

real estate reports



Subject Property

2254 Fritz Allen St
Fort Worth
TX 76114
APN: 02683393

Prepared For: Kenneth
Jaramillo

Data Provided By: Rolando Lopez

Kennith Jaramillo

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Property Detail

Subject Property : **2254 Fritz Allen St Fort Worth TX 76114**

Owner Information

Owner Name : **Derden Justin**

Mailing Address : **2254 Fritz Allen St, Fort Worth TX 76114-1850 C001**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Sansom Park Addition Block 27 Lot 1**

County : **Tarrant, Tx**

Alternate APN : **37440271**

Census Tract / Block : **1104.02 / 2**

Subdivision : **Sansom Park Add**

Legal Lot : **1**

Map Reference : **61-E / 2024-408**

Legal Block : **27**

School District : **Castleberry Isd**

Market Area : **109**

Munic/Township : **Sansom Park**

APN : **02683393**

Last Market Sale Information

Recording/Sale Date : **12/31/2024 / 12/30/2024**

Deed Type : **Warranty Deed**

Document # : **224233363**

Title Company : **Tx Success Title**

Seller Name : **Sphinx Properties Llc**

Prior Sale Information

Prior Rec/Sale Date : **09/03/2024 / 08/30/2024**

Prior Deed Type : **Warranty Deed**

Prior Sale Price : **\$101,250**

Prior 1st Mtg Amt/Type : **\$81,000 / Conv**

Prior Doc Number : **224156200**

Property Characteristics

Gross Area : **1,436**

Year Built / Eff : **1951**

Cooling Type : **Central**

Living Area : **1,436**

of Stories : **1**

Porch Type : **Porch**

Above Grade : **1436**

Foundation : **Slab**

Air Cond : **Central**

Bedrooms : **2**

Roof Material : **Composition Shingle**

Floor Cover : **Tile**

Bath(F/H) : **1**

Heat Type : **Central**



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.28	Water Type : Type Unknown
County Use : Resid Single Family	Lot Size : 12,082	Sewer Type : Type Unknown

Tax Information

Total Value : \$128,671	Tax Year : 2024	CITY OF SANSOM PARK Tax / Rate : \$1,003.13/.77961
Land Value : \$64,164	Property Tax : \$3,228.08	ISD - CASTLEBERRY Tax / Rate : \$1,604.40/1.2469
Improvement Value : \$64,507	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$234.82/.1825
Assessed Year : 2024	Market Value : \$128,671	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$144.47/.11228
Improve % : 50%	TARRANT COUNTY Tax / Rate : \$241.26/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$123,125	\$394,000	\$265,215
Bldg/Living Area	1436	1226	1624	1390
Price Per Square Foot		\$97	\$261	\$192.07
Year Built	1951	1940	2018	1966
Lot Size	12,082	4,800	21,577	10,997
Bedrooms	2	2	3	3
Bathrooms	1	1	2	1
Stories	1	1	1	1
Total Assessed Value	\$128,671	\$74,637	\$293,823	\$219,158
Distance From Subject	0	0.07	0.89	0.65

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2254 Fritz Allen St		128,671	12/31/2024	2	1	1,436	12,082	1951		
1	5512 Korth St	297,000	174,917	06/18/2025	3	1	1,332	11,008	1950	0.07	
2	2209 Sansom Cir	394,000	215,000	10/28/2024	3	2	1,512	16,670	1952	0.18	
3	2024 Castleberry Cut Off Rd	287,594.47	273,218	06/25/2025			1,499	9,292	2018	0.37	
4	1909 Yale St	281,125	293,823	09/26/2024	3	1	1,344	16,005	1952	0.39	
5	5505 Urbanview St		179,413	07/22/2025	2	1	1,228	8,711	1940	0.45	
6	2516 Norfleet St		224,055	12/10/2024	3	1	1,598	21,577	1955	0.46	
7	5608 Urbanview St		74,637	07/11/2025	2	1	1,488	14,350	1951	0.48	
8	4817 Terrace Trl		250,996	03/24/2025	3	2	1,611	10,136	1955	0.72	
9	1809 Shepherd Dr	297,768.2	214,580	06/25/2025	3	1	1,390	8,786	1950	0.74	
10	4904 Glade St	208,257.96	208,709	10/04/2024	3	1	1,262	8,080	1958	0.75	
	5704 Calloway St	123,125	219,949	06/20/2025	3	1	1,267	16,958	1951	0.79	
12	1501 Roberts Cut Off Rd	277,677.28	226,317	01/03/2025	3	1	1,372	10,410	1953	0.8	
13	2304 Capri Dr		241,812	01/21/2025	3	2	1,519	10,627	1955	0.8	

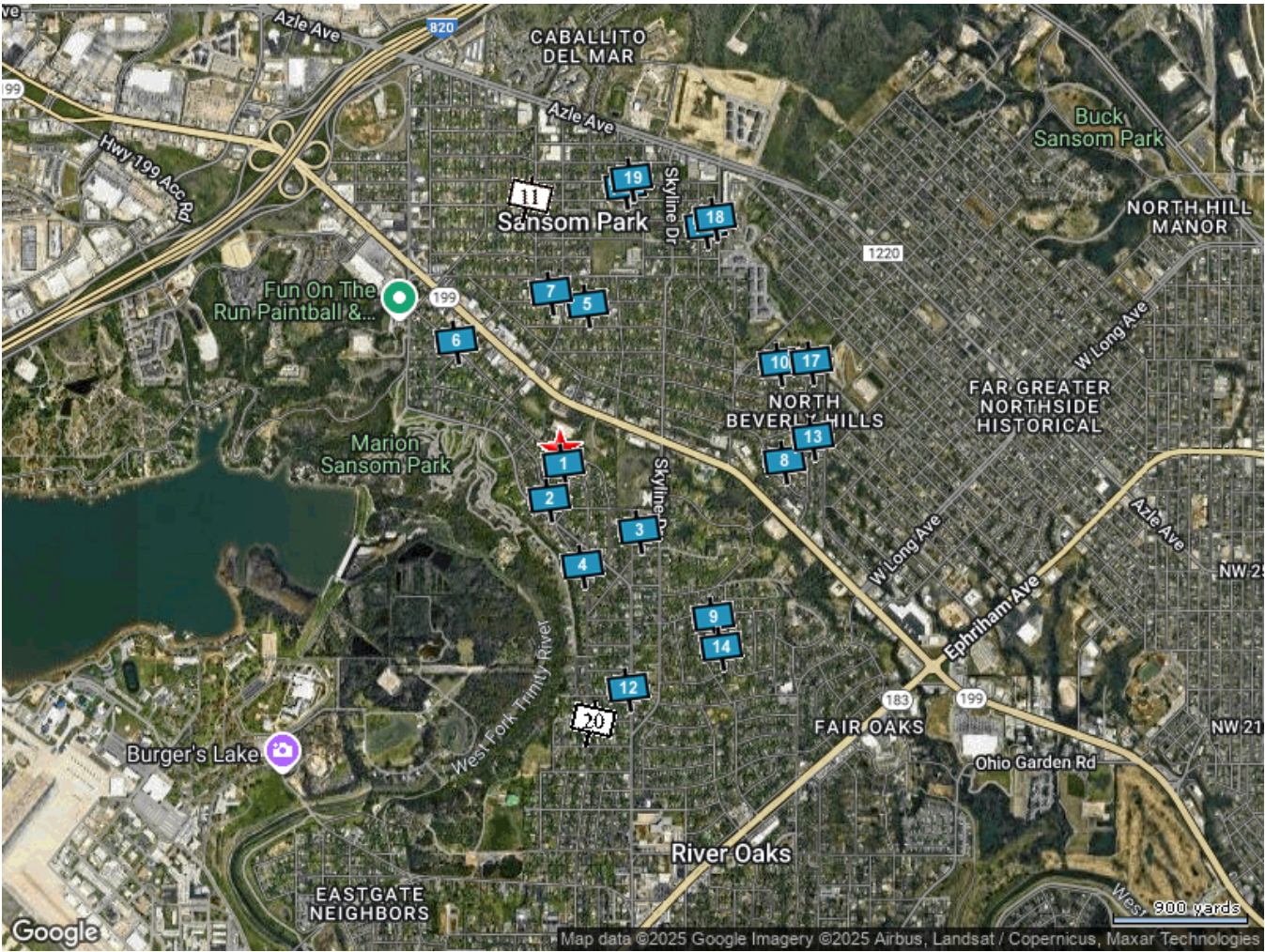


Comparables

14	1614 Glenwick Dr		229,118	10/10/2024	3	1	1,246	17,282	1950	0.82	
15	5014 Waddell St	240,000	255,511	11/15/2024	3	2	1,378	6,534	2005	0.83	
16	5313 Jalah Ct		214,067	11/13/2024	3	2	1,232	4,800	2006	0.84	
17	2500 Capri Dr	239,468.75	186,849	07/31/2025	3	1	1,226	10,492	1954	0.84	
18	5011 Calloway St	277,500	270,000	10/28/2024	3	2	1,624	6,229	2016	0.87	
19	5308 Jalah Ct	272,719.19	232,840	03/13/2025	3	2	1,436	4,800	2006	0.87	
	5415 Dartmouth Ave	251,562.5	197,343	04/21/2025	3	1	1,238	7,200	1945	0.89	

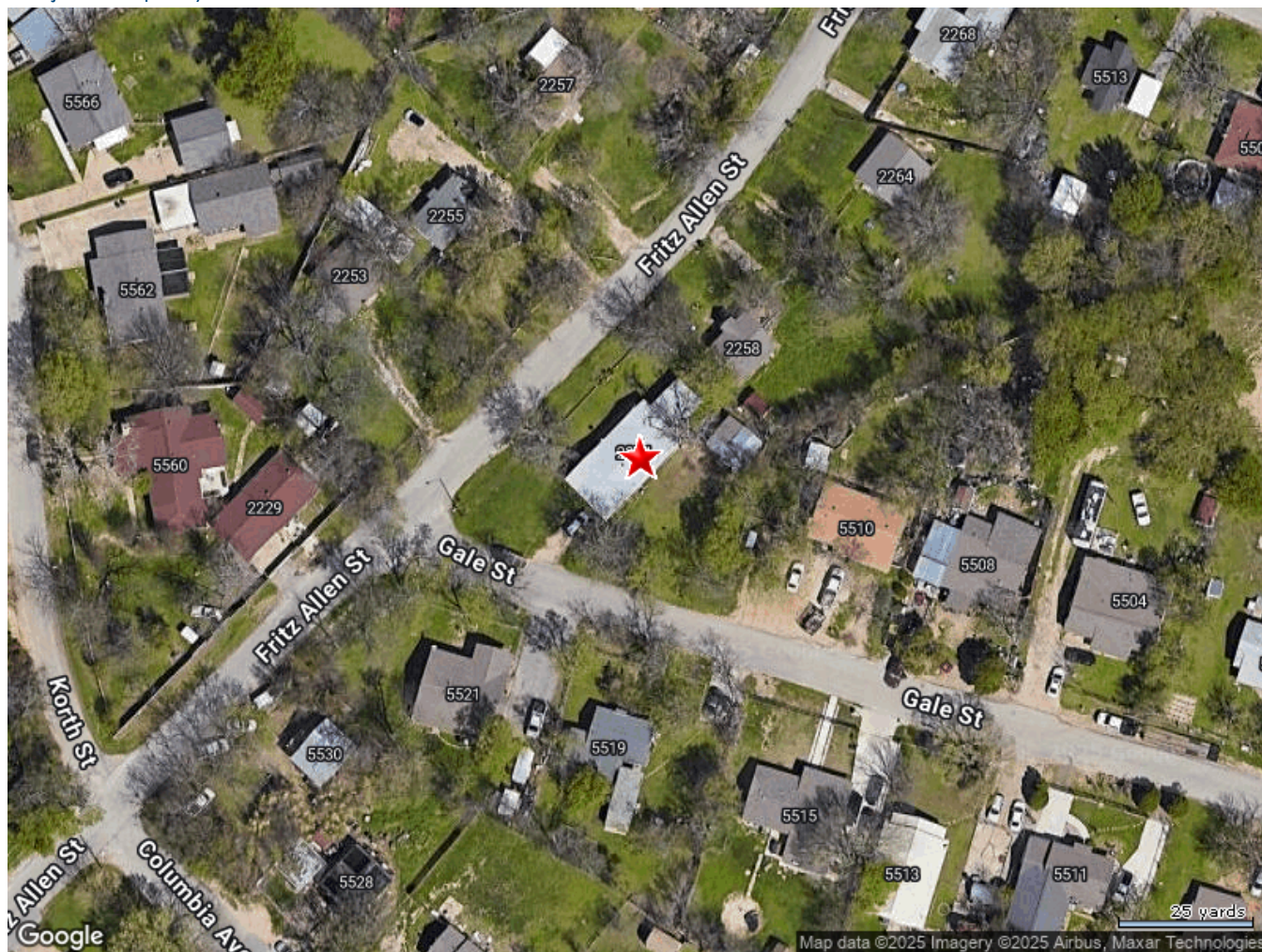
Distressed Sales =

Map





Subject Property : **2254 Fritz Allen St Fort Worth TX 76114**





This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 09/24/2025
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Transaction History

Sales History

Rec. Date :	12/31/2024	09/03/2024	02/03/2005
Sale Date :	12/30/2024	08/30/2024	01/28/2005
Sale Price :		\$101,250	\$55,328
Rec.Doc.No :	224233363	224156200	205033394
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :		ESTIMATED	ESTIMATED
Buyer :	Derden Justin	Sphinx Properties Llc	Malloy Robert E & Amy L
Seller :	Sphinx Properties Llc	Malloy Robert E & Amy L	Temple Marjorie R
Title Company :	Tx Success Title	Texas Lone Star Title	Commerce Title Co.
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	09/03/2024	10/30/2006	02/03/2005
Mtg. Amt :	\$81,000	\$11,475	\$41,600
Mtg. Doc. No :	224156201	206338652	205033395
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :			FIXED RATE LOAN
Mtg. Term :			30 Years
Mtg. Rate :			
Lender :	Paj Fund I Llc	Jp Morgan Chase Bk	Ctx Mtg Co Llc
Borrower 1 :	Sphinx Properties Llc	Malloy Robert E	Malloy Robert E
Borrower 2 :		Malloy Amy L	Malloy Amy L
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Joy James Academy Of Leadership Distance 0.7 Miles

5300 Buchanan St Fort Worth TX 76114

Telephone : (817) 252-2500

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **441**

Total Expenditure/Student :

Castleberry Elementary Distance 1.17 Miles

1100 Roberts Cut Off Fort Worth TX 76114

Telephone : (817) 252-2300

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **758**

Total Expenditure/Student :

W J Turner Elementary Distance 1.28 Miles

3001 Azle Ave Fort Worth TX 76106

Telephone : (817) 814-4900

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **360**

Total Expenditure/Student :



Marilyn Miller Language Academy		Distance 1.4 Miles
5250 Estrella Dr Fort Worth TX 76106		
Telephone :	(817) 306-4280	School District : Lake Worth Independent School District (isd)
Lowest Grade :	1st	Highest Grade : 5th
Kindergarten :	No	School Enrollment :
Enrollment :	526	Total Expenditure/Student :

Middle Schools

Lucyle Collins Middle		Distance 1.22 Miles
3651 Santos Dr Fort Worth TX 76106		
Telephone :	(817) 306-4250	School District : Lake Worth Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	718	Total Expenditure/Student :

High Schools

Reach High School		Distance 1.22 Miles
1101 Merritt Fort Worth TX 76114		
Telephone :	(817) 252-2390	School District : Castleberry Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 34
Total Expenditure/Student :		Advanced Placement : No



TRUCE Learning Center

Distance **1.22 Miles**

1101 Merritt Fort Worth TX 76114

Telephone : **(817) 252-2490**

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

Lowest Grade : **7th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **17**

Total Expenditure/Student :

Advanced Placement : **No**

Premier H S - Fort Worth (jacksboro)

Distance **1.22 Miles**

2516 Jacksboro Hwy Fort Worth TX 76114

Telephone : **(817) 618-2588**

School District : **Premier High Schools**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **113**

Total Expenditure/Student :

Advanced Placement : **No**

Lake Worth High School

Distance **1.95 Miles**

4210 Boat Club Rd Lake Worth TX 76135

Telephone : **(817) 306-4230**

School District : **Lake Worth Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **961**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Star Rv Park Llc	5717 Jacksboro Hwy Fort Worth Tx	(817) 300-4220	0.45
Culver Racing	5017 Terrace Trl Fort Worth Tx	(817) 625-6768	0.48
Russell Hall	5710 Jacksboro Hwy Fort Worth Tx	(817) 625-9197	0.48
Fun On The Run, Inc.	2621 Roberts Cut Off Rd Fort Worth Tx	(817) 237-7352	0.72

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Payday Advance	6004 Lake Worth Blvd Fort Worth Tx	(817) 237-7277	0.9

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Pat's Catering	5436 Jacksboro Hwy Fort Worth Tx	(817) 808-6857	0.24
El Paseo Mexican Restaurant	5436 Jacksboro Hwy Fort Worth Tx	(817) 625-9755	0.24
Bernardos Fresh Mexican Grill	5601 Jacksboro Hwy Fort Worth Tx	(682) 385-9577	0.32
Mezcales Mexican Bar And Grill	5532 Jacksboro Hwy Fort Worth Tx	(817) 625-0004	0.32

Health Care Services

Name	Address	Telephone	Distance (Miles)
Alcoholics Anonymous	5501 Jacksboro Hwy Ste 90 Fort Worth Tx	(817) 624-0761	0.21
Janet E Finch Dr	1832 Inspiration Ln River Oaks Tx	(214) 289-5201	0.26
Ft Worth Wellness & Rehabilitation	2129 Skyline Dr Fort Worth Tx	(817) 626-1956	0.3
Manor Care Of Forth Worth Tx (nw), Llc	2129 Skyline Dr Fort Worth Tx	(817) 626-1956	0.3

Hospitality

Name	Address	Telephone	Distance (Miles)
S & S Investments	5844 Jacksboro Hwy Fort Worth Tx	(817) 740-1727	0.69
Tower Inn	5844 Jacksboro Hwy Fort Worth Tx	(817) 740-1727	0.69



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Jehovah's Witnesses Skyline Kingdom Hall	2127 Skyline Dr Fort Worth Tx	(682) 224-2423	0.29
Iglesia Rey De Gloria Eben-ezer	5221 Glade St Fort Worth Tx	(682) 429-5678	0.38
Celebrate Kids Inc	5025 Jacksboro Hwy Fort Worth Tx	(817) 238-2020	0.47
Northwest Bible Church Of Fort Worth, Texas	5025 Jacksboro Hwy Fort Worth Tx	(817) 624-2111	0.47

Personal Services

Name	Address	Telephone	Distance (Miles)
Hide Away Spa & Salon	3009 Broadview Dr Fort Worth Tx	(214) 258-8024	0.79
Celebrate Kids, Inc.	6032 Lake Worth Blvd Ste Fort Worth Tx	(817) 247-2244	0.96

Shopping

Name	Address	Telephone	Distance (Miles)
Integrita Foods Llc	2213 Sansom Cir River Oaks Tx	(817) 851-7650	0.17
Botanica El Sol	5300 Jacksboro Hwy Ste A Fort Worth Tx	(817) 626-2444	0.28
T & C Hardware, Inc.	5533 Jacksboro Hwy Fort Worth Tx	(817) 626-3089	0.29
Stop N Save Food Store	5201 Jacksboro Hwy Fort Worth Tx	(817) 624-3826	0.31



5510 GALE ST

Distance **0.02 Miles**

Owner Name : Grande Juan Fabian	Subdivision : Sansom Park Add
Sale Date : 07/05/2022	Recording Date : 07/06/2022
Total Value : \$166,586	Sale Price : \$234,125
Bed / Bath : 3 / 1	Property Tax : \$4,179.28
Land Use : Sfr	Lot Acres : 0.22
Stories : 1	Living Area : 1,276
Yr Blt / Eff Yr Blt : 1950 /	APN : 02683512

2258 FRITZ ALLEN ST

Distance **0.02 Miles**

Owner Name : Brown Anthony L	Subdivision : Sansom Park Add
Sale Date : 01/16/2004	Recording Date : 01/21/2004
Total Value : \$107,562	Property Tax : \$2,698.50
Bed / Bath : 2 / 1	Lot Acres : 0.21
Land Use : Sfr	Living Area : 528
Stories : 1	APN : 02683407
Yr Blt / Eff Yr Blt : 1952 /	

5519 GALE ST

Distance **0.03 Miles**

Owner Name : Peters Marie	Subdivision : Sansom Park Add
Total Value : \$145,937	Property Tax : \$2,809.95
Bed / Bath : 3 / 1	Lot Acres : 0.22
Land Use : Sfr	Living Area : 844
Stories : 1	APN : 02683709
Yr Blt / Eff Yr Blt : 1950 /	

2253 FRITZ ALLEN ST

Distance **0.03 Miles**

Owner Name : Rodriguez Maria Elfida	Yr Blt / Eff Yr Blt : 1953 /
Sale Date : 09/20/1991	Subdivision : Sansom Park Add
Total Value : \$121,214	Property Tax : \$3,041.01
Bed / Bath : 2 / 1	Lot Acres : 0.22
Land Use : Sfr	Living Area : 576
Stories : 1	APN : 02684136



5521 GALE ST

Distance **0.03 Miles**

Owner Name : Gomez Juan V	Subdivision : Sansom Park Add
Sale Date : 01/13/2003	Recording Date : 01/21/2003
Total Value : \$145,968	Sale Price : \$41,401.57
Bed / Bath : 3 / 1	Property Tax : \$2,531.89
Land Use : Sfr	Lot Acres : 0.24
Stories : 1	Living Area : 760
Yr Blt / Eff Yr Blt : 1950 /	APN : 02683717

2255 FRITZ ALLEN ST

Distance **0.04 Miles**

Owner Name : Najera Ramona	Subdivision : Sansom Park Add
Sale Date : 09/14/1999	Recording Date : 10/25/1999
Total Value : \$112,000	Property Tax : \$2,809.84
Bed / Bath : 2 / 1	Lot Acres : 0.27
Land Use : Sfr	Living Area : 580
Stories : 1	APN : 02684144
Yr Blt / Eff Yr Blt : 1953 /	

5508 GALE ST

Distance **0.04 Miles**

Owner Name : Duran Silvano	Subdivision : Sansom Park Add
Sale Date : 12/20/2006	Recording Date : 12/27/2006
Total Value : \$157,426	Sale Price : \$71,155
Bed / Bath : 3 / 1	Property Tax : \$2,685.68
Land Use : Sfr	Lot Acres : 0.27
Stories : 1	Living Area : 1,008
Yr Blt / Eff Yr Blt : 1950 /	APN : 02683504

2264 FRITZ ALLEN ST

Distance **0.04 Miles**

Owner Name : Lynch Lillian F	Yr Blt / Eff Yr Blt : 1952 /
Sale Date : 07/05/1991	Subdivision : Sansom Park Add
Total Value : \$134,617	Property Tax : \$2,011.29
Bed / Bath : 2 / 1	Lot Acres : 0.30
Land Use : Sfr	Living Area : 624
Stories : 1	APN : 02683415



5515 GALE ST

Distance 0.04 Miles

Owner Name : **Montanez Miguel Angel Barraza**

Subdivision : **Sansom Park Add**

Sale Date : **07/17/2019**

Recording Date : **07/18/2019**

Total Value : **\$221,592**

Sale Price : **\$190,125**

Bed / Bath : **4 / 2**

Property Tax : **\$5,559.27**

Land Use : **Sfr**

Lot Acres : **0.28**

Stories : **1**

Living Area : **1,324**

Yr Blt / Eff Yr Blt : **1950 /**

APN : **02683695**

2257 FRITZ ALLEN ST

Distance 0.04 Miles

Owner Name : **Garcia Jose J**

Subdivision : **Sansom Park Add**

Sale Date : **11/07/2023**

Recording Date : **11/08/2023**

Total Value : **\$108,391**

Property Tax : **\$2,719.29**

Bed / Bath : **2 / 1**

Lot Acres : **0.30**

Land Use : **Sfr**

Living Area : **800**

Stories : **1**

APN : **02684152**

Yr Blt / Eff Yr Blt : **1953 /**



Demographics

Census Tract / block: 1104.02 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,387	0 - 11	
Estimate Current Year:	5,363	12 - 17	
Estimate in 5 Years:	5,269	18 - 24	14.11%
Growth Last 5 Years:	10.54%	25 - 64	40.12%
Growth Last 10 Years:	-159.33%	65 - 74	6.13%
		75+	
Household Size		Household Income	
Current Year:	1,768	0 - \$25,000	28.45%
Average Current Year:	2.99	\$25,000 - \$35,000	8.48%
Estimate in 5 Years:	4,360	\$35,000 - \$50,000	22.45%
Growth Last 5 Years:	23.13%	\$50,000 - \$75,000	11.2%
Growth Last 10 Years:	14.89%	\$75,000 - \$100,000	11.03%
Male Population:	54.39%	Above \$100,000	18.38%
Female Population:	45.61%	Average Household Income:	\$40,993
Married People:	34.37%		
Unmarried People:	65.63%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	4.47%	Below \$100,000:	9.65%
\$300 - \$799:	44.59%	\$100,000 - \$150,000:	45.88%
\$800 - \$1,999:	38.59%	\$150,000 - \$200,000:	25.41%
Over \$2,000:	12.35%	\$200,000 - \$300,000:	10%
Median Home Value:	\$144,600	\$300,000 - \$500,000:	1.29%
Unit Occupied Owner:	48.08%	Above \$500,000:	7.76%
Median Mortgage:	\$740		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	51.92%	1999 - 2000	
Median Gross Rent:	\$1,163	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	1.74%	1980 - 1989	3.33%
\$750 - \$999	15.47%	1970 - 1979	2.89%
\$1000 and Over	82.79%	1900 - 1969	48.43%

Education

Enrollment			
Public Pre-Primary School:	1.03%	Not Enrolled in School:	72.03%
Private Pre-Primary School:	0%	Not A High School Graduate:	21.54%
Public School:	26.29%	Graduate Of High School:	50.82%
Private School:	1.68%	Attended Some College:	13.32%
Public College:	7.28%	College Graduate:	9.51%
Private College:	1.68%	Graduate Degree:	4.82%

Workforce

Occupation:			
Manager/Prof:	16.24%	Private Worker:	72.56%
Technical:		Government Worker:	7.52%
Sales:	22.11%	Self Employed Worker:	0.85%
Administrative:		Unpaid Family Worker:	12.4%
Private House Hold:		Farming:	23.51%
Service:	24.45%	Skilled:	
Protective Services:		Blue-Collar:	37.2%
Commute Time			
Less Than 15 Min:	15.89%		
15 min - 28 min:	40.57%		
30 min - 57 min:	36.15%		
Over 60 min:	7.39%		