

real estate reports



Subject Property

2026 Skylark Dr
Dallas
TX 75216
APN: 00-00050-597-500-0000

Prepared For: Aubrey
Pearson

Data Provided By: Rolando Lopez

Aubrey Pearson

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Subject Property : **2026 Skylark Dr Dallas TX 75216**

Owner Information

Owner Name : **Gatesway Investments Llc**
Mailing Address : **115 Garden Grove Ln, Red Oak TX 75154-0163 R016**
Vesting Codes : **/ / Corporation**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Deerpath Village 6 Blk M/6078 Lot 34 Vol99173/0015 Dd090299 Co-dallas**
County : **Dallas, Tx** Subdivision : **Deerpath Village 06**
Census Tract / Block : **88.02 / 2** Map Reference : **55-U / 00-0005-0597**
Legal Lot : **34** School District : **Dallas Isd**
Legal Block : **M6078** Munic/Township : **Dallas**
Market Area : **14** Neighbor Code : **4DSE17**
APN : **00-00050-597-500-0000**

Last Market Sale Information

Recording/Sale Date : **05/16/2025 / 05/14/2025** Deed Type : **Warranty Deed**
Sale Price : **\$172,500** 1st Mtg Amount/Type : **\$138,000 / Cnv**
Sale Type : **Estimated** 1st Mtg Document # : **101300**
Document # : **101299** Price Per SqFt : **\$219.75**
Title Company : **Simplifile Lc E-recording**
Seller Name : **Moore Mildred E**

Prior Sale Information

Prior Rec/Sale Date : **09/03/1999 / 09/02/1999** Prior Deed Type : **Special Warranty Deed**
Prior Doc Number : **99173-15**



Property Detail

Property Characteristics

Gross Area : 1,027	Garage Area : 242	Heat Type : Heat Avail
Living Area : 785	Garage Capacity : 1	Cooling Type : Heat Avail
Bedrooms : 2	Roof Type : Gable	Exterior wall : Frame
Bath(F/H) : 1	Foundation : Pier	Air Cond : Window
Year Built / Eff : 1951 / 1951	Roof Material : Composition Shingle	Condition : Average
# of Stories : 1	Construction : Frame	Other Rooms : Kitchen
Parking Type : Attached Garage		

Property Information

Land Use : Sfr	Lot Acres : 0.17	Water Type : Public
County Use : Sfr	Lot Size : 7,266	Sewer Type : Type Unknown
Zoning : Z298	Lot Width/Depth : 63 X 107	

Tax Information

Total Value : \$155,690	Tax Year : 2024	DALLAS (CITY) Tax / Rate : \$1,097.15/.7047
Land Value : \$60,000	Property Tax : \$3,479.72	DALLAS ISD Tax / Rate : \$1,552.60/.99724
Improvement Value : \$95,690	Tax Rate Area : DC	PARKLAND HOSPITAL Tax / Rate : \$330.06/.212
Assessed Year : 2024	Market Value : \$155,690	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$164.40/.1056
Improve % : 61%	DALLAS COUNTY Tax / Rate : \$335.51/.2155	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$172,500	\$100,000	\$187,500	\$148,125
Bldg/Living Area	785	720	876	807
Price Per Square Foot	\$219.75	\$130	\$223	\$183.29
Year Built	1951	1941	1951	1949
Lot Size	7,266	5,920	10,981	7,478
Bedrooms	2	2	3	2
Bathrooms	1	1	1	1
Stories	1	1	1	1
Total Assessed Value	\$155,690	\$84,340	\$183,290	\$148,550
Distance From Subject	0	0.09	0.41	0.27

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2026 Skylark Dr	172,500	155,690	05/16/2025	2	1	785	7,266	1951		Z298
1	3121 Mundy Dr	187,500	162,560	03/28/2025	2	1	840	8,729	1951	0.09	Z297
2	2319 Deer Path Dr	100,000	150,590	12/19/2024	2	1	770	7,436	1949	0.11	Z297
3	2306 Skylark Dr		155,690	07/03/2025	2	1	785	7,244	1951	0.15	Z297
4	2332 Village Way		129,340	07/08/2025	3	1	768	6,996	1949	0.19	Z297
5	2449 Stovall Dr		154,150	09/12/2025	2	1	816	5,920	1949	0.2	Z297
6	2434 Stovall Dr		128,790	07/11/2025	2	1	768	6,791	1949	0.25	Z297
7	2407 Skylark Dr		155,430	10/21/2024	2	1	808	10,981	1950	0.25	Z298
8	3046 Sunnyvale St		153,140	04/22/2025	2	1	852	7,858	1950	0.26	Z298
9	2628 Lea Crest Dr	161,250	156,870	06/05/2025	2	1	876	6,813	1950	0.29	Z297
10	2210 Village Way		151,600	06/03/2025	3	1	769	6,904	1949	0.29	Z298
11	2729 Alameda Dr		152,820	11/08/2024	2	1	792	7,340	1941	0.3	Z298
12	2624 Canary Dr		149,860	01/14/2025	2	1	800	6,900	1950	0.3	Z298
13	2442 Lea Crest Dr	167,500	131,210	04/30/2025	2	1	768	6,151	1949	0.3	Z297
14	3510 Kellogg Ave		183,290	06/09/2025	2	1	846	9,087	1950	0.32	Z297
15	2631 Canary Dr		84,340	08/11/2025	2	1	720	8,677	1950	0.33	Z298

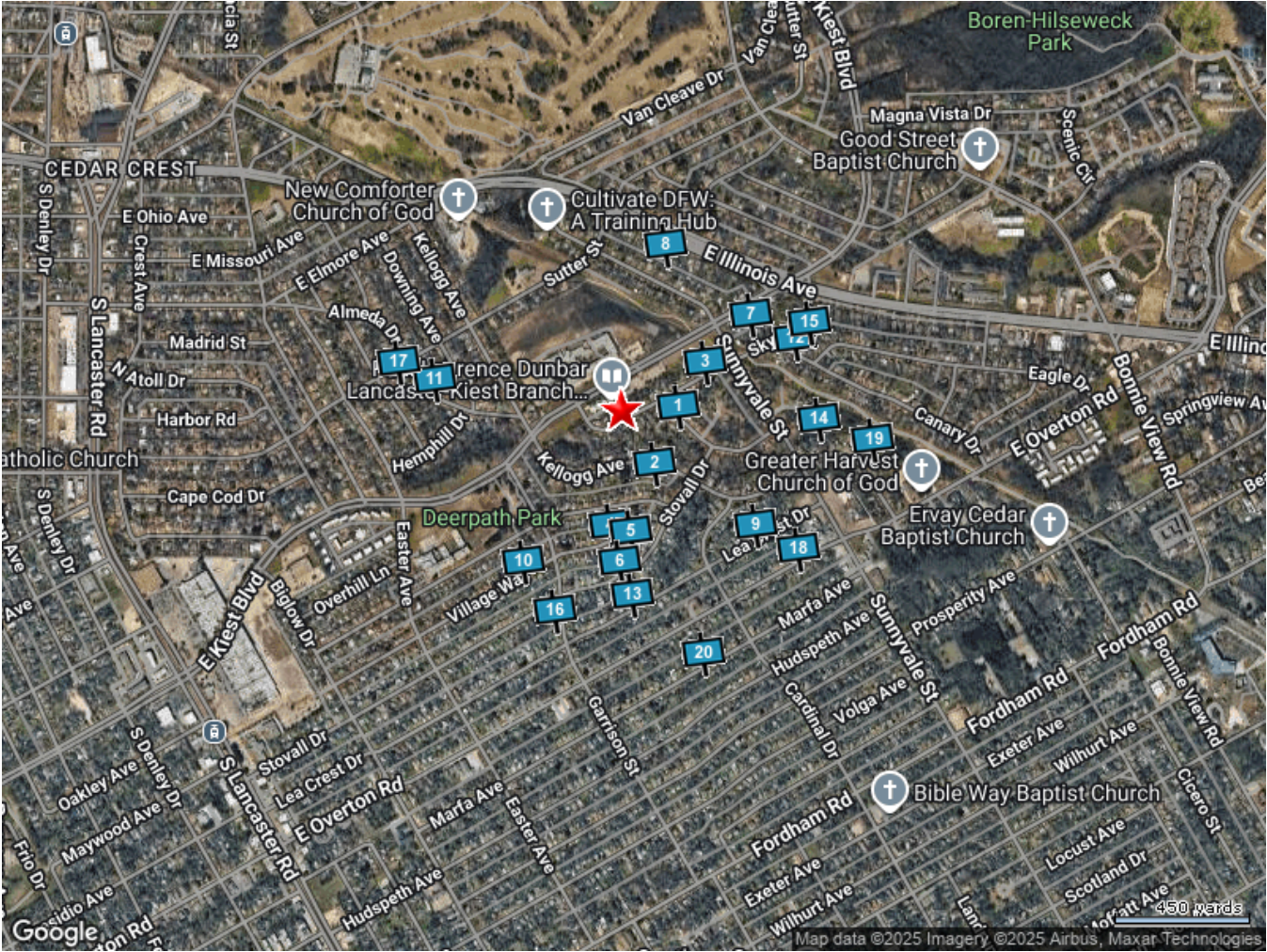


Comparables

16	2319 Lea Crest Dr	137,500	149,200	04/02/2025	3	1	768	6,761	1949	0.34	Z298
17	2710 Bowling Green Ave	135,000	152,950	05/28/2025	2	1	816	7,061	1949	0.36	Z298
18	2646 E Overton Rd		154,460	01/08/2025	2	1	869	8,320	1951	0.36	Z297
19	3610 Kellogg Ave		155,110	01/31/2025	2	1	876	6,952	1950	0.4	Z297
20	2516 Marfa Ave		159,590	12/20/2024		1	836	6,630	1951	0.41	Z297

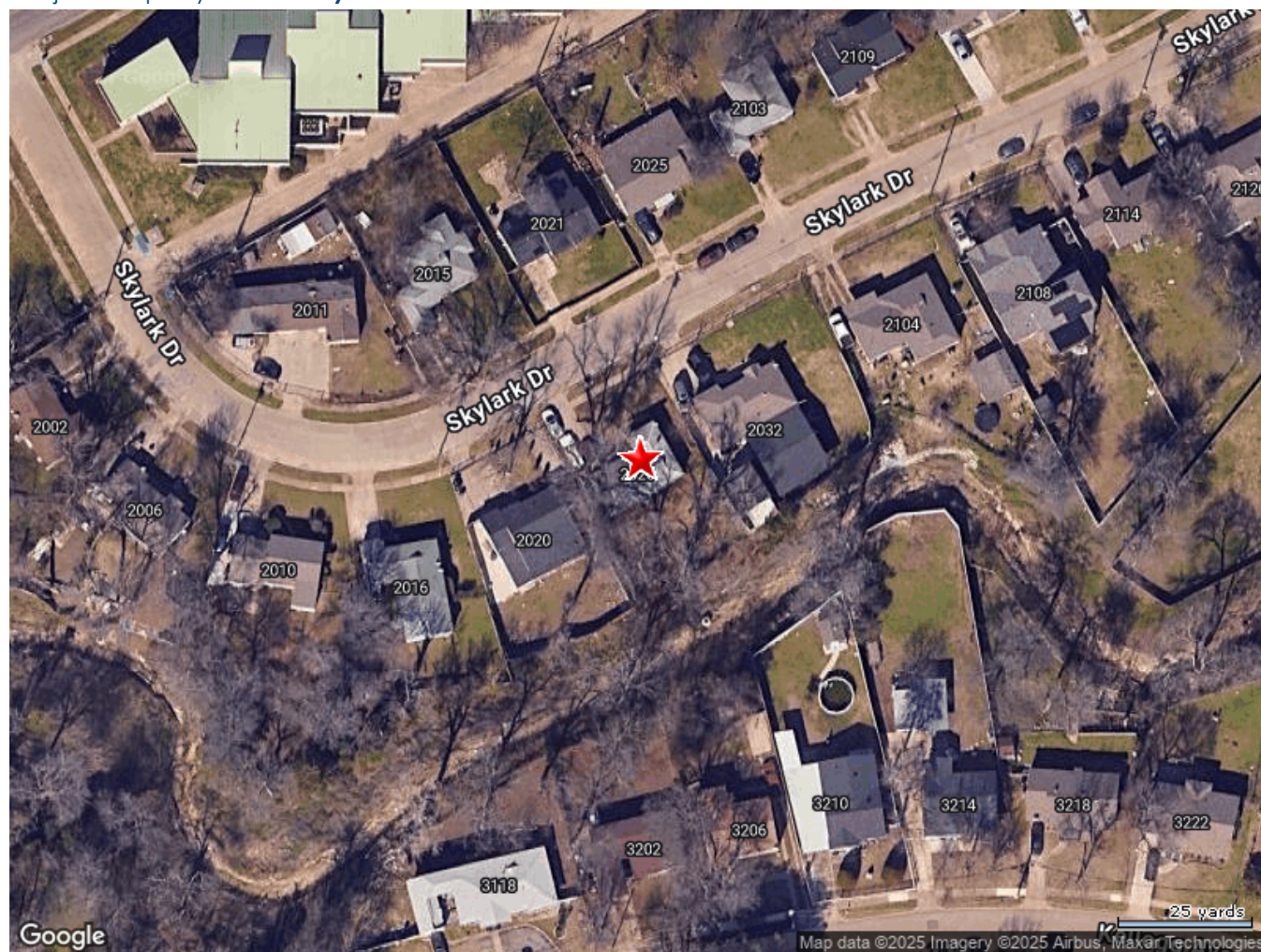
Distressed Sales =

Map

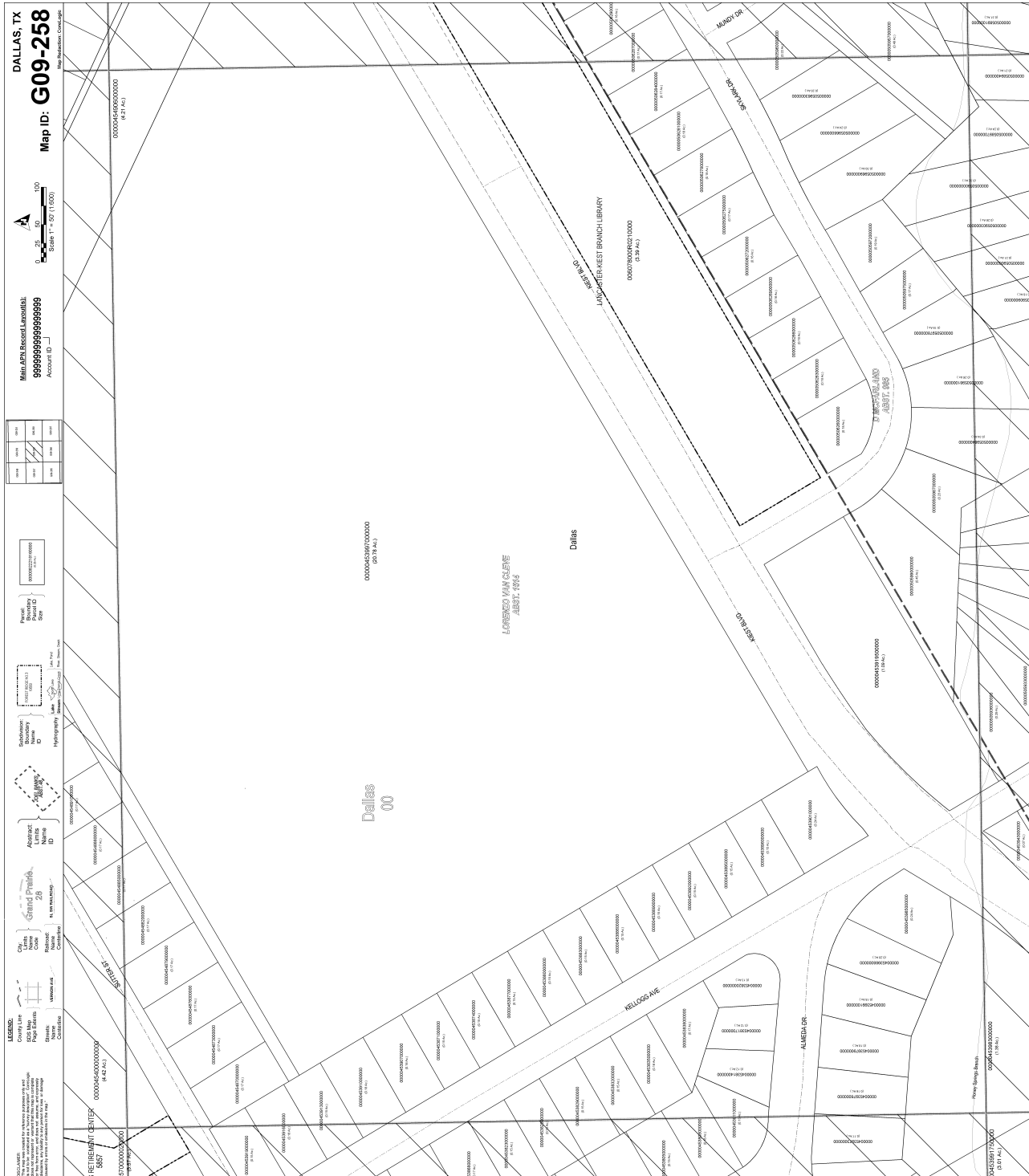




Subject Property : **2026 Skylark Dr Dallas TX 75216**



Assessor Map



Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 09/26/2025
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Transaction History

Sales History

Rec. Date :	05/16/2025	05/16/2025	09/03/1999
Sale Date :	05/14/2025	09/03/1999	09/02/1999
Sale Price :	\$172,500		
Rec.Doc.No :	101299	101298	99173-15
Doc. Type :	WARRANTY DEED	CORRECTION DEED	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED		
Buyer :	Gatesway Investments Llc	Moore Mildred E	Moore Mildred E
Seller :	Moore Mildred E	Johnson Ambrews	Johnson Ambrews
Title Company :	Simplifile Lc E-recording	Kensington Vanguard Nat'l Land	
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	05/16/2025	07/29/2008
Mtg. Amt :	\$138,000	\$27,897
Mtg. Doc. No :	101300	247247
Doc. Type :	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		
Mtg. Term :		5 Years
Mtg. Rate :		
Lender :	162084	Citifinancial Inc
Borrower 1 :	Gatesway Investments Llc	Moore Mildred E
Borrower 2 :		
Borrower 3 :		
Borrower 4 :		



Public Schools :

Elementary Schools

John Neely Bryan Elementary Distance 0.34 Miles

2001 Deer Path Dr Dallas TX 75216

Telephone : (972) 502-8500

School District : Dallas Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 435

Total Expenditure/Student :

William B Miller Elementary Distance 0.68 Miles

3111 Bonnie View Rd Dallas TX 75216

Telephone : (972) 502-8700

School District : Dallas Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 260

Total Expenditure/Student :

J P Starks Elementary Distance 1.09 Miles

3033 Tips Blvd Dallas TX 75216

Telephone : (972) 502-8800

School District : Dallas Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 8th

Kindergarten : Yes

School Enrollment :

Enrollment : 227

Total Expenditure/Student :



H I Holland Elementary At Lisbon

Distance **1.18 Miles**

4203 S Lancaster Rd Dallas TX 75216

Telephone : **(972) 749-1900**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **346**

Total Expenditure/Student :

Middle Schools

John Lewis Social Justice Academy At O W Holmes

Distance **0.13 Miles**

3111 Bonnie View Rd Dallas TX 75216

Telephone : **(972) 925-8500**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **348**

Total Expenditure/Student :

Boude Storey Middle

Distance **1.34 Miles**

3000 Maryland Ave Dallas TX 75216

Telephone : **(972) 925-8700**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **412**

Total Expenditure/Student :

Kipp Truth Academy

Distance **1.64 Miles**

1545 S Ewing Ave Dallas TX 75216

Telephone : **(972) 323-4215**

School District : **Kipp Texas Public Schools**

Lowest Grade : **5th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **441**

Total Expenditure/Student :



Dr Frederick Douglass Todd Senior Middle

Distance **1.68 Miles**

2445 E Ledbetter Dr Dallas TX 75216

Telephone : **(972) 749-3600**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **393**

Total Expenditure/Student :

High Schools

New Technical High School At B F Darrell High School

Distance **1.56 Miles**

4730 Lancaster Rd Dallas TX 75216

Telephone : **(214) 932-7600**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **428**

Total Expenditure/Student :

Advanced Placement : **No**

South Oak Cliff High School

Distance **1.76 Miles**

3601 S Marsalis Ave Dallas TX 75216

Telephone : **(214) 932-7000**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1537**

Total Expenditure/Student :

Advanced Placement : **No**

Franklin D Roosevelt H S Of Innovation

Distance **1.92 Miles**

525 Bonnie View Rd Dallas TX 75203

Telephone : **(972) 925-6800**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **677**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Karaoke Kings	2603 Hudspeth Ave Dallas Tx	(214) 664-6971	0.43
City Of Dallas	1800 Southerland Ave Dallas Tx	(214) 670-7615	0.71
Elect Lady Entertainment Productions (ele Productions), Inc.	2157 Volga Ave Dallas Tx	(214) 541-7842	0.72
Demarcus Moore	2539 Wilhurt Ave Dallas Tx	(214) 815-7865	0.79

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Mortgage Electronic Registration Systems Inc	2110 Dugald Pl Dallas Tx	(214) 374-7646	0.39
Truist Bank	3202 S Lancaster Rd Dallas Tx	(469) 249-6400	0.76
Speedy Cash	1441 E Kiest Blvd Dallas Tx	(214) 371-0086	0.81
Bank Of America, National Association	3523 S Lancaster Rd Dallas Tx	(214) 374-1638	0.86

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Beastie Burgers And More	2652 Marfa Ave Dallas Tx	(214) 545-4519	0.43
Watson Catering	2606 Downing Ave Dallas Tx	(214) 484-6120	0.46
Garcia	1598 Sutter St Dallas Tx	(214) 229-7479	0.53
Vera's Savory Kitchen Llc	1555 Sutter St Dallas Tx	(972) 282-3060	0.64

Health Care Services

Name	Address	Telephone	Distance (Miles)
1st Class Health Care	2670 Belknap Ave Dallas Tx	(214) 991-9892	0.48
Yasheka N Watts	2310 Kathleen Ave Dallas Tx	(214) 916-9295	0.62
Irby B. Hunter, D.d.s., Inc.	2826 E Illinois Ave Dallas Tx	(214) 372-4621	0.66
Ben Clark Jr	2826 E Illinois Ave Dallas Tx	(214) 372-4621	0.66



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Greater St James Baptist Church	1835 Sutter St Dallas Tx	(214) 376-3110	0.29
Christ Memorial Baptist Church	2539 E Overton Rd Dallas Tx	(214) 374-7907	0.31
Saint John's Lutheran	2939 Sunnyvale St Dallas Tx	(214) 374-4219	0.34
Bonnie View Christian Church (disciples Of Christ) Of Dallas, Texas	"" Dallas Tx	(214) 376-8514	0.39

Personal Services

Name	Address	Telephone	Distance (Miles)
The Perfect Touch	1580 Harbor Rd Dallas Tx	(469) 708-6604	0.59

Shopping

Name	Address	Telephone	Distance (Miles)
Stop And Save Food Market	3525 Sunnyvale St Dallas Tx	(214) 375-6995	0.36
Step In Dollar Store Plus	3506 Sunnyvale St Dallas Tx	(972) 803-1028	0.37
Calloway Wholesales	2422 Millermore St Dallas Tx	(214) 374-0292	0.54
William Carr	2418 Magna Vista Dr Dallas Tx	(214) 576-6503	0.65



Neighbors

2020 SKYLARK DR

Distance 0.01 Miles

Owner Name : **Pompa Delfino Jr**

Subdivision : **Deerpath Village 06**

Sale Date : **08/14/2025**

Recording Date : **08/18/2025**

Total Value : **\$225,900**

Sale Price : **\$251,892.99**

Bed / Bath : **3 / 2**

Property Tax : **\$5,048.93**

Land Use : **Sfr**

Lot Acres : **0.19**

Stories : **1**

Living Area : **1,428**

Yr Blt / Eff Yr Blt : **1951 / 1951**

APN : **00-00050-597-800-0000**

2004 E KIEST BLVD

Distance 0.09 Miles

Owner Name : **Be Ze Investments Llc Series W**

Recording Date : **10/10/2017**

Sale Date : **10/10/2017**

Property Tax : **\$1,056.28**

Total Value : **\$47,260**

Lot Acres : **1.08**

Land Use : **Commercial Acreage**

APN : **00-00045-391-950-0000**

2806 KELLOGG AVE

Distance 0.13 Miles

Owner Name : **Castillo Martha Elena**

Subdivision : **Cedar Crest Heights Rev**

Sale Date : **08/18/2021**

Recording Date : **09/21/2021**

Total Value : **\$205,460**

Property Tax : **\$4,592.09**

Bed / Bath : **4 / 2**

Lot Acres : **0.15**

Land Use : **Sfr**

Living Area : **1,239**

Stories : **1.5**

APN : **00-00045-390-100-0000**

Yr Blt / Eff Yr Blt : **1973 / 1973**

2921 KELLOGG AVE

Distance 0.14 Miles

Owner Name : **Dallas City Of**

Property Tax : **\$670.51**

Total Value : **\$30,000**

Lot Acres : **0.07**

Land Use : **Residential Lot**

APN : **00-00045-394-300-0000**



Neighbors

2802 KELLOGG AVE

Distance 0.14 Miles

Owner Name : **Watson Denice D**

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

Sale Date : **11/11/1963**

Subdivision : **Cedar Crest Heights Rev**

Total Value : **\$185,860**

Property Tax : **\$4,154.03**

Bed / Bath : **4 / 2**

Lot Acres : **0.15**

Land Use : **Sfr**

Living Area : **2,653**

Stories : **1.5**

APN : **00-00045-389-800-0000**

2001 E KIEST BLVD

Distance 0.15 Miles

Owner Name : **Dallas Isd**

Property Tax : **\$90,089.59**

Total Value : **\$4,030,800**

Lot Acres : **20.72**

Land Use : **School**

Living Area : **164,277**

Stories : **2**

APN : **00-00045-399-700-0000**

Yr Blt / Eff Yr Blt : **1955 /**

2760 KELLOGG AVE

Distance 0.15 Miles

Owner Name : **Mcduffy Joyce**

Subdivision : **Cedar Crest Heights Rev**

Sale Date : **08/25/2009**

Recording Date : **09/03/2009**

Total Value : **\$181,350**

Sale Price : **\$75,431**

Bed / Bath : **3 / 2**

Property Tax : **\$4,053.23**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **1**

Living Area : **1,004**

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

APN : **00-00045-389-500-0000**

2809 KELLOGG AVE

Distance 0.16 Miles

Owner Name : **Santamaria Benito Jr**

Subdivision : **Cedar Crest Heights**

Sale Date : **02/28/2025**

Recording Date : **03/05/2025**

Total Value : **\$194,800**

Sale Price : **\$226,601.58**

Bed / Bath : **3 / 2**

Property Tax : **\$4,353.84**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **1**

Living Area : **1,243**

Yr Blt / Eff Yr Blt : **1973 / 1973**

APN : **00-00045-398-500-0000**



Neighbors

2756 KELLOGG AVE

Distance **0.16 Miles**

Owner Name : **Richard Teddy**

Recording Date : **06/24/1994**

Total Value : **\$227,200**

Sale Price : **\$37,772**

Bed / Bath : **3 / 2**

Property Tax : **\$5,077.99**

Land Use : **Sfr**

Lot Acres : **0.15**

Stories : **1**

Living Area : **1,613**

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

APN : **00-00045-389-200-0000**

Subdivision : **Cedar Crest Heights Rev**

2752 KELLOGG AVE

Distance **0.17 Miles**

Owner Name : **Irving Betty**

Subdivision : **Cedar Crest Heights Rev**

Sale Date : **10/24/2005**

Recording Date : **10/25/2005**

Total Value : **\$187,040**

Property Tax : **\$4,180.40**

Bed / Bath : **3 / 2**

Lot Acres : **0.15**

Land Use : **Sfr**

Living Area : **1,055**

Stories : **1**

APN : **00-00045-388-900-0000**

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



Demographics

Census Tract / block: 88.02 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,494	0 - 11	
Estimate Current Year:	6,353	12 - 17	
Estimate in 5 Years:	11,361	18 - 24	6.06%
Growth Last 5 Years:	-5.44%	25 - 64	47.2%
Growth Last 10 Years:	-191.43%	65 - 74	5.55%
		75+	
Household Size		Household Income	
Current Year:	1,821	0 - \$25,000	40.25%
Average Current Year:	3.01	\$25,000 - \$35,000	15.6%
Estimate in 5 Years:	1,408	\$35,000 - \$50,000	7.91%
Growth Last 5 Years:	-11.48%	\$50,000 - \$75,000	13.56%
Growth Last 10 Years:	3.4%	\$75,000 - \$100,000	14.66%
Male Population:	46.27%	Above \$100,000	8.02%
Female Population:	53.73%	Average Household Income:	\$32,480
Married People:	29.67%		
Unmarried People:	70.33%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	28.37%	Below \$100,000:	40.65%
\$300 - \$799:	41.86%	\$100,000 - \$150,000:	36.47%
\$800 - \$1,999:	26.33%	\$150,000 - \$200,000:	10.33%
Over \$2,000:	3.44%	\$200,000 - \$300,000:	6.79%
Median Home Value:	\$110,300	\$300,000 - \$500,000:	0.74%
Unit Occupied Owner:	59.03%	Above \$500,000:	5.02%
Median Mortgage:	\$1,156		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	40.97%	1999 - 2000	
Median Gross Rent:	\$1,042	1995 - 1998	
Less Than \$499	13.27%	1990 - 1994	
\$500 - \$749	14.87%	1980 - 1989	6.34%
\$750 - \$999	18.51%	1970 - 1979	4.83%
\$1000 and Over	53.35%	1900 - 1969	88.83%

Education

Enrollment			
Public Pre-Primary School:	2.91%	Not Enrolled in School:	67.68%
Private Pre-Primary School:	0%	Not A High School Graduate:	31.97%
Public School:	31.81%	Graduate Of High School:	39.01%
Private School:	0.5%	Attended Some College:	19.12%
Public College:	3.26%	College Graduate:	9.16%
Private College:	0%	Graduate Degree:	0.74%

Workforce

Occupation:			
Manager/Prof:	11.13%	Private Worker:	64.29%
Technical:		Government Worker:	26.78%
Sales:	25.52%	Self Employed Worker:	2.33%
Administrative:		Unpaid Family Worker:	5.66%
Private House Hold:		Farming:	10.59%
Service:	23.58%	Skilled:	
Protective Services:		Blue-Collar:	39.77%
Commute Time			
Less Than 15 Min:	16.6%		
15 min - 28 min:	33.33%		
30 min - 57 min:	33.27%		
Over 60 min:	16.8%		