

real estate reports



Subject Property

205 Kenosha Ln
Arlington
TX 76002
APN: 06947468

Prepared For: Theresa
Ramos & Janet Castaneda

Data Provided By: Rolando Lopez

Theresa Ramos & Janet Castaneda

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Property Detail

Subject Property : **205 Kenosha Ln Arlington TX 76002**

Owner Information

Owner Name : **Ramos Theresa / Ramos Justin M**
Mailing Address : **205 Kenosha Ln, Arlington TX 76002-5432 R081**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Hunter Trail Addition Block 4 Lot 3**
County : **Tarrant, Tx** Alternate APN : **20782P43**
Census Tract / Block : **1115.42 / 3** Subdivision : **Hunter Trail Add**
Legal Lot : **3** Map Reference : **110-H / 2114-352**
Legal Block : **4** School District : **Arlington Isd**
Market Area : **88** Munic/Township : **Arlington**
APN : **06947468**

Last Market Sale Information

Recording/Sale Date : **04/23/2020 / 04/21/2020** 1st Mtg Amount/Type : **\$172,568 / Fha**
Sale Price : **\$174,294** 1st Mtg Document # : **220092306**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **220092305** Price Per SqFt : **\$87.63**
Deed Type : **Warranty Deed**
Title Company : **Other**
Lender : **Regions Mtg**
Seller Name : **Coleman Monica J & Shane A**

Prior Sale Information

Prior Rec/Sale Date : **09/29/2014 / 09/22/2014** Prior Deed Type : **Warranty Deed**
Prior Sale Price : **\$168,589.20** Prior 1st Mtg Amt/Type : **\$166,920 / Fha**
Prior Doc Number : **214213274**

Property Characteristics

Gross Area : 1,989	Bath(F/H) : 2	Cooling Type : Central
Living Area : 1,989	Year Built / Eff : 1996	Porch Type : Porch
Above Grade : 1989	# of Stories : 1	Pool : Pool
Bedrooms : 3	Heat Type : Central	Air Cond : Central



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.17	Lot Size : 7,187
County Use : Resid Single Family		

Tax Information

Total Value : \$340,264	Tax Year : 2024	TARRANT COUNTY \$638/.1875 Tax / Rate :
Land Value : \$64,683	Property Tax : \$7,436.74	CITY OF \$2,040.90/.5998 ARLINGTON Tax / Rate :
Improvement \$275,581 Value :	Tax Rate Area : 220	ISD - ARLINGTON \$3,754.81/1.1035 Tax / Rate :
Assessed Year : 2024	Homeowner Homestead Exemption :	TARRANT COUNTY \$620.98/.1825 HOSP DIST Tax / Rate :
Improve % : 81%	Market Value : \$340,264	TARRANT COUNTY \$382.05/.11228 COLLEGE DIST Tax / Rate :



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$174,294	\$215,200	\$369,900	\$315,621
Bldg/Living Area	1989	1735	2256	1970
Price Per Square Foot	\$87.63	\$123	\$195	\$161.09
Year Built	1996	1984	2004	1994
Lot Size	7,187	6,222	12,153	7,667
Bedrooms	3	3	5	3
Bathrooms	2	2	2	2
Stories	1	1	2	1
Total Assessed Value	\$340,264	\$265,000	\$356,892	\$314,434
Distance From Subject	0	0.09	0.49	0.32

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	205 Kenosha Ln	174,294	340,264	04/23/2020	3	2	1,989	7,187	1996		
1	214 Jennifer Ln		309,023	08/04/2025	3	2	2,108	7,187	1994	0.09	
2	223 Mentor Dr		270,355	02/04/2025	4	2	2,136	7,579	1997	0.11	
3	201 Jennifer Ln	357,700	330,558	04/04/2025	3	2	1,832	7,372	1995	0.11	
4	222 Jennifer Ln	369,900	326,556	04/30/2025	3	2	2,108	7,187	1995	0.12	
5	236 Jennifer Ln	345,312.5	316,000	04/14/2025	3	2	2,108	8,537	1995	0.15	
6	6612 Oldgate Ln	360,385.2	356,892	08/15/2025	3	2	2,217	7,623	1998	0.23	
7	312 E Lynn Creek Dr	305,000	310,000	11/14/2024	3	2	2,202	7,187	1997	0.3	
8	822 Trevor Way	306,250	316,559	06/26/2025	3	2	1,785	6,787	1986	0.32	
9	325 Jennifer Ln		310,000	01/14/2025	3	2	2,180	7,230	1997	0.34	
10	300 Valley Forge Ln	282,302.07	335,490	08/14/2025	4	2	1,799	8,310	1985	0.36	
11	400 E Lynn Creek Dr	337,500	315,000	08/08/2025	3	2	2,202	7,797	1997	0.36	
12	404 E Lynn Creek Dr	347,096.6	279,813	01/23/2025	3	2	1,804	7,797	1996	0.39	

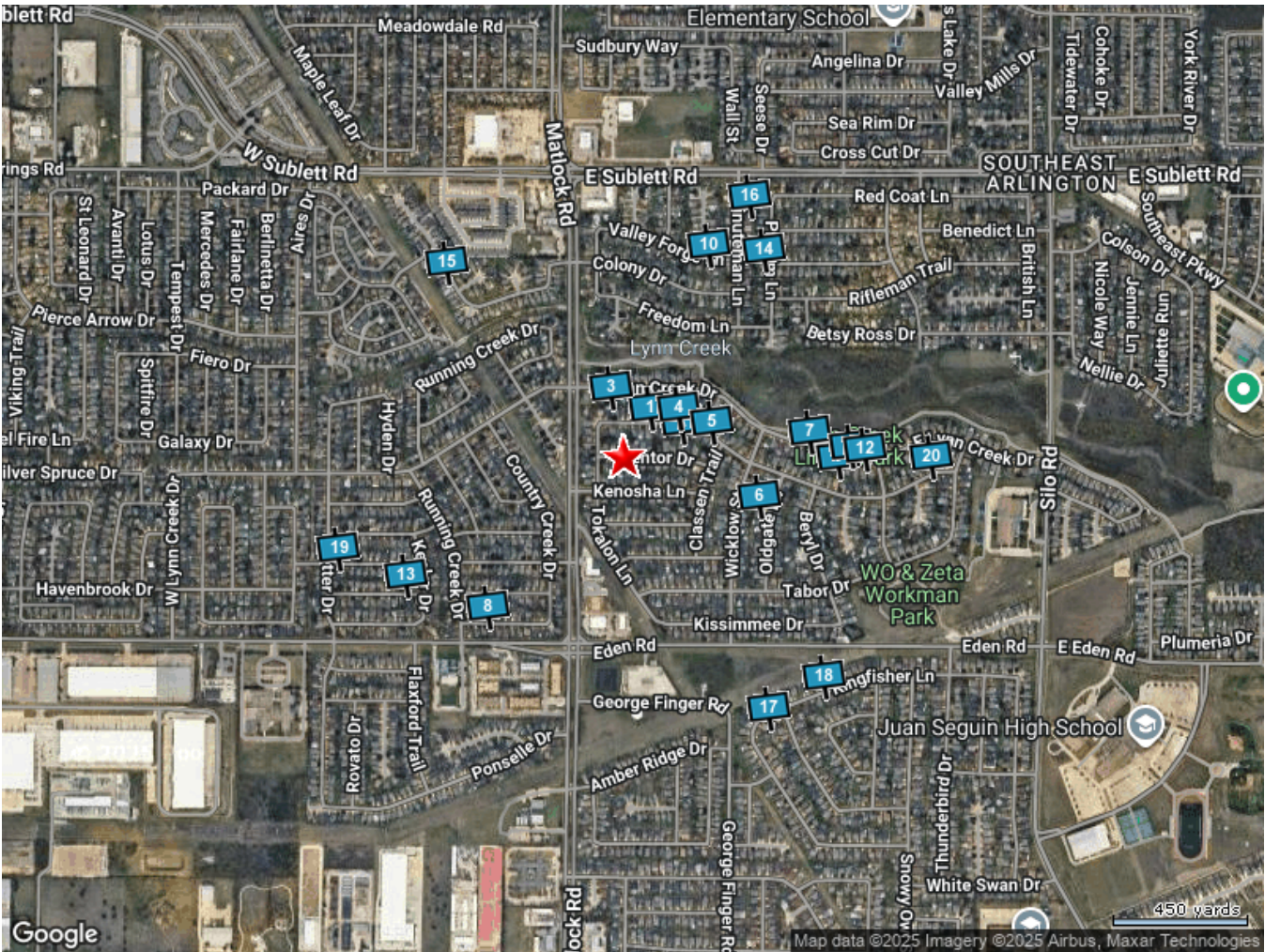


Comparables

13	804 Ackers Dr	312,386.94	339,291	06/03/2025	3	2	1,906	6,222	1991	0.39	
14	6312 Pilgrim Ln		269,000	05/02/2025	5	2	1,972	6,829	1984	0.4	
15	808 W Colony Dr	231,250	322,526	06/18/2025	3	2	1,782	6,621	2000	0.41	
16	6211 Minuteman Ln		328,582	04/02/2025	3	2	1,780	7,619	1987	0.46	
17	6903 Meadow Bend Dr	310,312.5	328,345	06/12/2025	4	2	1,735	8,712	2004	0.46	
18	324 Kingfisher Ln		312,912	05/07/2025	3	2	1,747	6,969	2002	0.47	
19	824 Havenbrook Dr	338,100	346,778	05/14/2025	3	2	2,256	7,617	1986	0.48	
20	6601 Alcove Ct	215,199.69	265,000	02/21/2025	3	2	1,749	12,153	1995	0.49	

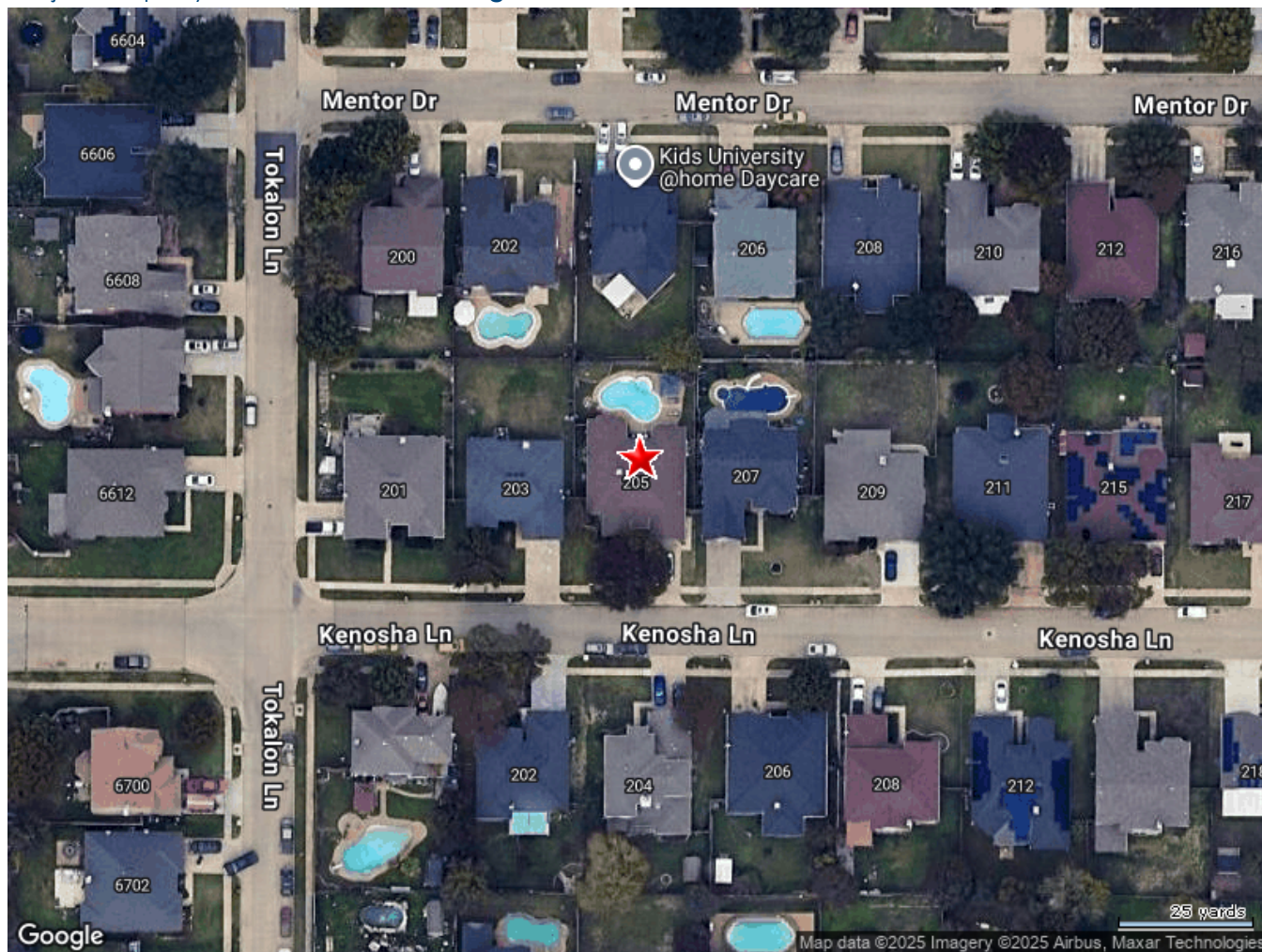
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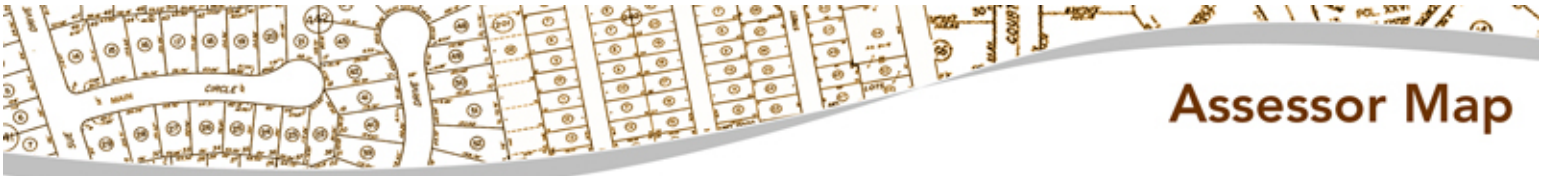
Map





Subject Property : **205 Kenosha Ln Arlington TX 76002**





Assessor Map



Transaction History

Sales History

Rec. Date :	04/23/2020	09/29/2014	01/13/2004	07/31/1997
Sale Date :	04/21/2020	09/22/2014	12/09/2003	07/30/1997
Sale Price :	\$174,294	\$168,589.20	\$210,273	\$157,472
Rec.Doc.No :	220092305	214213274	204011431	12852-354
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED	ESTIMATED	
Buyer :	Ramos Justin M & Theresa	Coleman Monica J	Stark Christopher S li	Barsotti Amedeo J
Seller :	Coleman Monica J & Shane A	Stark Christopher S li & Ashley K	Barsotti Amedeo J	Kelmark Lp
Title Company :	Other	Allegiance Title Co	Title Texas Inc	Safeco Title Insurance Co.
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	06/23/2022	04/26/2022	04/23/2020	08/21/2015
Mtg. Amt :	\$15,700	\$211,800	\$172,568	\$165,750
Mtg. Doc. No :	222160472	222106612	220092306	215188208
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	FHA	CONVENTIONAL	FHA	FHA
Mtg. Rate Type :				
Mtg. Term :	28 Years	30 Years	30 Years	30 Years
Mtg. Rate :				
Lender :	Secretary/hsng & Urban Dev	Texas Tr Cu	Regions Mtg	Pacific Union Fin'l
Borrower 1 :	Ramos Justin M	Ramos Justin M	Ramos Justin M	Coleman Monica J
Borrower 2 :	Ramos Theresa	Ramos Theresa	Ramos Theresa	Faulkner Shane A
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	09/29/2014	01/13/2004	07/31/1997
Mtg. Amt :	\$166,920	\$158,100	\$118,400
Mtg. Doc. No :	214213275	204011430	12852-355
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	FHA	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		FIXED RATE LOAN	
Mtg. Term :	30 Years	30 Years	
Mtg. Rate :			
Lender :	Highlands Resid'l Mtg Ltd	Prime Lending Inc	Norwest Mtg Inc
Borrower 1 :	Coleman Monica J	Stark Christopher S li	Barsotti Amedeo J
Borrower 2 :	Faulkner Shane A	Luke Ashley K	
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Newman International Academy Mansfield East Distance 0.55 Miles

7000 Matlock Rd Arlington TX 76002

Telephone : (682) 220-9131

School District : Newman International Academy Of Arlington

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 110

Total Expenditure/Student :

Ashworth Elementary Distance 0.61 Miles

6700 Silo Rd Arlington TX 76002

Telephone : (682) 867-4800

School District : Arlington Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 480

Total Expenditure/Student :

Kenneth Davis Elementary Distance 0.66 Miles

900 Eden Rd Arlington TX 76001

Telephone : (817) 299-7840

School District : Mansfield Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 4th

Kindergarten : Yes

School Enrollment :

Enrollment : 357

Total Expenditure/Student :



Bebensee Elementary		Distance 0.87 Miles
5900 Inks Lk Dr Arlington TX 76018		
Telephone :	(682) 867-5100	School District : Arlington Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 6th
Kindergarten :	Yes	School Enrollment :
Enrollment :	781	Total Expenditure/Student :

Middle Schools

Ousley J H		Distance 1.02 Miles
950 S E Pkwy Arlington TX 76018		
Telephone :	(682) 867-5700	School District : Arlington Independent School District (isd)
Lowest Grade :	7th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	865	Total Expenditure/Student :

High Schools

Seguin High School		Distance 0.89 Miles
7001 Silo Rd Arlington TX 76002		
Telephone :	(682) 867-6700	School District : Arlington Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 1562
Total Expenditure/Student :		Advanced Placement : No



Venture Alter High School Distance **1.35 Miles**

600 Se Green Oaks Blvd Arlington TX 76018	
Telephone : (682) 867-6400	School District : Arlington Independent School District (isd)
Lowest Grade : 7th	Highest Grade : 12th
School Enrollment :	Enrollment : 781
Total Expenditure/Student :	Advanced Placement : No

Mansfield Summit High School Distance **1.95 Miles**

1071 W Turner Warnell Rd Arlington TX 76001	
Telephone : (682) 314-0800	School District : Mansfield Independent School District (isd)
Lowest Grade : 9th	Highest Grade : 12th
School Enrollment :	Enrollment : 1771
Total Expenditure/Student :	Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Dallas Escape Rooms, Llc	302 Freedom Ln Arlington Tx	(817) 293-8972	0.3
Dream Image Entertainment	6516 Hyden Dr Arlington Tx	(682) 365-4781	0.38
Putt All Llc	6601 Angora Trl Arlington Tx	(817) 453-8801	0.43
V.n	110 Amber Ridge Dr Arlington Tx	(817) 808-9875	0.48

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Loan Review Source, Llc	400 Revolution Ln Arlington Tx	(817) 468-5823	0.41
Neighborhood Credit Union	321 E Sublett Rd Arlington Tx	(800) 321-3728	0.53
Atm Quick	6501 Jennie Ln Arlington Tx	(817) 987-5998	0.85
M.a.s. Funding Solutions Corporation	304 Pointer Pl Arlington Tx	(817) 200-6917	0.98

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Salad Mix By Sylvia	6629 Beryl Dr Arlington Tx	(817) 996-0196	0.37
Mcdonald's	6230 Matlock Rd Arlington Tx	(817) 472-7273	0.42
Blush + Whisk, Llc	2716 W Division St Arlington Tx	(817) 382-0012	0.44
Lee's Donuts	6201 Matlock Rd Ste 105 Arlington Tx	(817) 472-9290	0.46

Health Care Services

Name	Address	Telephone	Distance (Miles)
Kolade Akinjide Olaoye	223 Kenosha Ln Arlington Tx	(817) 808-8784	0.1
Optimum Eyecare, Inc.	6851 Matlock Rd Ste 111 Arlington Tx	(817) 419-8871	0.23
First Choice Medical Safety Train	6611 Oldgate Ln Arlington Tx	(469) 499-6692	0.26
Option Services	6715 Beryl Dr Arlington Tx	(817) 557-5663	0.43



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Pentecostal Household Of Faith Church	6601 Classen Trl Arlington Tx	(419) 246-9357	0.17
Master Weaver Ministries	815 W Lynn Creek Dr Arlington Tx	(817) 467-2724	0.24
Our Brothers Keeper	802 Ackers Dr Arlington Tx	(817) 417-5526	0.39
Saint George Coptic Orthodox Church	830 Eden Rd Arlington Tx	(817) 557-1120	0.41

Personal Services

Name	Address	Telephone	Distance (Miles)
L & M Legacy Nails & Spa Llc	6921 Raven Meadow Dr Arlington Tx	(817) 987-0061	0.76
Mcgrudersfitnessbydesign Llc	901 W Harris Rd Ste 175 Arlington Tx	(972) 989-7018	0.85

Shopping

Name	Address	Telephone	Distance (Miles)
Jerky Hut Of Texas	6622 Darcy Ln Arlington Tx	(817) 784-0846	0.14
Whitney Page	6605 Classen Trl Arlington Tx	(682) 583-0055	0.16
Jim And Lor's Candy Store, Llc	6851 Matlock Rd Ste 101 Arlington Tx	(623) 243-2672	0.23
Cheese Unlimited, Llc	811 Ackers Dr Arlington Tx	(817) 800-3664	0.41



Neighbors

203 KENOSHA LN

Distance 0.01 Miles

Owner Name : **Parish Roderick W**

Subdivision : **Hunter Trail Add**

Sale Date : **09/30/1998**

Recording Date : **10/22/1998**

Total Value : **\$307,275**

Sale Price : **\$107,903.35**

Bed / Bath : **3 / 2**

Property Tax : **\$6,715.75**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **1,786**

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

APN : **06947441**

207 KENOSHA LN

Distance 0.01 Miles

Owner Name : **Levy Rosalyn**

Subdivision : **Hunter Trail Add**

Sale Date : **04/28/2014**

Recording Date : **04/30/2014**

Total Value : **\$379,000**

Sale Price : **\$195,365.31**

Bed / Bath : **4 / 2**

Property Tax : **\$7,669.20**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **2**

Living Area : **3,380**

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

APN : **06947476**

204 MENTOR DR

Distance 0.02 Miles

Owner Name : **Ross Laronda**

Subdivision : **Hunter Trail Add**

Sale Date : **11/04/2013**

Recording Date : **11/08/2013**

Total Value : **\$449,545**

Sale Price : **\$168,490.22**

Bed / Bath : **4 / 2**

Property Tax : **\$9,413.70**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **2**

Living Area : **3,562**

Yr Blt / Eff Yr Blt : **1997 /**

APN : **06947697**

209 KENOSHA LN

Distance 0.02 Miles

Owner Name : **Yamasa Co Ltd**

Subdivision : **Hunter Trail Add**

Sale Date : **02/28/2023**

Recording Date : **03/01/2023**

Total Value : **\$312,288**

Property Tax : **\$6,825.31**

Bed / Bath : **4 / 2**

Lot Acres : **0.17**

Land Use : **Sfr**

Living Area : **1,840**

Stories : **1**

APN : **06947484**

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



201 KENOSHA LN

Distance 0.02 Miles

Owner Name : Tatge Robert A	Subdivision : Hunter Trail Add
Sale Date : 03/26/1999	Recording Date : 04/07/1999
Total Value : \$329,408	Sale Price : \$133,864.50
Bed / Bath : 3 / 2	Property Tax : \$6,864.38
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 1,974
Yr Blt / Eff Yr Blt : 1999 /	APN : 06947433

202 MENTOR DR

Distance 0.02 Miles

Owner Name : Charnia Rizwan	Subdivision : Hunter Trail Add
Sale Date : 04/26/2024	Recording Date : 04/29/2024
Total Value : \$452,495	Sale Price : \$546,250
Bed / Bath : 4 / 2	Property Tax : \$8,799.69
Land Use : Sfr	Lot Acres : 0.17
Stories : 2	Living Area : 3,380
Yr Blt / Eff Yr Blt : 1998 /	APN : 06947700

206 MENTOR DR

Distance 0.02 Miles

Owner Name : Rozell Lena Sue	Subdivision : Hunter Trail Add
Sale Date : 03/21/2014	Recording Date : 04/08/2014
Total Value : \$423,500	Sale Price : \$198,500
Bed / Bath : 4 / 2	Property Tax : \$8,800.12
Land Use : Sfr	Lot Acres : 0.17
Stories : 2	Living Area : 3,092
Yr Blt / Eff Yr Blt : 1997 /	APN : 06947689

204 KENOSHA LN

Distance 0.03 Miles

Owner Name : Brooks Ivory	Subdivision : Hunter Trail Add
Sale Date : 04/03/2017	Recording Date : 04/06/2017
Total Value : \$326,000	Sale Price : \$218,175.15
Bed / Bath : 4 / 2	Property Tax : \$6,690.71
Land Use : Sfr	Lot Acres : 0.17
Stories : 2	Living Area : 2,455
Yr Blt / Eff Yr Blt : 1996 /	APN : 06947743



Neighbors

208 MENTOR DR

Distance **0.03 Miles**

Owner Name : **Ford K Robbins**

Subdivision : **Hunter Trail Add**

Sale Date : **01/29/2003**

Recording Date : **02/18/2003**

Total Value : **\$328,399**

Property Tax : **\$6,983.34**

Bed / Bath : **3 / 2**

Lot Acres : **0.17**

Land Use : **Sfr**

Living Area : **2,136**

Stories : **1**

APN : **06947670**

Yr Blt / Eff Yr Blt : **1997 /**

202 KENOSHA LN

Distance **0.03 Miles**

Owner Name : **Vu Thi H M**

Subdivision : **Hunter Trail Add**

Sale Date : **08/28/2023**

Recording Date : **08/31/2023**

Total Value : **\$287,937**

Sale Price : **\$275,625**

Bed / Bath : **3 / 2**

Property Tax : **\$6,293.10**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **1,677**

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

APN : **06947735**



Demographics

Census Tract / block: 1115.42 / 3 Year: 2020

Household

Population		Population by Age	
Count:	5,444	0 - 11	
Estimate Current Year:	4,373	12 - 17	
Estimate in 5 Years:	1,821	18 - 24	9.66%
Growth Last 5 Years:	-19.82%	25 - 64	60.43%
Growth Last 10 Years:	-242.34%	65 - 74	6.8%
		75+	
Household Size		Household Income	
Current Year:	1,755	0 - \$25,000	2.62%
Average Current Year:	3.1	\$25,000 - \$35,000	3.19%
Estimate in 5 Years:	1,205	\$35,000 - \$50,000	10.03%
Growth Last 5 Years:	-8.49%	\$50,000 - \$75,000	27.98%
Growth Last 10 Years:	-10.36%	\$75,000 - \$100,000	11.62%
Male Population:	49.76%	Above \$100,000	44.56%
Female Population:	50.24%	Average Household Income:	\$89,375
Married People:	42.05%		
Unmarried People:	57.95%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	2.03%	Below \$100,000:	3.18%
\$300 - \$799:	17.5%	\$100,000 - \$150,000:	2.7%
\$800 - \$1,999:	55.95%	\$150,000 - \$200,000:	14.12%
Over \$2,000:	24.53%	\$200,000 - \$300,000:	32.7%
Median Home Value:	\$294,100	\$300,000 - \$500,000:	45.47%
Unit Occupied Owner:	84.33%	Above \$500,000:	1.82%
Median Mortgage:	\$1,165		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	15.67%	1999 - 2000	
Median Gross Rent:	\$1,934	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	21.25%
\$750 - \$999	0%	1970 - 1979	2.19%
\$1000 and Over	100%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	0.17%	Not Enrolled in School:	70.59%
Private Pre-Primary School:	0.49%	Not A High School Graduate:	10.32%
Public School:	26.73%	Graduate Of High School:	20.47%
Private School:	2.68%	Attended Some College:	28.88%
Public College:	7.82%	College Graduate:	29.74%
Private College:	0.83%	Graduate Degree:	10.59%

Workforce

Occupation:			
Manager/Prof:	33.05%	Private Worker:	70.14%
Technical:		Government Worker:	18.7%
Sales:	24.42%	Self Employed Worker:	2.96%
Administrative:		Unpaid Family Worker:	3.39%
Private House Hold:		Farming:	8.89%
Service:	12.11%	Skilled:	
Protective Services:		Blue-Collar:	30.41%
Commute Time			
Less Than 15 Min:	16.02%		
15 min - 28 min:	31.78%		
30 min - 57 min:	40.41%		
Over 60 min:	11.78%		