

real estate reports



Subject Property

2644 Creekwood Dr
Cedar Hill
TX 75104
APN: 16-02792-000-157-0000

Prepared For: Melix Bonilla

Data Provided By: Rolando Lopez

Melix Bonilla

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Property Detail

Subject Property : **2644 Creekwood Dr Cedar Hill TX 75104**

Owner Information

Owner Name : **Flores Richard Martinez / Martinez Maria Socorro**
Mailing Address : **2644 Creekwood Dr, Cedar Hill TX 75104-6923 R023**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Lake Ridge Sec 21 Lt 1570 Acs 1.386**
County : **Dallas, Tx** Subdivision : **Lake Ridge Sec 21**
Census Tract / Block : **165.25 / 1** Map Reference : **976-D / 16-02792**
Legal Lot : **1570** School District : **Cedar Hill Isd**
Market Area : **1** Munic/Township : **Cedar Hill**
APN : **16-02792-000-157-0000** Neighbor Code : **4EST02**

Last Market Sale Information

Recording/Sale Date : **06/21/2017 / 06/15/2017** 1st Mtg Amount/Type : **\$324,022 / Fha**
Sale Price : **\$327,262** 1st Mtg Document # : **173307**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **173306** Price Per SqFt : **\$100.70**
Deed Type : **Warranty Deed**
Title Company : **Paradise Settlement Svcs Llc**
Lender : **Prime Lndg**
Seller Name : **Taylor Verlin K**

Prior Sale Information

Prior Rec/Sale Date : **01/14/2003 / 12/06/2002** Prior Lender : **Citizens Nat'l Bk/ waxahachie**
Prior Sale Price : **\$66,912.30** Prior 1st Mtg Amt/Type : **\$50,310 / Conv**
Prior Doc Number : **9-2162** Prior 1st Mtg Rate/Type : **/ Fixed Rate Loan**
Prior Deed Type : **Warranty Deed**



Property Detail

Property Characteristics

Gross Area : 4,006	Parking Type : Attached Garage	Heat Type : Central
Living Area : 3,250	Garage Area : 756	Cooling Type : Central
Bedrooms : 3	Roof Type : Hip	Exterior wall : Stucco
Bath(F/H) : 3	Foundation : Slab	Air Cond : Central
Fireplace : Y / 2	Roof Material : Composition Shingle	Condition : Good
Year Built / Eff : 2004 / 2004	Construction : Masonry	Other Rooms : Kitchen
# of Stories : 1		

Property Information

Land Use : Sfr	Lot Acres : 1.39	Water Type : Public
County Use : Sfr	Lot Size : 60,374	Sewer Type : Type Unknown
Zoning : Z236	Lot Width/Depth : 131 X 461	

Tax Information

Total Value : \$675,860	Tax Year : 2024	DALLAS COUNTY Tax / Rate : \$1,456.48/.2155
Land Value : \$166,320	Property Tax : \$15,527.55	CEDAR HILL Tax / Rate : \$4,301.54/.63646
Improvement Value : \$509,540	Tax Rate Area : DC	CEDAR HILL ISD Tax / Rate : \$7,623.02/1.1279
Assessed Year : 2024	Homeowner Exemption : Homestead	PARKLAND HOSPITAL Tax / Rate : \$1,432.82/.212
Improve % : 75%	Market Value : \$675,860	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$713.67/.1056



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$327,262.22	\$375,000	\$875,000	\$606,129
Bldg/Living Area	3250	2897	3440	3132
Price Per Square Foot	\$100.70	\$122	\$298	\$198.42
Year Built	2004	1999	2016	2008
Lot Size	60,374	43,560	67,901	51,825
Bedrooms	3	3	5	4
Bathrooms	3	3	5	4
Stories	1	1	2	1
Total Assessed Value	\$675,860	\$558,070	\$723,510	\$644,422
Distance From Subject	0	0.4	0.83	0.59

Summary of Comparables

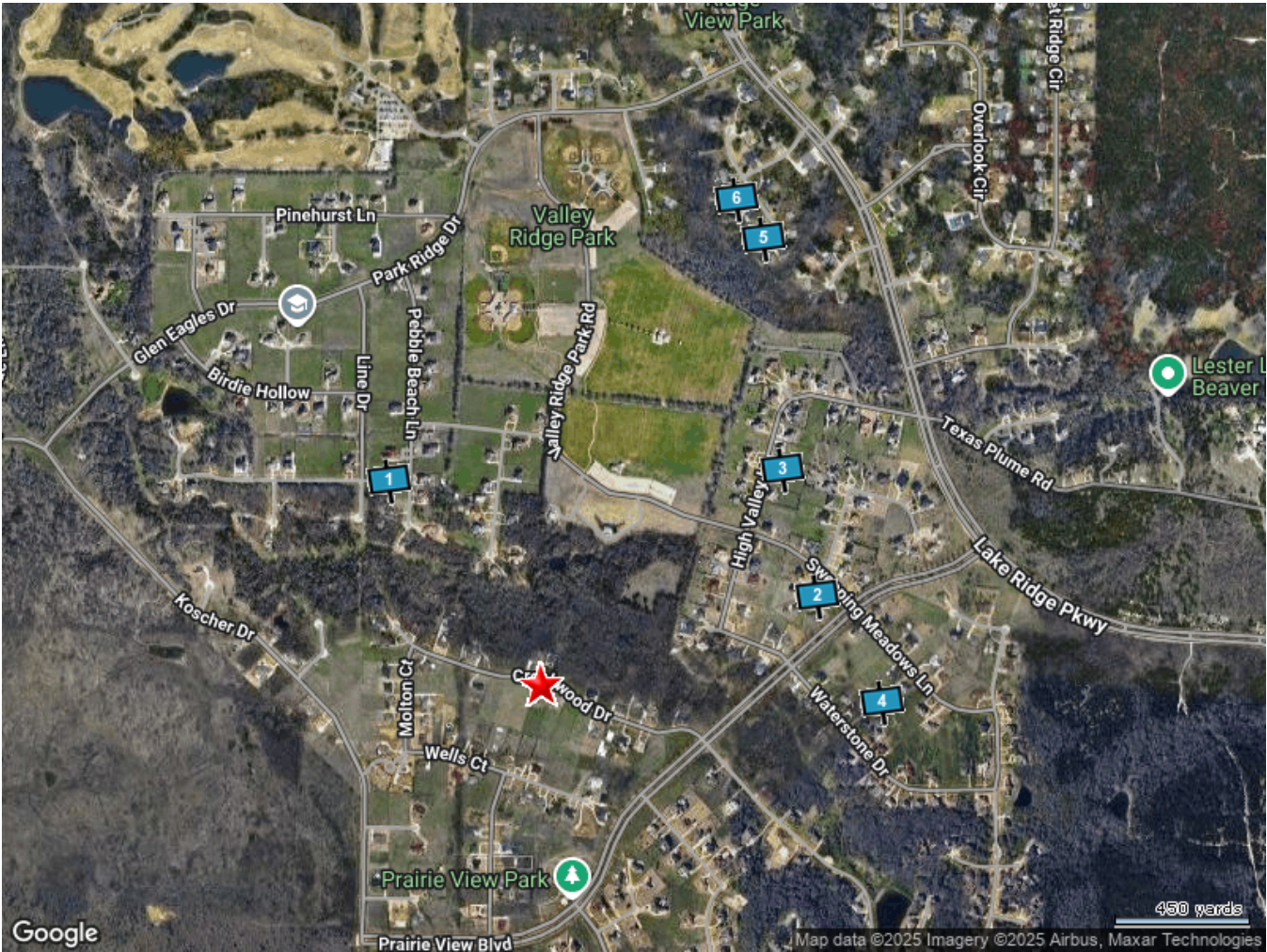
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2644 Creekwood Dr	327,262.22	675,860	06/21/2017	3	3	3,250	60,374	2004		Z236
1	1719 Pebble Beach Ln	375,000	678,130	04/08/2025	4	4	3,079	54,219	2016	0.4	Z268
2	1708 Mustang Ct	488,145.12	606,150	05/01/2025	3	3	2,897	47,045	2002	0.46	Z236
3	1624 High Valley Ln	742,500	655,630	02/10/2025	4	3	3,038	43,560	2015	0.51	Z236
4	2441 Waterstone Dr	550,000	645,040	06/30/2025	3	4	3,440	43,560	2002	0.54	Z236
5	1553 Cypress Bend Dr		558,070	08/07/2024	5	5	3,396	54,663	1999	0.79	Z236
6	1541 Cypress Bend Dr	875,000	723,510	05/06/2025	3	4	2,941	67,901	2015	0.83	Z236

Distressed Sales =



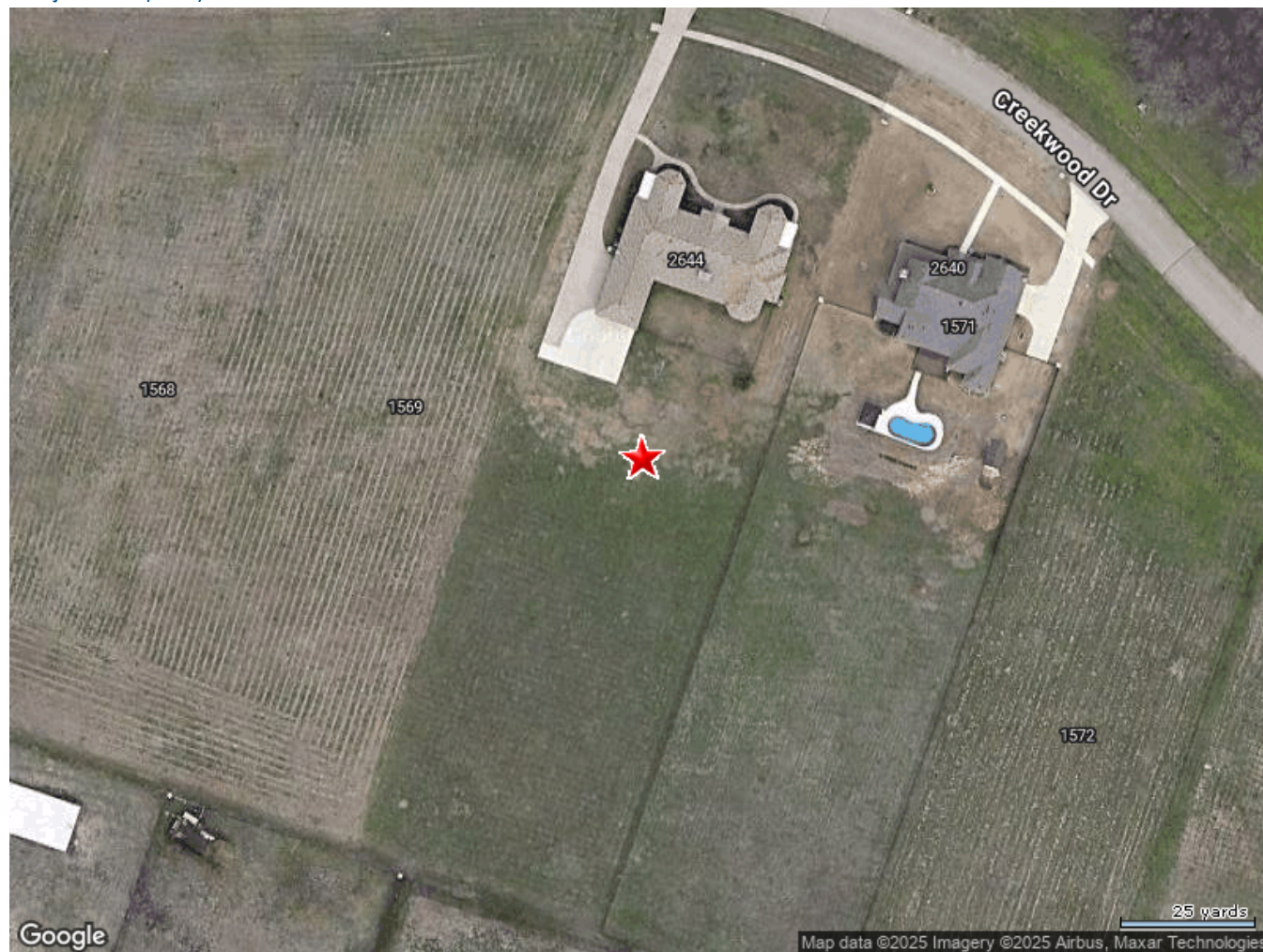
Comparables

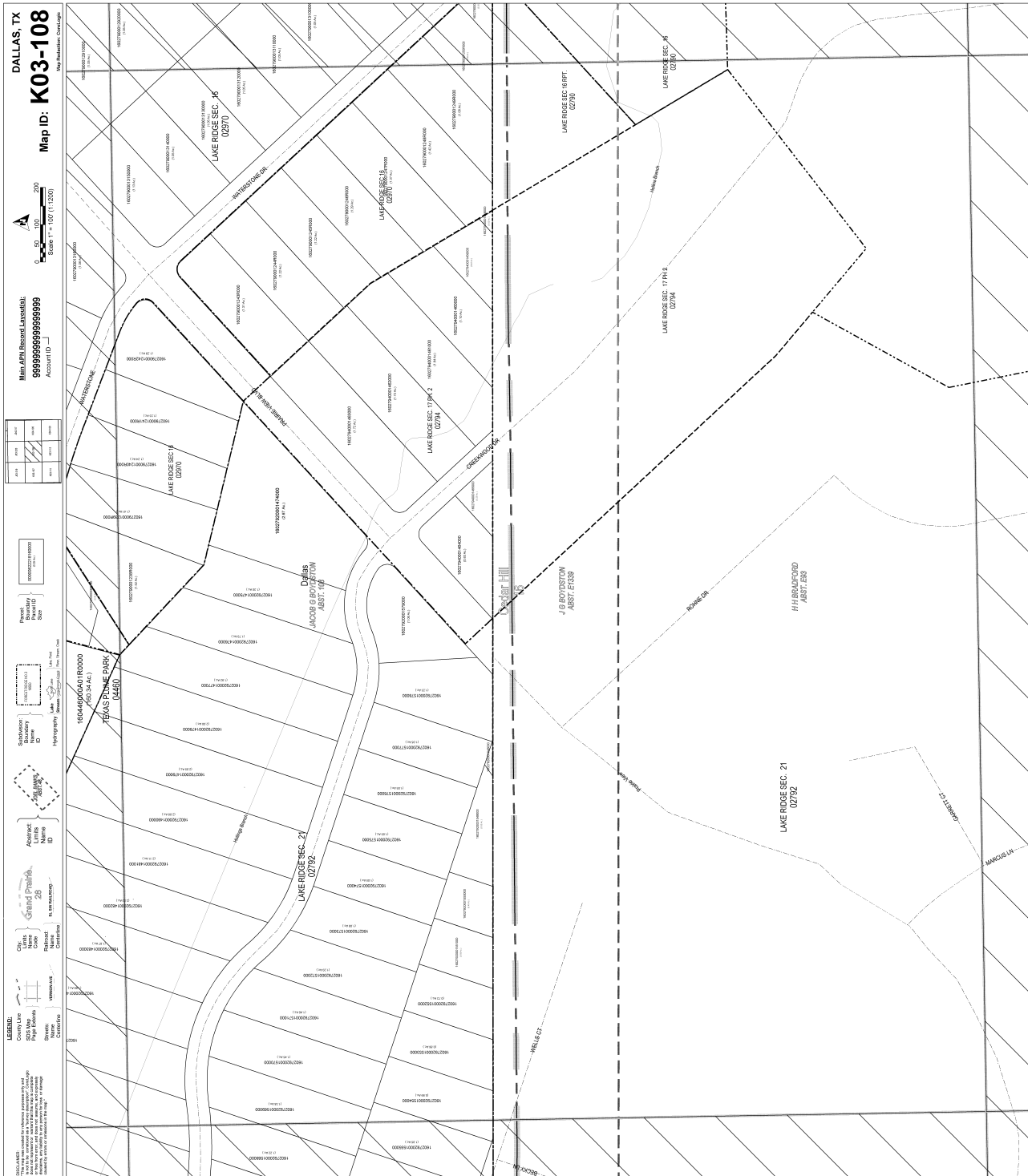
Map





Subject Property : **2644 Creekwood Dr Cedar Hill TX 75104**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 07/15/2025
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Transaction History

Sales History

Rec. Date :	06/21/2017	09/30/2013	01/14/2003
Sale Date :	06/15/2017	09/25/2013	12/06/2002
Sale Price :	\$327,262.22		\$66,912.30
Rec.Doc.No :	173306	309610	9-2162
Doc. Type :	WARRANTY DEED	SPECIAL WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED		ESTIMATED
Buyer :	Flores Richard M	Taylor Verlin K	Taylor Verlin & Cecilia
Seller :	Taylor Verlin K	Godbolt-taylor Cecilia D	Bluegreen Southwest One
Title Company :	Paradise Settlement Svcs Llc		Safeco Land Title
Other Doc No :			

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	09/28/2021	08/31/2021	06/21/2017	06/15/2005
Mtg. Amt :	\$309,231	\$42,526	\$324,022	\$284,000
Mtg. Doc. No :	289717	260379	173307	117-7179
Doc. Type :	MORTGAGE MODIFICATION AGREEMNT	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	FHA	FHA	FHA	CONVENTIONAL
Mtg. Rate Type :	FIXED RATE LOAN			ADJUSTABLE INT RATE LOAN
Mtg. Term :	30 Years	30 Years	30 Years	30 Years
Mtg. Rate :	3.25			6.63
Lender :	Lakeview Ln Servicing Llc	Secretary/hsng & Urban Dev	Prime Lndg	Countrywide Hm Lns Inc
Borrower 1 :	Flores Richard M	Flores Richard M	Flores Richard M	Taylor Verlin
Borrower 2 :	Martinez Maria S	Martinez Maria S	Martinez Maria S	Taylor Cecilia
Borrower 3 :				
Borrower 4 :				
Mtg. Date :	09/03/2004	01/14/2003		
Mtg. Amt :	\$275,000	\$50,310		
Mtg. Doc. No :	172-4801	9-2173		
Doc. Type :	DEED OF TRUST	DEED OF TRUST		
Loan Type :		CONVENTIONAL		
Mtg. Rate Type :	FIXED RATE LOAN	FIXED RATE LOAN		
Mtg. Term :	1 Years	15 Years		
Mtg. Rate :				
Lender :	Vintage Bk	Citizens Nat'l Bk/waxahachie		
Borrower 1 :	Taylor Verlin	Taylor Verlin		
Borrower 2 :	Taylor Cecilia	Taylor Cecilia		
Borrower 3 :				
Borrower 4 :				



Public Schools :

Elementary Schools

Lakeridge Elementary Distance 1.35 Miles

1020 Lakeridge Pwky Cedar Hill TX 75104

Telephone : **(972) 293-4501**

School District : **Cedar Hill Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **400**

Total Expenditure/Student :



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Texas Spin, Inc.	1706 Pebble Beach Ln Cedar Hill Tx	(972) 816-4987	0.44
ldjdfw	1617 Mustang Ct Cedar Hill Tx	(972) 460-6025	0.57

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Cedar Hill Craftworks	2663 Creekwood Dr Cedar Hill Tx	(469) 454-5506	0.15
Beenat Company	806 Green Acres Ln Midlothian Tx	(817) 946-2031	0.29
Sugar Fig	2707 Melissa Ct Cedar Hill Tx	(704) 996-4758	0.33

Health Care Services

Name	Address	Telephone	Distance (Miles)
R T Portable X-ray Inc.	2627 Wells Ct Cedar Hill Tx	(972) 523-6815	0.07
Sherry L Bowers, Dpm, Pa	2020 Molton Ct Cedar Hill Tx	(972) 293-5877	0.19
Rapha Rehab Services Incorporated	2510 Garrett Ct Cedar Hill Tx	(214) 543-6016	0.37
Wonderful Wellness Health Coaching, Llc	2162 Rohne Dr Cedar Hill Tx	(214) 608-0180	0.57

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Harvest Church Unlimited	2448 Sweeping Meadows Ln Cedar Hill Tx	(469) 454-4069	0.52
Speaking The Truth World Outreach Ministries, Inc.	2309 Autumn Run Ct Cedar Hill Tx	(972) 291-3663	0.82



Neighbors

2648 CREEKWOOD DR

Distance 0.02 Miles

Owner Name : **Mustapha Bolanle**
Sale Date : **08/22/2003**
Total Value : **\$158,400**
Land Use : **Residential Acreage**
Subdivision : **Lake Ridge Sec 21**

Recording Date : **09/05/2003**
Property Tax : **\$3,639.16**
Lot Acres : **1.32**
APN : **16-02792-000-156-9000**

2640 CREEKWOOD DR

Distance 0.02 Miles

Owner Name : **Angueira Samuel**
Sale Date : **02/12/2015**
Total Value : **\$575,110**
Bed / Bath : **3 / 3**
Land Use : **Sfr**
Stories : **1**
Yr Blt / Eff Yr Blt : **2015 / 2015**

Subdivision : **Lake Ridge Sec 21**
Recording Date : **02/26/2015**
Sale Price : **\$290,921.25**
Property Tax : **\$13,212.86**
Lot Acres : **1.33**
Living Area : **2,390**
APN : **16-02792-000-157-1000**

2652 CREEKWOOD DR

Distance 0.05 Miles

Owner Name : **Mustapha Bolanle**
Sale Date : **08/22/2003**
Total Value : **\$139,680**
Land Use : **Residential Acreage**
Subdivision : **Lake Ridge Sec 21**

Recording Date : **09/05/2003**
Sale Price : **\$65,170**
Property Tax : **\$3,209.08**
Lot Acres : **1.16**
APN : **16-02792-000-156-8000**

2636 CREEKWOOD DR

Distance 0.05 Miles

Owner Name : **Bartolotta Christopher J**
Sale Date : **10/14/2002**
Total Value : **\$138,360**
Land Use : **Residential Acreage**

Subdivision : **Lake Ridge Sec 21**
Property Tax : **\$3,178.75**
Lot Acres : **1.15**
APN : **16-02792-000-157-2000**

2656 CREEKWOOD DR

Distance 0.07 Miles

Owner Name : **Marshall Doris**
Sale Date : **06/07/2013**
Total Value : **\$126,360**
Land Use : **Residential Acreage**
Subdivision : **Lake Ridge Sec 21**

Recording Date : **06/07/2013**
Property Tax : **\$2,903.06**
Lot Acres : **1.05**
APN : **16-02792-000-156-7000**



2632 CREEKWOOD DR

Distance **0.07 Miles**

Owner Name : Rafat Abualfilat	Subdivision : Lake Ridge Sec 21
Sale Date : 09/12/2018	Recording Date : 09/13/2018
Total Value : \$534,910	Property Tax : \$12,289.29
Bed / Bath : 5 / 6	Lot Acres : 1.00
Land Use : Sfr	Living Area : 6,125
Stories : 2	APN : 16-02792-000-157-3000
Yr Blt / Eff Yr Blt : 2023 / 2023	

2627 WELLS CT

Distance **0.08 Miles**

Owner Name : Rodriguez Rafael H	Subdivision : Lake Rdg Sec 21
Sale Date : 01/12/2010	Recording Date : 01/14/2010
Total Value : \$854,740	Sale Price : \$428,565.76
Bed / Bath : 3 / 3	Property Tax : \$19,637.22
Land Use : Sfr	Lot Acres : 0.98
Stories : 2	Living Area : 6,087
Yr Blt / Eff Yr Blt : 2006 / 2006	APN : 16-02792-000-155-4000

2623 WELLS CT

Distance **0.08 Miles**

Owner Name : Rogers Tammie	Subdivision : Lakeridge Sec 21
Sale Date : 05/21/2025	Recording Date : 05/22/2025
Total Value : \$640,380	Sale Price : \$646,875
Bed / Bath : 5 / 5	Property Tax : \$14,712.41
Land Use : Sfr	Lot Acres : 0.86
Stories : 2	Living Area : 3,901
Yr Blt / Eff Yr Blt : 2004 / 2004	APN : 16-02792-000-155-3000

2631 WELLS CT

Distance **0.08 Miles**

Owner Name : Gregory Quinetta S	Subdivision : Lake Ridge Sec 21
Sale Date : 08/29/2003	Recording Date : 09/22/2003
Total Value : \$596,460	Sale Price : \$59,730.30
Bed / Bath : 4 / 3	Property Tax : \$13,703.37
Land Use : Sfr	Lot Acres : 1.00
Stories : 2	Living Area : 3,388
Yr Blt / Eff Yr Blt : 2005 / 2005	APN : 16-02792-000-155-5000



Neighbors

2619 WELLS CT

Distance 0.09 Miles

Owner Name : **Silva Kimberly D**

Recording Date : **05/02/2024**

Sale Date : **04/30/2024**

Sale Price : **\$230,625**

Total Value : **\$95,160**

Property Tax : **\$2,186.25**

Land Use : **Residential Lot**

Lot Acres : **0.79**

Subdivision : **Lake Ridge Sec 21**

APN : **16-02792-000-155-2000**



Demographics

Census Tract / block: 165.25 / 1 Year: 2020

Household

Population		Population by Age	
Count:	2,359	0 - 11	
Estimate Current Year:	2,359	12 - 17	
Estimate in 5 Years:	2,359	18 - 24	7.08%
Growth Last 5 Years:		25 - 64	55.19%
Growth Last 10 Years:		65 - 74	10.47%
		75+	
Household Size		Household Income	
Current Year:	828	0 - \$25,000	0.72%
Average Current Year:	2.85	\$25,000 - \$35,000	0.48%
Estimate in 5 Years:	828	\$35,000 - \$50,000	1.81%
Growth Last 5 Years:		\$50,000 - \$75,000	16.67%
Growth Last 10 Years:		\$75,000 - \$100,000	13.16%
Male Population:	50.28%	Above \$100,000	67.15%
Female Population:	49.72%	Average Household Income:	\$134,779
Married People:	66.58%		
Unmarried People:	33.42%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.71%	Below \$100,000:	2.71%
\$300 - \$799:	1.14%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	23.25%	\$150,000 - \$200,000:	0%
Over \$2,000:	73.89%	\$200,000 - \$300,000:	5.71%
Median Home Value:	\$596,600	\$300,000 - \$500,000:	24.82%
Unit Occupied Owner:	84.66%	Above \$500,000:	66.76%
Median Mortgage:	\$1,705		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	15.34%	1999 - 2000	
Median Gross Rent:	\$2,285	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	1.64%
\$750 - \$999	0%	1970 - 1979	0%
\$1000 and Over	100%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	0.53%	Not Enrolled in School:	73.78%
Private Pre-Primary School:	0.45%	Not A High School Graduate:	7.96%
Public School:	23.6%	Graduate Of High School:	12.45%
Private School:	2.63%	Attended Some College:	19.51%
Public College:	8.28%	College Graduate:	31.42%
Private College:	0.53%	Graduate Degree:	28.67%

Workforce

Occupation:			
Manager/Prof:	52.56%	Private Worker:	73.28%
Technical:		Government Worker:	9.15%
Sales:	15.59%	Self Employed Worker:	6.52%
Administrative:		Unpaid Family Worker:	2.42%
Private House Hold:		Farming:	5.71%
Service:	9.66%	Skilled:	
Protective Services:		Blue-Collar:	22.18%
Commute Time			
Less Than 15 Min:	4.49%		
15 min - 28 min:	39.35%		
30 min - 57 min:	47.36%		
Over 60 min:	8.8%		