real estate reports

Subject Property

1810 Kynette Dr Euless TX 76040 APN: 03554732 Prepared For: Tiffany Becerra

e Di



Tiffany Becerra

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Subject Property: 1810 Kynette Dr Euless TX 76040

Owner Information

Owner Name: Jdfw Investments Llc

Mailing Address: 6050 Forest River Dr, Fort Worth TX 76112-1000 C021

Vesting Codes: // Corporation

Owner Occupied **A**Indicator:

Location Information

Legal Description: Wilshire Village Addition Block 14 Lot 6

County: Tarrant, Tx Alternate APN: 47180146

Census Tract / Block: 1135.12 / 1 Subdivision: Wilshire Village Add

Legal Lot: 6 Map Reference: 54-M / 2114-424

Legal Block: 14 School District: Hurst-euless-bedford Isd

Market Area: 121 Munic/Township: Euless

APN: **03554732**

Last Market Sale Information

Recording/Sale Date: 04/25/2024 / 04/19/2024 Deed Type: Warranty Deed

Document #: 224071348

Title Company : Independence Title

Seller Name : Wallace Joyce A

Prior Sale Information

Prior Rec/Sale Date: 04/19/2024 / 04/18/2024 Prior Deed Type: Warranty Deed

Prior Doc Number: 224067127

Property Information

Land Use: Residential Lot Lot Acres: 0.37 Lot Size: 16,310

County Use: Vacnt-platted-lot-res



Property Detail

Tax Information

Total Value: \$59,500 Property Tax: \$1,129.25 CITY OF EULESS \$265.79/.4467

Tax / Rate:

Land Value: \$59,500 Tax Rate Area: 220 ISD - HURST- \$576.50/.9689

EULESS-BEDFORD Tax / Rate :

Assessed Year: 2024 Market Value: \$59,500 TARRANT COUNTY \$108.59/.1825

HOSP DIST Tax / Rate:

Tax Year: 2024 TARRANT COUNTY \$111.56/.1875 TARRANT COUNTY \$66.81/.11228

Tax / Rate:

COLLEGE DIST

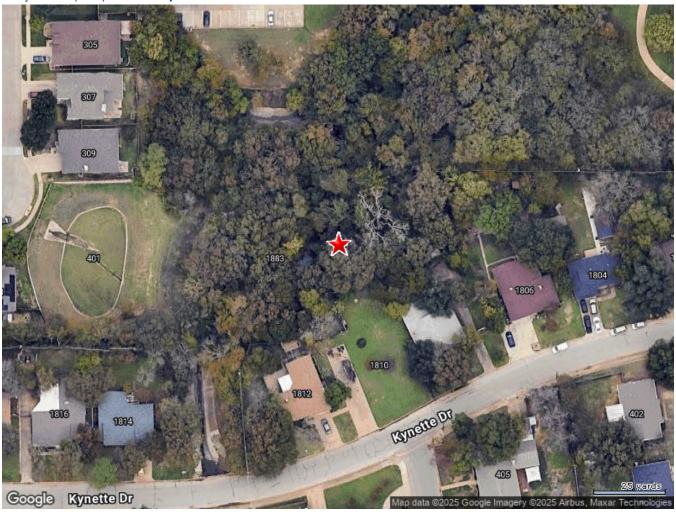
Tax / Rate :



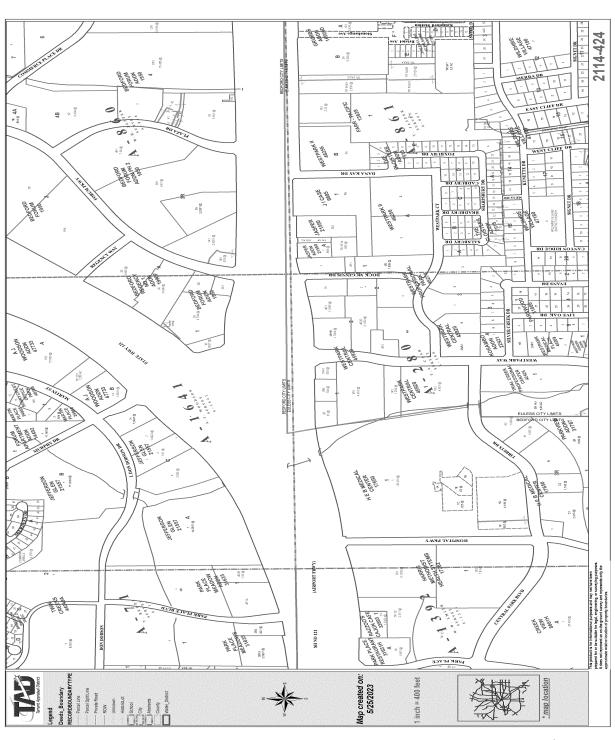
No comparables data for selected property.

Street Map

Subject Property: 1810 Kynette Dr Euless TX 76040







Customer Name : Rolando Lopez Customer Company Name : Key Title - DFW Prepared On : 10/03/2025 © 2025 CoreLogic. All rights reserved

Transaction History

Sales History

Rec. Date: 04/19/2024 11/04/1999 02/16/1999 04/25/2024

04/18/2024 10/29/1999 Sale Date: 04/19/2024 01/16/1999

Sale Price:

Rec.Doc.No: 224071348 224067127 14085-424 13660-84

SPECIAL WARRANTY WARRANTY Doc. Type: WARRANTY **WARRANTY** DEED DEED DEED

DEED

Sale Price Type:

Wallace Joyce Wallace John M Sanders Royce Buyer:

Investments Lic & Joyce A

Seller: Wallace Joyce **Bickel Becky** Sanders Royce Sanders Billy R & Charlotte R

Title Company: Independence Independence **Attorney Only**

> Title **Title**

Other Doc No:

Mortgage History

1st Mortgage Details

04/30/2024 07/01/2016 06/14/2024 Mtg. Date:

\$76,150 \$392,000 Mtg. Amt:

224074221 216146651 224104877 Mtg. Doc. No:

DEED OF TRUST DEED OF TRUST MORTGAGE Doc. Type:

MODIFICATION AGREEMNT

CONVENTIONAL Loan Type:

Mtg. Rate Type:

20 Years Mtg. Term: 1 Years

Mtg. Rate:

Lender: 144837 American American

Airlines Fcu **Airlines Emps**

Jdfw Wallace John M Wallace Joyce Borrower 1:

Investments Lic

Mac Wallace Wallace Joyce Borrower 2: John

Borrower 3:

Borrower 4:



Public Schools:

Elementary Schools

Wilshire Elementary Distance 0.19 Miles

420 Wilshire Dr Euless TX 76040

Telephone: (817) 354-3529 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: Pre-K Highest Grade: 6th

Kindergarten: **Yes** School Enrollment:

Enrollment: 664 Total Expenditure/Student:

Harmony School Of Innovation- Euless

Distance 0.96 Miles

701 S Industrial Blvd Ste 105 Euless TX 76040

Telephone: (817) 554-2800 School District: Harmony Public Schools -

North Texas

Lowest Grade: K Highest Grade: 5th

Kindergarten: Yes School Enrollment:

Enrollment: **688** Total Expenditure/Student:

Oakwood Terrace Elementary Distance 1.18 Miles

700 Ranger Rd Euless TX 76040

Telephone: (817) 354-3386 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: Pre-K Highest Grade: 6th

Kindergarten: **Yes** School Enrollment:

Enrollment: **768** Total Expenditure/Student:



Midway Park Elementary Distance 1.28 Miles

409 N Ector Dr Euless TX 76039

Telephone: (817) 354-3380 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: Pre-K Highest Grade: 6th

Kindergarten: **Yes** School Enrollment:

Enrollment: 606 Total Expenditure/Student:

Middle Schools

Harwood J H Distance 1.46 Miles

3000 Martin Dr Bedford TX 76021

Telephone: (817) 354-3360 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: **7th** Highest Grade: **9th**

Kindergarten: **No** School Enrollment:

Enrollment: 1014 Total Expenditure/Student:

Euless J H Distance 1.49 Miles

306 W Airport Frwy Euless TX 76039

Telephone: (817) 354-3340 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: **7th** Highest Grade: **9th**

Kindergarten: **No** School Enrollment:

Enrollment: 1112 Total Expenditure/Student:



Alter Educational Prog Distance 1.62 Miles

3115 W Pipeline Rd Euless TX 76040

Telephone: (817) 354-3398 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: 6th Highest Grade: 6th

Kindergarten: **No** School Enrollment:

Enrollment: 1 Total Expenditure/Student:

Central J H Distance 1.7 Miles

3191 W Pipeline Rd Euless TX 76040

Telephone: (817) 354-3350 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: **7th** Highest Grade: **9th**

Kindergarten: **No** School Enrollment:

Enrollment: 1096 Total Expenditure/Student:

High Schools

Harmony Science Academy - Euless

Distance 0.96 Miles

701 S Industrial Blvd Ste 115 Euless TX 76040

Telephone: (817) 354-3000 School District: Harmony Public Schools -

North Texas

Lowest Grade: 6th Highest Grade: 12th

School Enrollment: Enrollment:

Total Expenditure/Student: Advanced Placement: No



Trinity High School Distance 1.11 Miles

500 N Industrial Blvd Euless TX 76039

Telephone: (817) 399-3690 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: 10th Highest Grade: 12th

School Enrollment: Enrollment:

Total Expenditure/Student: Advanced Placement: **No**

Buinger Cte Academy Distance 1.42 Miles

1849e Central Dr Bedford TX 76022

Telephone: (817) 354-3542 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: 10th Highest Grade: 12th

School Enrollment: Enrollment:

Total Expenditure/Student: Advanced Placement: **No**

Keys High School Distance 1.57 Miles

1100 Raider Dr Euless TX 76040

Telephone: (817) 354-3580 School District: Hurst-euless-bedford

Independent School District

(isd)

Lowest Grade: 11th Highest Grade: 12th

School Enrollment: Enrollment: 37

Total Expenditure/Student: Advanced Placement: **No**



Local Business

Attractions / Recreation

| Name | Address | Telephone | Distance (Miles) |
|--------------------------------|----------------------------|----------------|------------------|
| Amf Bowling Centers, Inc. | 1901 Airport Fwy Euless Tx | (817) 540-0303 | 0.22 |
| Bowlero Corp. | 1901 Airport Fwy Euless Tx | (817) 540-0303 | 0.22 |
| Grubbs Euless Pre-owned Center | 1661 Airport Fwy Euless Tx | (817) 359-4020 | 0.29 |
| Art Hughes | 604 Live Oak Dr Euless Tx | (817) 545-5737 | 0.49 |

Banks / Financial

| Name | Address | Telephone | Distance (Miles) |
|-----------------------------|-------------------------------------|----------------|------------------|
| Texas Edge Mortgage, Llc | 3301 Airport Fwy Bedford Tx | (817) 786-8540 | 0.42 |
| Caltex Funding, Lp | 3301 Airport Fwy Bedford Tx | (469) 586-5860 | 0.42 |
| My Federal Credit Union Inc | 4101 Airport Fwy Ste 141 Bedford Tx | (817) 267-8189 | 0.72 |
| Loanstar Title Loans | 412 S Industrial Blvd Euless Tx | (817) 358-1732 | 0.75 |

Eating / Drinking

| Name | Address | Telephone | Distance (Miles) |
|---------------------------|------------------------------|----------------|------------------|
| Wings Bar & Grill | 1901 Airport Fwy Euless Tx | (817) 354-5403 | 0.22 |
| Tex-mex Y Sazon Mas Llc | 223 Buckingham Ave Euless Tx | (682) 558-6954 | 0.24 |
| Peasley Enterprises, Inc. | 401 Evans Dr Euless Tx | (817) 793-4789 | 0.28 |
| Teriyaki Madness | 401 Evans Dr Euless Tx | (817) 793-4789 | 0.28 |

Health Care Services

| Name | Address | Telephone | Distance (Miles) |
|--|------------------------------|----------------|------------------|
| Eses | 1608 Wellington Dr Euless Tx | (972) 215-9508 | 0.22 |
| Hardin, Pei-ling | 213 Buckingham Ave Euless Tx | (469) 879-9468 | 0.25 |
| Texas Digestive Disease Consultants, Pllc | 1800 Plaza Dr Bedford Tx | (817) 310-4490 | 0.36 |
| Dr. Ana I. Valdes Roque | 2275 Westpark Ct Euless Tx | (817) 471-2171 | 0.36 |

Customer Name : Rolando Lopez Customer Company Name : Key Title - DFW Prepared On : 10/03/2025 © 2025 CoreLogic. All rights reserved

Local Business

Hospitality

| Name | Address | Telephone | Distance (Miles) |
|---------------------|------------------------------|----------------|------------------|
| Stanmore Realty Lp | 2000 Highway 121 Bedford Tx | (817) 354-2222 | 0.52 |
| Jai-ambe, Inc. | 1451 W Euless Blvd Euless Tx | (817) 283-4601 | 0.64 |
| Bedford Hotels, Llc | 1809 Highway 121 Bedford Tx | (817) 545-8105 | 0.73 |
| Holiday | 1010 Villa Dr Euless Tx | (817) 785-3822 | 0.81 |

Organizations / Associations

| Name | Address | Telephone | Distance (Miles) |
|------------------------------|----------------------------|----------------|------------------|
| Heritage Family Church, Inc. | 409 Westcliff Dr Euless Tx | (817) 908-9715 | 0.12 |
| Euless Foursquare Church Tx | 1915 Kynette Dr Euless Tx | (817) 770-3773 | 0.22 |
| Mountain Of Prayer | 1915 Kynette Dr Euless Tx | (817) 571-4099 | 0.22 |
| Freedom Center Dfw | 2000 Forum Pkwy Bedford Tx | (972) 313-7133 | 0.48 |

Personal Services

| Name | Address | Telephone | Distance (Miles) |
|--------------------------|-------------------------------------|----------------|------------------|
| Procar Fitness | 1816 Double Barrel Dr Euless Tx | (817) 637-9515 | 0.56 |
| Neuro Fitness Foundation | 1361 W Euless Blvd Ste 10 Euless Tx | (817) 571-1323 | 0.69 |
| Fitness Nation | 1805 Highway 121 Bedford Tx | (817) 508-0796 | 0.73 |
| The Original Smash House | 2829 Airport Fwy Apt 824 Bedford Tx | (214) 893-4947 | 0.81 |

Shopping

| Name | Address | Telephone | Distance (Miles) |
|-----------------------|----------------------------------|----------------|------------------|
| Angel's Glass, Llc | 207 Yorkshire Ct Euless Tx | (682) 225-6346 | 0.37 |
| Premier Nurseries | 1501 Airport Fwy Ste B Euless Tx | (817) 540-4580 | 0.37 |
| Quiktrip Corporation | 105 Westpark Way Euless Tx | (817) 358-6921 | 0.43 |
| Prairie Power Tool Tx | 1610 W Euless Blvd Euless Tx | (817) 455-0699 | 0.57 |



1883 AIRPORT FWY Distance 0.01 Miles

Owner Name: Hurst-euless-bedford Isd Recording Date: 00/00/2006

Sale Date: 06/16/2006 Lot Acres: 0.23

Land Use: Residential Lot APN: 06370780

209 FOXBURY DR Distance 0.1 Miles

Owner Name: Martinez Charmaine Subdivision: Cloisters Add

Sale Date: 06/23/2005 Recording Date: 07/07/2005

Total Value: \$365,537 Sale Price: \$236,208

Bed / Bath: **3 / 2** Property Tax: **\$5,875.78**

Stories: 1 Living Area: 2,017

Yr Blt / Eff Yr Blt : **2005** / APN : **40431932**

1706 KYNETTE DR # B Distance 0.11 Miles

Owner Name: Taylor Albert Dwayne Yr Blt / Eff Yr Blt: 1964 /

Sale Date: 11/09/2001 Subdivision: Wilshire Village Add

Lot Acres: 0.13

Total Value: \$140,000 Property Tax: \$2,657.03

Bed / Bath : **3 / 1** Lot Acres : **0.27**

Land Use: **Duplex** Living Area: **2,544**

Stories: 1 APN: **07984162**

1708 KYNETTE DR Distance 0.12 Miles

Owner Name: Euless City Of Recording Date: 12/30/1999

Sale Date: 12/30/1999 Property Tax: \$5,193.58

Total Value: \$273,652 Lot Acres: 2.51

Land Use: Commercial Acreage APN: 07540493

Yr Blt / Eff Yr Blt : **1980** /

Land Use: Sfr

216 BRISTOL AVE Distance 0.14 Miles

Owner Name: Enclave At Wilshire Park Recording Date: 00/00/2011

Hoa

Sale Date: 10/14/2011 Property Tax: \$0.01

Total Value: \$1 Lot Acres: 0.09

Land Use: Residential Lot APN: 41337611

Subdivision: Enclave At Wilshire Park

Customer Name: Rolando Lopez
Customer Company Name: Key Title - DFW
Prepared On: 10/03/2025
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214 BRISTOL AVE Distance 0.14 Miles

> Owner Name: Koirala Hari Subdivision: Enclave At Wilshire Park

Sale Date: 12/29/2022 Recording Date: 12/30/2022

Total Value: \$388,000 Sale Price: \$397,500

Bed / Bath: 3 / 2 Property Tax: \$7,363.78

Land Use: Sfr Lot Acres: 0.10

Stories: 1 Living Area: 1,807

Yr Blt / Eff Yr Blt : 2009 / APN: 41337603

212 BRISTOL AVE Distance 0.14 Miles

> Subdivision: Enclave At Wilshire Park Owner Name: Xu Ning

Sale Date: 03/28/2014 Recording Date: 04/03/2014

Total Value: \$404,481 Sale Price: \$117,500

Bed / Bath: 3 / 2 Property Tax: \$6,627.17

Land Use: Sfr Lot Acres: 0.10 Stories: 1 Living Area: 1,842

Yr Blt / Eff Yr Blt : 2011 / APN: 41337581

Sale Date: 11/01/2011

Land Use: Sfr

210 BRISTOL AVE Distance 0.15 Miles

> Subdivision: Enclave At Wilshire Park Owner Name: Waldrum Mary E

> > Recording Date: 11/02/2011

Lot Acres: 0.10

Lot Acres: 0.10

Total Value: \$388,871 Sale Price: \$168,682.50

Bed / Bath: 3 / 2 Property Tax: \$6,951.97

Stories: 1 Living Area: 1,755

Yr Blt / Eff Yr Blt : 2011 / APN: 41337573

208 BRISTOL AVE Distance 0.15 Miles

> Subdivision: Enclave At Wilshire Park Owner Name: Maughan Onda L

Sale Date: 12/15/2022 Recording Date: 12/16/2022

Total Value: \$339,011 Sale Price: \$425,000

Bed / Bath: 3 / 2 Property Tax: \$6,434.03

Land Use: Sfr

Stories: 1 Living Area: 1,894

Yr Blt / Eff Yr Blt : 2011 / APN: 41337565

> Customer Name: Rolando Lopez Customer Company Name : Key Title - DFW Prepared On : 10/03/2025 © 2025 CoreLogic. All rights reserved



234 KNAPFORD STA Distance 0.16 Miles

Owner Name : Lanclos Marjorie Subdivision : Enclave At Wilshire Park

Sale Date: **03/11/2010** Recording Date: **03/12/2010**

Total Value: \$434,065 Sale Price: \$194,553.75

Bed / Bath : **3 / 2** Property Tax : **\$7,730.29**

Land Use: **Sfr** Lot Acres: **0.07**

Stories: 2 Living Area: 2,322

Yr Blt / Eff Yr Blt : **2009 /** APN : **41337514**



Census Tract / block: 1135.12 / 1 Year: 2020

Household

| | Population by Age | |
|----------|---|---|
| 5,716 | 0 - 11 | |
| 5,496 | 12 - 17 | |
| 4,697 | 18 - 24 | 13.58% |
| 2.64% | 25 - 64 | 51.33% |
| -106.26% | 65 - 74 | 7.66% |
| | 75+ | |
| | Household Income | |
| 2,554 | 0 - \$25,000 | 11.67% |
| 2.15 | \$25,000 - \$35,000 | 5.91% |
| 3,310 | \$35,000 - \$50,000 | 8.65% |
| 3.09% | \$50,000 - \$75,000 | 18.95% |
| 7.84% | \$75,000 - \$100,000 | 20.24% |
| 42.23% | Above \$100,000 | 34.57% |
| 57.77% | Average Household Income: | \$81,944 |
| 39.22% | | · |
| 60.78% | | |
| | 5,496 4,697 2.64% -106.26% 2,554 2.15 3,310 3.09% 7.84% 42.23% 57.77% 39.22% | 5,716 0 - 11 5,496 12 - 17 4,697 18 - 24 2.64% 25 - 64 -106.26% 65 - 74 75+ Household Income 2,554 0 - \$25,000 2.15 \$25,000 - \$35,000 3.310 \$35,000 - \$50,000 3.09% \$50,000 - \$75,000 7.84% \$75,000 - \$100,000 42.23% Above \$100,000 57.77% Average Household Income: |

Housing

| Median Mortgage Payments | | Home Values | Home Values | |
|--------------------------|-----------|------------------------|-------------|--|
| Under \$300: | 1.92% | Below \$100,000: | 3.21% | |
| \$300 - \$799: | 33.06% | \$100,000 - \$150,000: | 1.47% | |
| \$800 - \$1,999: | 44.6% | \$150,000 - \$200,000: | 11.81% | |
| Over \$2,000: | 20.42% | \$200,000 - \$300,000: | 45.88% | |
| Median Home Value: | \$271,200 | \$300,000 - \$500,000: | 36.08% | |
| Unit Occupied Owner: | 42.76% | Above \$500,000: | 1.56% | |
| Median Mortgage: | \$1,164 | | ı | |

Demographics

| Rent Payments | | Year Built | |
|-----------------------|---------|-------------|--------|
| Unit Occupied Renter: | 57.24% | 1999 - 2000 | |
| Median Gross Rent: | \$1,573 | 1995 - 1998 | |
| Less Than \$499 | 0% | 1990 - 1994 | |
| \$500 - \$749 | 0% | 1980 - 1989 | 36.88% |
| \$750 - \$999 | 1.52% | 1970 - 1979 | 12.35% |
| \$1000 and Over | 98.48% | 1900 - 1969 | 23.42% |

Education

| Enrollment | | | |
|-----------------------------|--------|-----------------------------|--------|
| Public Pre-Primary School: | 0% | Not Enrolled in School: | 85.97% |
| Private Pre-Primary School: | 0% | Not A High School Graduate: | 7.37% |
| Public School: | 11.77% | Graduate Of High School: | 22.58% |
| Private School: | 2.26% | Attended Some College: | 35.38% |
| Public College: | 3.23% | College Graduate: | 25.01% |
| Private College: | 0.84% | Graduate Degree: | 9.66% |

Workforce

| Occupation: | | | |
|----------------------|--------|-----------------------|--------|
| Manager/Prof: | 46.7% | Private Worker: | 82.9% |
| Technical: | | Government Worker: | 7.35% |
| Sales: | 28.43% | Self Employed Worker: | 1.92% |
| Administrative: | | Unpaid Family Worker: | 5.16% |
| Private House Hold: | | Farming: | 2.7% |
| Service: | 11.61% | Skilled: | |
| Protective Services: | | Blue-Collar: | 13.26% |
| Commute Time | | | |
| Less Than 15 Min: | 23.48% | | |
| 15 min - 28 min: | 38.02% | | |
| 30 min - 57 min: | 35.39% | | |
| Over 60 min: | 3.11% | | |