

real estate reports

Subject Property

2310 Crest Park Dr
Arlington
TX 76006
APN: 06544843

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Data Provided By: Rolando Lopez

Lanee Scott

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Subject Property : **2310 Crest Park Dr Arlington TX 76006**

Owner Information

Foreclosure Status: **REO SALE**

Owner Name : **Secretary Of Veterans Affairs**

Mailing Address : **1661 Worthington Rd Ste 100, West Palm Beach FL 33409-6493 C069**

Vesting Codes : **// Corporation**

Location Information

Legal Description : **River Ridge Addition Block 1 Lot 4**

County : **Tarrant, Tx**

Alternate APN : **3455614**

Census Tract / Block : **1131.16 / 2**

Subdivision : **River Ridge Add**

Legal Lot : **4**

Map Reference : **70-N / 2132-404**

Legal Block : **1**

School District : **Arlington Isd**

Market Area : **82**

Munic/Township : **Arlington**

APN : **06544843**

Last Market Sale Information

Recording/Sale Date : **05/22/2025 / 05/08/2025**

Deed Type : **Warranty Deed**

Document # : **225092721**

Title Company : **Servicelink Title Co Default T**

Seller Name : **Ark-la-tex Finl Svcs Llc**

Prior Sale Information

Prior Rec/Sale Date : **03/30/2023 / 03/29/2023**

Prior Deed Type : **Warranty Deed**

Prior Sale Price : **\$465,500**

Prior 1st Mtg Amt/Type : **\$475,000 / Va**

Prior Doc Number : **223053254**

Property Characteristics

Gross Area : **3,867**

Bath(F/H) : **3**

Cooling Type : **Central**

Living Area : **3,867**

Year Built / Eff : **1996**

Porch Type : **Porch**

Above Grade : **3867**

of Stories : **2**

Air Cond : **Central**

Bedrooms : **4**

Heat Type : **Central**

Property Information

Land Use : **Sfr**

Lot Acres : **0.17**

Lot Size : **7,448**

County Use : **Resid Single Family**



Property Detail

Tax Information

Total Value : \$523,576	Tax Year : 2024	CITY OF ARLINGTON Tax / Rate : \$3,140.41/.5998
Land Value : \$70,000	Property Tax : \$11,443.18	ISD - ARLINGTON Tax / Rate : \$5,777.66/1.1035
Improvement Value : \$453,576	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$955.53/.1825
Assessed Year : 2024	Market Value : \$523,576	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$587.87/.11228
Improve % : 87%	TARRANT COUNTY Tax / Rate : \$981.71/.1875	

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$568,438	\$875,000	\$696,792
Bldg/Living Area	3867	3315	4387	3818
Price Per Square Foot		\$161	\$243	\$186.90
Year Built	1996	1979	2021	1990
Lot Size	7,448	7,448	19,823	13,753
Bedrooms	4	3	5	4
Bathrooms	3	2	5	3
Stories	2	2	2	2
Total Assessed Value	\$523,576	\$514,715	\$994,659	\$650,960
Distance From Subject	0	0.05	0.84	0.46

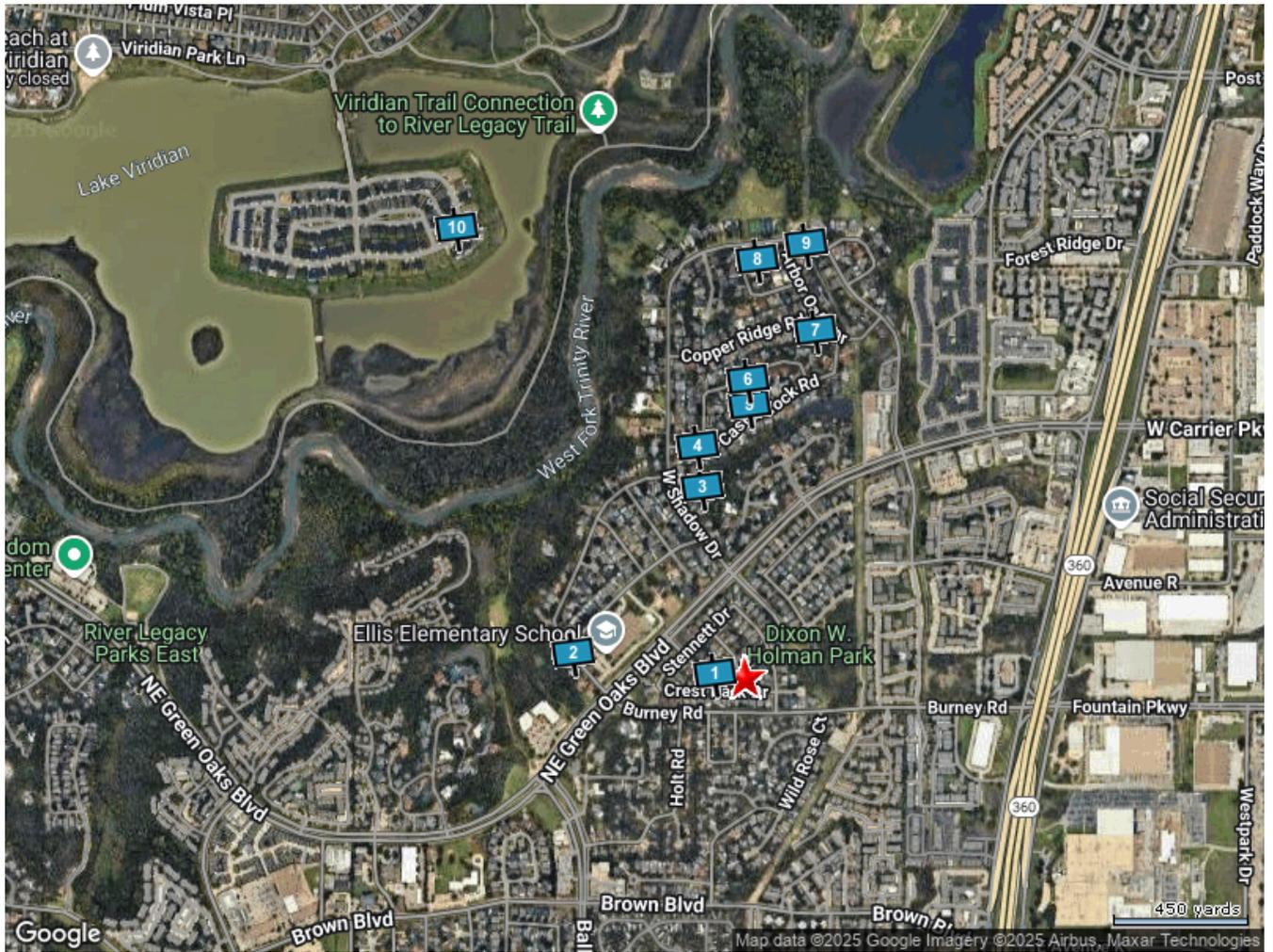
Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2310 Crest Park Dr		523,576	05/22/2025	4	3	3,867	7,448	1996		
1	2302 Crest Park Dr		514,715	03/18/2025	4	2	3,802	7,448	1995	0.05	
2	2604 Shadow Ridge Dr	725,000	601,194	12/12/2024	4	4	3,791	16,434	1988	0.28	
3	2709 Shadow Dr W		579,463	11/27/2024	3	2	3,752	15,600	1982	0.3	
4	2719 Shadow Ct	568,437.5	540,471	08/08/2024	3	2	3,522	12,696	1979	0.37	
5	2308 Castle Rock Rd		676,000	10/07/2024	4	4	4,387	11,068	1985	0.43	
6	2309 Castle Rock Rd	631,000	575,705	05/05/2025	4	3	3,315	12,753	1983	0.47	
7	2411 Autumn Oaks Trl	712,375	590,000	10/21/2024	4	3	3,644	19,823	1983	0.55	
8	2317 Stone Bridge Dr	700,000	695,182	02/20/2025	4	5	4,293	12,218	1993	0.66	
9	3015 Arbor Oaks Dr	665,730	742,211	05/01/2025	5	5	4,075	11,500	1995	0.69	
10	1418 Isle Cove Dr	875,000	994,659	08/20/2024			3,595	17,990	2021	0.84	

Distressed Sales =

Comparables

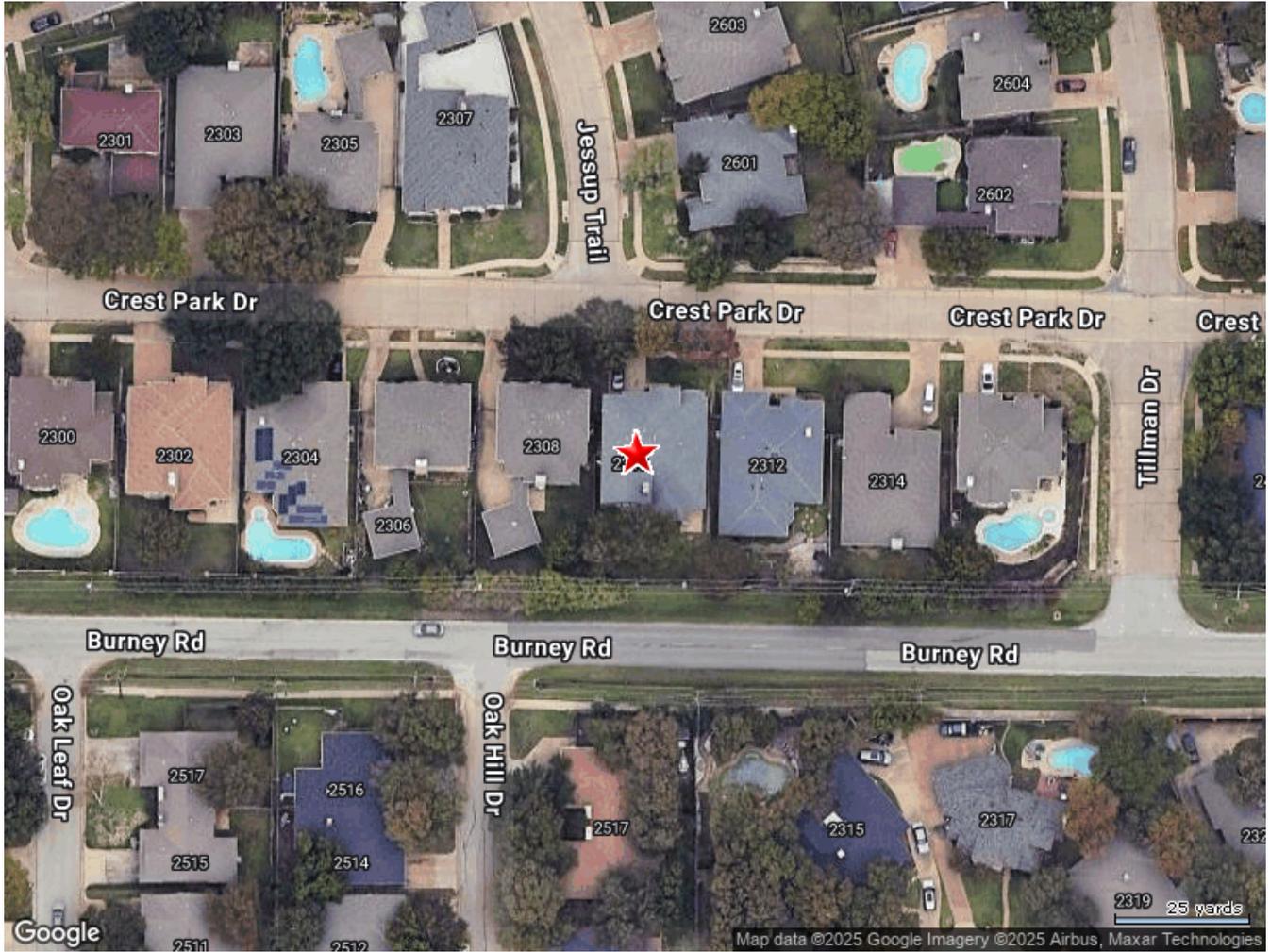
Map



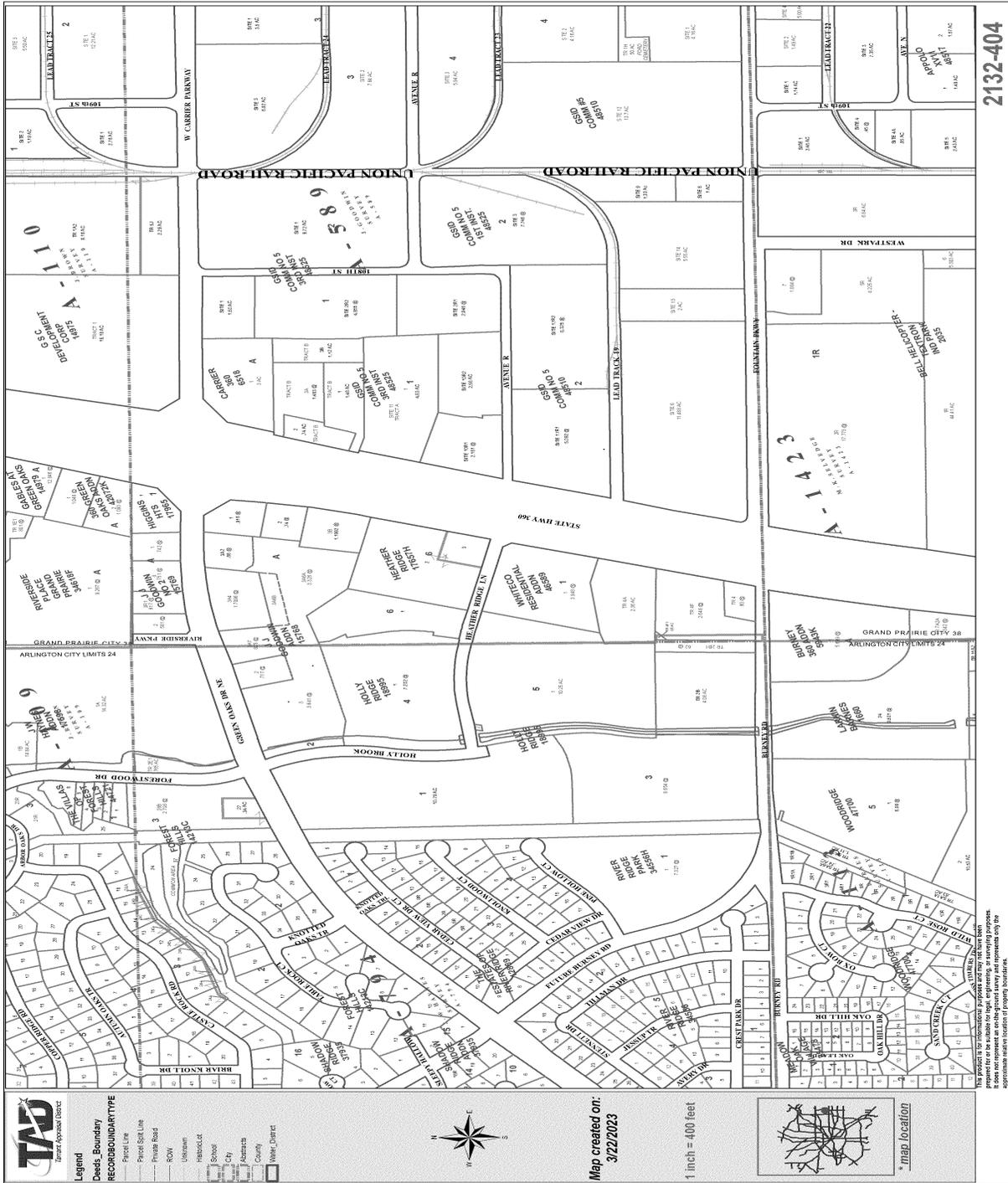


Street Map

Subject Property : **2310 Crest Park Dr Arlington TX 76006**



Assessor Map



Transaction History

Sales History

Rec. Date :	05/22/2025	04/08/2025	03/30/2023	10/19/2022
Sale Date :	05/08/2025	04/01/2025	03/29/2023	10/17/2022
Sale Price :		\$449,667	\$465,500	\$437,500
Rec.Doc.No :	225092721	225060606	223053254	222252534
Doc. Type :	WARRANTY DEED	TRUSTEE'S DEED (FORECLOSURE)	WARRANTY DEED	WARRANTY DEED
Sale Price Type :			ESTIMATED	ESTIMATED
Buyer :	Secretary Of Veterans Affairs	Ark-la-tex Finl Svcs Llc	Clark Cornelius T	Cop Ents Llc
Seller :	Ark-la-tex Finl Svcs Llc	Avt Title Services Llc	Cop Ents Llc	Burns James R
Title Company :	Servicelink Title Co Default T	Attorney Only	National Title Grp	National Title Grp
Other Doc No :				

Rec. Date :	08/04/2014	04/10/2008	11/05/2007	08/20/1996
Sale Date :	08/01/2014	04/07/2008	10/26/2007	08/13/1996
Sale Price :			\$228,760	\$267,836
Rec.Doc.No :	214166487	208130608	207394822	12480-1100
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED	DEED OF EXCHANGE
Sale Price Type :			ESTIMATED	
Buyer :	Burns James R	Jim Burns Llc	Burns James R	Rodriguez Joe Iii & Tanya D
Seller :	Jim Burns Llc	Burns James R	Rodriguez Joe Iii & Tanya D	2728 Holding Corp
Title Company :			Ticor Title	Commerce Land Title
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	03/30/2023	10/19/2022	09/03/2014	11/05/2007
Mtg. Amt :	\$475,000	\$350,000	\$206,250	\$172,000
Mtg. Doc. No :	223053255	222252535	214192273	207394823
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	VA	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :				
Mtg. Term :	30 Years	2 Years	15 Years	15 Years
Mtg. Rate :				
Lender :	148422	D & G Fndg Group	Prime Lndg	Countrywide Bk Fsb
Borrower 1 :	Clark Cornelius T	Cop Ents Llc	Burns James R	Burns James R
Borrower 2 :				
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	08/12/2003	08/20/1996
Mtg. Amt :	\$166,550	\$201,381
Mtg. Doc. No :	203294062	12480-1102
Doc. Type :	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :	FIXED RATE LOAN	
Mtg. Term :	15 Years	
Mtg. Rate :		
Lender :	Chase Manhattan Mtg	Ctx Mtg Co
Borrower 1 :	Rodriguez Joe Iii	Rodriguez Joe Iii
Borrower 2 :	Rodriguez Tanya D	Rodriguez Tanya D
Borrower 3 :		
Borrower 4 :		

Foreclosure History

Doc Type : **NOTICE OF SALE**
Recording Date : **02/01/2025**
Fore. Doc. No :
Orig Mtg Amt : **\$475,000**
Orig Doc Date : **03/29/2023**
Lender Name : **Phh Mtg Corp**



Public Schools :

Elementary Schools

Ellis Elementary Distance **0.21 Miles**

2601 Shadow Rdg Dr Arlington TX 76006

Telephone : **(682) 867-7900**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **791**

Total Expenditure/Student :

Peach Elementary Distance **1.33 Miles**

2020 Baird Farm Rd Arlington TX 76006

Telephone : **(682) 867-6100**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **955**

Total Expenditure/Student :

Larson Elementary Distance **1.56 Miles**

2620 Ave K Grand Prairie TX 75050

Telephone : **(682) 867-0000**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **437**

Total Expenditure/Student :



Viridian Elementary

Distance **1.94 Miles**

4001 Cascade Sky Dr Arlington TX 76005

Telephone : **(817) 864-0550**

School District : **Hurst-euless-bedford Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **837**

Total Expenditure/Student :

Middle Schools

Nichols J H

Distance **0.88 Miles**

2201 Ascension Blvd Arlington TX 76006

Telephone : **(682) 867-2600**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **588**

Total Expenditure/Student :

Heritage Middle

Distance **1.01 Miles**

Hwy 360 And Hwy 287 Grand Prairie TX 75065

Telephone : **(972) 479-9078**

School District : **International Leadership Of Texas (iltexas)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **0**

Total Expenditure/Student :

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Mindframe Productions And Entertainment, LLC	2110 Hidden Woods Ct Arlington Tx	(817) 690-0981	0.23
Hotshots Golf LLC	2305 Table Rock Ct Arlington Tx	(682) 276-8371	0.3
Juana's Visions, LLC	2605 Alexis Ave Apt 234 Arlington Tx	(817) 856-8655	0.34
Jmac Tickets	2307 Balsam Dr Apt L211 Arlington Tx	(817) 640-0084	0.35

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Aapi Enterprise LLC	2300 Hollowridge Ln # 230 Arlington Tx	(817) 793-6069	0.54
Acceptance Now	502 Fountain Pkwy Grand Prairie Tx	(972) 606-4801	0.64
Wells Fargo Bank, National Association	1889 Brown Blvd Arlington Tx	(817) 608-2400	0.72
Realty Mortgage Corporation	2080 N Hwy 360 Ste 300 Grand Prairie Tx	(972) 623-3912	0.76

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Trophy Catering & Home Delivery, L.L.C.	2605 Country Ridge Ln Arlington Tx	(817) 513-8159	0.23
Perry, Antwoine	2511 Thomason Cir Apt 227 Arlington Tx	(682) 582-3662	0.34
Spago Pizza & Pasta	2500 Ne Green Oaks Blvd Arlington Tx	(817) 633-0830	0.45
Spazzio's	2500 Ne Green Oaks Blvd Arlington Tx	(817) 633-0830	0.45

Health Care Services

Name	Address	Telephone	Distance (Miles)
Florence Health Care Services & Training Center Inc.	2308 Crest Park Dr Arlington Tx	(817) 652-4409	0.01
Andrew & Seema Segal Family Li	2610 Jessup Trl Arlington Tx	(817) 640-2255	0.07
Sandy Natural Health Solutions	2624 Tillman Dr Arlington Tx	(817) 652-6996	0.13



Medical Clinic For The People	2621 Cedar View Dr Arlington Tx	(682) 323-4149	0.22
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Hospitality

Name	Address	Telephone	Distance (Miles)
M A J B Inc	2205 Stennett Dr Arlington Tx	(817) 461-7301	0.15
Alva E Easley	64 Los Robles St Arlington Tx	(972) 979-7277	0.41
360 Hospitality Llc	1607 N Watson Rd Arlington Tx	(214) 228-1710	0.45
Whispering Breeze, Llc	2234 Templeton Dr Arlington Tx	(817) 939-5023	0.49

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Prime Time Fellowship Church, Inc.	2401 Wild Rose Ct Arlington Tx	(817) 965-3994	0.26
Truth & Spirit Music	2116 Holt Rd Arlington Tx	(682) 554-0143	0.27
Live Your Roar, Llc	2906 Shadow Dr W Arlington Tx	(817) 716-5495	0.5
Arlington Chinese Baptist Church	2001 Brown Blvd Arlington Tx	(817) 635-0110	0.52

Personal Services

Name	Address	Telephone	Distance (Miles)
Snap Fitness North Arlington	2609 Avery Dr Arlington Tx	(817) 903-1237	0.1
Island Marc Fitness Llc	2511 Ivy Brook Ct # 1004 Arlington Tx	(817) 797-7511	0.32
Body Talk Total Fitness	2501 Brookline Ct Apt 703 Arlington Tx	(214) 469-5554	0.34
Ntx Strength And Conditioning	2405 Ballpark Way Arlington Tx	(972) 349-0206	0.34

Shopping

Name	Address	Telephone	Distance (Miles)
Sna Jewels	2710 Shadow Dr W Arlington Tx	(817) 640-9745	0.3
Shelby Brewington	2605 Alexis Ave Apt 238 Arlington Tx	(951) 313-2303	0.34
Circle K	2525 Brown Blvd Arlington Tx	(817) 649-8299	0.49
The Glass Menagerie	2308 Copper Ridge Rd Arlington Tx	(817) 210-7000	0.56



Neighbors

2517 OAK HILL DRDistance **0.03 Miles**

Owner Name : Aranda Larry	Subdivision : Meadow Oaks Village Add
Sale Date : 12/27/2005	Recording Date : 01/04/2006
Total Value : \$172,892	Sale Price : \$101,631.95
Bed / Bath : 2 / 2	Property Tax : \$3,778.69
Land Use : Townhouse/rowhouse	Lot Acres : 0.12
Stories : 1	Living Area : 1,055
Yr Blt / Eff Yr Blt : 1982 /	APN : 04744381

2516 OAK HILL DRDistance **0.04 Miles**

Owner Name : Perales Tina M	Subdivision : Meadow Oaks Village Add
Sale Date : 12/10/2001	Recording Date : 12/29/2001
Total Value : \$147,000	Property Tax : \$3,212.82
Bed / Bath : 2 / 2	Lot Acres : 0.10
Land Use : Townhouse/rowhouse	Living Area : 1,123
Stories : 1	APN : 04744578
Yr Blt / Eff Yr Blt : 1983 /	

2515 OAK HILL DRDistance **0.04 Miles**

Owner Name : Muldoon Kevin	Subdivision : Meadow Oaks Village Add
Sale Date : 12/08/1994	Recording Date : 12/09/1994
Total Value : \$193,119	Property Tax : \$3,275.71
Bed / Bath : 2 / 2	Lot Acres : 0.10
Land Use : Townhouse/rowhouse	Living Area : 1,055
Stories : 1	APN : 04744373
Yr Blt / Eff Yr Blt : 1982 /	

2317 OX BOW CTDistance **0.05 Miles**

Owner Name : Pruitt Charlayne H	Subdivision : Woodridge Add
Sale Date : 07/29/2015	Recording Date : 07/31/2015
Total Value : \$442,451	Sale Price : \$275,500
Bed / Bath : 3 / 2	Property Tax : \$9,670.12
Land Use : Sfr	Lot Acres : 0.10
Stories : 2	Living Area : 2,523
Yr Blt / Eff Yr Blt : 1988 /	APN : 03651878



Neighbors

2511 OAK HILL DR

Distance **0.05 Miles**

Owner Name : Young Nettie Jane	Subdivision : Meadow Oaks Village Add
Sale Date : 02/12/2021	Recording Date : 02/22/2021
Total Value : \$205,843	Property Tax : \$4,498.87
Bed / Bath : 2 / 2	Lot Acres : 0.09
Land Use : Townhouse/rowhouse	Living Area : 1,192
Stories : 1	APN : 04744365
Yr Blt / Eff Yr Blt : 1982 /	

2319 OX BOW CT

Distance **0.06 Miles**

Owner Name : Gronholz Michael	Subdivision : Woodridge Add
Sale Date : 06/27/2024	Recording Date : 06/28/2024
Total Value : \$379,463	Sale Price : \$421,302
Bed / Bath : 3 / 2	Property Tax : \$8,293.46
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 1,989
Yr Blt / Eff Yr Blt : 1987 /	APN : 03651851

2510 OAK HILL DR

Distance **0.06 Miles**

Owner Name : Perales Tina Michelle	Subdivision : Meadow Oaks Village Add
Sale Date : 12/10/1996	Recording Date : 01/06/1997
Total Value : \$181,183	Sale Price : \$44,942
Bed / Bath : 2 / 2	Property Tax : \$3,072.14
Land Use : Townhouse/rowhouse	Lot Acres : 0.08
Stories : 1	Living Area : 1,246
Yr Blt / Eff Yr Blt : 1983 /	APN : 04744535

2508 OAK HILL DR

Distance **0.07 Miles**

Owner Name : Cuadra Orestes	Subdivision : Meadow Oaks Village Add
Sale Date : 06/13/2024	Recording Date : 06/14/2024
Total Value : \$180,779	Sale Price : \$158,750
Bed / Bath : 2 / 2	Property Tax : \$3,951.07
Land Use : Townhouse/rowhouse	Lot Acres : 0.08
Stories : 1	Living Area : 1,123
Yr Blt / Eff Yr Blt : 1983 /	APN : 04744527



Neighbors

2309 OX BOW CT

Distance **0.07 Miles**

Owner Name : **Baures Jeffrey**

Subdivision : **Woodridge Add**

Sale Date : **10/31/2017**

Recording Date : **11/01/2017**

Total Value : **\$482,311**

Sale Price : **\$205,800**

Bed / Bath : **3 / 2**

Property Tax : **\$10,493.67**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **2**

Living Area : **3,129**

Yr Blt / Eff Yr Blt : **1988 /**

APN : **03651908**

2321 OX BOW CT

Distance **0.07 Miles**

Owner Name : **Patterson H Jr**

Yr Blt / Eff Yr Blt : **1987 /**

Sale Date : **07/29/1994**

Subdivision : **Woodridge Add**

Total Value : **\$383,437**

Property Tax : **\$8,380.32**

Bed / Bath : **3 / 2**

Lot Acres : **0.17**

Land Use : **Sfr**

Living Area : **2,171**

Stories : **2**

APN : **03651843**

Demographics

Census Tract / block: 1131.16 / 2 Year: 2020

Household

Population		Population by Age	
Count:	3,817	0 - 11	
Estimate Current Year:	3,211	12 - 17	
Estimate in 5 Years:	1,607	18 - 24	10.45%
Growth Last 5 Years:	-25.39%	25 - 64	67.59%
Growth Last 10 Years:	-111.69%	65 - 74	3.12%
		75+	
Household Size		Household Income	
Current Year:	1,942	0 - \$25,000	14.62%
Average Current Year:	1.97	\$25,000 - \$35,000	13.18%
Estimate in 5 Years:	1,295	\$35,000 - \$50,000	19.46%
Growth Last 5 Years:	-13.59%	\$50,000 - \$75,000	8.75%
Growth Last 10 Years:	-7.7%	\$75,000 - \$100,000	20.75%
Male Population:	51.32%	Above \$100,000	23.22%
Female Population:	48.68%	Average Household Income:	\$63,732
Married People:	41.37%		
Unmarried People:	58.63%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	9.5%	Below \$100,000:	9.5%
\$300 - \$799:	0%	\$100,000 - \$150,000:	16.76%
\$800 - \$1,999:	60.89%	\$150,000 - \$200,000:	3.35%
Over \$2,000:	29.61%	\$200,000 - \$300,000:	10.06%
Median Home Value:	\$334,900	\$300,000 - \$500,000:	60.34%
Unit Occupied Owner:	9.22%	Above \$500,000:	0%
Median Mortgage:	\$1,682		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	90.78%	1999 - 2000	
Median Gross Rent:	\$1,216	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	3.97%	1980 - 1989	42.01%
\$750 - \$999	7.66%	1970 - 1979	20.57%
\$1000 and Over	88.37%	1900 - 1969	4.89%

Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	75.51%
Private Pre-Primary School:	0.35%	Not A High School Graduate:	7.28%
Public School:	18.94%	Graduate Of High School:	23.62%
Private School:	5.55%	Attended Some College:	31.81%
Public College:	9.98%	College Graduate:	28.08%
Private College:	2.96%	Graduate Degree:	9.21%

Workforce

Occupation:			
Manager/Prof:	31.44%	Private Worker:	70.38%
Technical:		Government Worker:	8.01%
Sales:	21.95%	Self Employed Worker:	1.53%
Administrative:		Unpaid Family Worker:	8.86%
Private House Hold:		Farming:	4.75%
Service:	9.75%	Skilled:	
Protective Services:		Blue-Collar:	36.86%
Commute Time			
Less Than 15 Min:	22.59%		
15 min - 28 min:	29.54%		
30 min - 57 min:	40.76%		
Over 60 min:	7.1%		