

Health Care Services

Name	Address	Telephone	Distance (Miles)
Lee Michael	13951 Indian Wells Rd Dallas Tx	(972) 672-6712	0.37

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Iglesia Evangelica Arca De Salvacion	14355 Bridgeview Ln Dallas Tx	(972) 357-6134	0.27
Jerusalem Ciudad De Dios	3002 Lynell Dr Seagoville Tx	(214) 900-8075	0.35
Texas Conference Of Seventh-day Adventists	941 N Woody Rd Dallas Tx	(682) 433-8920	0.38
Kingdom First Ministries	117 E Stark Rd Seagoville Tx	(214) 334-5112	0.54

Shopping

Name	Address	Telephone	Distance (Miles)
On Her Throne V-steam And Holistic Spa Llc	14111 Kelann Ct Dallas Tx	(619) 654-7519	0.38
Pcs Metro	1512 S Belt Line Rd Ste 9 Dallas Tx	(972) 913-1610	0.63
Tortilleria Mexico	1130 S Belt Line Rd Ste 5 Dallas Tx	(972) 286-0700	0.63



Local Business

Migolitos Migolitos	1050 S Belt Line Rd Dallas Tx	(903) 454-2685	0.64
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Neighbors

14225 BRIDGEVIEW LN

Distance 0.01 Miles

Owner Name : Pine Grove Residential	Subdivision : Shady Oaks Estates
Sale Date : 08/12/2022	Recording Date : 08/16/2022
Total Value : \$325,010	Property Tax : \$7,264.07
Bed / Bath : 4 / 3	Lot Acres : 0.13
Land Use : Sfr	Living Area : 2,105
Stories : 2	APN : 00-88130-00D-026-0000
Yr Blt / Eff Yr Blt : 2017 / 2017	

14241 BRIDGEVIEW LN

Distance 0.03 Miles

Owner Name : Sneed Clifford D	Subdivision : Shady Oaks Estates
Sale Date : 07/18/2017	Recording Date : 07/20/2017
Total Value : \$300,000	Sale Price : \$187,332.78
Bed / Bath : 4 / 2	Property Tax : \$6,705.09
Land Use : Sfr	Lot Acres : 0.13
Stories : 1	Living Area : 1,611
Yr Blt / Eff Yr Blt : 2017 / 2017	APN : 00-88130-00D-030-0000

14245 BRIDGEVIEW LN

Distance 0.04 Miles

Owner Name : Petros Samson Ashagre	Subdivision : Shady Oaks Estates
Sale Date : 07/24/2017	Recording Date : 07/27/2017
Total Value : \$294,660	Sale Price : \$185,349.14
Bed / Bath : 3 / 2	Property Tax : \$6,585.74
Land Use : Sfr	Lot Acres : 0.13
Stories : 1	Living Area : 1,568
Yr Blt / Eff Yr Blt : 2017 / 2017	APN : 00-88130-00D-031-0000

14238 BRIDGEVIEW LN

Distance 0.04 Miles

Owner Name : Anderson Darell	Subdivision : Shady Oaks Estates
Sale Date : 10/12/2017	Recording Date : 10/17/2017
Total Value : \$294,660	Sale Price : \$190,307.23
Bed / Bath : 3 / 2	Property Tax : \$6,585.74
Land Use : Sfr	Lot Acres : 0.13
Stories : 1	Living Area : 1,568
Yr Blt / Eff Yr Blt : 2017 / 2017	APN : 00-88130-00E-026-0000



Neighbors

14222 BRIDGEVIEW LN

Distance **0.04 Miles**

Owner Name : Sfr 1 2020 1 Borrower Llc	Subdivision : Shady Oaks Estates
Sale Date : 03/19/2020	Recording Date : 03/23/2020
Total Value : \$285,000	Property Tax : \$6,369.84
Bed / Bath : 4 / 2	Lot Acres : 0.15
Land Use : Sfr	Living Area : 1,611
Stories : 1	APN : 00-88130-00D-014-0000
Yr Blt / Eff Yr Blt : 2017 / 2017	

14242 BRIDGEVIEW LN

Distance **0.04 Miles**

Owner Name : Pagaya Smartresi F1 Fund	Subdivision : Shady Oaks Estates
Sale Date : 06/18/2021	Recording Date : 06/22/2021
Total Value : \$297,680	Property Tax : \$6,653.24
Bed / Bath : 3 / 3	Lot Acres : 0.13
Land Use : Sfr	Living Area : 1,946
Stories : 2	APN : 00-88130-00E-025-0000
Yr Blt / Eff Yr Blt : 2017 / 2017	

14218 BRIDGEVIEW LN

Distance **0.05 Miles**

Owner Name : Dominguezmartinez Marco	Subdivision : Shady Oaks Estates
Sale Date : 08/24/2017	Recording Date : 09/07/2017
Total Value : \$294,660	Sale Price : \$190,307.23
Bed / Bath : 3 / 2	Property Tax : \$6,585.74
Land Use : Sfr	Lot Acres : 0.14
Stories : 1	Living Area : 1,568
Yr Blt / Eff Yr Blt : 2017 / 2017	APN : 00-88130-00D-015-0000

14249 BRIDGEVIEW LN

Distance **0.05 Miles**

Owner Name : Owadokun Gbenga	Subdivision : Shady Oaks Estates
Sale Date : 08/14/2024	Recording Date : 08/20/2024
Total Value : \$329,340	Sale Price : \$306,931.93
Bed / Bath : 4 / 3	Property Tax : \$7,360.85
Land Use : Sfr	Lot Acres : 0.13
Stories : 2	Living Area : 2,105
Yr Blt / Eff Yr Blt : 2017 / 2017	APN : 00-88130-00D-032-0000



14246 BRIDGEVIEW LN

Distance 0.05 Miles

Owner Name : Banuelos Cassandra L	Subdivision : Shady Oaks Estates
Sale Date : 08/24/2017	Recording Date : 09/07/2017
Total Value : \$300,000	Sale Price : \$187,332.78
Bed / Bath : 4 / 2	Property Tax : \$6,705.09
Land Use : Sfr	Lot Acres : 0.13
Stories : 1	Living Area : 1,611
Yr Blt / Eff Yr Blt : 2017 / 2017	APN : 00-88130-00E-024-0000

14227 GREENHAW LN

Distance 0.05 Miles

Owner Name : Flores Maria	Subdivision : Shady Oaks Estates
Sale Date : 03/13/2018	Recording Date : 03/21/2018
Total Value : \$321,700	Sale Price : \$196,361.25
Bed / Bath : 3 / 2	Property Tax : \$7,190.09
Land Use : Sfr	Lot Acres : 0.15
Stories : 1	Living Area : 1,678
Yr Blt / Eff Yr Blt : 2017 / 2017	APN : 00-88130-00E-001-0000



Demographics

Census Tract / block: 170.10 / 1 Year: 2020

Household

Population		Population by Age	
Count:	5,828	0 - 11	
Estimate Current Year:	5,828	12 - 17	
Estimate in 5 Years:	5,828	18 - 24	11.32%
Growth Last 5 Years:		25 - 64	48.2%
Growth Last 10 Years:		65 - 74	3.23%
		75+	
Household Size		Household Income	
Current Year:	1,748	0 - \$25,000	16.25%
Average Current Year:	3.33	\$25,000 - \$35,000	5.32%
Estimate in 5 Years:	1,748	\$35,000 - \$50,000	10.3%
Growth Last 5 Years:		\$50,000 - \$75,000	22.71%
Growth Last 10 Years:		\$75,000 - \$100,000	18.71%
Male Population:	48.03%	Above \$100,000	26.72%
Female Population:	51.97%	Average Household Income:	\$73,907
Married People:	48.61%		
Unmarried People:	51.39%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	2.19%	Below \$100,000:	31.46%
\$300 - \$799:	27%	\$100,000 - \$150,000:	9.86%
\$800 - \$1,999:	54.15%	\$150,000 - \$200,000:	5.71%
Over \$2,000:	16.67%	\$200,000 - \$300,000:	38.34%
Median Home Value:	\$205,000	\$300,000 - \$500,000:	14.63%
Unit Occupied Owner:	73.11%	Above \$500,000:	0%
Median Mortgage:	\$1,123		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	26.89%	1999 - 2000	
Median Gross Rent:	\$1,363	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	5.4%	1980 - 1989	8.92%
\$750 - \$999	0%	1970 - 1979	6.76%
\$1000 and Over	94.6%	1900 - 1969	6.49%

Education

Enrollment			
Public Pre-Primary School:	2.79%	Not Enrolled in School:	61.61%
Private Pre-Primary School:	1.54%	Not A High School Graduate:	30.14%
Public School:	34.91%	Graduate Of High School:	27.36%
Private School:	3.49%	Attended Some College:	20.74%
Public College:	5.11%	College Graduate:	12.47%
Private College:	1.13%	Graduate Degree:	9.3%

Workforce

Occupation:			
Manager/Prof:	22.55%	Private Worker:	73.75%
Technical:		Government Worker:	10.58%
Sales:	25.56%	Self Employed Worker:	3.78%
Administrative:		Unpaid Family Worker:	10.04%
Private House Hold:		Farming:	19.65%
Service:	20.54%	Skilled:	
Protective Services:		Blue-Collar:	31.35%
Commute Time			
Less Than 15 Min:	16.62%		
15 min - 28 min:	30.49%		
30 min - 57 min:	34.25%		
Over 60 min:	18.63%		