

real estate reports



Subject Property

1801 High Vista Ct
Fort Worth
TX 76112
APN: 00626988

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Starling Oliver

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Property Detail

Subject Property : **1801 High Vista Ct Fort Worth TX 76112**

Owner Information

Owner Name : **Oshiro Llc**
Mailing Address : **4116 Yellowleaf Dr, Fort Worth TX 76133-7529 C033**
Vesting Codes : **/ / Corporation**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Cooke's Meadow Addition Block D Lot 84**
County : **Tarrant, Tx** Alternate APN : **8300D84**
Census Tract / Block : **1065.12 / 1** Subdivision : **Cookes Meadow Add**
Legal Lot : **84** Map Reference : **80-D / 2096-392**
Legal Block : **D** School District : **Fort Worth Isd**
Market Area : **104** Munic/Township : **Fort Worth**
APN : **00626988**

Last Market Sale Information

Recording/Sale Date : **04/24/2025 / 04/21/2025** Deed Type : **Warranty Deed**
Sale Price : **\$281,250** 1st Mtg Amount/Type : **\$225,000 / Cnv**
Sale Type : **Estimated** 1st Mtg Document # : **225072363**
Document # : **225072362** Price Per SqFt : **\$102.95**
Title Company : **Infinite Title**
Seller Name : **Harris Arnecia**

Prior Sale Information

Prior Rec/Sale Date : **10/14/2004 / 10/08/2004** Prior Lender : **First Franklin Fin'l Corp**
Prior Sale Price : **\$241,395** Prior 1st Mtg Amt/Type : **\$181,500 / Conv**
Prior Doc Number : **204322724** Prior 1st Mtg Rate/Type : **\$7.25 / Adjustable Int Rate Loan**
Prior Deed Type : **Warranty Deed**



Property Detail

Property Characteristics

Gross Area : 2,732	Year Built / Eff : 1978	Cooling Type : Central
Living Area : 2,732	# of Stories : 1	Porch Type : Porch
Above Grade : 2732	Foundation : Slab	Pool : Pool
Bedrooms : 3	Roof Material : Wood Shake	Air Cond : Central
Bath(F/H) : 2	Heat Type : Central	Floor Cover : Carpet

Property Information

Land Use : Sfr	Lot Acres : 0.13	Lot Size : 5,750
County Use : Resid Single Family		

Tax Information

Total Value : \$381,596	Property Tax : \$8,562.56	CITY OF FORT WORTH Tax / Rate : \$2,566.23/.6725
Land Value : \$60,000	Tax Rate Area : 220	ISD - FORT WORTH Tax / Rate : \$4,054.08/1.0624
Improvement Value : \$321,596	Market Value : \$381,596	TARRANT REGIONAL WATER DIST Tax / Rate : \$101.89/.0267
Assessed Year : 2024	Water Tax : 223	TARRANT COUNTY HOSP DIST Tax / Rate : \$696.41/.1825
Improve % : 84%	TARRANT COUNTY Tax / Rate : \$715.49/.1875	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$428.46/.11228
Tax Year : 2024		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$281,250	\$318,025	\$437,500	\$376,153
Bldg/Living Area	2732	2386	2992	2669
Price Per Square Foot	\$102.95	\$124	\$166	\$149.96
Year Built	1978	1966	2021	1994
Lot Size	5,750	5,001	13,125	8,473
Bedrooms	3	3	4	3
Bathrooms	2	2	3	2
Stories	1	1	2	2
Total Assessed Value	\$381,596	\$222,000	\$433,238	\$331,429
Distance From Subject	0	0.11	0.97	0.51

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1801 High Vista Ct	281,250	381,596	04/24/2025	3	2	2,732	5,750	1978		
1	1713 Rock View Ct	404,250	343,246	04/01/2025	4	3	2,540	11,270	1978	0.11	
2	1917 Cliffbrook Ct	400,000	340,764	07/23/2025	3	2	2,572	11,730	1976	0.22	
3	7604 Arbor Ridge Ct	397,812.5	348,419	01/07/2025	4	3	2,417	6,276	1993	0.23	
4	7540 Madeira Dr		222,000	01/28/2025	4	3	2,782	9,480	1966	0.35	
5	1713 Enoch Dr		331,752	01/06/2025	3	2	2,992	5,001	2005	0.35	
6	7566 Carriage Ln	331,250	348,796	04/16/2025	3	2	2,452	9,660	1984	0.39	
7	1468 Hedgewood Trl	327,261.21	288,131	05/29/2025	3	2	2,631	6,750	2006	0.43	
8	7651 Woodberry Ct	437,500	433,238	07/29/2025			2,643	13,125	2021	0.51	
9	8053 Colbi Ln		335,303	04/09/2025	3	2	2,992	7,841	2005	0.7	
10	7912 Whitney Ln		397,492	04/03/2025	3	2	2,949	5,050	2004	0.73	
11	7358 Greenacres Dr	318,024.76	283,608	12/26/2024	3	2	2,435	11,250	1972	0.78	
12	8061 Plateau Dr		301,889	04/25/2025	3	2	2,902	5,750	2005	0.89	

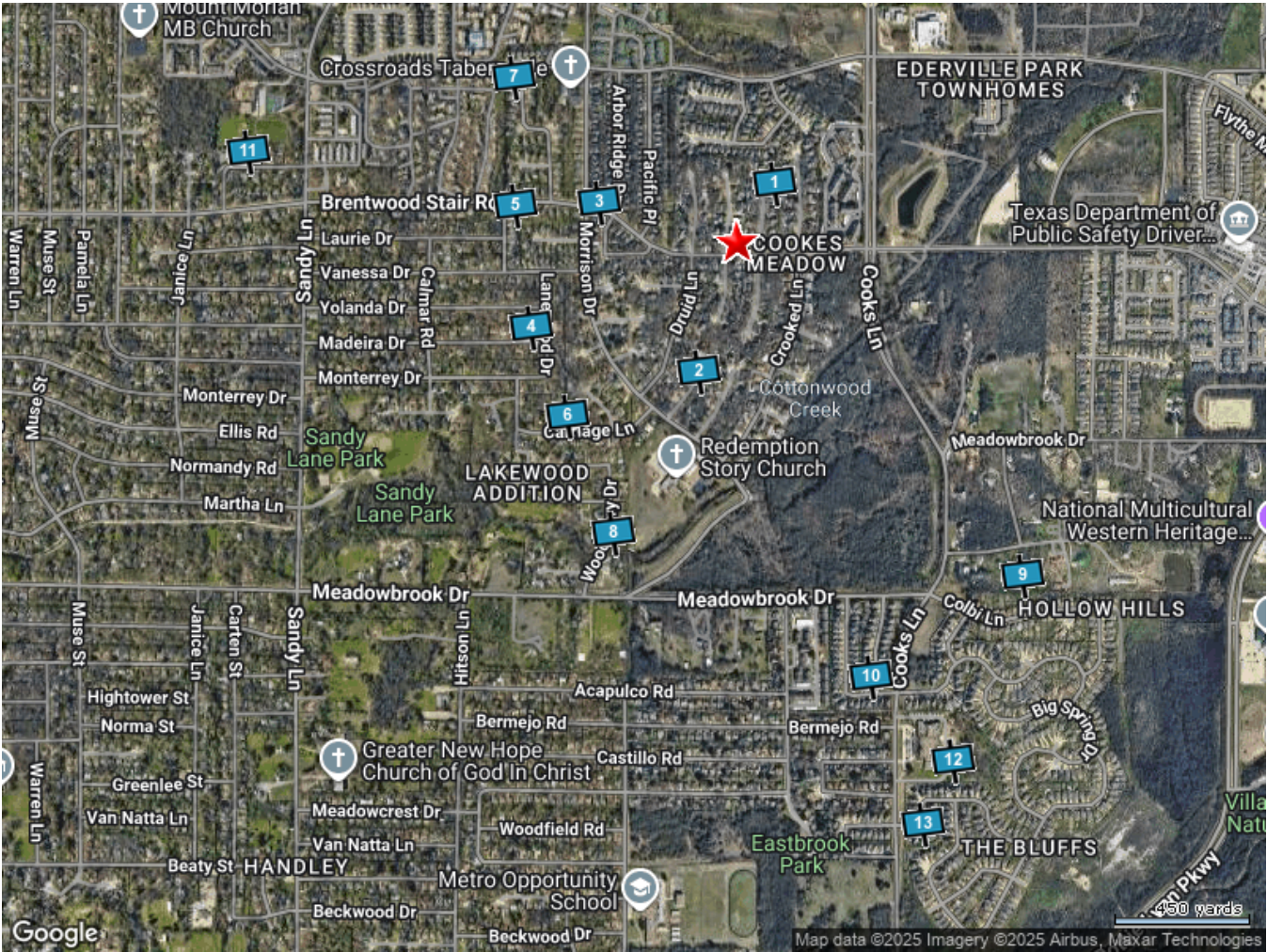


Comparables

13	2812 Merry View Ln	393,125	333,941	07/16/2025	3	2	2,386	6,970	2013	0.97
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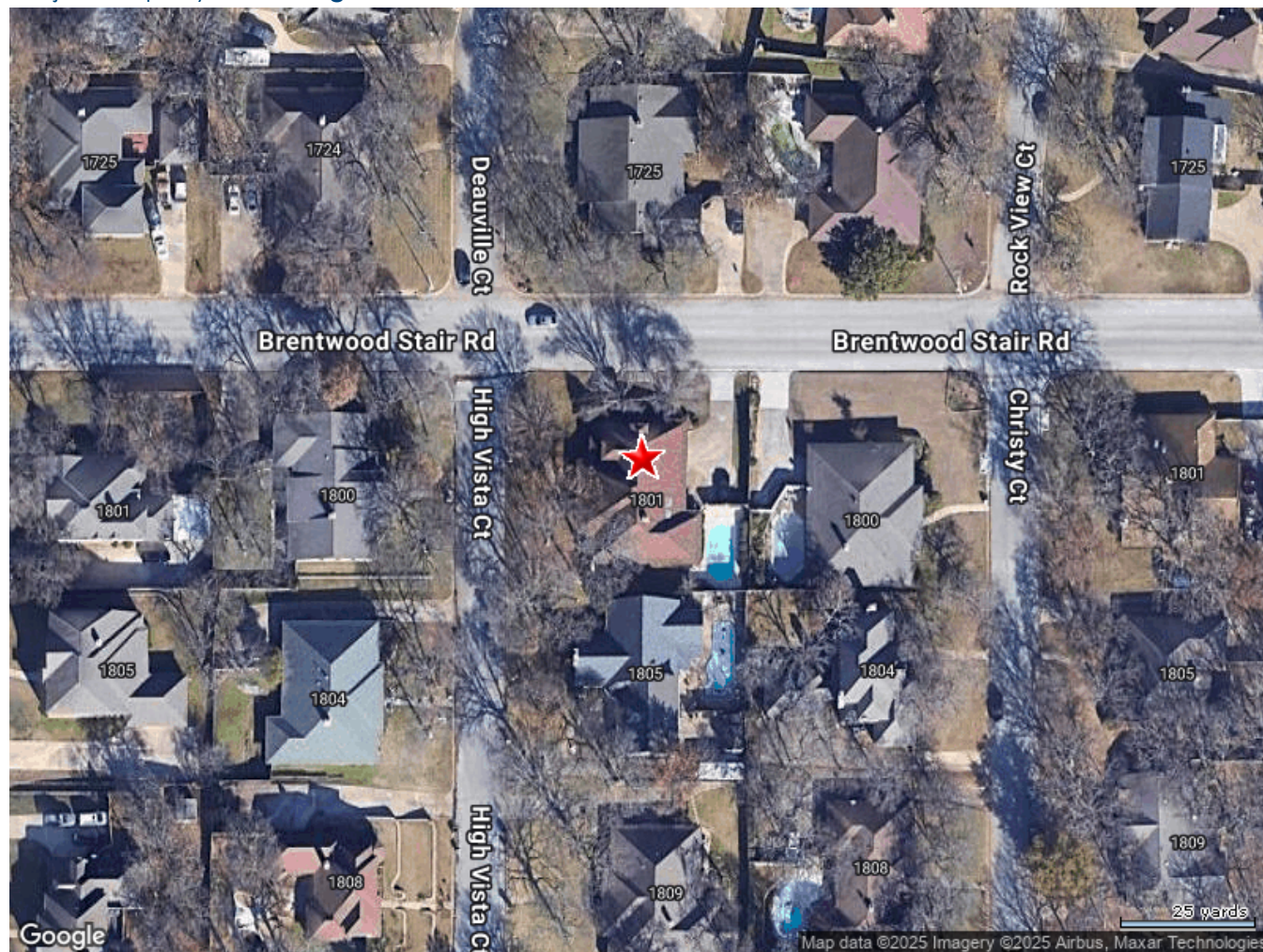
Distressed Sales =

Map

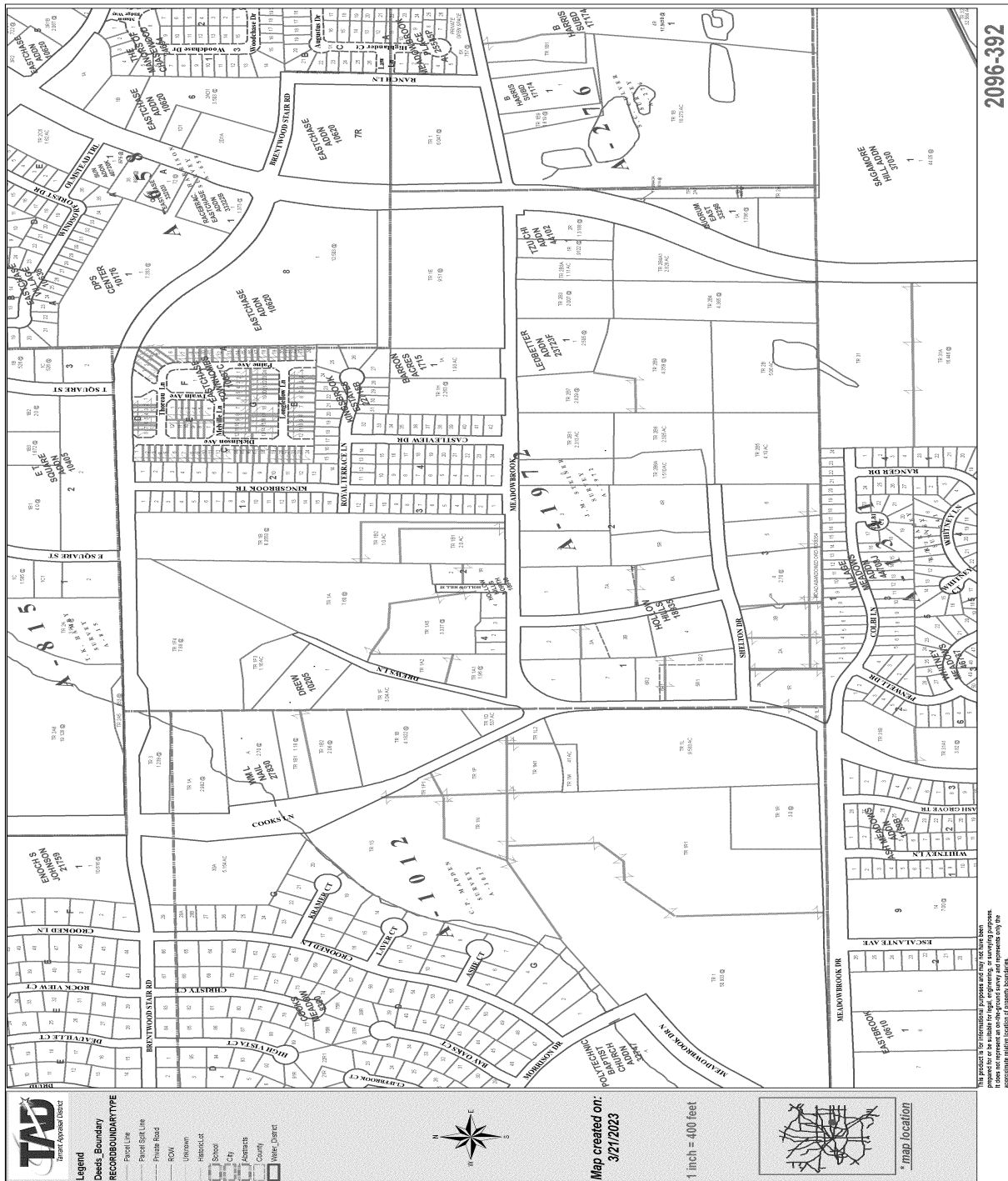




Subject Property : **1801 High Vista Ct Fort Worth TX 76112**



Assessor Map



Transaction History

Sales History

Rec. Date :	04/24/2025	10/14/2004
Sale Date :	04/21/2025	10/08/2004
Sale Price :	\$281,250	\$241,395
Rec.Doc.No :	225072362	204322724
Doc. Type :	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED
Buyer :	Oshiro Llc	Harris Deborah J
Seller :	Harris Arnecia	Phillips Clarence E & Abbie L
Title Company :	Infinite Title	Rattikin Title Co.
Other Doc No :		

Mortgage History

1st Mortgage Details

Mtg. Date :	04/24/2025	10/14/2004
Mtg. Amt :	\$225,000	\$181,500
Mtg. Doc. No :	225072363	204322725
Doc. Type :	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		ADJUSTABLE INT RATE LOAN
Mtg. Term :		30 Years
Mtg. Rate :		7.25
Lender :	Scf Jake Lp	First Franklin Fin'l Corp
Borrower 1 :	Oshiro Llc	Harris Deborah J
Borrower 2 :		
Borrower 3 :		
Borrower 4 :		

Foreclosure History

Doc Type : **NOTICE OF
TRUSTEE'S SALE**

Recording Date : **10/00/2006**

Fore. Doc. No :

Orig Mtg Amt : **\$181,500**

Orig Doc Date : **00/00/2004**

Lender Name : **Deutsche Bk**



Public Schools :

Elementary Schools

Uplift Crescendo Preparatory Pri Distance 0.58 Miles

1200 Cooks Ln Fort Worth TX 76120

Telephone : **(469) 621-8500**

School District : **Uplift Education**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **514**

Total Expenditure/Student :

Bill J Elliott Elementary Distance 0.82 Miles

2501 Cooks Ln Fort Worth TX 76120

Telephone : **(817) 815-4600**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **349**

Total Expenditure/Student :

John T White Elementary Distance 1.04 Miles

7300 John T White Rd Fort Worth TX 76120

Telephone : **(817) 814-7900**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **411**

Total Expenditure/Student :



Atwood Mcdonald Elementary		Distance 1.23 Miles
1850 Barron Ln Fort Worth TX 76112		
Telephone :	(817) 496-7445	School District : Fort Worth Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	316	Total Expenditure/Student :

High Schools

Metro Opportunity		Distance 1.01 Miles
2801 Patino Rd Fort Worth TX 76112		
Telephone :	(817) 814-6700	School District : Fort Worth Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 12th
School Enrollment :		Enrollment : 60
Total Expenditure/Student :		Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Blvd 40, Llc	1613 Pacific Pl Fort Worth Tx	(817) 715-2820	0.22
Terrell Dance Union	1925 Cliffbrook Ct Fort Worth Tx	(817) 729-1205	0.26
Cheer Cubs	1950 Rockbrook Ct Fort Worth Tx	(817) 496-0596	0.32
Lutter, Travis Jiu Jitsu	1732 E Square St Fort Worth Tx	(817) 781-4243	0.53

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Ek Associates L.p.	1709 Windsong Trl Apt 915 Fort Worth Tx	(817) 891-9751	0.25
Max Power Autos And Finance Llc	8301 Arabella Ct Apt 404 Fort Worth Tx	(404) 580-4673	0.74
Wells Fargo Bank, National Association	1701 Eastchase Pkwy Fort Worth Tx	(817) 277-0053	1.0

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Creole Cathing	1905 Cliffbrook Ct Fort Worth Tx	(210) 355-6262	0.16
Friendly Choice Llc	7756 Briarstone Ct Fort Worth Tx	(682) 203-6212	0.18
Dmk Graves Enterprises, Llc	1608 Windsong Trl Apt 614 Fort Worth Tx	(817) 739-3798	0.21
Laneri Italian Foods	1924 Cliffbrook Ct Fort Worth Tx	(817) 451-7602	0.24

Health Care Services

Name	Address	Telephone	Distance (Miles)
Kind Days For Medical Assistant Services Inc	7717 Briarstone Ct Fort Worth Tx	(817) 443-1613	0.22
Secure Home Care, Llc	1517 Hedgewood Trl Fort Worth Tx	(469) 362-5290	0.35
Overeaters Anonymous	1904 Kingsbrook Trl Fort Worth Tx	(817) 303-2888	0.56
Oladoyin Isiaka Inc.	8128 Royal Terrace Ln Fort Worth Tx	(254) 855-4188	0.6



Local Business

Hospitality

Name	Address	Telephone	Distance (Miles)
Shreeji Krupa Hotels Llc	8250 Anderson Blvd Fort Worth Tx	(682) 237-7519	0.92

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
3 18 Biblical Counseling	2100 Morrison Dr Fort Worth Tx	(817) 975-1160	0.35
The Village Church	2100 Morrison Dr Fort Worth Tx	(972) 537-1350	0.35
Redemption Story Church	2100 Morrison Dr Fort Worth Tx	(682) 257-3464	0.35
Draw Nigh Ministries	1729 Enoch Dr Fort Worth Tx	(214) 215-2174	0.35

Personal Services

Name	Address	Telephone	Distance (Miles)
Pt Fitness Limited Liability Company	7616 Blue Carriage Ln Fort Worth Tx	(817) 821-4717	0.64
Mackey Health & Fitness Llc	7641 Blue Carriage Ln Fort Worth Tx	(817) 726-4765	0.65

Shopping

Name	Address	Telephone	Distance (Miles)
Super Convenience, Inc.	1705 Rock View Ct Fort Worth Tx	(817) 457-0233	0.12
Fort Worth Stained Glass	7600 Blue Carriage Ln Fort Worth Tx	(817) 717-5589	0.65
Family Dollar Stores, Inc.	7401 Ederville Rd Fort Worth Tx	(817) 727-4621	0.71
Marshalls Of Ma, Inc.	1454 Eastchase Pkwy Fort Worth Tx	(817) 459-2851	0.91



Neighbors

1800 HIGH VISTA CT

Distance **0.03 Miles**

Owner Name : **Batts Marshall L**

Subdivision : **Cookes Meadow Add**

Sale Date : **08/31/1998**

Recording Date : **09/02/1998**

Total Value : **\$322,315**

Sale Price : **\$125,949.60**

Bed / Bath : **4 / 3**

Property Tax : **\$6,584.89**

Land Use : **Sfr**

Lot Acres : **0.13**

Stories : **1**

Living Area : **2,116**

Yr Blt / Eff Yr Blt : **1979 /**

APN : **00626007**

1801 DRUID LN

Distance **0.05 Miles**

Owner Name : **Wolf Christopher M**

Subdivision : **Cookes Meadow Add**

Sale Date : **07/30/2019**

Recording Date : **07/30/2019**

Total Value : **\$369,292**

Sale Price : **\$270,000**

Bed / Bath : **3 / 2**

Property Tax : **\$8,286.47**

Land Use : **Sfr**

Lot Acres : **0.13**

Stories : **2**

Living Area : **2,671**

Yr Blt / Eff Yr Blt : **1996 /**

APN : **00626015**

1801 CHRISTY CT

Distance **0.05 Miles**

Owner Name : **Fox Deborah A Mcduff
Jenkins**

Yr Blt / Eff Yr Blt : **1978 /**

Sale Date : **04/29/1985**

Subdivision : **Cookes Meadow Add**

Total Value : **\$367,806**

Property Tax : **\$8,253.13**

Bed / Bath : **3 / 2**

Lot Acres : **0.13**

Land Use : **Sfr**

Living Area : **2,813**

Stories : **2**

APN : **00626775**

1805 DRUID LN

Distance **0.06 Miles**

Owner Name : **Green Lonnie G**

Subdivision : **Cookes Meadow Add**

Sale Date : **12/21/2015**

Recording Date : **12/28/2015**

Total Value : **\$517,197**

Sale Price : **\$252,983.08**

Bed / Bath : **4 / 3**

Property Tax : **\$8,063.83**

Land Use : **Sfr**

Lot Acres : **0.26**

Stories : **2**

Living Area : **3,400**

Yr Blt / Eff Yr Blt : **1999 /**

APN : **00626023**



Neighbors

1809 DRUID LN

Distance 0.07 Miles

Owner Name : Miller Rose A	Subdivision : Cookes Meadow Add
Sale Date : 06/27/2002	Recording Date : 07/02/2002
Total Value : \$443,697	Sale Price : \$243,589.50
Bed / Bath : 4 / 2	Property Tax : \$9,235.18
Land Use : Sfr	Lot Acres : 0.29
Stories : 2	Living Area : 2,834
Yr Blt / Eff Yr Blt : 1998 /	APN : 00626031

1800 CROOKED LN

Distance 0.08 Miles

Owner Name : Haley Jane	Yr Blt / Eff Yr Blt : 1978 /
Sale Date : 04/12/1985	Subdivision : Cookes Meadow Add
Total Value : \$347,000	Property Tax : \$7,194.30
Bed / Bath : 3 / 2	Lot Acres : 0.17
Land Use : Sfr	Living Area : 2,714
Stories : 2	APN : 00626767

1804 CROOKED LN

Distance 0.08 Miles

Owner Name : Hamilton Kenneth	Subdivision : Cookes Meadow Add
Sale Date : 01/31/1997	Recording Date : 02/03/1997
Total Value : \$310,800	Sale Price : \$72,520
Bed / Bath : 3 / 2	Property Tax : \$6,388.45
Land Use : Sfr	Lot Acres : 0.30
Stories : 1	Living Area : 1,941
Yr Blt / Eff Yr Blt : 1978 /	APN : 00626759

1800 DRUID LN

Distance 0.08 Miles

Owner Name : Mccleveland Kenneth	Subdivision : Cookes Meadow Add
Sale Date : 07/05/2022	Recording Date : 07/06/2022
Total Value : \$403,372	Sale Price : \$371,889.07
Bed / Bath : 4 / 2	Property Tax : \$9,051.18
Land Use : Sfr	Lot Acres : 0.13
Stories : 2	Living Area : 2,496
Yr Blt / Eff Yr Blt : 1997 /	APN : 00625981



1808 CROOKED LN

Distance 0.08 Miles

Owner Name : **Turner Sheila**

Subdivision : **Cookes Meadow Add**

Sale Date : **07/08/2019**

Recording Date : **07/09/2019**

Total Value : **\$318,220**

Sale Price : **\$240,000**

Bed / Bath : **3 / 2**

Property Tax : **\$7,140.47**

Land Use : **Sfr**

Lot Acres : **0.31**

Stories : **1**

Living Area : **2,378**

Yr Blt / Eff Yr Blt : **1978 /**

APN : **00626740**

1817 DRUID LN

Distance 0.09 Miles

Owner Name : **Dowdle Darline**

Subdivision : **Cookes Meadow Add**

Sale Date : **08/10/2006**

Recording Date : **08/23/2006**

Total Value : **\$436,787**

Sale Price : **\$180,348**

Bed / Bath : **4 / 2**

Property Tax : **\$8,411.82**

Land Use : **Sfr**

Lot Acres : **0.31**

Stories : **2**

Living Area : **2,608**

Yr Blt / Eff Yr Blt : **1998 /**

APN : **00626058**



Demographics

Census Tract / block: 1065.12 / 1 Year: 2020

Household

Population		Population by Age	
Count:	5,094	0 - 11	
Estimate Current Year:	5,718	12 - 17	
Estimate in 5 Years:	9,079	18 - 24	11.27%
Growth Last 5 Years:	3.69%	25 - 64	54.4%
Growth Last 10 Years:	-122.74%	65 - 74	7.89%
		75+	
Household Size		Household Income	
Current Year:	2,212	0 - \$25,000	14.1%
Average Current Year:	2.3	\$25,000 - \$35,000	8.5%
Estimate in 5 Years:	3,316	\$35,000 - \$50,000	18.44%
Growth Last 5 Years:	3.39%	\$50,000 - \$75,000	13.56%
Growth Last 10 Years:	3.28%	\$75,000 - \$100,000	12.88%
Male Population:	49.88%	Above \$100,000	32.5%
Female Population:	50.12%	Average Household Income:	\$68,469
Married People:	44.28%		
Unmarried People:	55.72%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	4.07%
\$300 - \$799:	8.68%	\$100,000 - \$150,000:	0.66%
\$800 - \$1,999:	67.36%	\$150,000 - \$200,000:	4.51%
Over \$2,000:	23.96%	\$200,000 - \$300,000:	59.67%
Median Home Value:	\$275,200	\$300,000 - \$500,000:	31.1%
Unit Occupied Owner:	41.14%	Above \$500,000:	0%
Median Mortgage:	\$981		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	58.86%	1999 - 2000	
Median Gross Rent:	\$1,309	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	23.55%
\$750 - \$999	16.36%	1970 - 1979	35.56%
\$1000 and Over	83.64%	1900 - 1969	4.56%

Education

Enrollment			
Public Pre-Primary School:	3.37%	Not Enrolled in School:	69.93%
Private Pre-Primary School:	0.18%	Not A High School Graduate:	7.86%
Public School:	27.63%	Graduate Of High School:	24.65%
Private School:	2.44%	Attended Some College:	18.09%
Public College:	7.55%	College Graduate:	37.51%
Private College:	1.28%	Graduate Degree:	11.89%

Workforce

Occupation:			
Manager/Prof:	43.76%	Private Worker:	68.56%
Technical:		Government Worker:	7.66%
Sales:	24.61%	Self Employed Worker:	0%
Administrative:		Unpaid Family Worker:	10.41%
Private House Hold:		Farming:	3.34%
Service:	17.13%	Skilled:	
Protective Services:		Blue-Collar:	14.5%
Commute Time			
Less Than 15 Min:	8.21%		
15 min - 28 min:	49.84%		
30 min - 57 min:	37.57%		
Over 60 min:	4.38%		