

real estate reports



Subject Property

3039 Tenor Way
Sachse
TX 75048
APN: 48-00070-00B-024-0000

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Property Detail

Subject Property : **3039 Tenor Way Sachse TX 75048**

Owner Information

Owner Name : **Atkinson Hansa J**
Mailing Address : **3039 Tenor Way, Sachse TX 75048-4892 R021**
Vesting Codes : **Unmarried Woman / /**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Aria Ph 1 Blk B Lt 24 Acs 0.0660**
County : **Dallas, Tx** Subdivision : **Aria Ph 1**
Census Tract / Block : **181.43 / 2** Map Reference : **20-C**
Legal Lot : **24** School District : **Garland Isd**
Legal Block : **B** Munic/Township : **Sachse**
APN : **48-00070-00B-024-0000** Neighbor Code : **3GS15N**

Last Market Sale Information

Recording/Sale Date : **10/13/2023 / 10/13/2023** 1st Mtg Amount/Type : **\$358,378 / Fha**
Sale Price : **\$361,961** 1st Mtg Document # : **210049**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **210048** Price Per SqFt : **\$236.58**
Deed Type : **Warranty Deed**
Title Company : **25607**
Seller Name : **Brightland Hms Ltd**

Property Characteristics

Gross Area : **1,992** # of Stories : **2** Heat Type : **Central**
Living Area : **1,530** Roof Type : **Gable** Cooling Type : **Central**
Bedrooms : **2** Foundation : **Slab** Exterior wall : **Brick Veneer**
Bath(F/H) : **2** Roof Material : **Composition Shingle** Air Cond : **Central**
Year Built / Eff : **2023 / 2023** Construction : **Brick** Condition : **Excellent**

Property Information

Land Use : **Townhouse/rowhouse** Zoning : **Z236** Lot Size : **1,045,440**
County Use : **Sfr - Townhouses** Lot Acres : **24.00**



Property Detail

Tax Information

Total Value :	\$343,860	Tax Year :	2024	DALLAS COUNTY	\$741.02/.2155
				Tax / Rate :	
Land Value :	\$80,000	Property Tax :	\$7,683.25	SACHSE Tax /	\$2,236.52/.65042
				Rate :	
Improvement	\$263,860	Tax Rate Area :	DC	GARLAND ISD	\$3,613.62/1.0509
Value :				Tax / Rate :	
Assessed Year :	2024	Homeowner	Homestead	PARKLAND	\$728.98/.212
		Exemption :		HOSPITAL Tax /	
				Rate :	
Improve % :	77%	Market Value :	\$343,860	DALLAS CNTY	\$363.10/.1056
				COMMUNITY	
				COLLEGE Tax /	
				Rate :	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$361,961.78	\$142,100	\$407,388	\$319,595
Bldg/Living Area	1530	1530	1628	1563
Price Per Square Foot	\$236.58	\$93	\$266	\$204.13
Year Built	2023	2022	2023	2022
Lot Size	1,045,440	871,200	1,219,680	1,099,890
Bedrooms	2	2	3	3
Bathrooms	2	3	3	3
Stories	2	2	2	2
Total Assessed Value	\$343,860	\$348,110	\$364,120	\$353,420
Distance From Subject	0	0.01	0.02	0.02

Summary of Comparables

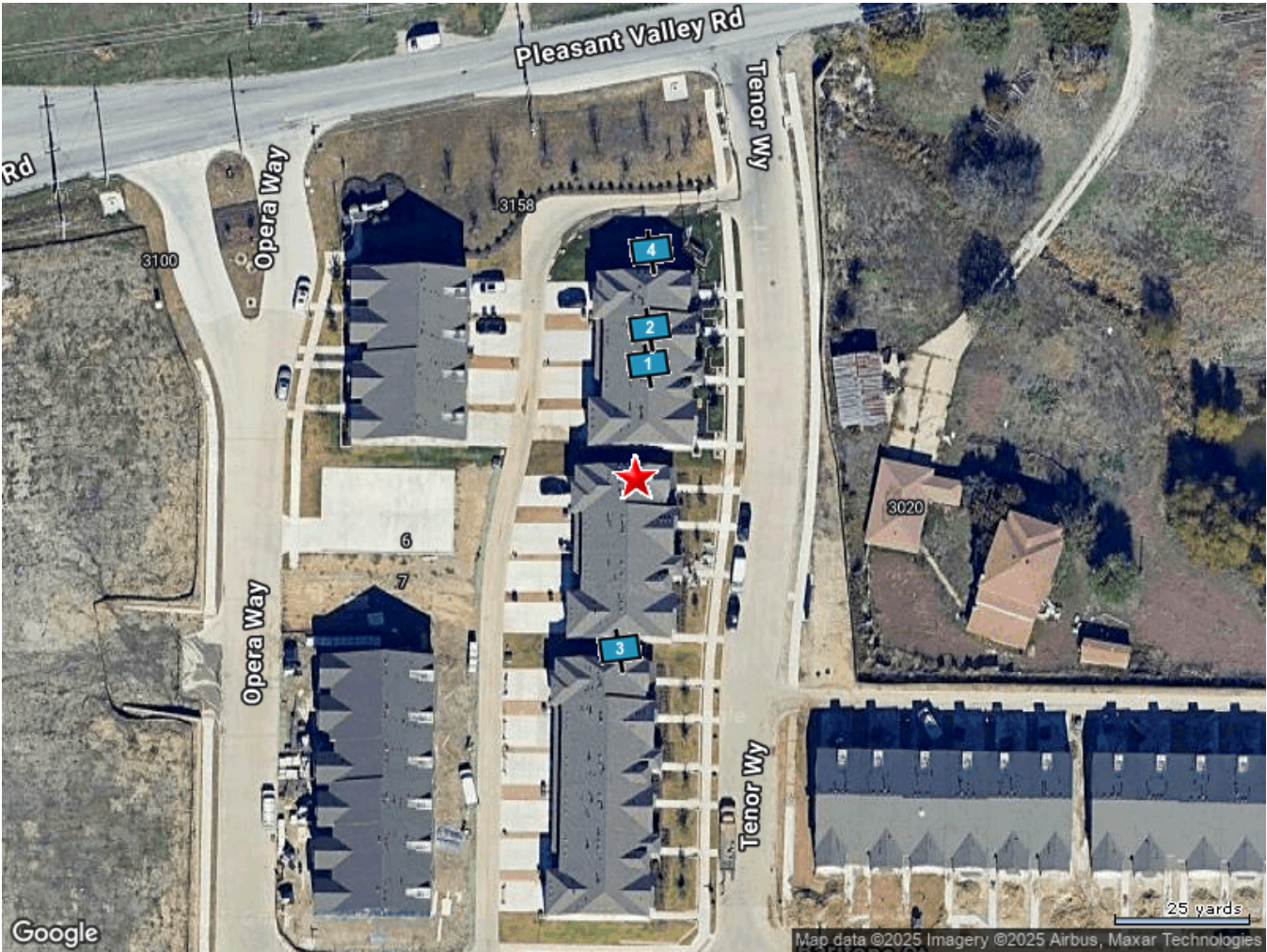
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3039 Tenor Way	361,961.78	343,860	10/13/2023	2	2	1,530	1,045,440	2023		Z236
1	3047 Tenor Way	357,013.79	364,120	12/26/2024	3	3	1,628	1,132,560	2022	0.01	Z236
2	3051 Tenor Way	371,878.97	353,340	12/23/2024	3	3	1,562	1,176,120	2022	0.01	Z236
3	3023 Tenor Way	142,100	348,110	04/22/2025	2	3	1,530	871,200	2023	0.02	Z236
4	3055 Tenor Way	407,387.5	348,110	04/10/2025	3	3	1,530	1,219,680	2022	0.02	Z236

Distressed Sales =



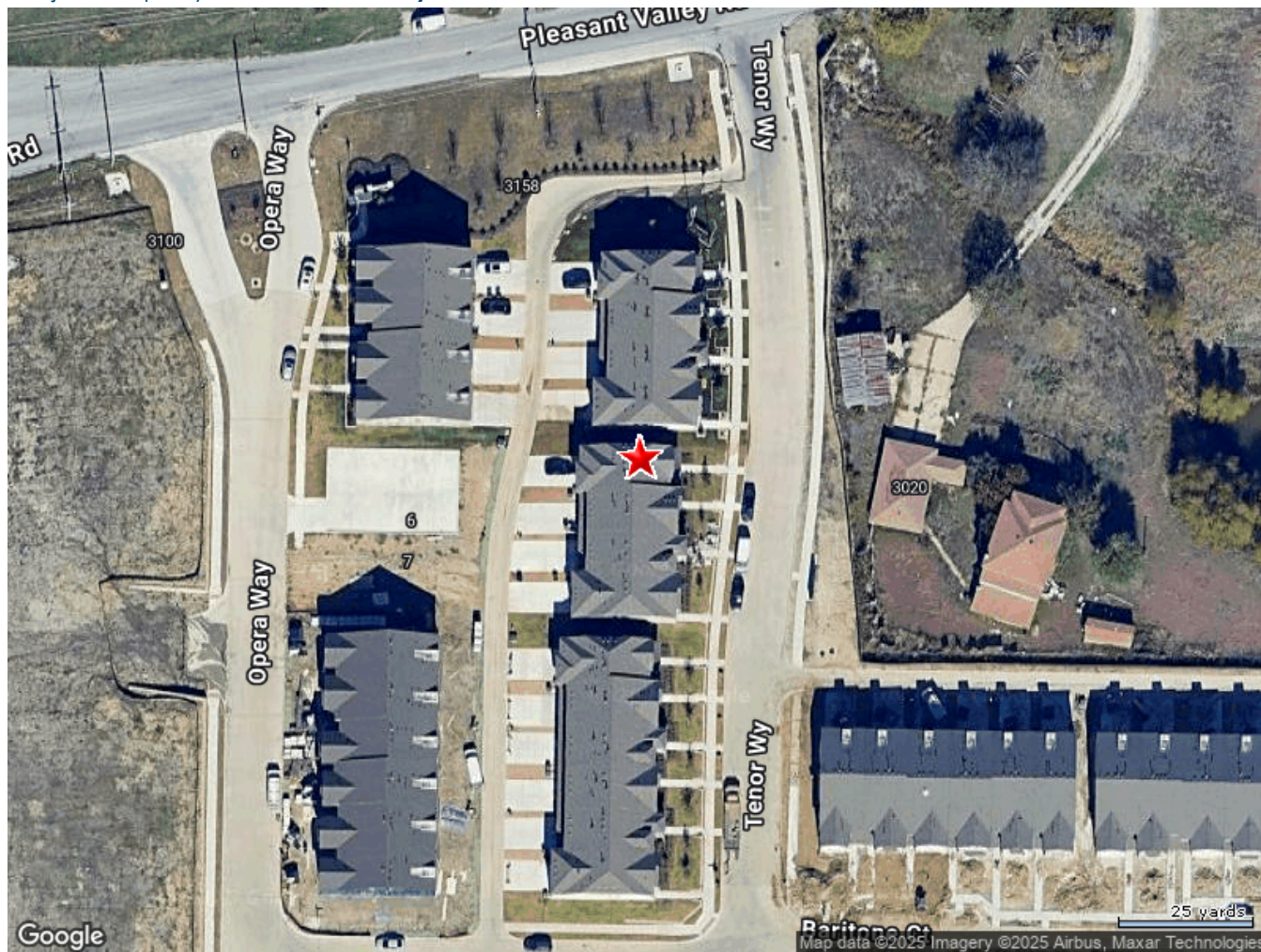
Comparables

Map





Subject Property : **3039 Tenor Way Sachse TX 75048**



Transaction History

Sales History

Rec. Date : **10/13/2023**
Sale Date : **10/13/2023**
Sale Price : **\$361,961.78**
Rec.Doc.No : **210048**
Doc. Type : **WARRANTY
DEED**
Sale Price Type : **ESTIMATED**
Buyer : **Atkinson Hansa
J**
Seller : **Brightland Hms
Ltd**
Title Company : **25607**
Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date : **10/13/2023**
Mtg. Amt : **\$358,378**
Mtg. Doc. No : **210049**
Doc. Type : **DEED OF TRUST**
Loan Type : **FHA**
Mtg. Rate Type :
Mtg. Term : **30 Years**
Mtg. Rate :
Lender : **Brookhollow
Mtg Svcs Ltd**
Borrower 1 : **Atkinson Hansa
J**
Borrower 2 :
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Robert B Sewell Elementary	Distance 0.86 Miles
4400 Hudson Park Sachse TX 75048	
Telephone : (972) 675-3050	School District : Garland Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 708	Total Expenditure/Student :

Back Elementary	Distance 1.89 Miles
7300 Bluebonnet Dr Rowlett TX 75089	
Telephone : (972) 475-1884	School District : Garland Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 428	Total Expenditure/Student :

Middle Schools

B G Hudson Middle	Distance 0.89 Miles
4405 Hudson Dr Sachse TX 75048	
Telephone : (972) 675-3070	School District : Garland Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 1165	Total Expenditure/Student :



High Schools

Sachse High School

Distance 1.15 Miles

3901 Miles Rd Sachse TX 75048

Telephone : **(972) 414-7450**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2908**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Royal Lane Private Club	4421 Merritt Rd Ste 100 Garland Tx	(972) 530-4829	0.95

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
R3c Norcross, L.p.	4421 Merritt Rd Garland Tx	(972) 530-4829	0.95

Health Care Services

Name	Address	Telephone	Distance (Miles)
Doan Wellness, Llc	3401 The Commons Pkwy Sachse Tx	(571) 232-3130	0.44
Trinity Regional Hospice Sachse Llc	4750 President George Bus Sachse Tx	(469) 962-2100	0.62
Columbia Medical Center Of Plano Subsidiary, L.p.	4750 President George Bus Sachse Tx	(469) 962-2100	0.65

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Pleasant Valley United Methodist Church	3015 Pleasant Valley Rd Garland Tx	(972) 412-9003	0.13
Northplace Church Of The Assemblies Of God	2800 Pleasant Valley Rd Sachse Tx	(972) 495-1116	0.87

Shopping

Name	Address	Telephone	Distance (Miles)
Tom Thumb Food & Drugs, Inc.	Hwy 190 @ Pleasant Valley Garland Tx	(972) 675-8661	0.38



Neighbors

3043 TENOR WAY

Distance 0.01 Miles

Owner Name : **Laroche John**
Sale Date : **08/22/2024**
Total Value : **\$396,420**
Bed / Bath : **3 / 3**
Land Use : **Townhouse/rowhouse**
Stories : **2**
Yr Blt / Eff Yr Blt : **2022 / 2022**

Subdivision : **Aria Ph 1**
Recording Date : **08/23/2024**
Sale Price : **\$411,557.83**
Property Tax : **\$8,857.65**
Lot Acres : **25.00**
Living Area : **1,876**
APN : **48-00070-00B-025-0000**

3055 TENOR WAY

Distance 0.02 Miles

Owner Name : **Berisha Blerina**
Sale Date : **04/10/2025**
Total Value : **\$348,110**
Bed / Bath : **3 / 3**
Land Use : **Townhouse/rowhouse**
Stories : **2**
Yr Blt / Eff Yr Blt : **2022 / 2022**

Subdivision : **Aria Ph 1**
Recording Date : **04/10/2025**
Sale Price : **\$407,387.50**
Property Tax : **\$7,778.21**
Lot Acres : **28.00**
Living Area : **1,530**
APN : **48-00070-00B-028-0000**

3042 OPERA WAY

Distance 0.02 Miles

Owner Name : **Shanklin Carly L**
Total Value : **\$408,000**
Bed / Bath : **3 / 3**
Land Use : **Townhouse/rowhouse**
Stories : **2**
Yr Blt / Eff Yr Blt : **2022 / 2022**

Subdivision : **Aria Ph 1**
Property Tax : **\$9,116.40**
Lot Acres : **4.00**
Living Area : **1,997**
APN : **48-00070-00B-004-0000**

3020 TENOR WAY

Distance 0.02 Miles

Owner Name : **Aria Homeowners Assn Inc**
Total Value : **\$100**
Land Use : **Residential Lot**

Property Tax : **\$2.23**
Lot Acres : **0.07**
APN : **48-00070-00H-0CA-0200**



Neighbors

3003 TENOR WAY

Distance **0.04 Miles**

Owner Name : **Onuoha Chibuzor L**

Subdivision : **Aria Ph 1**

Sale Date : **11/20/2023**

Recording Date : **11/20/2023**

Total Value : **\$396,420**

Sale Price : **\$381,796.16**

Bed / Bath : **3 / 3**

Property Tax : **\$8,857.65**

Land Use : **Townhouse/rowhouse**

Lot Acres : **15.00**

Stories : **2**

Living Area : **1,876**

Yr Blt / Eff Yr Blt : **2023 / 2023**

APN : **48-00070-00B-015-0000**

5925 BARITONE CT

Distance **0.06 Miles**

Owner Name : **Vanga Vaishnavi R**

Subdivision : **Aria Ph 1**

Sale Date : **04/15/2024**

Recording Date : **04/23/2024**

Total Value : **\$390,310**

Sale Price : **\$405,000**

Bed / Bath : **3 / 3**

Property Tax : **\$8,721.13**

Land Use : **Townhouse/rowhouse**

Lot Acres : **7.00**

Stories : **2**

Living Area : **1,997**

Yr Blt / Eff Yr Blt : **2023 / 2023**

APN : **48-00070-00D-007-0000**

3000 BARITONE CT

Distance **0.06 Miles**

Owner Name : **Aria Homeowners Assn Inc**

Property Tax : **\$2.23**

Total Value : **\$100**

Lot Acres : **0.14**

Land Use : **Residential Lot**

APN : **48-00070-00I-0CA-1500**

2956 TENOR WAY

Distance **0.07 Miles**

Owner Name : **Gehan Homes Ltd**

Subdivision : **Aria Ph 1**

Total Value : **\$396,420**

Property Tax : **\$8,857.65**

Bed / Bath : **3 / 3**

Lot Acres : **1.00**

Land Use : **Townhouse/rowhouse**

Living Area : **1,876**

Stories : **2**

APN : **48-00070-00F-001-0000**

Yr Blt / Eff Yr Blt : **2022 / 2022**



5937 BARITONE CT

Distance 0.07 Miles

Owner Name : Cebold Michael F

Subdivision : Aria Ph 1

Sale Date : 05/03/2024

Recording Date : 05/16/2024

Total Value : \$399,770

Property Tax : \$8,932.50

Bed / Bath : 3 / 3

Lot Acres : 10.00

Land Use : Townhouse/rowhouse

Living Area : 1,950

Stories : 2

APN : 48-00070-00D-010-0000

Yr Blt / Eff Yr Blt : 2023 / 2023

2952 TENOR WAY

Distance 0.07 Miles

Owner Name : Breckenridge Lorien Lynn

Subdivision : Aria Ph 1

Sale Date : 05/18/2023

Recording Date : 05/18/2023

Total Value : \$364,120

Sale Price : \$421,550

Bed / Bath : 3 / 3

Property Tax : \$8,135.94

Land Use : Townhouse/rowhouse

Lot Acres : 2.00

Stories : 2

Living Area : 1,628

Yr Blt / Eff Yr Blt : 2022 / 2022

APN : 48-00070-00F-002-0000



Demographics

Census Tract / block: 181.43 / 2 Year: 2020

Household

Population		Population by Age	
Count:	6,397	0 - 11	
Estimate Current Year:	6,397	12 - 17	
Estimate in 5 Years:	6,397	18 - 24	10.33%
Growth Last 5 Years:		25 - 64	61.15%
Growth Last 10 Years:		65 - 74	5.69%
		75+	
Household Size		Household Income	
Current Year:	2,306	0 - \$25,000	12.62%
Average Current Year:	2.77	\$25,000 - \$35,000	3.51%
Estimate in 5 Years:	2,306	\$35,000 - \$50,000	6.42%
Growth Last 5 Years:		\$50,000 - \$75,000	3.21%
Growth Last 10 Years:		\$75,000 - \$100,000	8.33%
Male Population:	59.26%	Above \$100,000	65.92%
Female Population:	40.74%	Average Household Income:	\$148,958
Married People:	57.85%		
Unmarried People:	42.15%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0%
\$300 - \$799:	4.35%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	19.71%	\$150,000 - \$200,000:	0.73%
Over \$2,000:	75.94%	\$200,000 - \$300,000:	10.58%
Median Home Value:	\$456,600	\$300,000 - \$500,000:	52.72%
Unit Occupied Owner:	71.73%	Above \$500,000:	35.97%
Median Mortgage:	\$1,803		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	28.27%	1999 - 2000	
Median Gross Rent:	\$1,617	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	0.92%
\$750 - \$999	0%	1970 - 1979	4.58%
\$1000 and Over	100%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	1.19%	Not Enrolled in School:	71.86%
Private Pre-Primary School:	0%	Not A High School Graduate:	2.06%
Public School:	24.45%	Graduate Of High School:	17.41%
Private School:	3.69%	Attended Some College:	24.53%
Public College:	5.92%	College Graduate:	43.64%
Private College:	2.75%	Graduate Degree:	12.37%

Workforce

Occupation:			
Manager/Prof:	57.75%	Private Worker:	67.99%
Technical:		Government Worker:	14.87%
Sales:	21.76%	Self Employed Worker:	6.81%
Administrative:		Unpaid Family Worker:	5.42%
Private House Hold:		Farming:	8.65%
Service:	5.7%	Skilled:	
Protective Services:		Blue-Collar:	14.8%
Commute Time			
Less Than 15 Min:	2.9%		
15 min - 28 min:	31.44%		
30 min - 57 min:	55.08%		
Over 60 min:	10.58%		