

real estate reports



Subject Property

1846 Wilderness Trl
Grand Prairie
TX 75052
APN: 28-22101-017-018-0000

Prepared For: Melix Bonilla

Data Provided By: Rolando Lopez

Melix Bonilla

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Property Detail

Subject Property : **1846 Wilderness Trl Grand Prairie TX 75052**

Owner Information

Owner Name : **Mohamed Zahra**

Mailing Address : **5324 Kathryn Dr, Grand Prairie TX 75052-0709 R024**

Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Trailwood 9 Blk Q Lt 18**

County : **Dallas, Tx**

Subdivision : **Trailwood 09**

Census Tract / Block : **164.17 / 1**

Map Reference : **61-W / 28-22101**

Legal Lot : **18**

School District : **Grand Prairie Isd**

Legal Block : **Q**

Munic/Township : **Grand Prairie**

Market Area : **275**

Neighbor Code : **4PSJ63**

APN : **28-22101-017-018-0000**

Last Market Sale Information

Recording/Sale Date : **02/11/2010 / 02/04/2010**

Deed Type : **Special Warranty Deed**

Document # : **35404**

Title Company : **Old Republic Nat'l Title Ins**

Seller Name : **Morgan Stanle Trust 2006-nc3**

Prior Sale Information

Prior Rec/Sale Date : **01/05/2006 / 12/30/2005**

Prior Lender : **New Century Mtg Corp**

Prior Doc Number : **3559**

Prior 1st Mtg Amt/Type : **\$94,320 / Conv**

Prior Deed Type : **Warranty Deed**

Prior 1st Mtg Rate/Type : **/ Fixed Rate Loan**

Property Characteristics

Gross Area : **1,986**

Parking Type : **Attached
Garage**

Heat Type : **Central**

Living Area : **1,586**

Garage Area : **400**

Cooling Type : **Central**

Bedrooms : **3**

Roof Type : **Hip**

Exterior wall : **Brick Veneer**

Bath(F/H) : **2**

Foundation : **Slab**

Air Cond : **Central**

Fireplace : **Y / 1**

Roof Material : **Composition
Shingle**

Condition : **Average**

Year Built / Eff : **1979 / 1979**

Construction : **Brick**

Other Rooms : **Kitchen**

of Stories : **1**



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.24	Water Type : Public
County Use : Sfr	Lot Size : 10,603	Sewer Type : Type Unknown
Zoning : Z236	Lot Width/Depth : 63 X 154	

Tax Information

Total Value : \$260,810	Tax Year : 2024	GRAND PRAIRIE \$1,721.35/.66 Tax / Rate :
Land Value : \$60,000	Property Tax : \$5,870.30	GRND PRAIRIE ISD \$2,758.59/1.0577 Tax / Rate :
Improvement Value : \$200,810	Tax Rate Area : DC	PARKLAND \$552.92/.212 HOSPITAL Tax / Rate :
Assessed Year : 2024	Market Value : \$260,810	DALLAS CNTY \$275.40/.1056 COMMUNITY COLLEGE Tax / Rate :
Improve % : 77%	DALLAS COUNTY \$562.05/.2155 Tax / Rate :	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$255,000	\$368,750	\$325,190
Bldg/Living Area	1586	1436	1812	1647
Price Per Square Foot		\$145	\$235	\$194.36
Year Built	1979	1977	1983	1979
Lot Size	10,603	6,586	9,165	7,926
Bedrooms	3	3	3	3
Bathrooms	2	2	2	2
Stories	1	1	1	1
Total Assessed Value	\$260,810	\$205,000	\$302,650	\$270,263
Distance From Subject	0	0.04	0.27	0.2

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1846 Wilderness Trl		260,810	02/11/2010	3	2	1,586	10,603	1979		Z236
1	1841 Wilderness Trl	321,199.19	258,000	08/01/2024	3	2	1,812	7,932	1979	0.04	Z236
2	1826 Wilderness Trl		283,830	10/31/2024	3	2	1,626	8,181	1979	0.06	Z236
3	2005 Osage Trl		205,000	12/02/2024	3	2	1,591	8,124	1980	0.11	Z236
4	2109 Palmer Trl		240,390	05/02/2025	3	2	1,464	8,146	1978	0.16	Z236
5	1842 Clark Trl	350,250	273,830	02/24/2025	3	2	1,711	7,789	1978	0.16	Z236
6	2013 Blue Ridge Trl		281,120	05/13/2025	3	2	1,591	8,032	1977	0.17	Z236
7	1714 Lewis Trl		296,200	05/14/2025	3	2	1,748	7,079	1982	0.2	Z236
8	1801 Clark Trl		272,000	04/21/2025	3	2	1,752	8,494	1978	0.2	Z236
9	1806 Natchez Ct		279,810	02/12/2025	3	2	1,752	8,507	1978	0.21	Z236
10	2026 Lewis Trl	350,000	270,000	08/16/2024	3	2	1,681	8,568	1980	0.22	Z236
11	2117 Blue Ridge Trl		248,230	05/02/2025	3	2	1,456	7,980	1978	0.22	Z236
12	4901 Matthew Rd	306,437.03	266,570	11/27/2024	3	2	1,756	7,732	1978	0.23	Z236
13	1805 Independence Ct	255,000	297,260	02/26/2025	3	2	1,756	7,240	1977	0.23	Z236
14	5021 Coffeyville Trl	312,386.94	302,650	09/09/2024	3	2	1,607	8,586	1980	0.24	Z236

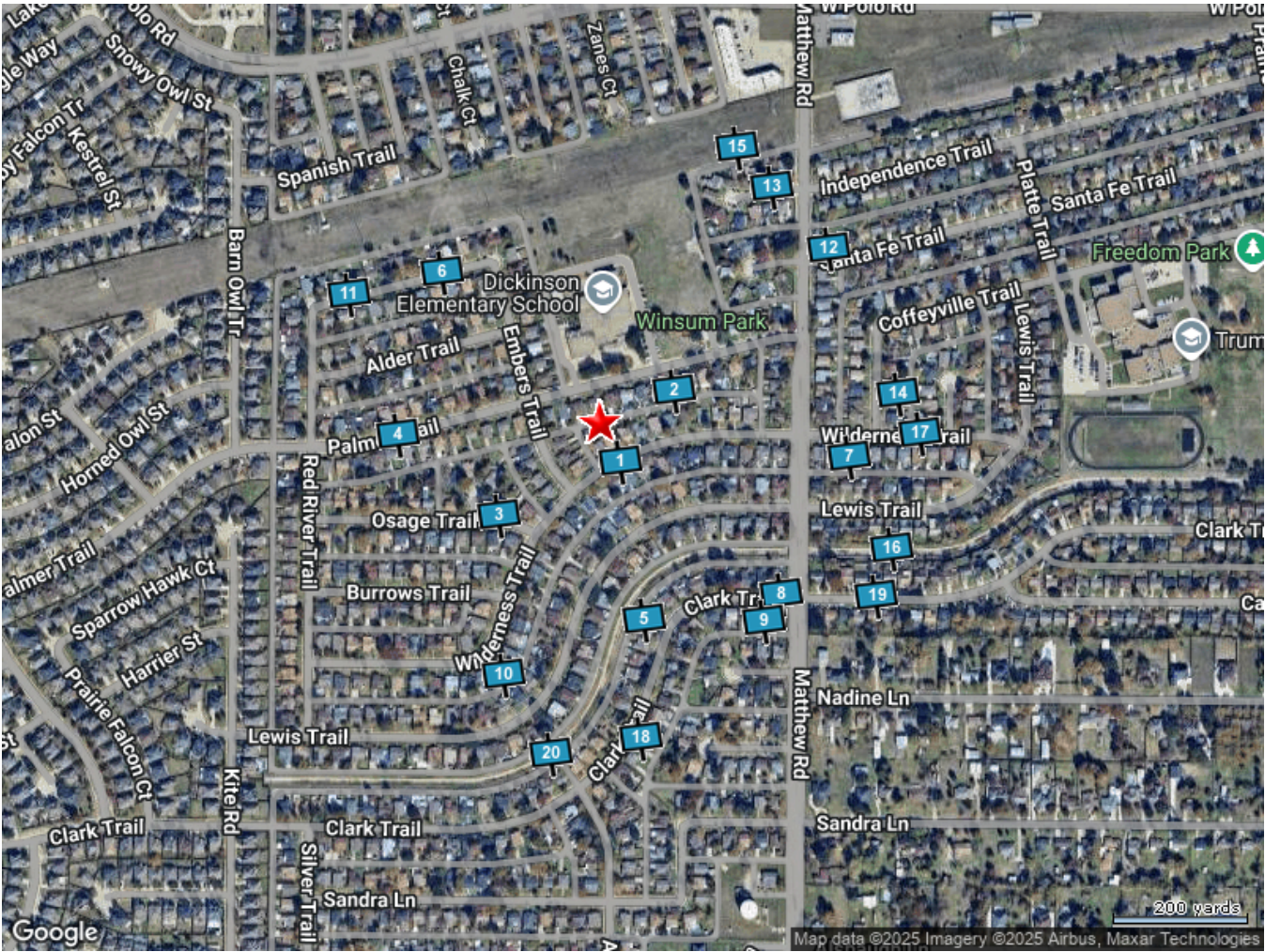


Comparables

15	1814 Independence Ct		279,580	02/13/2025	3	2	1,584	6,586	1978	0.24	Z236
16	1702 Clark Trl		251,000	05/02/2025	3	2	1,524	7,802	1983	0.25	Z236
17	1617 Wilderness Trl		279,210	05/27/2025	3	2	1,668	7,105	1980	0.25	Z236
18	1921 Clark Trl		261,960	10/01/2024	3	2	1,707	9,165	1978	0.26	Z236
19	1705 Clark Trl	337,500	264,440	08/26/2024	3	2	1,436	7,322	1980	0.26	Z236
20	2006 Clark Trl	368,750	294,180	01/15/2025	3	2	1,711	8,141	1978	0.27	Z236

Distressed Sales =

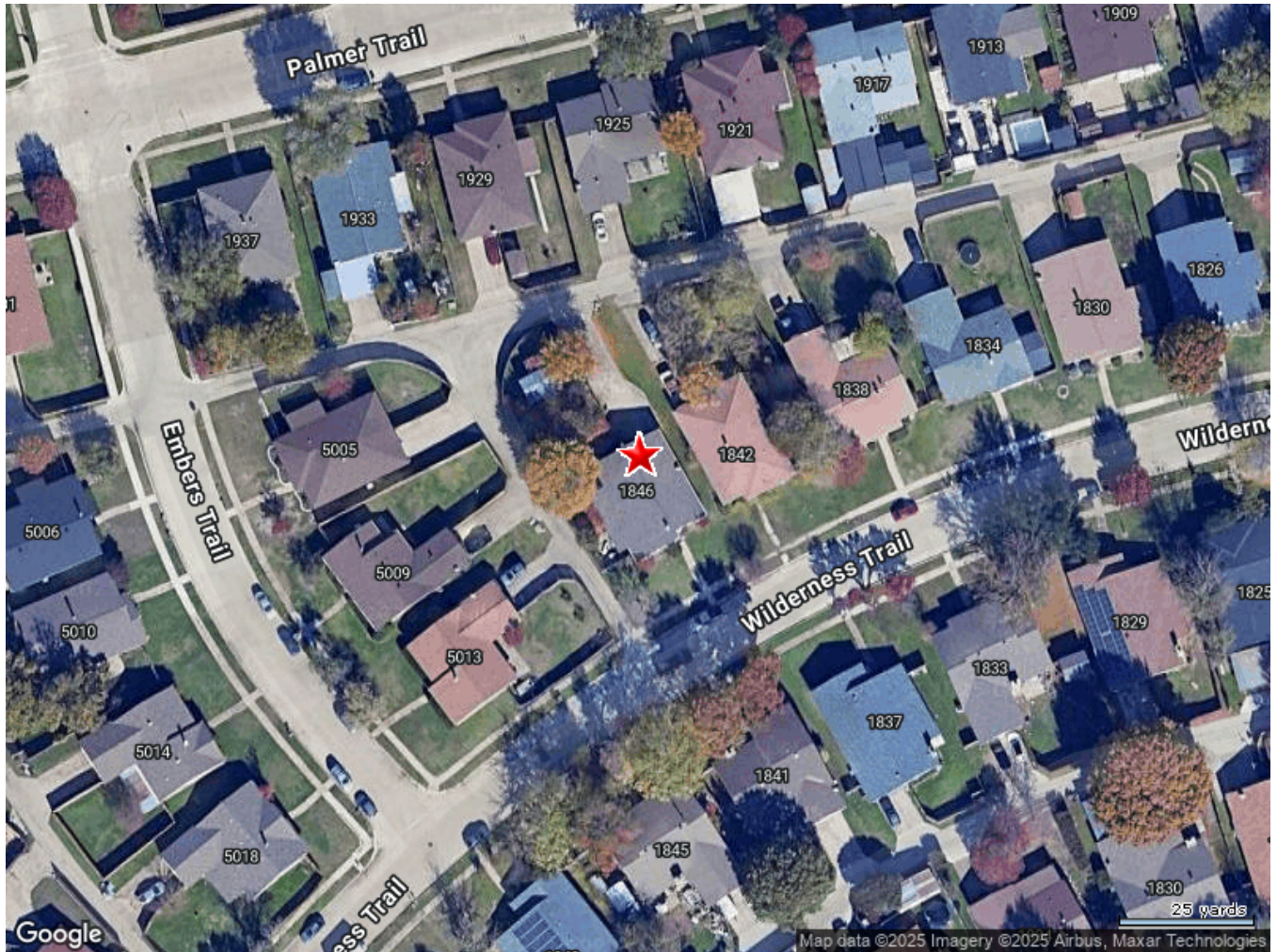
Map



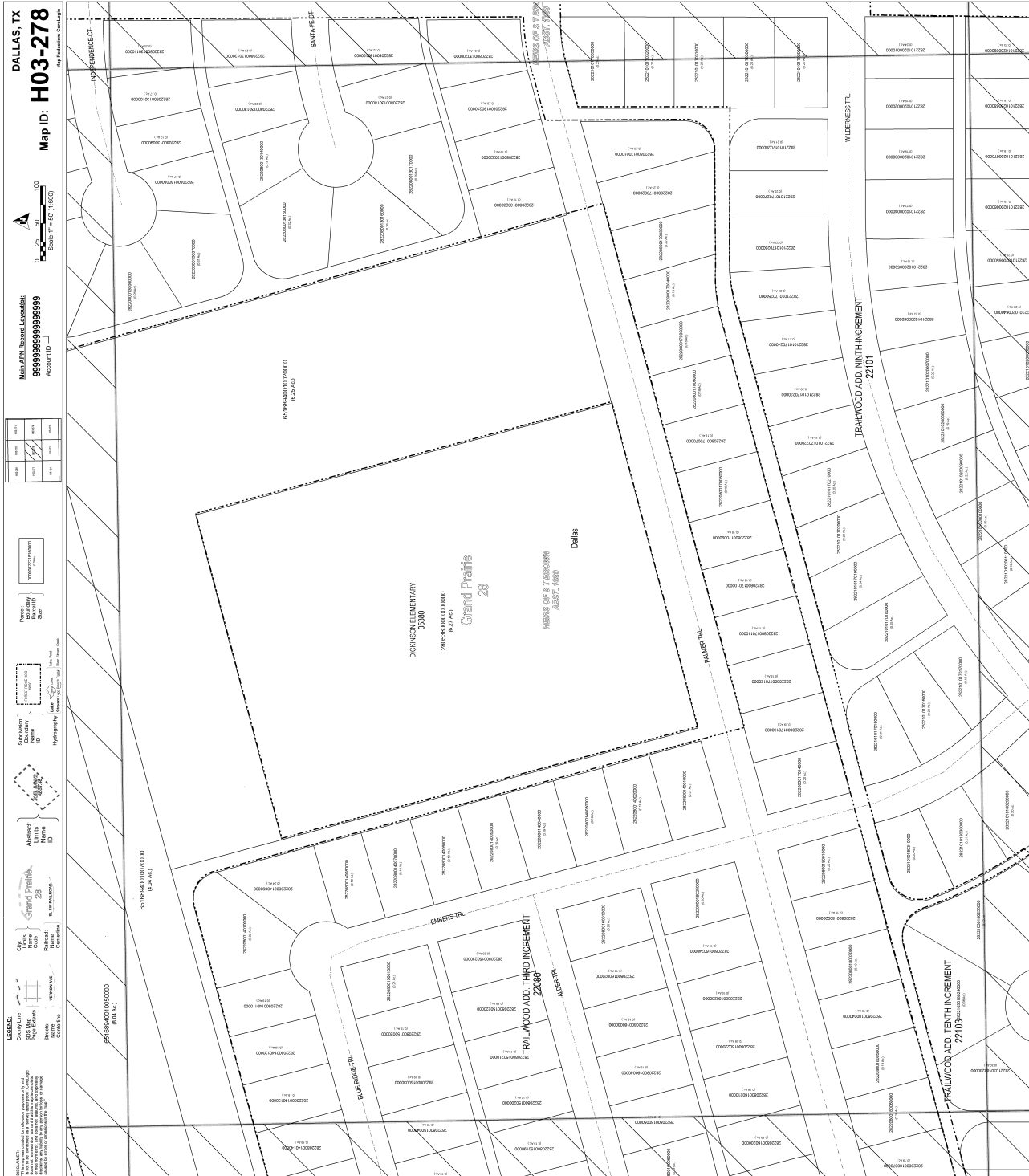


Street Map

Subject Property : **1846 Wilderness Trl Grand Prairie TX 75052**



Assessor Map



Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 07/15/2025
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Transaction History

Sales History

Rec. Date :	02/11/2010	12/04/2009	01/05/2006	11/22/1996
Sale Date :	02/04/2010	12/01/2009	12/30/2005	
Sale Price :		\$102,064		
Rec.Doc.No :	35404	339923	3559	96230-801
Doc. Type :	SPECIAL WARRANTY DEED	TRUSTEE'S DEED (FORECLOSURE)	WARRANTY DEED	DEED
Sale Price Type :				
Buyer :	Mohamed Zahra	Morgan Stanley Abs Trust 2006-nc3	Rivera Gilberto & Rosa	Cook Albert W & Vicki L
Seller :	Morgan Stanley Trust 2006-nc3	Stockman Russell	Cook Albert W & Vicki L	Cook Albert W
Title Company :	Old Republic Nat'l Title Ins		Commerce Title Co.	
Other Doc No :				

Mortgage History

1st Mortgage Details

Mtg. Date :	01/05/2006	07/31/2001	03/19/1998
Mtg. Amt :	\$94,320	\$15,465	\$18,500
Mtg. Doc. No :	3560	148-701	98054-2875
Doc. Type :	DEED OF TRUST	DEED OF TRUST	EXEMPTION DEED
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :	FIXED RATE LOAN		
Mtg. Term :	30 Years		
Mtg. Rate :			
Lender :	New Century Mtg Corp	Bank One Na	Bank United
Borrower 1 :	Rivera Gilberto	Cook Albert	Cook Albert W
Borrower 2 :	Rivera Rosa	Cook Vicki	Cook Vicki L
Borrower 3 :			
Borrower 4 :			

2nd Mortgage Details

Mtg. Date : **01/05/2006**
Mtg. Amt : **\$23,580**
Mtg. Doc. No : **3561**
Doc. Type : **DEED OF TRUST**
Loan Type : **CONVENTIONAL**
Mtg. Rate Type : **FIXED RATE
LOAN**
Mtg. Term : **30 Years**
Mtg. Rate :
Lender : **New Century
Mtg Corp**
Borrower 1 : **Rivera Gilberto**
Borrower 2 : **Rivera Rosa**
Borrower 3 :
Borrower 4 :

Foreclosure History

Doc Type : **NOTICE OF
TRUSTEE'S SALE**
Recording Date : **11/13/2009**
Fore. Doc. No :
Orig Mtg Amt : **\$94,320**
Orig Doc Date : **12/00/2005**
Lender Name : **Deutsche Bk**



Public Schools :

Elementary Schools

Suzanna Dickinson Montessori Academy Distance 0.09 Miles

1902 Palmer Trl Grand Prairie TX 75052

Telephone : (972) 641-1664

School District : Grand Prairie Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 429

Total Expenditure/Student :

Mike Moseley Elementary Distance 0.58 Miles

1851 Camp Wisdom Rd Grand Prairie TX 75052

Telephone : (972) 522-2800

School District : Grand Prairie Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 603

Total Expenditure/Student :

Starrett Elementary Distance 1.12 Miles

2675 Fairmont Dr Grand Prairie TX 75052

Telephone : (682) 867-0400

School District : Arlington Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 521

Total Expenditure/Student :



Garner Fine Arts Academy

Distance **1.2 Miles**

145 Polo Rd Grand Prairie TX 75052

Telephone : **(972) 262-5000**

School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **835**

Total Expenditure/Student :

Middle Schools

Harry S Truman Middle

Distance **0.43 Miles**

1501 Coffeyville Trl Grand Prairie TX 75052

Telephone : **(972) 641-7676**

School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **473**

Total Expenditure/Student :



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
J Lin Enterprises	1810 Wilderness Trl Grand Prairie Tx	(972) 641-6076	0.11
Outperformance Llc	1710 Lewis Trl Grand Prairie Tx	(972) 988-8242	0.21
Mariachi Caporales	1826 Sandra Ln Grand Prairie Tx	(972) 623-1467	0.29
Sonshine Swim	4609 Opelousas Ct Grand Prairie Tx	(214) 677-2032	0.45

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Helping Hands Household H 3 Cooperative Association	2216 Bald Eagle Way Grand Prairie Tx	(972) 804-2476	0.56
D S Mortgage	4695 Sarum Ct Grand Prairie Tx	(972) 522-1454	0.58

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
The Chefsty Company	4926 Red River Trl Grand Prairie Tx	(323) 601-9059	0.24
Oxxo Mexican Restaurant	1714 Coffeyville Trl Grand Prairie Tx	(972) 602-9522	0.27
Taste Of Home	4709 Zanes Ct Grand Prairie Tx	(682) 433-2285	0.31
Polo Donuts	1801 W Polo Rd Ste 114 Grand Prairie Tx	(972) 660-8373	0.31

Health Care Services

Name	Address	Telephone	Distance (Miles)
Jubilant Healthcare Pllc	2113 Osage Trl Grand Prairie Tx	(469) 471-3947	0.19
24/7 Psychiatry & Mental Health Services	4932 Barn Owl Trl Grand Prairie Tx	(682) 559-2160	0.27
Smile Crafters Dental Lab	2010 Clark Trl Grand Prairie Tx	(972) 352-5250	0.28
Lucille A Armstrong Ms	4702 Zanes Ct Grand Prairie Tx	(214) 236-3440	0.33

Hospitality

Name	Address	Telephone	Distance (Miles)
Moments Retreat	2335 Clark Trl Grand Prairie Tx	(972) 352-6543	0.6



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
New Hope Family Church	1710 Lewis Trl Grand Prairie Tx	(972) 641-8242	0.21
Bruce Oliver Ministries	1710 Lewis Trl Grand Prairie Tx	(972) 641-8242	0.21
Gates Of Glory Revival Church	1718 Clark Trl Grand Prairie Tx	(972) 988-8708	0.21
Infinite House Of Praise Church	1801 W Polo Rd Ste 134 Grand Prairie Tx	(972) 641-4467	0.32

Personal Services

Name	Address	Telephone	Distance (Miles)
Tc Strength & Conditioning Llc	1700 W Polo Rd Grand Prairie Tx	(469) 315-2228	0.48
Senior Train	1218 Clark Trl Grand Prairie Tx	(972) 641-6747	0.51
Anytime Fitness	2360 W Camp Wsdm Rd Ste Grand Prairie Tx	(469) 278-7200	0.71
Anytime Fitness	5195 Lake Ridge Pkwy Grand Prairie Tx	(972) 849-9911	0.88

Shopping

Name	Address	Telephone	Distance (Miles)
Mjr Weapons, Llc	1905 Wilderness Trl Grand Prairie Tx	(972) 845-1985	0.07
Dollars And Cents	5117 Aberdeen Trl Grand Prairie Tx	(972) 988-0099	0.32
Ray's Produce	1606 Coffeyville Trl Grand Prairie Tx	(972) 522-7808	0.36
Valero Corner Store	1729 W Polo Rd Grand Prairie Tx	(972) 641-4166	0.38



Neighbors

1842 WILDERNESS TRL

Distance 0.01 Miles

Owner Name : **Ray Gary W Jr**

Subdivision : **Trailwood 09**

Sale Date : **02/29/2000**

Recording Date : **03/08/2000**

Total Value : **\$276,050**

Sale Price : **\$78,900.19**

Bed / Bath : **3 / 2**

Property Tax : **\$6,213.32**

Land Use : **Sfr**

Lot Acres : **0.23**

Stories : **1**

Living Area : **1,790**

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

APN : **28-22101-017-019-0000**

5013 EMBERS TRL

Distance 0.02 Miles

Owner Name : **Purviance William R Jr**

Subdivision : **Trailwood 09**

Sale Date : **12/20/2001**

Recording Date : **12/28/2001**

Total Value : **\$272,370**

Sale Price : **\$116,574.50**

Bed / Bath : **3 / 2**

Property Tax : **\$6,130.49**

Land Use : **Sfr**

Lot Acres : **0.18**

Stories : **1**

Living Area : **1,717**

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

APN : **28-22101-017-017-0000**

5009 EMBERS TRL

Distance 0.02 Miles

Owner Name : **Hickey William Henry**

Recording Date : **05/09/1988**

Total Value : **\$268,870**

Sale Price : **\$84,338**

Bed / Bath : **3 / 2**

Property Tax : **\$6,051.71**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **1**

Living Area : **1,644**

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

APN : **28-22101-017-016-0000**

Subdivision : **Trailwood 09**

5005 EMBERS TRL

Distance 0.03 Miles

Owner Name : **Chambers Angela M**

Subdivision : **Trailwood 09**

Total Value : **\$289,650**

Recording Date : **12/27/1995**

Bed / Bath : **3 / 2**

Property Tax : **\$6,519.43**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **1**

Living Area : **1,653**

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

APN : **28-22101-017-015-0000**



1845 WILDERNESS TRL

Distance 0.04 Miles

Owner Name : Adames Acquisitions Llc	Subdivision : Trailwood 09
Sale Date : 03/12/2025	Recording Date : 03/17/2025
Total Value : \$292,270	Sale Price : \$241,250
Bed / Bath : 3 / 2	Property Tax : \$6,578.40
Land Use : Sfr	Lot Acres : 0.22
Stories : 1	Living Area : 1,944
Yr Blt / Eff Yr Blt : 1979 / 1979	APN : 28-22101-020-012-0000

1841 WILDERNESS TRL

Distance 0.04 Miles

Owner Name : Garcia Ana	Subdivision : Trailwood 09
Sale Date : 07/31/2024	Recording Date : 08/01/2024
Total Value : \$258,000	Sale Price : \$321,199.19
Bed / Bath : 3 / 2	Property Tax : \$5,807.05
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 1,812
Yr Blt / Eff Yr Blt : 1979 / 1979	APN : 28-22101-020-011-0000

1837 WILDERNESS TRL

Distance 0.04 Miles

Owner Name : Meek Christopher	Subdivision : Trailwood 09
Sale Date : 06/07/2022	Recording Date : 06/08/2022
Total Value : \$328,030	Sale Price : \$270,685.80
Bed / Bath : 3 / 2	Property Tax : \$7,383.28
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 2,075
Yr Blt / Eff Yr Blt : 1979 / 1979	APN : 28-22101-020-010-0000

1834 WILDERNESS TRL

Distance 0.04 Miles

Owner Name : Takizawa Yaeko	Subdivision : Trail Wood Add 09 Increment
Sale Date : 03/29/2021	Recording Date : 03/31/2021
Total Value : \$273,810	Property Tax : \$6,162.90
Bed / Bath : 4 / 2	Lot Acres : 0.19
Land Use : Sfr	Living Area : 1,717
Stories : 1	APN : 28-22101-017-021-0000
Yr Blt / Eff Yr Blt : 1979 / 1979	



Neighbors

1833 WILDERNESS TRL

Distance **0.04 Miles**

Owner Name : **Wilson Jim**

Subdivision : **Trailwood 09**

Sale Date : **09/17/2013**

Recording Date : **09/20/2013**

Total Value : **\$300,000**

Property Tax : **\$6,752.39**

Bed / Bath : **3 / 2**

Lot Acres : **0.21**

Land Use : **Sfr**

Living Area : **1,944**

Stories : **1**

APN : **28-22101-020-009-0000**

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

1849 WILDERNESS TRL

Distance **0.05 Miles**

Owner Name : **Bryson Glenn M**

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

Sale Date : **05/29/2002**

Subdivision : **Trailwood 09**

Total Value : **\$323,220**

Property Tax : **\$7,275.02**

Bed / Bath : **3 / 2**

Lot Acres : **0.18**

Land Use : **Sfr**

Living Area : **2,030**

Stories : **1**

APN : **28-22101-020-013-0000**



Demographics

Census Tract / block: 164.17 / 1 Year: 2020

Household

Population		Population by Age	
Count:	5,366	0 - 11	
Estimate Current Year:	5,366	12 - 17	
Estimate in 5 Years:	5,366	18 - 24	13.62%
Growth Last 5 Years:		25 - 64	47.58%
Growth Last 10 Years:		65 - 74	7.44%
		75+	
Household Size		Household Income	
Current Year:	1,663	0 - \$25,000	9.2%
Average Current Year:	3.21	\$25,000 - \$35,000	1.44%
Estimate in 5 Years:	1,663	\$35,000 - \$50,000	11.61%
Growth Last 5 Years:		\$50,000 - \$75,000	8.48%
Growth Last 10 Years:		\$75,000 - \$100,000	13.53%
Male Population:	51.06%	Above \$100,000	55.74%
Female Population:	48.94%	Average Household Income:	\$110,307
Married People:	54.41%		
Unmarried People:	45.59%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.07%	Below \$100,000:	4.28%
\$300 - \$799:	15.6%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	57.11%	\$150,000 - \$200,000:	11.24%
Over \$2,000:	26.22%	\$200,000 - \$300,000:	39.53%
Median Home Value:	\$283,200	\$300,000 - \$500,000:	40.06%
Unit Occupied Owner:	78.65%	Above \$500,000:	4.89%
Median Mortgage:	\$1,109		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	21.35%	1999 - 2000	
Median Gross Rent:	\$2,015	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	24.65%
\$750 - \$999	0%	1970 - 1979	39.51%
\$1000 and Over	100%	1900 - 1969	2.94%

Education

Enrollment			
Public Pre-Primary School:	0.93%	Not Enrolled in School:	71.06%
Private Pre-Primary School:	0%	Not A High School Graduate:	16.97%
Public School:	25.85%	Graduate Of High School:	26.35%
Private School:	3.1%	Attended Some College:	20.81%
Public College:	4.3%	College Graduate:	31%
Private College:	1.39%	Graduate Degree:	4.86%

Workforce

Occupation:			
Manager/Prof:	36.8%	Private Worker:	71.67%
Technical:		Government Worker:	14.44%
Sales:	15.23%	Self Employed Worker:	2.41%
Administrative:		Unpaid Family Worker:	7.03%
Private House Hold:		Farming:	9.17%
Service:	20.02%	Skilled:	
Protective Services:		Blue-Collar:	27.95%
Commute Time			
Less Than 15 Min:	6.89%		
15 min - 28 min:	42.96%		
30 min - 57 min:	46.54%		
Over 60 min:	3.61%		