

real estate reports



Subject Property

2804 Richard St
Burleson
TX 76028
APN: 126-2233-20263

Prepared For: Francisco
Martinez

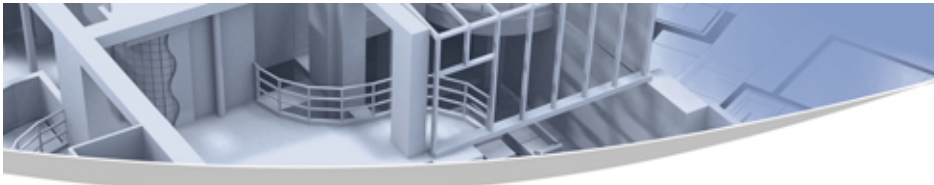
Data Provided By: Rolando Lopez

Francisco Martinez

Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.



Property Detail

Subject Property : **2804 Richard St Burleson TX 76028**

Owner Information

Owner Name : **Martinez-trujillo Props Llc**
Mailing Address : **3704 Dutch Fris Ln, Forest Hill TX 76140**
Vesting Codes : **/ / Corporation**

Location Information

Legal Description : **Lot 63 Blk 2 The Parks At Panchasarp Farms Ph 2**
County : **Johnson, Tx** APN : **126-2233-20263**
Census Tract / Block : **1302.14 / 2** Alternate APN : **R000112917**
Legal Lot : **63** Subdivision : **Parks/panchaarp Farms**
Legal Block : **2** School District : **Joshua Isd**
Market Area : **38** Munic/Township : **Burleson**

Last Market Sale Information

Recording/Sale Date : **06/20/2025 / 06/16/2025** Deed Type : **Warranty Deed**
Sale Price : **\$465,000** 1st Mtg Amount/Type : **\$372,000 / Cnv**
Sale Type : **Estimated** 1st Mtg Document # : **17887**
Document # : **17886** Price Per SqFt : **\$172.03**
Title Company : **Capital Title**
Seller Name : **Hawkins Daniel & Monique**

Prior Sale Information

Prior Rec/Sale Date : **11/20/2023 / 11/17/2023** Prior Deed Type : **Special Warranty Deed**
Prior Sale Price : **\$520,545.92** Prior Lender : **Mortgage Fin'l Svcs Llc**
Prior Doc Number : **32273** Prior 1st Mtg Amt/Type : **\$515,392 / Fha**

Property Characteristics

Gross Area : **2,703** Bedrooms : **4** Year Built / Eff : **2022**
Living Area : **2,703** Bath(F/H) : **2 / 1**

Property Information

Land Use : **Sfr** Lot Size : **7,200** State Use : **Sgl-fam-res-home**
Lot Acres : **0.17**



Property Detail

Tax Information

Total Value :	\$436,853	Tax Year :	2024	JOHNSON COUNTY Tax / Rate :	\$1,438.45/.32928
Land Value :	\$30,000	Property Tax :	\$10,263.76	CITY OF BURLESON Tax / Rate :	\$2,895.02/.6627
Improvement Value :	\$406,853	Tax Rate Area :	126	HILL COLLEGE JOS Tax / Rate :	\$218.43/.05
Assessed Year :	2024	Market Value :	\$436,853	LATERAL ROAD Tax / Rate :	\$218.43/.05
Improve % :	93%	JOSHUA ISD Tax / Rate :	\$5,493.43/1.2575		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$465,000	\$230,313	\$838,125	\$429,821
Bldg/Living Area	2703	2316	3062	2650
Price Per Square Foot	\$172.03	\$91	\$274	\$160.68
Year Built	2022	1998	2021	2013
Lot Size	7,200	6,599	304,484	25,318
Bedrooms	4	3	5	4
Bathrooms	3	2	4	3
Stories				
Total Assessed Value	\$436,853	\$346,724	\$712,987	\$452,671
Distance From Subject	0	0.21	0.87	0.51

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2804 Richard St	465,000	436,853	06/20/2025	4	3	2,703	7,200	2022		
1	2748 Livia Irene St	400,000	376,092	03/28/2025	4	3	2,534	6,599	2020	0.21	
2	325 Richard St		419,590	06/05/2025	5	3	2,545	7,200	2020	0.29	
3	2768 Chimney Rock Rd	375,000	412,299	05/23/2025	3	2	2,454	7,670	2018	0.31	
4	2729 Lisa Maria St	332,111.23	384,104	12/16/2024	3	3	2,316	7,200	2020	0.32	
5	2713 Lisa Maria St	301,544.04	401,726	11/14/2024	4	2	2,426	6,599	2021	0.34	
6	2735 Chimney Rock Rd	401,702	389,319	02/13/2025	4	2	2,374	7,020	2017	0.37	
7	2712 Chimney Rock Rd	356,088.63	429,969	04/09/2025	3	2	2,517	7,080	2018	0.37	
8	104 Ranchway Dr	838,125	712,987	01/16/2025	4	3	3,062	304,484	2003	0.43	
9	2707 Elmwood Dr	467,666.78	501,309	01/17/2025	4	3	2,812	7,020	2015	0.49	
10	143 Hawks Ridge Trl	387,500	510,883	01/30/2025	4	4	3,061	7,841	2017	0.5	
11	2729 River Path Ct		550,759	06/10/2025	3	3	2,749	7,797	2020	0.53	
12	2713 River Path Ct		425,156	06/30/2025	3	3	2,730	7,884	2020	0.53	

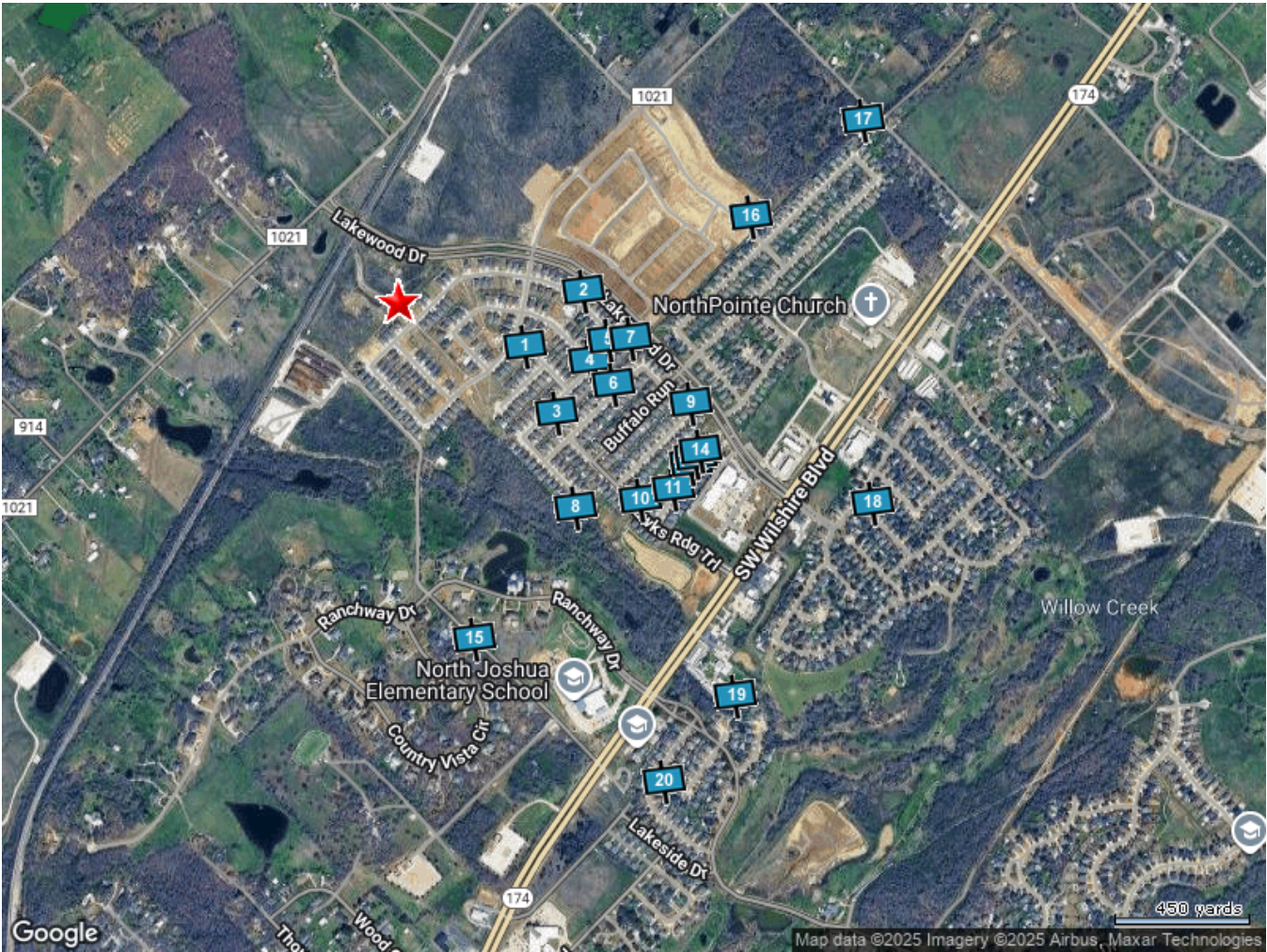


Comparables

13	2709 River Path Ct	500,000	516,525	04/04/2025	3	2	2,636	7,884	2017	0.53	
14	2705 River Path Ct	478,382.46	478,828	01/31/2025	3	3	2,857	7,884	2017	0.54	
15	113 Country Vista Cir	578,888.57	577,147	11/04/2024	4	3	3,027	52,272	2003	0.55	
16	2516 Castle Pines Dr		346,724	07/10/2025	4	2	2,518	7,700	2003	0.58	
17	244 Northview Ter	305,000	423,923	05/05/2025	4	3	2,988	9,549	2005	0.79	
18	516 Deerwood Dr	230,312.5	375,954	05/29/2025	4	2	2,531	7,475	1998	0.82	
19	2942 Masters Ct N	495,000	442,147	01/28/2025	4	2	2,323	14,586	2003	0.83	
20	2989 Lakeview Cir		377,974	04/15/2025	4	2	2,537	14,616	2006	0.87	

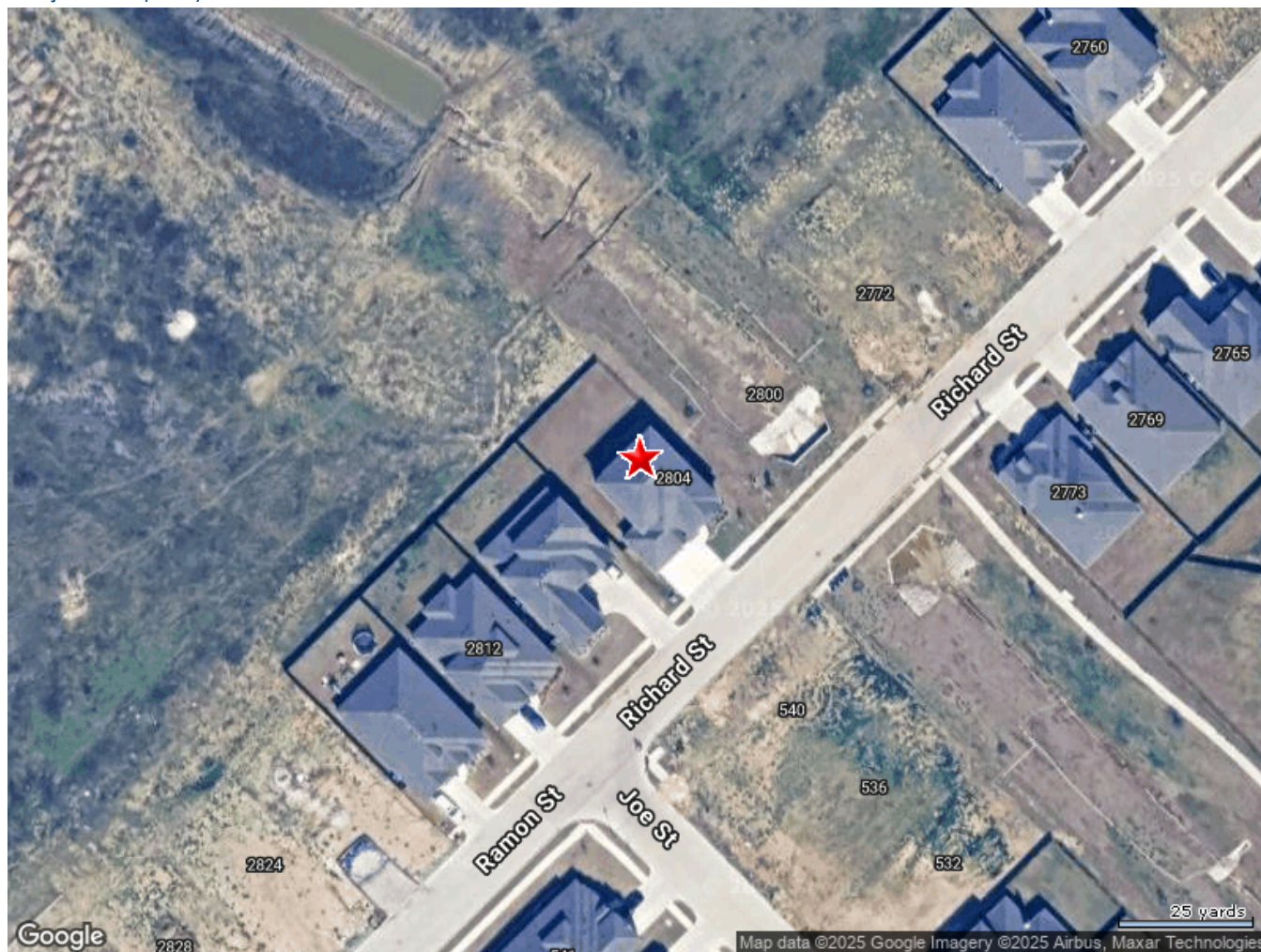
Distressed Sales =

Map





Subject Property : **2804 Richard St Burleson TX 76028**



Transaction History

Sales History

Rec. Date :	06/20/2025	11/20/2023
Sale Date :	06/16/2025	11/17/2023
Sale Price :	\$465,000	\$520,545.92
Rec.Doc.No :	17886	32273
Doc. Type :	WARRANTY DEED	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED
Buyer :	Martinez-trujillo Props Llc	Hawkins Daniel & Monique
Seller :	Hawkins Daniel & Monique	Bloomfield Homes Lp
Title Company :	Capital Title	Corporation Svc Co
Other Doc No :		

Mortgage History

1st Mortgage Details

Mtg. Date :	06/20/2025	11/20/2023
Mtg. Amt :	\$372,000	\$515,392
Mtg. Doc. No :	17887	32274
Doc. Type :	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	FHA
Mtg. Rate Type :		
Mtg. Term :		30 Years
Mtg. Rate :		
Lender :	Trident Realty Invs Llc	Mortgage Fin'l Svcs Llc
Borrower 1 :	Martinez-trujillo Props Llc	Hawkins Daniel
Borrower 2 :		Hawkins Monique
Borrower 3 :		
Borrower 4 :		



Public Schools :

Elementary Schools

North Joshua Elementary		Distance	0.65 Miles
100 S Ranchway Burleson TX 76028			
Telephone : (817) 202-2500		School District : Joshua Independent School District (isd)	
Lowest Grade : Pre-K		Highest Grade : 5th	
Kindergarten : Yes		School Enrollment :	
Enrollment : 711		Total Expenditure/Student :	



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
G-force Dance Legacy Llc	143 Ranchway Dr Burleson Tx	(817) 744-8637	0.64
Academy Of Okinawa Karate	615 N Broadway St Joshua Tx	(817) 484-2985	0.65
Pamela J Roller	2808 Oakdale Dr Burleson Tx	(817) 295-7334	0.76
Spark Tennis Llc	2957 Lakeview Cir Burleson Tx	(817) 484-2735	0.81

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Grandview Bank	2500 Sw Wilshire Blvd Burleson Tx	(817) 641-3100	0.69
Pinnacle Bank	2961 Sw Wilshire Blvd Burleson Tx	(817) 558-2700	0.76

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Torque Grill & Cantina	2795 Sw Wilshire Blvd Burleson Tx	(817) 879-2115	0.71
Roscoe S Smokehouse	2516 Crestwood Dr Burleson Tx	(817) 484-2123	0.93

Health Care Services

Name	Address	Telephone	Distance (Miles)
Texas Health Burleson	2750 Sw Wilshire Blvd Burleson Tx	(817) 782-8000	0.58
Texas Health Resources	2730 Sw Wilshire Blvd Burleson Tx	(817) 916-5180	0.6
Med Edge Hoffman Md Greg	2730 Sw Wilshire Blvd Burleson Tx	(817) 916-5180	0.6
Berry Eye Center, P.a.	2790 Sw Wilshire Blvd Burleson Tx	(817) 484-2020	0.63

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Northpointe Fbc Joshua	2450 Sw Wilshire Blvd Burleson Tx	(817) 546-5212	0.75
First Baptist Church, Joshua, Texas, Inc.	2450 Sw Wilshire Blvd Burleson Tx	(817) 645-2402	0.75
First Assembly Of God	3330 Sw Wilshire Blvd Joshua Tx	(817) 295-5185	0.98



Personal Services

Name	Address	Telephone	Distance (Miles)
Burn	2761 Oakdale Dr Burleson Tx	(432) 631-1782	0.79
Alpha Lyfe Fitness Llc	3300 Sw Wilshire Blvd Joshua Tx	(817) 484-2005	0.94

Shopping

Name	Address	Telephone	Distance (Miles)
Quiktrip Corporation	2690 Sw Wilshire Blvd Burleson Tx	(817) 447-2177	0.64



Neighbors

2808 RICHARD ST

Distance **0.01 Miles**

Owner Name : Mathews Ted Rosa Marie	Property Tax : \$7,149.03
Total Value : \$304,282	Lot Acres : 0.17
Bed / Bath : 5 / 4	Living Area : 3,630
Land Use : Sfr	APN : 126-2233-20282
Yr Blt / Eff Yr Blt : 2022 /	

2808 RICHARD ST

Distance **0.01 Miles**

Owner Name : Smith Laquinta M Dexter T	Recording Date : 12/15/2022
Sale Date : 12/14/2022	Sale Price : \$458,161.25
Total Value : \$304,282	Property Tax : \$7,149.03
Bed / Bath : 5 / 4	Lot Acres : 0.17
Land Use : Sfr	Living Area : 3,630
Yr Blt / Eff Yr Blt : 2022 /	APN : 126-2233-20262
Subdivision : The Pks/panchasarp Farms Ph 2	

2800 RICHARD ST

Distance **0.02 Miles**

Owner Name : City Of Burleson	Property Tax : \$11.75
Total Value : \$500	Lot Acres : 0.28
Land Use : Public (nec)	APN : 126-2233-20002

2812 RICHARD ST

Distance **0.02 Miles**

Owner Name : Samipillai Socratees Vijayakum	Recording Date : 04/20/2023
Sale Date : 04/19/2023	Sale Price : \$519,900
Total Value : \$518,118	Property Tax : \$12,173.06
Bed / Bath : 4 / 3	Lot Acres : 0.15
Land Use : Sfr	Living Area : 3,109
Yr Blt / Eff Yr Blt : 2022 /	APN : 126-2233-20261
Subdivision : Parks/panchasarp Farms	



540 JOE ST

Distance **0.03 Miles**

Owner Name :	Abbott Noah & Genevieve	Recording Date :	07/03/2025
Sale Date :	07/03/2025	Sale Price :	\$417,297.66
Total Value :	\$24,000	Property Tax :	\$563.87
Land Use :	Residential Lot	Lot Acres :	0.18
Subdivision :	Parks/panchasarp Farms Ph 2	APN :	126-2233-20730

2772 RICHARD ST

Distance **0.03 Miles**

Owner Name :	Vallin Maria G	Recording Date :	12/26/2024
Sale Date :	12/03/2024	Sale Price :	\$384,240
Total Value :	\$30,000	Property Tax :	\$704.84
Land Use :	Residential Lot	Lot Acres :	0.15
Subdivision :	Parks/panchasarp Farms Ph 2	APN :	126-2233-20264

2816 RICHARD ST

Distance **0.03 Miles**

Owner Name :	Hufferd Austin	Recording Date :	04/03/2023
Sale Date :	03/31/2023	Sale Price :	\$418,697.52
Total Value :	\$424,410	Property Tax :	\$9,971.41
Bed / Bath :	4 / 3	Lot Acres :	0.15
Land Use :	Sfr	Living Area :	2,348
Yr Blt / Eff Yr Blt :	2022 /	APN :	126-2233-20260
Subdivision :	Parks/panchasarp Farms Ph 2		

536 JOE ST

Distance **0.04 Miles**

Owner Name :	Streib Andrea L	Recording Date :	01/16/2025
Sale Date :	01/15/2025	Sale Price :	\$474,881.25
Total Value :	\$21,000	Property Tax :	\$493.39
Land Use :	Residential Lot	Lot Acres :	0.15
Subdivision :	Parks/panchasarp Farms Ph 2	APN :	126-2233-20729



2768 RICHARD ST

Distance 0.04 Miles

Owner Name :	Hamilton Ara	Recording Date :	03/18/2025
Sale Date :	03/17/2025	Sale Price :	\$432,547.65
Total Value :	\$30,000	Property Tax :	\$704.84
Land Use :	Residential Lot	Lot Acres :	0.15
Subdivision :	Parks/panchasarp Farms Ph 2	APN :	126-2233-20265

2820 RICHARD ST

Distance 0.04 Miles

Owner Name :	J Houston Homes Llc	Recording Date :	10/17/2022
Sale Date :	10/12/2022	Sale Price :	\$780,000
Total Value :	\$30,000	Property Tax :	\$704.84
Land Use :	Residential Lot	Lot Acres :	0.15
Subdivision :	Parks/panchasarp Farms Ph 2	APN :	126-2233-20259



Demographics

Census Tract / block: 1302.14 / 2 Year: 2020

Household

Population		Population by Age	
Count:	6,623	0 - 11	
Estimate Current Year:	7,237	12 - 17	
Estimate in 5 Years:	10,318	18 - 24	8.62%
Growth Last 5 Years:	22.26%	25 - 64	53.18%
Growth Last 10 Years:	-79.04%	65 - 74	8.06%
		75+	
Household Size		Household Income	
Current Year:	2,409	0 - \$25,000	16.6%
Average Current Year:	2.75	\$25,000 - \$35,000	0.42%
Estimate in 5 Years:	4,751	\$35,000 - \$50,000	14.24%
Growth Last 5 Years:	26.11%	\$50,000 - \$75,000	16.06%
Growth Last 10 Years:	34.88%	\$75,000 - \$100,000	10.79%
Male Population:	48.6%	Above \$100,000	41.88%
Female Population:	51.4%	Average Household Income:	\$78,566
Married People:	58.02%		
Unmarried People:	41.98%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	3.85%	Below \$100,000:	8.37%
\$300 - \$799:	21.39%	\$100,000 - \$150,000:	10.45%
\$800 - \$1,999:	35.51%	\$150,000 - \$200,000:	5.07%
Over \$2,000:	39.24%	\$200,000 - \$300,000:	32.76%
Median Home Value:	\$266,800	\$300,000 - \$500,000:	30.07%
Unit Occupied Owner:	67.91%	Above \$500,000:	13.26%
Median Mortgage:	\$1,410		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	32.09%	1999 - 2000	
Median Gross Rent:	\$1,213	1995 - 1998	
Less Than \$499	23.67%	1990 - 1994	
\$500 - \$749	13.45%	1980 - 1989	14.12%
\$750 - \$999	0%	1970 - 1979	13.18%
\$1000 and Over	62.87%	1900 - 1969	15.69%

Education

Enrollment			
Public Pre-Primary School:	0.4%	Not Enrolled in School:	74.13%
Private Pre-Primary School:	0%	Not A High School Graduate:	7.16%
Public School:	22.07%	Graduate Of High School:	25.15%
Private School:	3.8%	Attended Some College:	24.23%
Public College:	3.76%	College Graduate:	33.82%
Private College:	3.08%	Graduate Degree:	9.64%

Workforce

Occupation:			
Manager/Prof:	35.51%	Private Worker:	70.83%
Technical:		Government Worker:	11.52%
Sales:	11.17%	Self Employed Worker:	1.58%
Administrative:		Unpaid Family Worker:	9.69%
Private House Hold:		Farming:	9.12%
Service:	22.44%	Skilled:	
Protective Services:		Blue-Collar:	30.87%
Commute Time			
Less Than 15 Min:	10.71%		
15 min - 28 min:	32.89%		
30 min - 57 min:	48.11%		
Over 60 min:	8.29%		