

real estate reports



Subject Property

2109 Liriope Ln
Waxahachie
TX 75165
APN: 280328

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Melix Bonilla

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Property Detail

Subject Property : **2109 Liriope Ln Waxahachie TX 75165**

Owner Information

Owner Name : **Decker Stefanie A / Decker Adam K**

Mailing Address : **2109 Liriope Ln, Waxahachie TX 75165-7877 R011**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Lot 7 Blk 10 The Arbors Two .3541 Ac**

County : **Ellis, Tx**

APN : **280328**

Census Tract / Block : **602.12 / 2**

Alternate APN : **90220101000700112**

Legal Lot : **7**

School District : **Waxahachie Isd**

Legal Block : **10**

Munic/Township : **Waxahachie**

Market Area : **6**

Neighbor Code : **WAX25**

Last Market Sale Information

Recording/Sale Date : **10/29/2020 / 10/20/2020**

1st Mtg Amount/Type : **\$246,400**

Sale Price : **\$308,000**

1st Mtg Int. Rate/Type : **/ Adjustable Int Rate Loan**

Sale Type : **Estimated**

1st Mtg Document # : **39668**

Document # : **39667**

Price Per SqFt : **\$137.99**

Deed Type : **Warranty Deed**

Title Company : **Town Square Title**

Seller Name : **Arbors Wg Dev Llc**

Property Characteristics

Gross Area : **2,716**

Year Built / Eff : **2020**

Roof Material : **Composition Shingle**

Living Area : **2,232**

of Stories : **1**

Heat Type : **Central**

Above Grade : **2232**

Parking Type : **Attached Garage**

Cooling Type : **Central**

Bedrooms : **4**

Garage Area : **484**

Porch Type : **Covered Porch**

Fireplace : **Y**

Garage Capacity : **2**

Air Cond : **Central**

Property Information

Land Use : **Sfr**

Lot Size : **15,425**

State Use : **Sgl-fam-res-home**

Lot Acres : **0.35**



Property Detail

Tax Information

Total Value :	\$323,807	Tax Year :	2024	ELLIS COUNTY	\$826.86/.25536
				Tax / Rate :	
Land Value :	\$85,000	Property Tax :	\$6,644.81	WAXAHACHIE ISD	\$3,782.39/1.1681
				Tax / Rate :	
Improvement Value :	\$238,807	Tax Rate Area :	070	WAXAHACHIE	\$1,975.22/.61
				CITY Tax / Rate :	
Assessed Year :	2024	Homeowner Exemption :	Homestead	ELLIS COUNTY LAT	\$60.34/.01864
				RD Tax / Rate :	
Improve % :	74%	Market Value :	\$323,807		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$308,000	\$312,500	\$495,188	\$398,849
Bldg/Living Area	2232	1990	2553	2240
Price Per Square Foot	\$137.99	\$125	\$209	\$177.97
Year Built	2020	2006	2023	2017
Lot Size	15,425	6,011	9,100	7,813
Bedrooms	4	3	4	3
Bathrooms		2	3	2
Stories	1	1	2	1
Total Assessed Value	\$323,807	\$339,435	\$443,238	\$379,978
Distance From Subject	0	0.14	0.75	0.45

Summary of Comparables

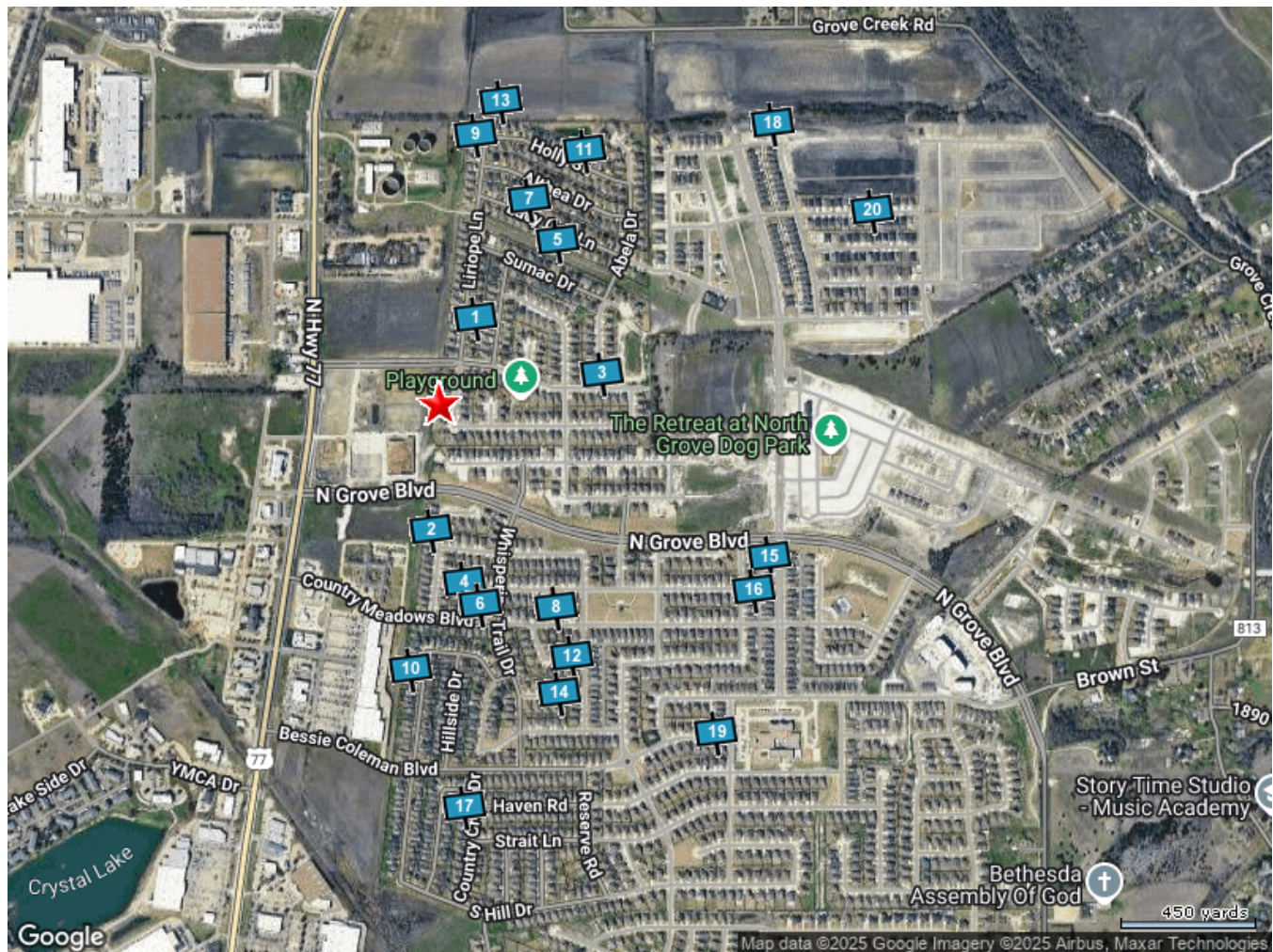
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2109 Liriope Ln	308,000	323,807	10/29/2020	4		2,232	15,425	2020		
1	2170 Liriope Ln		372,087	04/17/2025	4	3	2,297	8,494	2014	0.14	
2	1769 Riviera Dr	414,923.15	389,613	08/12/2024	3	2	1,990	7,275	2020	0.21	
3	254 Hedgewood Dr		389,828	04/15/2025			2,039	9,100	2021	0.26	
4	217 Country Meadows Blvd	443,750	398,021	06/06/2024	3	2	2,125	7,187	2020	0.29	
5	117 Sumac Dr	409,687.5	339,435	11/26/2024	3	2	2,001	8,538	2014	0.31	
6	220 Country Meadows Blvd	393,820	349,736	03/10/2025	3	2	2,267	7,144	2008	0.33	
7	112 Lacy Oak Ln	327,260.2	375,882	04/02/2025	4	3	2,470	8,015	2013	0.35	
8	346 Country Meadows Blvd	395,690.73	362,857	09/05/2024	3	2	2,327	7,579	2019	0.38	
9	2211 Liriope Ln	342,138.51	369,059	07/29/2024	3	2	2,122	8,059	2015	0.42	
10	1639 Wildflower Dr		351,558	07/29/2024	4	2	2,158	7,797	2006	0.43	
11	126 Holly St	427,500	373,822	09/11/2024	3	2	2,301	8,059	2014	0.46	
12	355 Windsor St	386,765.36	366,331	10/10/2024	3	2	2,283	8,407	2018	0.46	

Comparables

13	103 Holly St	312,500	398,075	09/09/2024	3	2	2,510	8,015	2018	0.48	
14	347 Abbott	495,187.5	409,070	12/10/2024	4	3	2,553	7,318	2018	0.5	
15	1725 Vista Way	455,000	399,811	10/17/2024	4	3	2,212	6,011	2021	0.58	
16	1700 Storey Ln		443,238	04/30/2025	3	2	2,346	8,320	2021	0.58	
17	1577 Country Crest Dr		348,389	10/09/2024	3	2	2,098	7,797	2018	0.65	
18	2289 Glacier Dr	380,809.39	372,487	10/21/2024			2,180	7,632	2022	0.69	
19	453 Haven Rd		438,169	11/12/2024	4		2,528	8,320	2022	0.69	
20	457 Sugarlands Dr		352,086	03/12/2025			2,002	7,200	2023	0.75	

Distressed Sales =

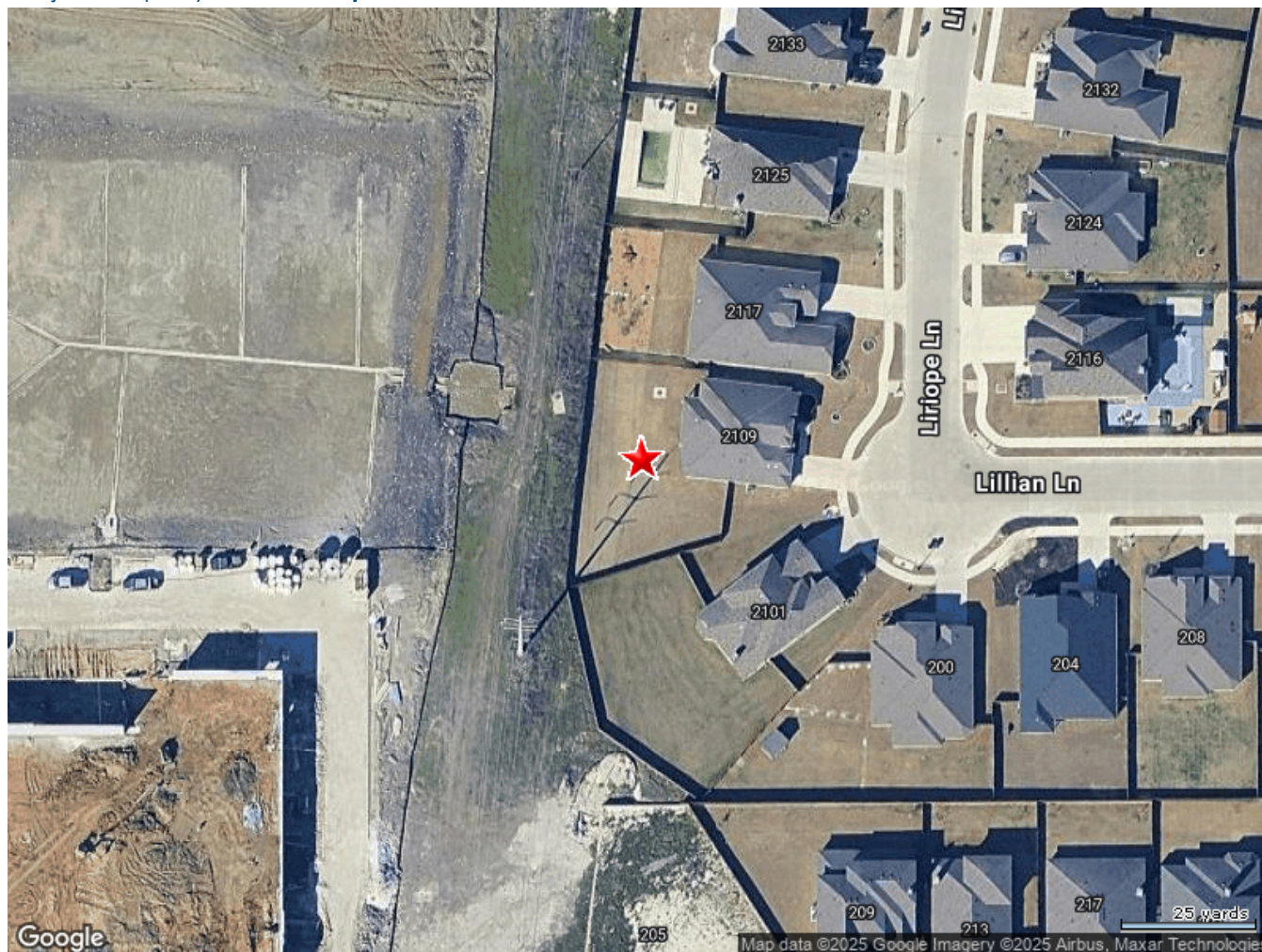
Map





Street Map

Subject Property : **2109 Liriope Ln Waxahachie TX 75165**



Sales History

Rec. Date : **10/29/2020**
Sale Date : **10/20/2020**
Sale Price : **\$308,000**
Rec.Doc.No : **39667**
Doc. Type : **WARRANTY
DEED**
Sale Price Type : **ESTIMATED**
Buyer : **Lillian Custom
Homes Llc**
Seller : **Arbors Wg Dev
Llc**
Title Company : **Town Square
Title**
Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date : **10/29/2020**
Mtg. Amt : **\$246,400**
Mtg. Doc. No : **39668**
Doc. Type : **CONSTRUCTION
DEED OF TRUST**
Loan Type :
Mtg. Rate Type : **ADJUSTABLE INT
RATE LOAN**
Mtg. Term :
Mtg. Rate :
Lender : **Frost Bk**
Borrower 1 : **Lillian Custom
Homes Llc**
Borrower 2 :
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Wedgeworth Elementary Distance 1.74 Miles

405 Solon Rd Waxahachie TX 75165

Telephone : **(972) 923-4640**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **702**

Total Expenditure/Student :

Shackelford Elementary Distance 1.92 Miles

1001 Butcher Rd Waxahachie TX 75165

Telephone : **(972) 923-4666**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **476**

Total Expenditure/Student :

Felty Elementary Distance 1.95 Miles

231 Park Pl Blvd Waxahachie TX 75165

Telephone : **(972) 923-4616**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **570**

Total Expenditure/Student :



Middle Schools

Finley J H	Distance 1.37 Miles
2401 E Brown St Waxahachie TX 75165	
Telephone : (972) 923-4680	School District : Waxahachie Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 816	Total Expenditure/Student :

Coleman J H	Distance 1.53 Miles
1000 Hwy 77 N Waxahachie TX 75165	
Telephone : (972) 923-4790	School District : Waxahachie Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 829	Total Expenditure/Student :

High Schools

Waxahachie H S Of Choice	Distance 1.53 Miles
1000 Hwy 77 N Waxahachie TX 75165	
Telephone : (972) 923-4758	School District : Waxahachie Independent School District (isd)
Lowest Grade : 11th	Highest Grade : 12th
School Enrollment :	Enrollment : 40
Total Expenditure/Student :	Advanced Placement : No



Waxahachie Global High School		Distance 1.68 Miles
275 Indian Dr Waxahachie TX 75165		
Telephone :	(972) 923-4761	School District : Waxahachie Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 412
Total Expenditure/Student :		Advanced Placement : No

Life H S Waxahachie		Distance 1.76 Miles
170 W Butcher Rd Waxahachie TX 75165		
Telephone :	(469) 708-4444	School District : Life School
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 1048
Total Expenditure/Student :		Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Kernow Storm Futbol Club	1585 N Highway 77 Ste E Waxahachie Tx	(972) 923-0970	0.68
All About Tonight Karaoke & Dj	205 S Hill Dr Waxahachie Tx	(214) 723-3356	0.72
Storm Fc	2693 N Highway 77 Ste 202 Waxahachie Tx	(972) 937-8676	0.9
Ellis County Children's Theater	669 Brookcrest Ct Waxahachie Tx	(972) 923-9744	0.96

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Neighborhood Credit Union	1750 N Highway 77 Waxahachie Tx	(214) 748-9393	0.36
Primewest Mortgage Corporation	1568 N Highway 77 Ste 100 Waxahachie Tx	(972) 935-9200	0.69

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Campuzano's	2167 N Highway 77 Waxahachie Tx	(972) 938-0047	0.23
Nothing Bundt Cakes	1700 N Highway 77 Ste 170 Waxahachie Tx	(469) 310-4840	0.38
Life Is Sweet Bakery	135 Lacy Oak Ln Waxahachie Tx	(817) 688-7396	0.41
Mcalisters Deli	1620 N Highway 77 Ste 700 Waxahachie Tx	(972) 923-1106	0.46

Health Care Services

Name	Address	Telephone	Distance (Miles)
Eastland Memorial Hospital District	151 Country Meadows Blvd Waxahachie Tx	(972) 937-1650	0.28
Edward L Holt Do	1795 N Highway 77 Ste 103 Waxahachie Tx	(972) 937-1588	0.31
Wright Implants Denture Surgery Center	1795 N Highway 77 Ste 5 Waxahachie Tx	(469) 732-1987	0.31
Waxahachie Chiropractic, PLLC	1795 N Highway 77 Ste 104 Waxahachie Tx	(510) 378-7022	0.31



Local Business

Hospitality

Name	Address	Telephone	Distance (Miles)
Best Western Plus Waxahachie	1701 N Highway 77 Waxahachie Tx	(972) 937-5577	0.42
Sleep Inn & Suites	1701 N Highway 77 Waxahachie Tx	(972) 938-1600	0.42

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
El Bethel Missionary Baptist Church	111 Holly St Waxahachie Tx	(214) 325-7435	0.49
Ferris Avenue Baptist Church, Inc.	210 Ymca Dr Waxahachie Tx	(214) 542-0489	0.7
True Deliverance Ministry & Arts	254 Saddlebrook Ln Waxahachie Tx	(469) 733-0635	0.94

Personal Services

Name	Address	Telephone	Distance (Miles)
Michelle Ray Miranda	206 Ymca Dr Waxahachie Tx	(972) 441-2800	0.71

Shopping

Name	Address	Telephone	Distance (Miles)
Five Below, Inc.	1700 N Highway 77 Ste 140 Waxahachie Tx	(972) 937-2706	0.4
Don W. Munchrath & Associates, Inc.	2305 N Highway 77 Ste 102 Waxahachie Tx	(972) 923-1400	0.42
Ali's Best Fudge Llc	105 Ymca Dr Waxahachie Tx	(469) 517-2000	0.73
Belk, Inc.	1540 N Highway 77 Frnt Waxahachie Tx	(972) 937-0347	0.75



Neighbors

205 RESTING PLACE RD

Distance **0.04 Miles**

Owner Name : **Lascurain Jason**

Recording Date : **03/04/2025**

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

Sale Price : **\$382,190.20**

Total Value : **\$68,000**

Property Tax : **\$1,395.42**

Land Use : **Residential Lot**

Lot Acres : **0.32**

Subdivision : **Oasis/north Grove Ph I**

APN : **291645**

209 RESTING PLACE RD

Distance **0.05 Miles**

Owner Name : **Wright Raveen**

Recording Date : **01/03/2024**

Sale Date : **01/02/2024**

Sale Price : **\$545,974.69**

Total Value : **\$515,674**

Property Tax : **\$10,582.11**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **2**

Living Area : **3,364**

Yr Blt / Eff Yr Blt : **2023 /**

APN : **291646**

Subdivision : **Oasis/north Grove Ph I**

2116 LIRIOPE LN

Distance **0.05 Miles**

Owner Name : **Harris Donald H**

Subdivision : **Arbors 2**

Sale Date : **07/28/2021**

Recording Date : **08/03/2021**

Total Value : **\$434,714**

Property Tax : **\$8,920.73**

Bed / Bath : **5 /**

Lot Acres : **0.22**

Land Use : **Sfr**

Living Area : **2,374**

Stories : **2**

APN : **280363**

Yr Blt / Eff Yr Blt : **2021 /**

164 HEDGEWOOD DR

Distance **0.05 Miles**

Owner Name : **R-waxahachie Llc**

Property Tax : **\$35,020.50**

Total Value : **\$1,706,576**

Lot Acres : **1.70**

Land Use : **Commercial Acreage**

APN : **304796**



2124 LIRIOPE LN

Distance 0.05 Miles

Owner Name : McMurtrey Stephen	Recording Date : 04/11/2022
Sale Date : 04/07/2022	Sale Price : \$352,622
Total Value : \$386,000	Property Tax : \$7,921.08
Land Use : Sfr	Lot Acres : 0.22
Stories : 1	Living Area : 2,041
Yr Blt / Eff Yr Blt : 2021 /	APN : 280364
Subdivision : Arbors 2	

213 RESTING PLACE RD

Distance 0.05 Miles

Owner Name : Moody Dwight E	Recording Date : 03/22/2024
Sale Date : 03/22/2024	Sale Price : \$512,500
Total Value : \$353,857	Property Tax : \$7,261.47
Land Use : Residential (nec)	Lot Acres : 0.17
Stories : 2	Living Area : 2,456
Yr Blt / Eff Yr Blt : 2023 /	APN : 291647
Subdivision : Oasis/north Grove Ph 1	

217 RESTING PLACE RD

Distance 0.06 Miles

Owner Name : Armstrong Kimberly A	Recording Date : 04/24/2024
Sale Date : 04/24/2024	Sale Price : \$462,500
Total Value : \$275,206	Property Tax : \$5,647.48
Land Use : Residential (nec)	Lot Acres : 0.17
Stories : 1	Living Area : 1,636
Yr Blt / Eff Yr Blt : 2023 /	APN : 291648
Subdivision : Oasis/north Grove Ph 1	

2132 LIRIOPE LN

Distance 0.06 Miles

Owner Name : Liu Ran	Subdivision : Arbors 2
Sale Date : 06/28/2022	Recording Date : 06/29/2022
Total Value : \$385,000	Property Tax : \$7,900.55
Land Use : Sfr	Lot Acres : 0.20
Stories : 1	Living Area : 2,209
Yr Blt / Eff Yr Blt : 2021 /	APN : 280365



204 RESTING PLACE RD

Distance 0.06 Miles

Owner Name : Bowden Luther T	Recording Date : 12/30/2022
Sale Date : 12/30/2022	Sale Price : \$690,917.50
Total Value : \$520,230	Property Tax : \$10,675.59
Land Use : Sfr	Lot Acres : 0.19
Stories : 2	Living Area : 3,436
Yr Blt / Eff Yr Blt : 2022 /	APN : 291644
Subdivision : Oasis/north Grove Ph 1	

221 RESTING PLACE RD

Distance 0.07 Miles

Owner Name : Confidential	Recording Date : 03/20/2023
Sale Date : 03/17/2023	Sale Price : \$389,830
Total Value : \$463,054	Property Tax : \$9,502.29
Bed / Bath : 3 /	Lot Acres : 0.17
Land Use : Sfr	Living Area : 2,705
Stories : 2	APN : 291649
Yr Blt / Eff Yr Blt : 2022 /	



Demographics

Census Tract / block: 602.12 / 2 Year: 2020

Household

Population		Population by Age	
Count:	8,537	0 - 11	
Estimate Current Year:	12,263	12 - 17	
Estimate in 5 Years:	52,216	18 - 24	7.52%
Growth Last 5 Years:	43.43%	25 - 64	50.39%
Growth Last 10 Years:	-18.24%	65 - 74	7.77%
		75+	
Household Size		Household Income	
Current Year:	2,862	0 - \$25,000	7.69%
Average Current Year:	2.98	\$25,000 - \$35,000	1.57%
Estimate in 5 Years:	15,216	\$35,000 - \$50,000	15.41%
Growth Last 5 Years:	38.85%	\$50,000 - \$75,000	15.41%
Growth Last 10 Years:	60.36%	\$75,000 - \$100,000	13.63%
Male Population:	45.48%	Above \$100,000	46.3%
Female Population:	54.52%	Average Household Income:	\$90,181
Married People:	61.06%		
Unmarried People:	38.94%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	5%
\$300 - \$799:	13.52%	\$100,000 - \$150,000:	2.53%
\$800 - \$1,999:	24.42%	\$150,000 - \$200,000:	3.22%
Over \$2,000:	62.06%	\$200,000 - \$300,000:	21.5%
Median Home Value:	\$336,800	\$300,000 - \$500,000:	63.3%
Unit Occupied Owner:	70.55%	Above \$500,000:	4.46%
Median Mortgage:	\$1,593		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	29.45%	1999 - 2000	
Median Gross Rent:	\$1,925	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	2.94%
\$750 - \$999	0%	1970 - 1979	2.13%
\$1000 and Over	100%	1900 - 1969	1.01%

Education

Enrollment			
Public Pre-Primary School:	1.42%	Not Enrolled in School:	66.35%
Private Pre-Primary School:	0.22%	Not A High School Graduate:	10.27%
Public School:	29.62%	Graduate Of High School:	20.53%
Private School:	4.03%	Attended Some College:	20.28%
Public College:	6.81%	College Graduate:	30.35%
Private College:	1.37%	Graduate Degree:	18.57%

Workforce

Occupation:			
Manager/Prof:	48%	Private Worker:	62.48%
Technical:		Government Worker:	12.37%
Sales:	23.17%	Self Employed Worker:	3.19%
Administrative:		Unpaid Family Worker:	6.05%
Private House Hold:		Farming:	4.14%
Service:	13.74%	Skilled:	
Protective Services:		Blue-Collar:	15.09%
Commute Time			
Less Than 15 Min:	29.5%		
15 min - 28 min:	26.2%		
30 min - 57 min:	34.34%		
Over 60 min:	9.96%		