

real estate reports



Subject Property

2305 Bennington Dr
Arlington
TX 76018
APN: 05098297

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Perdomo

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Jennifer Perdomo

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Property Detail

Subject Property : **2305 Bennington Dr Arlington TX 76018**

Owner Information

Owner Name : **Guerra Maria Carolina**

Mailing Address : **2305 Bennington Dr, Arlington TX 76018-1913 R041**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Paxton Village Block 9 Lot 9**

County : **Tarrant, Tx**

Alternate APN : **3189399**

Census Tract / Block : **1115.13 / 2**

Subdivision : **Paxton Village**

Legal Lot : **9**

Map Reference : **98-S / 2132-360**

Legal Block : **9**

School District : **Arlington Isd**

Market Area : **88**

Munic/Township : **Arlington**

APN : **05098297**

Last Market Sale Information

Recording/Sale Date : **12/02/2020 / 11/23/2020**

1st Mtg Amount/Type : **\$196,377 / Fha**

Sale Price : **\$198,340**

1st Mtg Document # : **220316792**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **220316791**

Price Per SqFt : **\$116.95**

Deed Type : **Warranty Deed**

2nd Mtg Amount/Type : **\$7,855 / Conv**

Title Company : **Trinity Title Co.**

Lender : **Swbc Mtg Corp**

Seller Name : **Garcia Maria E**

Prior Sale Information

Prior Rec/Sale Date : **04/15/2019 / 04/14/2019**

Prior Deed Type : **Warranty Deed**

Prior Sale Price : **\$232,932.50**

Prior Lender : **Swbc Mtg Corp**

Prior Doc Number : **219076745**

Prior 1st Mtg Amt/Type : **\$186,346 / Conv**

Property Characteristics

Gross Area : **1,696**

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

Heat Type : **Central**

Living Area : **1,696**

Year Built / Eff : **1991**

Cooling Type : **Central**

Above Grade : **1696**

of Stories : **1**

Air Cond : **Central**

Bedrooms : **3**



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.11	Lot Size : 4,961
County Use : Resid Single Family		

Tax Information

Total Value : \$282,233	Tax Year : 2024	TARRANT COUNTY Tax / Rate : \$505.31/.1875
Land Value : \$44,649	Property Tax : \$5,890.13	CITY OF ARLINGTON Tax / Rate : \$1,616.46/.5998
Improvement Value : \$237,584	Tax Rate Area : 220	ISD - ARLINGTON Tax / Rate : \$2,973.93/1.1035
Assessed Year : 2024	Homeowner Exemption : Homestead	TARRANT COUNTY HOSP DIST Tax / Rate : \$491.84/.1825
Improve % : 84%	Market Value : \$282,233	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$302.59/.11228



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$198,340.77	\$214,400	\$356,250	\$307,304
Bldg/Living Area	1696	1444	1947	1698
Price Per Square Foot	\$116.95	\$139	\$233	\$178.87
Year Built	1991	1983	2003	1987
Lot Size	4,961	4,847	12,336	6,397
Bedrooms	3	3	4	3
Bathrooms	2	2	2	2
Stories	1	1	2	1
Total Assessed Value	\$282,233	\$160,000	\$319,529	\$270,802
Distance From Subject	0	0.05	0.6	0.29

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2305 Bennington Dr	198,340.77	282,233	12/02/2020	3	2	1,696	4,961	1991		
1	2300 Clareton Dr		309,903	07/01/2025	3	2	1,772	12,336	1987	0.05	
2	2315 Clareton Dr		244,122	10/16/2024	3	2	1,444	5,663	1984	0.05	
3	2323 Clareton Dr	214,400	217,635	07/28/2025	3	2	1,506	4,917	1984	0.07	
4	5211 Barberry Dr	307,428.85	285,621	11/05/2024	3	2	1,733	5,433	1986	0.15	
5	5210 Manhasset Dr		272,613	03/07/2025	3	2	1,547	7,320	1987	0.16	
6	5301 Manhasset Dr	333,437.5	274,610	08/04/2025	3	2	1,815	5,373	1990	0.18	
7	2406 Garden Creek Dr		306,903	10/31/2024	3	2	1,818	7,207	1996	0.19	
8	5128 Eastcreek Dr	347,096.6	283,277	03/21/2025			1,659	7,492	1995	0.2	
9	2406 Sutton Dr	344,375	228,000	06/18/2025	3	2	1,481	5,126	1984	0.22	
10	5304 Pocasset Dr		265,497	09/04/2025	3	2	1,767	5,399	1987	0.23	
11	2203 Wamsetta Dr	351,625	298,841	02/25/2025	3	2	1,841	5,212	1985	0.24	
12	5309 Sherburne Dr	356,250	289,483	04/01/2025	3	2	1,731	4,924	1991	0.24	



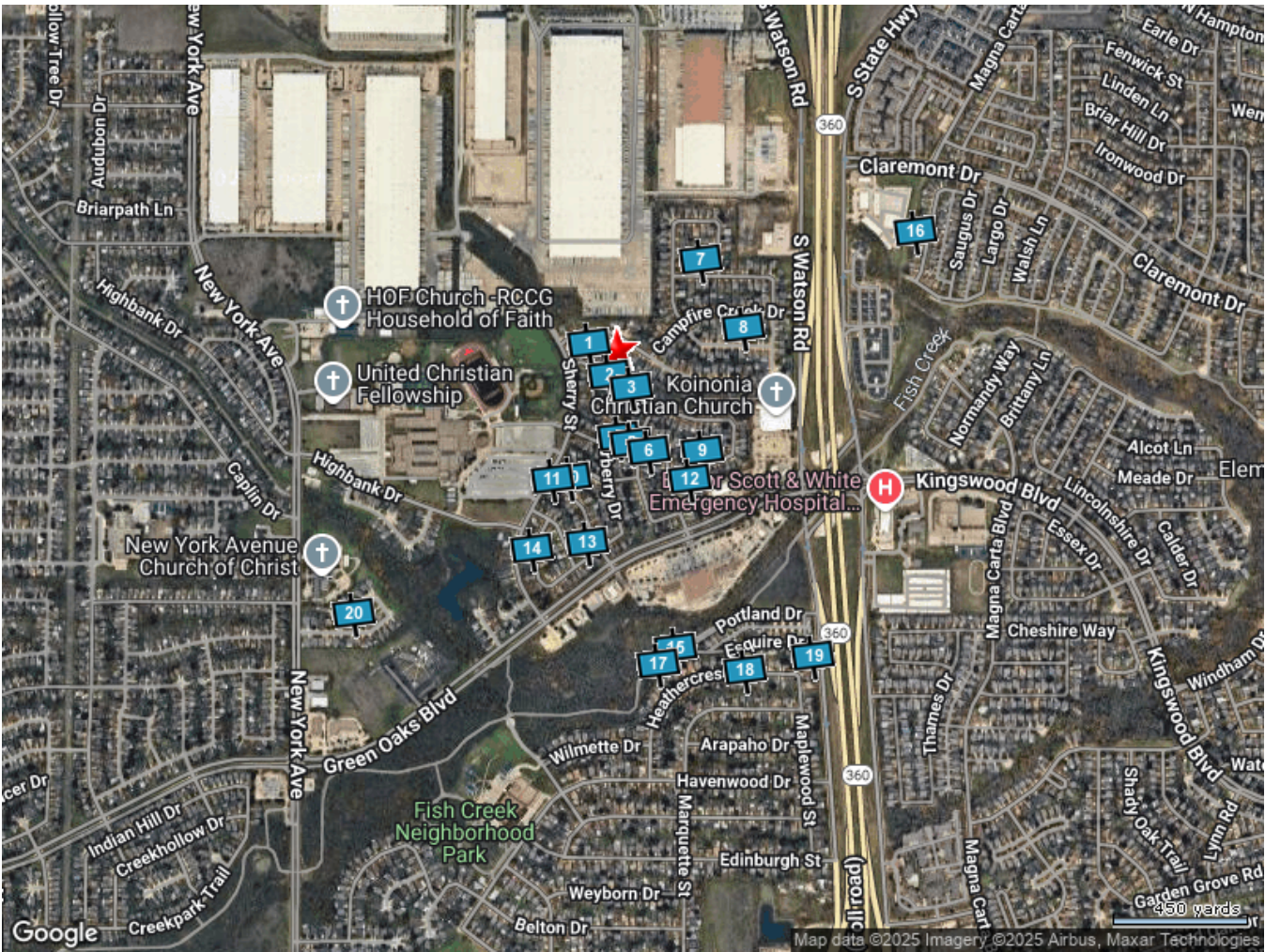
Comparables

13	2214 Gladstone Dr		221,000	09/04/2025	3	2	1,522	4,847	1984	0.32	
14	5320 Farragut Dr	265,678.75	280,741	06/25/2025	3	2	1,797	5,499	1984	0.35	
15	5502 Heathercrest Dr	239,992.16	279,000	04/01/2025	3	2	1,626	7,500	1983	0.49	
16	4375 Metronome Dr	308,700	281,403	02/26/2025	3	2	1,718	5,300	1987	0.51	
17	5508 Heathercrest Dr	339,163.05	302,354	02/03/2025	3	2	1,801	7,500	1983	0.51	
18	2417 Rock Haven St	344,717.04	160,000	06/30/2025	3	2	1,947	7,380	1983	0.56	
19	5505 Maplewood St	250,312.5	319,529	01/16/2025	4	2	1,801	7,500	1983	0.59	
20	1912 Lennox Ln	299,073.46	295,503	06/26/2025	3	2	1,637	6,011	2003	0.6	

Distressed Sales =

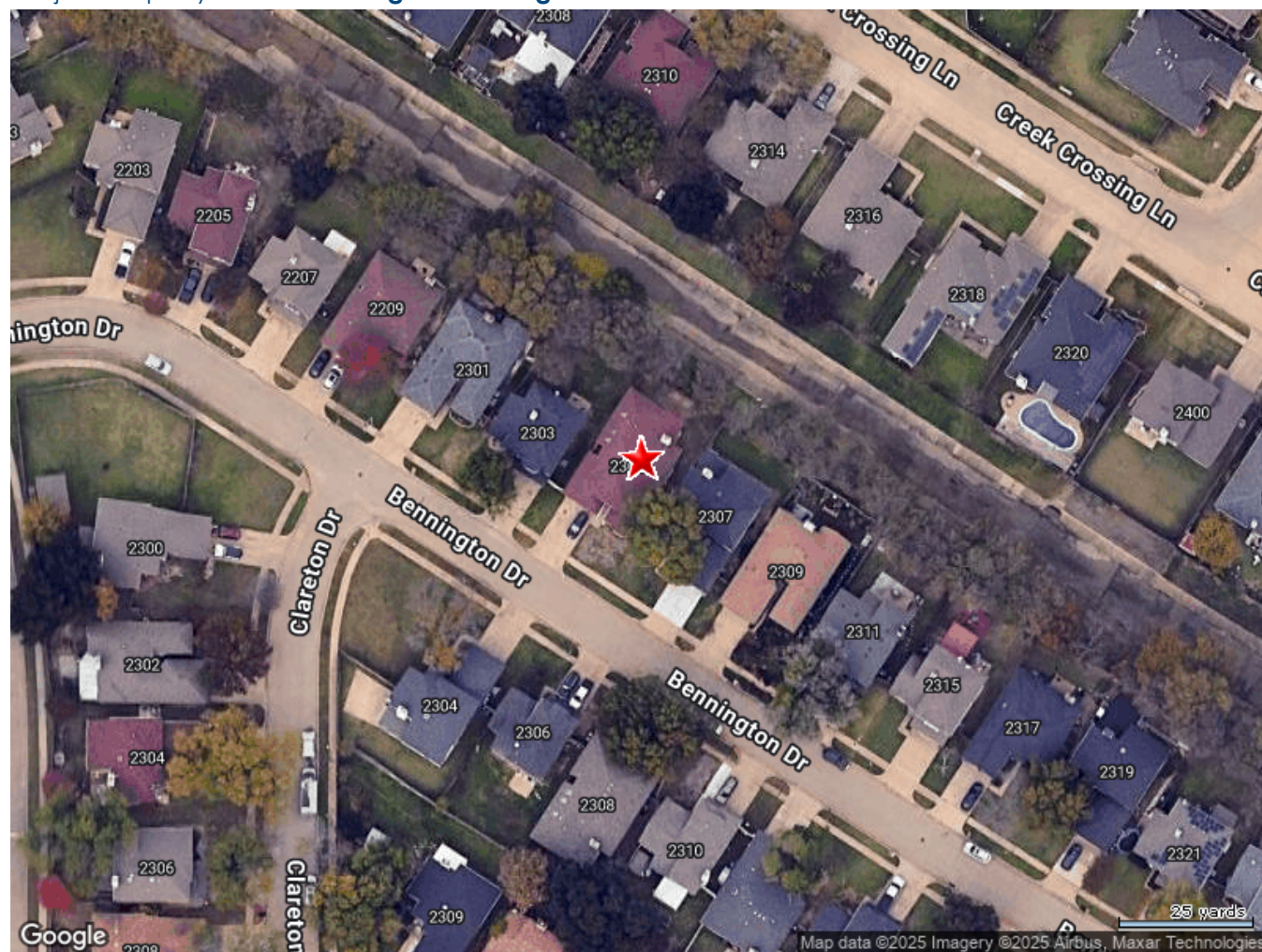
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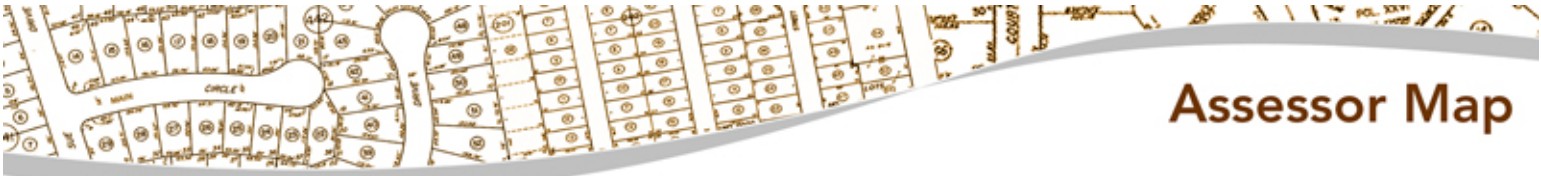
Map



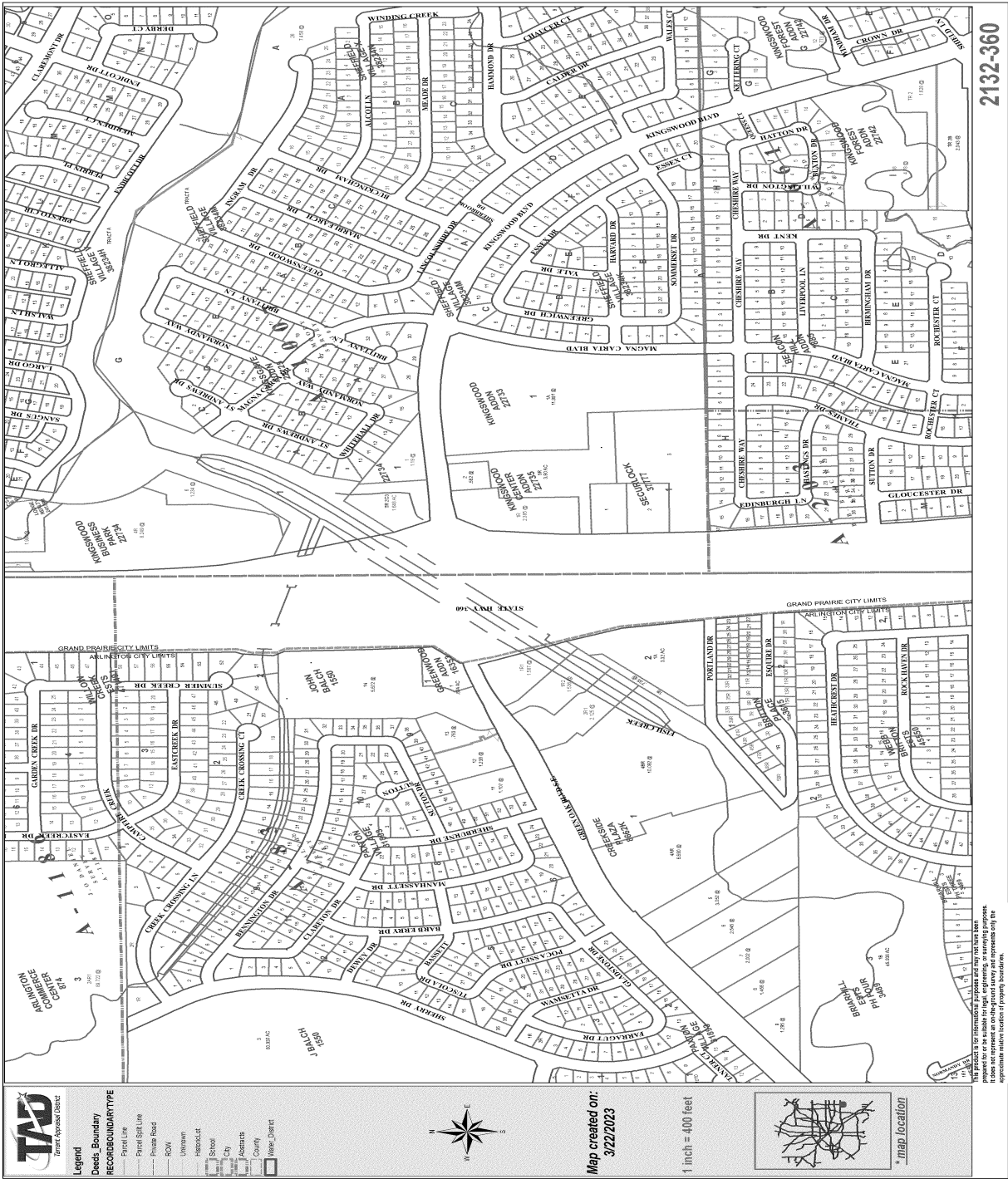


Subject Property : **2305 Bennington Dr Arlington TX 76018**





Assessor Map



Transaction History

Sales History

Rec. Date :	12/02/2020	04/15/2019	02/28/2002	01/08/2002
Sale Date :	11/23/2020	04/14/2019	02/21/2002	12/04/2001
Sale Price :	\$198,340.77	\$232,932.50	\$83,391	\$89,900
Rec.Doc.No :	220316791	219076745	15486-341	202007404
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED	TRUSTEE DEED
Sale Price Type :	ESTIMATED	ESTIMATED	ESTIMATED	
Buyer :	Guerra Maria C	Garcia Maria E	Parupia Imran H & Javeria I	Interbay Funding
Seller :	Garcia Maria E	Parupia Imran H & Javeria I	Interbay Funding Llc	Key Kevin
Title Company :	Trinity Title Co.	Republic Title/tx Inc	Alamo Title Co	
Other Doc No :				

Rec. Date :	02/02/1999	02/02/1999	09/22/1997
Sale Date :	01/25/1999	12/09/1998	09/17/1997
Sale Price :	\$120,365		\$89,174
Rec.Doc.No :	13641-332	13641-331	12916-206
Doc. Type :	SPECIAL WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED		
Buyer :	Raboteau Don V & Martha A	Prudential Residl Svcs	Hunter Karen
Seller :	Prudential Residl Svcs Lp	Hunter Karen	Jones Lewis T & Sheryl L
Title Company :	Alamo Title Co	Alamo Title Co	Safeco Title Insurance Co.
Other Doc No :			

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	03/04/2021	03/04/2021	12/02/2020	04/15/2019
Mtg. Amt :	\$7,855	\$196,377	\$196,377	\$186,346
Mtg. Doc. No :	221058237	221058236	220316792	219076746
Doc. Type :	CORRECTION DEED	CORRECTION DEED	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	FHA	FHA	CONVENTIONAL
Mtg. Rate Type :				
Mtg. Term :		30 Years	30 Years	30 Years
Mtg. Rate :				
Lender :	Texas Dept/ hsng & Cmnty Affair	Swbc Mtg Corp	Swbc Mtg Corp	Swbc Mtg Corp
Borrower 1 :	Guerra Maria C	Guerra Maria C	Guerra Maria C	Garcia Maria E
Borrower 2 :				Abad Jacqueline A
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	11/05/2002	02/28/2002	02/02/1999	09/22/1997
Mtg. Amt :	\$55,000	\$62,700	\$90,500	\$88,292
Mtg. Doc. No :	202316364	202056174	13641-333	12916-207
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	FHA
Mtg. Rate Type :	FIXED RATE LOAN	FIXED RATE LOAN	ADJUSTABLE INT RATE LOAN	ADJUSTABLE INT RATE LOAN
Mtg. Term :	15 Years	15 Years		
Mtg. Rate :			11.90	
Lender :	Community Cu	Herring Nat'l Bk	Fieldstone Mtg Co	Ctx Mtg Co
Borrower 1 :	Parupia Imran H	Parupia Imran H	Raboteau Don V	Hunter Karen
Borrower 2 :	Parupia Javeria I	Parupia Javeria I	Raboteau Martha A	
Borrower 3 :				
Borrower 4 :				

2nd Mortgage Details

Mtg. Date : **12/02/2020**
Mtg. Amt : **\$7,855**
Mtg. Doc. No : **220316793**
Doc. Type : **DEED OF TRUST**
Loan Type : **CONVENTIONAL**
Mtg. Rate Type :
Mtg. Term :
Mtg. Rate :
Lender : **Texas Dept/
hsng & Cmnty
Affair**
Borrower 1 : **Guerra Maria C**
Borrower 2 :
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

West Elementary Distance 0.59 Miles

2911 Kingswood Blvd Grand Prairie TX 75052

Telephone : **(682) 867-0100**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **622**

Total Expenditure/Student :

Bryant Elementary Distance 0.69 Miles

2201 Havenwood Dr Arlington TX 76018

Telephone : **(682) 867-5200**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **479**

Total Expenditure/Student :

Fitzgerald Elementary Distance 0.82 Miles

5201 Creek Valley Dr Arlington TX 76018

Telephone : **(682) 867-5300**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **550**

Total Expenditure/Student :



Starrett Elementary

Distance **1.25 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 :

Middle Schools

Barnett J H

Distance **1.04 Miles**

2101 Sublett Rd Arlington TX 76018

Telephone : **(682) 867-5000**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **570**

Total Expenditure/Student :

High Schools

Bowie High School

Distance **0.29 Miles**

2101 Highbank Dr Arlington TX 76018

Telephone : **(682) 867-4400**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2355**

Total Expenditure/Student :

Advanced Placement : **No**



Arlington Collegiate High School

Distance **1.51 Miles**

2224 Southeast Pkwy Arlington TX 76002

Telephone : **(817) 515-3550**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **405**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Barnett Junior High Booster Club	4508 Queenswood Dr Grand Prairie Tx	(972) 227-1202	0.73

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Spicy Cuisine Llc	2305 Bennington Dr Arlington Tx	(214) 437-9511	0.0
O Young, Llc	2425 Se Green Oaks Blvd Arlington Tx	(817) 465-4383	0.26
Aztecas Food Factory	2425 Se Green Oaks Blvd S Arlington Tx	(214) 552-1731	0.26
Tropic Thunder Daiquiris, Llc	2580 W Camp Wisdom Rd Ste Grand Prairie Tx	(972) 322-7497	0.26

Health Care Services

Name	Address	Telephone	Distance (Miles)
Arlington Chiropractic & Holistic Health	5108 Eastcreek Dr Arlington Tx	(817) 219-5550	0.12
Hoang R Nghiem Dds	2356 Se Green Oaks Blvd S Arlington Tx	(817) 417-0655	0.37
Creekside Dental Center	2356 Se Green Oaks Blvd S Arlington Tx	(817) 417-0655	0.37
Ebd Bemc Grand Prairie, Llc	3095 Kingswood Blvd Ste 1 Grand Prairie Tx	(713) 637-1146	0.49

Hospitality

Name	Address	Telephone	Distance (Miles)
Northwest Airport Management, L.p.	4550 Waxwing Ct Arlington Tx	(817) 465-4663	0.93

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Passionate House Group Home Llc	2306 Bennington Dr Arlington Tx	(817) 422-9209	0.03
Oluwafiropo Ropo-tusin	5001 New York Ave Arlington Tx	(817) 703-3348	0.43



Local Business

Redeem Christian Church Of God Household Of Faith	5001 New York Ave Arlington Tx	(817) 461-4310	0.43
Forerunner Fellowship Of Arlington	5507 Gessner Ct Arlington Tx	(817) 939-8554	0.47

Personal Services

Name	Address	Telephone	Distance (Miles)
Results Fitness	2400 Se Green Oaks Blvd Arlington Tx	(817) 466-1700	0.35

Shopping

Name	Address	Telephone	Distance (Miles)
Kingsway International Market	2435 Se Green Oaks Blvd Arlington Tx	(817) 557-8770	0.27
Corner Store	2501 Se Green Oaks Blvd Arlington Tx	(817) 465-3480	0.31
7-eleven	2500 Se Green Oaks Blvd Arlington Tx	(817) 419-2818	0.34
The Kroger Co	2350 Se Green Oaks Blvd Arlington Tx	(817) 419-0614	0.35



Neighbors

2307 BENNINGTON DR

Distance 0.01 Miles

Owner Name : **Nanaho Co Ltd**

Subdivision : **Paxton Village**

Sale Date : **07/27/2023**

Recording Date : **07/28/2023**

Total Value : **\$265,000**

Property Tax : **\$5,791.80**

Bed / Bath : **3 / 2**

Lot Acres : **0.11**

Land Use : **Sfr**

Living Area : **1,992**

Stories : **2**

APN : **05098300**

Yr Blt / Eff Yr Blt : **1990 /**

2303 BENNINGTON DR

Distance 0.01 Miles

Owner Name : **Petkova Aksiniya**

Subdivision : **Paxton Village**

Sale Date : **12/17/2020**

Recording Date : **01/13/2021**

Total Value : **\$287,411**

Sale Price : **\$196,875**

Bed / Bath : **3 / 2**

Property Tax : **\$6,281.61**

Land Use : **Sfr**

Lot Acres : **0.11**

Stories : **2**

Living Area : **1,738**

Yr Blt / Eff Yr Blt : **1989 /**

APN : **05098289**

2309 BENNINGTON DR

Distance 0.02 Miles

Owner Name : **Saadallah Dean S**

Subdivision : **Paxton Village**

Sale Date : **04/15/1996**

Recording Date : **04/26/1996**

Total Value : **\$257,817**

Sale Price : **\$93,100**

Bed / Bath : **3 / 2**

Property Tax : **\$4,839.14**

Land Use : **Sfr**

Lot Acres : **0.11**

Stories : **1**

Living Area : **1,576**

Yr Blt / Eff Yr Blt : **1990 /**

APN : **05098319**

2301 BENNINGTON DR

Distance 0.02 Miles

Owner Name : **Kramer Leslie C**

Yr Blt / Eff Yr Blt : **1990 /**

Sale Date : **07/13/1990**

Subdivision : **Paxton Village**

Total Value : **\$256,845**

Property Tax : **\$5,613.55**

Bed / Bath : **3 / 2**

Lot Acres : **0.11**

Land Use : **Sfr**

Living Area : **1,576**

Stories : **1**

APN : **05098270**



2306 BENNINGTON DR

Distance **0.03 Miles**

Owner Name : **Pine Grove Residential Funding**

Subdivision : **Paxton Village**

Sale Date : **06/16/2022**

Recording Date : **06/17/2022**

Total Value : **\$265,588**

Property Tax : **\$5,804.64**

Bed / Bath : **3 / 2**

Lot Acres : **0.12**

Land Use : **Sfr**

Living Area : **1,773**

Stories : **2**

APN : **05099145**

Yr Blt / Eff Yr Blt : **1989 /**

2311 BENNINGTON DR

Distance **0.03 Miles**

Owner Name : **Hedger Dora**

Yr Blt / Eff Yr Blt : **1990 /**

Sale Date : **10/26/1990**

Subdivision : **Paxton Village**

Total Value : **\$275,785**

Property Tax : **\$5,014.34**

Bed / Bath : **3 / 2**

Lot Acres : **0.12**

Land Use : **Sfr**

Living Area : **1,671**

Stories : **2**

APN : **05098327**

2209 BENNINGTON DR

Distance **0.03 Miles**

Owner Name : **Tran Bong Thi**

Subdivision : **Paxton Village**

Sale Date : **09/07/2021**

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

Total Value : **\$262,705**

Sale Price : **\$241,875**

Bed / Bath : **3 / 2**

Property Tax : **\$5,741.63**

Land Use : **Sfr**

Lot Acres : **0.12**

Stories : **1**

Living Area : **1,372**

Yr Blt / Eff Yr Blt : **1990 /**

APN : **05098262**

2318 CREEK CROSSING LN

Distance **0.03 Miles**

Owner Name : **Hua Benjamin**

Subdivision : **Willow Creek Estates**

Sale Date : **10/28/2010**

Recording Date : **11/10/2010**

Total Value : **\$349,077**

Sale Price : **\$110,000**

Bed / Bath : **3 / 2**

Property Tax : **\$6,455.66**

Land Use : **Sfr**

Lot Acres : **0.27**

Stories : **1**

Living Area : **2,087**

Yr Blt / Eff Yr Blt : **1996 /**

APN : **06760724**



2304 BENNINGTON DR

Distance 0.03 Miles

Owner Name : Blackmon Virginia

Subdivision : Paxton Village

Sale Date : 04/28/1995

Sale Price : \$88,500

Total Value : \$342,912

Property Tax : \$5,297.80

Bed / Bath : 3 / 2

Lot Acres : 0.21

Land Use : Sfr

Living Area : 1,868

Stories : 2

APN : 05099137

Yr Blt / Eff Yr Blt : 1989 /

2308 BENNINGTON DR

Distance 0.03 Miles

Owner Name : Cpi/amherst Sfr Program li
Own

Subdivision : Paxton Village

Sale Date : 03/11/2021

Recording Date : 03/12/2021

Total Value : \$280,000

Property Tax : \$6,119.62

Bed / Bath : 3 / 2

Lot Acres : 0.12

Land Use : Sfr

Living Area : 1,728

Stories : 1

APN : 05099153

Yr Blt / Eff Yr Blt : 1989 /



Demographics

Census Tract / block: 1115.13 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,660	0 - 11	
Estimate Current Year:	5,266	12 - 17	
Estimate in 5 Years:	8,585	18 - 24	11.93%
Growth Last 5 Years:	11.27%	25 - 64	47.81%
Growth Last 10 Years:	-196.56%	65 - 74	11.22%
		75+	
Household Size		Household Income	
Current Year:	1,368	0 - \$25,000	10.96%
Average Current Year:	3.39	\$25,000 - \$35,000	0.58%
Estimate in 5 Years:	2,558	\$35,000 - \$50,000	7.97%
Growth Last 5 Years:	7.46%	\$50,000 - \$75,000	28.65%
Growth Last 10 Years:	12.94%	\$75,000 - \$100,000	14.18%
Male Population:	52.12%	Above \$100,000	37.65%
Female Population:	47.88%	Average Household Income:	\$78,796
Married People:	46.53%		
Unmarried People:	53.47%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.05%	Below \$100,000:	6.1%
\$300 - \$799:	10.45%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	71.86%	\$150,000 - \$200,000:	12.54%
Over \$2,000:	16.64%	\$200,000 - \$300,000:	64.02%
Median Home Value:	\$239,200	\$300,000 - \$500,000:	17.33%
Unit Occupied Owner:	83.92%	Above \$500,000:	0%
Median Mortgage:	\$697		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	16.08%	1999 - 2000	
Median Gross Rent:	\$1,805	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	66.3%
\$750 - \$999	0%	1970 - 1979	3%
\$1000 and Over	100%	1900 - 1969	4.17%

Education

Enrollment			
Public Pre-Primary School:	0.13%	Not Enrolled in School:	73.12%
Private Pre-Primary School:	0.79%	Not A High School Graduate:	23.38%
Public School:	24.08%	Graduate Of High School:	20.46%
Private School:	2.8%	Attended Some College:	28.5%
Public College:	6.06%	College Graduate:	22.4%
Private College:	0.46%	Graduate Degree:	5.26%

Workforce

Occupation:			
Manager/Prof:	32.07%	Private Worker:	79.73%
Technical:		Government Worker:	11.18%
Sales:	23.42%	Self Employed Worker:	3.8%
Administrative:		Unpaid Family Worker:	3.15%
Private House Hold:		Farming:	5.29%
Service:	12.93%	Skilled:	
Protective Services:		Blue-Collar:	31.59%
Commute Time			
Less Than 15 Min:	30.8%		
15 min - 28 min:	27.27%		
30 min - 57 min:	38.65%		
Over 60 min:	3.28%		