

real estate reports



Subject Property

3207 Arcadia Dr
Arlington
TX 76017
APN: 06577458

Prepared For: Hander Peralta

Data Provided By: Rolando Lopez

Hander Peralta

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Property Detail

Subject Property : **3207 Arcadia Dr Arlington TX 76017**

Owner Information

Owner Name : **Buckner John W lii / Buckner Rochelle M**
Mailing Address : **4931 S Farm Road 145, Springfield MO 65810-1523 R037**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Hunter Bend Addition Block 3 Lot 27**
County : **Tarrant, Tx** Alternate APN : **20780H327**
Census Tract / Block : **1115.33 / 2** Subdivision : **Hunter Bend Add**
Legal Lot : **27** Map Reference : **95-Y / 2102-356**
Legal Block : **3** School District : **Arlington Isd**
Market Area : **87** Munic/Township : **Arlington**
APN : **06577458**

Owner Transfer Information

Recording/Sale Date : **02/18/2020 / 02/14/2020** Deed Type : **Warranty Deed**
Document # : **220037601**

Last Market Sale Information

Recording/Sale Date : **02/26/2016 / 02/26/2016** Deed Type : **Warranty Deed**
Document # : **216038949**
Title Company : **Other**
Seller Name : **Vokes C M & C C M Trust**

Prior Sale Information

Prior Rec/Sale Date : **10/23/2013 / 10/23/2013** Prior Deed Type : **Warranty Deed**
Prior Sale Price : **\$195,258.25** Prior Lender : **Gateway Mtg Grp Llc**
Prior Doc Number : **213275936** Prior 1st Mtg Amt/Type : **\$193,325 / Fha**

Property Characteristics

Gross Area : **2,353** Bath(F/H) : **2** Cooling Type : **Central**
Living Area : **2,353** Year Built / Eff : **1993** Porch Type : **Porch**
Above Grade : **2353** # of Stories : **1** Air Cond : **Central**
Bedrooms : **4** Heat Type : **Central**



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.17	Lot Size : 7,230
County Use : Resid Single Family		

Tax Information

Total Value : \$390,788	Tax Year : 2024	CITY OF ARLINGTON Tax / Rate : \$2,343.95/.5998
Land Value : \$75,000	Property Tax : \$8,541	ISD - ARLINGTON Tax / Rate : \$4,312.35/1.1035
Improvement Value : \$315,788	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$713.19/.1825
Assessed Year : 2024	Market Value : \$390,788	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$438.78/.11228
Improve % : 81%	TARRANT COUNTY Tax / Rate : \$732.73/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$98,813	\$536,750	\$406,573
Bldg/Living Area	2353	2041	2694	2376
Price Per Square Foot		\$46	\$221	\$168.65
Year Built	1993	1978	1996	1989
Lot Size	7,230	5,261	15,400	8,999
Bedrooms	4	3	4	3
Bathrooms	2	2	3	2
Stories	1	1	2	1
Total Assessed Value	\$390,788	\$282,470	\$465,415	\$384,002
Distance From Subject	0	0.08	0.73	0.57

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3207 Arcadia Dr		390,788	02/26/2016	4	2	2,353	7,230	1993		
1	5618 Rachel Ct	525,000	430,729	05/29/2025	3	2	2,689	9,321	1996	0.08	
2	5711 Sterling Green Trl		402,450	06/30/2025	3	2	2,044	5,261	1994	0.34	
3	5405 Valparaiso Trl		378,121	01/02/2025	3	2	2,633	10,880	1978	0.45	
4	3222 Kenilworth Dr	244,687.5	376,027	09/04/2024	4	2	2,310	9,902	1990	0.52	
5	3204 Kenilworth Dr	536,750	411,033	02/14/2025	3	2	2,672	10,063	1990	0.52	
6	3500 Mckamy Oaks Trl	439,255	333,447	06/30/2025	3	2	2,574	7,700	1984	0.53	
7	3207 Calender Park Ct	440,000	446,612	02/13/2025	3	2	2,523	8,319	1996	0.54	
	3810 Boxwood Ct	98,812.5	282,470	03/17/2025	3	2	2,136	5,670	1979	0.54	
9	3408 Boyd Trl	448,625	339,993	12/20/2024	3	2	2,041	7,350	1980	0.55	
10	3301 Boyd Trl	441,308.39	392,244	05/09/2025	4	2	2,466	15,400	1981	0.57	
11	3203 Covina Ct	531,250	387,901	06/02/2025	4	3	2,647	7,971	1994	0.6	
12	3307 Tiverton Ct	441,000	436,468	03/18/2025	4	3	2,492	8,614	1991	0.6	
13	3612 Prather Ct		356,442	07/10/2025	4	3	2,189	9,100	1984	0.65	



Comparables

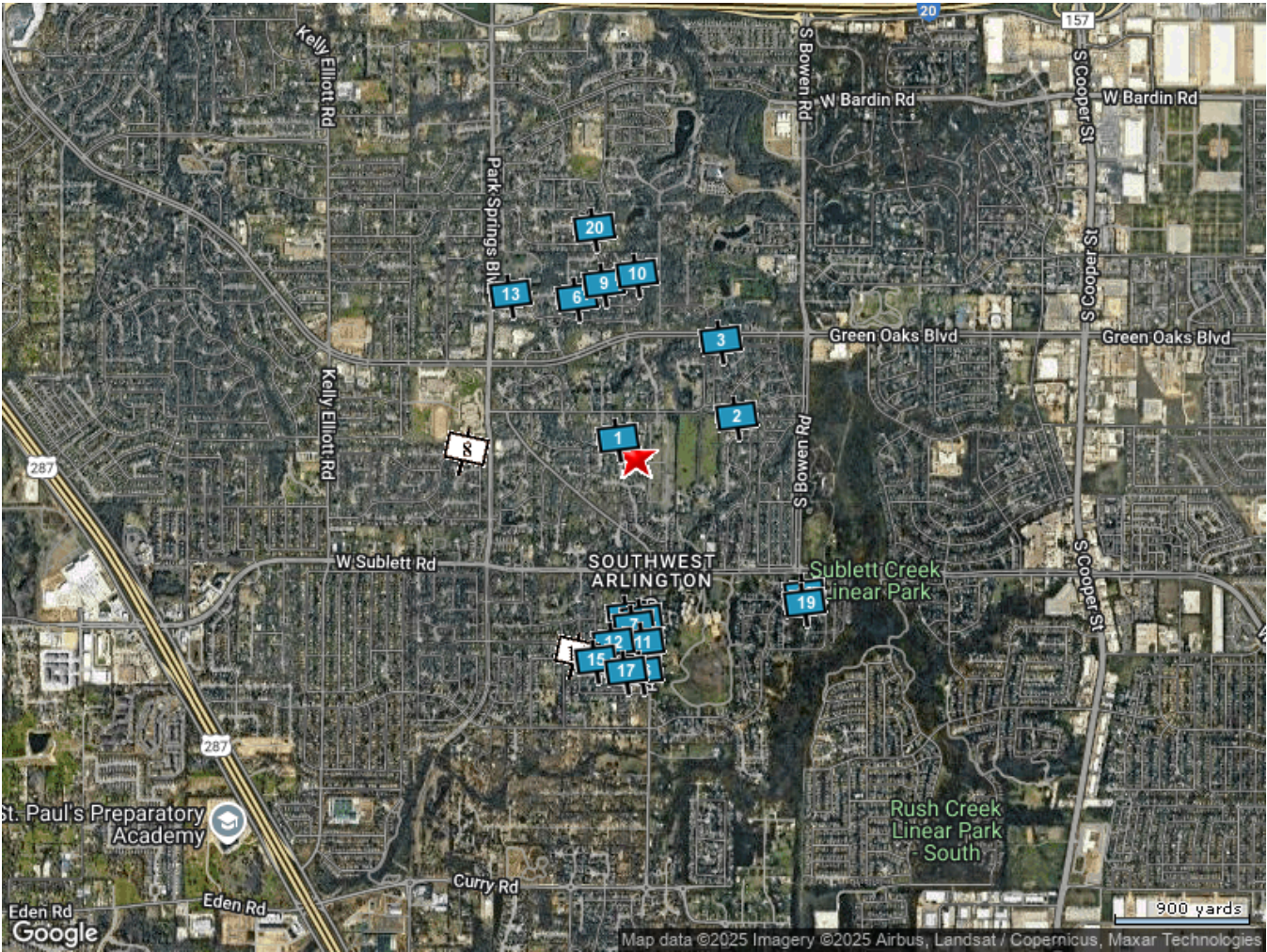
	6214 Summergrove Dr	131,250	387,069	05/16/2025	3	2	2,108	8,687	1992	0.66	
15	3315 Summergrove Dr	443,750	465,415	08/08/2024	3	2	2,694	8,537	1993	0.67	
16	3202 Summergrove Dr	524,052.5	420,976	10/11/2024	3	2	2,547	8,319	1993	0.69	
17	3210 Summergrove Dr	357,630.9	395,476	12/18/2024	3	2	2,322	8,712	1992	0.69	
18	2418 Red Maple Ct	481,250	337,892	06/05/2025	3	2	2,175	12,520	1992	0.69	
19	2422 Green Willow Ct	396,682.55	357,380	06/17/2025	4	2	2,158	10,127	1992	0.71	
20	3401 Commander Ct	430,437.5	341,904	04/09/2025	3	2	2,096	7,533	1980	0.73	

Distressed Sales =



Comparables

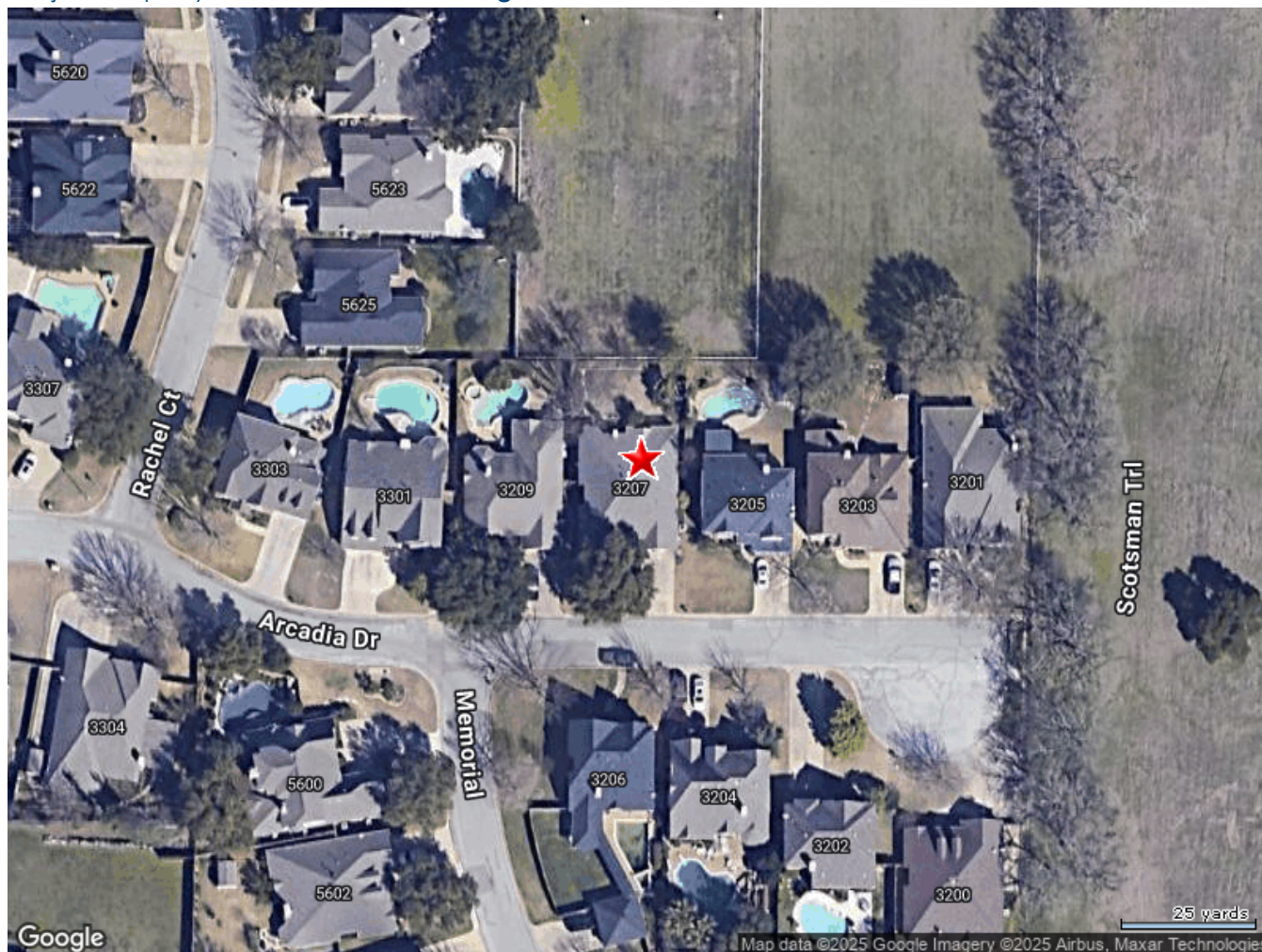
Map

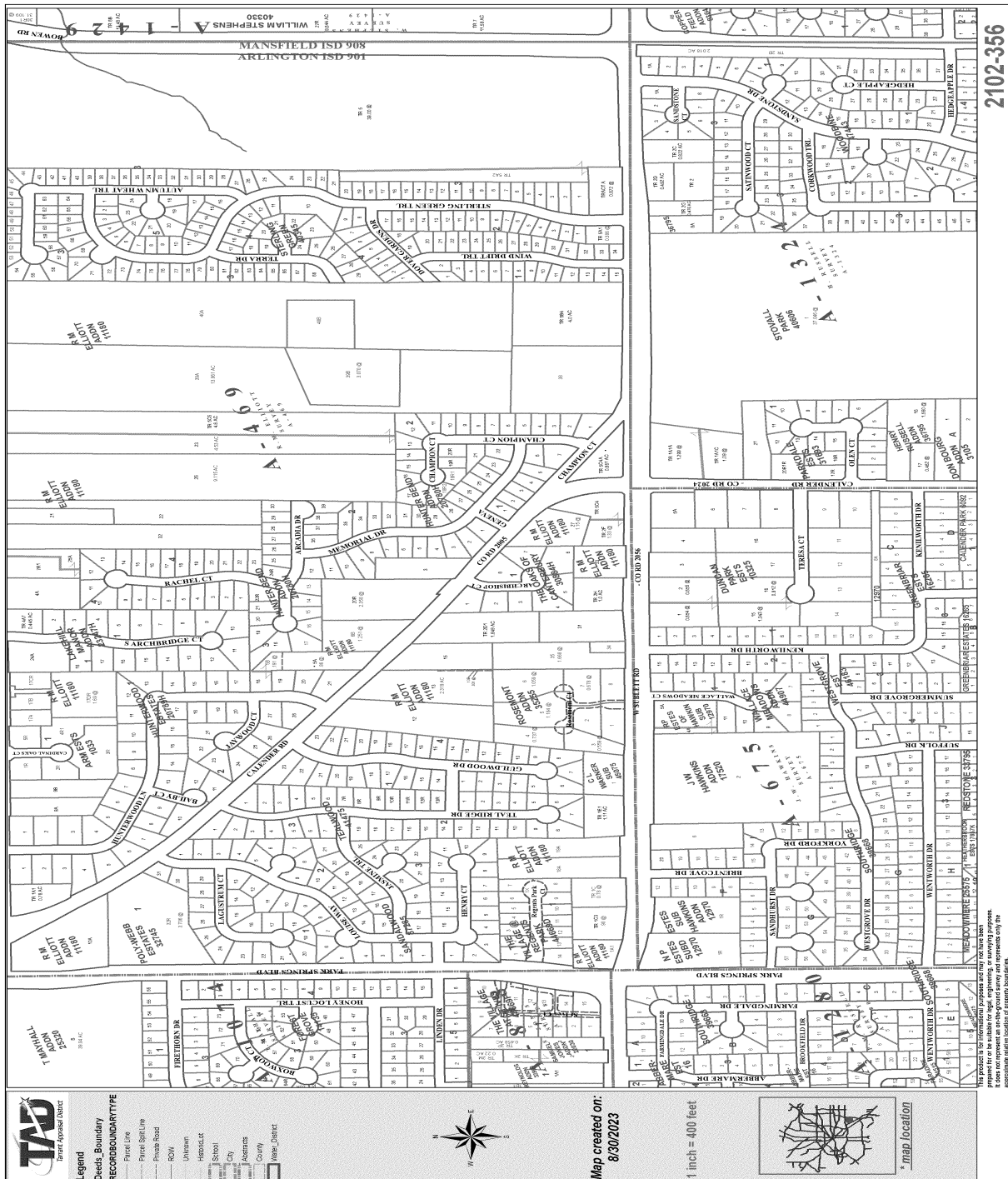




Street Map

Subject Property : **3207 Arcadia Dr Arlington TX 76017**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 07/31/2025
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Transaction History

Sales History

Rec. Date :	02/18/2020	02/26/2016	01/09/2015	10/23/2013
Sale Date :	02/14/2020	02/26/2016	12/23/2014	10/23/2013
Sale Price :				\$195,258.25
Rec.Doc.No :	220037601	216038949	215004901	213275936
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :				ESTIMATED
Buyer :	Buckner John W lii & Rochelle M	Buckner John W & Rochelle M	Vokes C M & Cox-vokes C M Trust	Vokes Charles M
Seller :	Buckner John W lii & Rochelle M	Vokes C M & C C M Trust	Vokes Charles M	Johnson Living Trust
Title Company :	Attorney Only	Other	Attorney Only	First American Title
Other Doc No :				

Rec. Date :	03/01/2013	11/14/2012	03/23/2011	05/02/2007
Sale Date :	02/20/2013	11/08/2012	03/16/2011	04/17/2007
Sale Price :				\$204,288
Rec.Doc.No :	213052425	212281455	211068191	207150304
Doc. Type :	SPECIAL WARRANTY DEED	SPECIAL WARRANTY DEED	SPECIAL WARRANTY DEED	WARRANTY DEED
Sale Price Type :				ESTIMATED
Buyer :	Johnson Living Trust	Johnson Ernest F A & Merla F	Johnson Living Trust	Johnson Ernest F A & Merla F
Seller :	Johnson Ernest F A & Merla F	Johnson Living Trust	Johnson Ernest F & Merla F	Gayle Maureen
Title Company :	Attorney Only	Attorney Only	Attorney Only	American Title Co
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	10/23/2013	01/23/2013	05/02/2007
Mtg. Amt :	\$193,325	\$142,500	\$153,600
Mtg. Doc. No :	213275937	213018942	207150305
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	FHA	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :			
Mtg. Term :	30 Years	30 Years	30 Years
Mtg. Rate :			
Lender :	Gateway Mtg Grp Llc	Military Fam Hm Lns Llc	Usaa Fsb
Borrower 1 :	Vokes Charles M	Johnson Ernest F A	Johnson Ernest F A
Borrower 2 :		Johnson Merla F	Johnson Merla F
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Moore Elementary Distance 0.56 Miles

5500 Park Springs Blvd Arlington TX 76017

Telephone : **(682) 867-8900**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **905**

Total Expenditure/Student :

Charlotte Anderson Preparatory Academy Distance 0.99 Miles

2122 W Nathan Lowe Rd Arlington TX 76017

Telephone : **(817) 299-7760**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **396**

Total Expenditure/Student :

Wood Elementary Distance 1.11 Miles

3300 Pimlico Dr Arlington TX 76017

Telephone : **(682) 867-1100**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **733**

Total Expenditure/Student :



Ilftexas Arlington Elementary		Distance 1.22 Miles
4950 S Bowen Rd Arlington TX 76017		
Telephone :	(817) 419-9281	School District : International Leadership Of Texas (ilftexas)
Lowest Grade :	K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	669	Total Expenditure/Student :

Middle Schools

Boles J H		Distance 0.7 Miles
3900 Sw Green Oaks Blvd Arlington TX 76017		
Telephone :	(682) 867-8000	School District : Arlington Independent School District (isd)
Lowest Grade :	7th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	538	Total Expenditure/Student :

Arlington Classics Academy - Middle		Distance 0.83 Miles
5200 S Bowen Rd Arlington TX 76017		
Telephone :	(817) 987-1819	School District : Arlington Classics Academy
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	494	Total Expenditure/Student :

Ilftexas Arlington Middle		Distance 1.22 Miles
4950 S Bowen Rd Arlington TX 76017		
Telephone :	(817) 496-0400	School District : International Leadership Of Texas (ilftexas)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	398	Total Expenditure/Student :



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Ea Golf	5600 Louise Way Dr Arlington Tx	(817) 266-5373	0.36
Sohara	5206 Oak Ln Arlington Tx	(817) 465-7208	0.65
Golden Gaits Stables, Llc	6312 Calender Rd Arlington Tx	(817) 467-9800	0.73
Warrior Volleyball Booster Club	"" Arlington Tx	(817) 455-4897	0.85

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Innovative Mortgage Services Inc	3500 Hialeah Dr Arlington Tx	(817) 308-3699	0.78
Bank Of America, National Association	4220 Sw Green Oaks Blvd Arlington Tx	(817) 563-3070	0.98

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Tyra Rae's Kitchen Llc	5610 Hunterwood Ln Arlington Tx	(817) 983-3018	0.18
Awesome Catering Dfw Llc	1022 Royal Cir Arlington Tx	(817) 305-1173	0.43
Texas Grill Master	3302 Westgrove Dr Arlington Tx	(817) 406-5394	0.47
Handy Stand Llc	5301 Westhaven Rd Arlington Tx	(817) 557-1604	0.55

Health Care Services

Name	Address	Telephone	Distance (Miles)
Carter L. Kolodny D.d.s.	5620 S Archbridge Ct Arlington Tx	(817) 265-7228	0.14
The April Gillespie Fund For Pediatric Nursing Excellence	3310 Collard Rd Arlington Tx	(817) 879-3500	0.25
Gary Hubbard	5902 Teal Ridge Dr Arlington Tx	(817) 561-1159	0.34
Jhhj, Llc	5505 Hunterwood Ln Arlington Tx	(817) 784-0818	0.35

Hospitality

Name	Address	Telephone	Distance (Miles)
Buffalo Shamrock Llc	101 E 13th St Arlington Tx	(806) 256-5022	0.67
Johnson Express	6114 Big Springs Dr Arlington Tx	(817) 600-4638	0.88



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Real Church Solutions, Inc.	5607 Hunterwood Ln Arlington Tx	(817) 307-1692	0.16
Discalced Carmelite Nuns	5801 Mount Carmel Dr Arlington Tx	(817) 468-1781	0.6
Mount Abarim Baptist Evangelism Association	3510 Tomlinson Ct Arlington Tx	(817) 419-0362	0.63
Fellowship Of The Metroplex	3009 Redstone Dr Arlington Tx	(817) 995-4912	0.73

Personal Services

Name	Address	Telephone	Distance (Miles)
Form Fitness	2704 Collard Rd Arlington Tx	(817) 300-6229	0.35
Mannon Fitness Llc	3624 Sandhurst Dr Arlington Tx	(817) 217-2777	0.6
Tg Wellness, Llc	6119 Kingswood Dr Arlington Tx	(817) 296-1113	0.64
Total Solutions	4204 S W Grn Arlington Tx	(817) 903-2012	0.67

Shopping

Name	Address	Telephone	Distance (Miles)
Texas Energy Future Holdings Limited Partnership	2603 W Sublett Rd Arlington Tx	(817) 468-5599	0.44
Yes Management	2501 W Sublett Rd Arlington Tx	(817) 557-4446	0.45
Walmart Inc.	5401 Park Springs Blvd Arlington Tx	(817) 466-8217	0.58
Rfr Enterprises, Inc.	2700 Dirt Rd Arlington Tx	(817) 572-5249	0.64



5625 RACHEL CT

Distance 0.03 Miles

Owner Name : Tanizaki Seiichiro	Subdivision : Hunter Bend Add
Sale Date : 03/31/2009	Recording Date : 04/14/2009
Total Value : \$390,411	Sale Price : \$165,969.26
Bed / Bath : 4 / 2	Property Tax : \$7,861.78
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 1,901
Yr Blt / Eff Yr Blt : 1996 /	APN : 06729185

5623 RACHEL CT

Distance 0.04 Miles

Owner Name : Rayburn James D	Subdivision : Hunter Bend Add
Sale Date : 02/11/2010	Recording Date : 02/19/2010
Total Value : \$422,000	Sale Price : \$185,448.12
Bed / Bath : 4 / 2	Property Tax : \$9,223.15
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 2,294
Yr Blt / Eff Yr Blt : 1996 /	APN : 06729177

5619 RACHEL CT

Distance 0.06 Miles

Owner Name : Bell George H	Subdivision : Hunter Bend Add
Sale Date : 04/07/2016	Recording Date : 04/11/2016
Total Value : \$396,000	Sale Price : \$225,000
Bed / Bath : 4 / 2	Property Tax : \$8,129.11
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 2,299
Yr Blt / Eff Yr Blt : 1995 /	APN : 06729150

5622 RACHEL CT

Distance 0.07 Miles

Owner Name : Bell Amanda L	Subdivision : Hunter Bend Add
Sale Date : 03/28/2014	Recording Date : 04/02/2014
Total Value : \$490,792	Sale Price : \$240,000
Bed / Bath : 4 / 2	Property Tax : \$9,186.71
Land Use : Sfr	Lot Acres : 0.22
Stories : 2	Living Area : 2,986
Yr Blt / Eff Yr Blt : 1996 /	APN : 06728987



5617 RACHEL CT

Distance 0.07 Miles

Owner Name : Vasquez Sonya	Subdivision : Hunter Bend Add
Sale Date : 05/27/2011	Recording Date : 05/27/2011
Total Value : \$478,631	Sale Price : \$258,637.50
Bed / Bath : 4 / 2	Property Tax : \$10,339.93
Land Use : Sfr	Lot Acres : 0.20
Stories : 2	Living Area : 2,868
Yr Blt / Eff Yr Blt : 1994 /	APN : 06729258

5620 RACHEL CT

Distance 0.07 Miles

Owner Name : Sequera Teri Lynn	Subdivision : Hunter Bend Add
Sale Date : 05/20/2005	Recording Date : 05/23/2005
Total Value : \$472,713	Sale Price : \$232,750
Bed / Bath : 4 / 2	Property Tax : \$8,407.03
Land Use : Sfr	Lot Acres : 0.22
Stories : 1	Living Area : 2,591
Yr Blt / Eff Yr Blt : 1996 /	APN : 06728995

3110 COLLARD RD

Distance 0.07 Miles

Owner Name : Webster David L	Subdivision : Elliott R M Add
Sale Date : 07/08/1986	Property Tax : \$5,700.47
Total Value : \$260,822	Lot Acres : 2.56
Land Use : Residential (nec)	APN : 00825417

5618 RACHEL CT

Distance 0.08 Miles

Owner Name : Donaldson Alan B Jr	Subdivision : Hunter Bend Add
Sale Date : 05/28/2025	Recording Date : 05/29/2025
Total Value : \$430,729	Sale Price : \$525,000
Bed / Bath : 3 / 2	Property Tax : \$9,413.92
Land Use : Sfr	Lot Acres : 0.21
Stories : 2	Living Area : 2,689
Yr Blt / Eff Yr Blt : 1996 /	APN : 06729002



5615 RACHEL CT

Distance 0.08 Miles

Owner Name : **Moore Dana**

Subdivision : **Hunter Bend Add**

Sale Date : **11/23/2012**

Recording Date : **12/19/2012**

Total Value : **\$450,000**

Property Tax : **\$9,145.71**

Bed / Bath : **4 / 3**

Lot Acres : **0.21**

Land Use : **Sfr**

Living Area : **2,973**

Stories : **2**

APN : **06729231**

Yr Blt / Eff Yr Blt : **1994 /**

5616 RACHEL CT

Distance 0.09 Miles

Owner Name : **Black Cara**

Subdivision : **Hunter Bend Add**

Sale Date : **04/12/2024**

Recording Date : **04/16/2024**

Total Value : **\$446,678**

Sale Price : **\$386,750**

Bed / Bath : **4 / 2**

Property Tax : **\$9,762.50**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **1**

Living Area : **2,369**

Yr Blt / Eff Yr Blt : **1995 /**

APN : **06729193**



Demographics

Census Tract / block: 1115.33 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,532	0 - 11	
Estimate Current Year:	5,324	12 - 17	
Estimate in 5 Years:	4,568	18 - 24	13.99%
Growth Last 5 Years:	7.95%	25 - 64	48.36%
Growth Last 10 Years:	-187.4%	65 - 74	9.18%
		75+	
Household Size		Household Income	
Current Year:	1,754	0 - \$25,000	4.56%
Average Current Year:	3.14	\$25,000 - \$35,000	4.22%
Estimate in 5 Years:	1,143	\$35,000 - \$50,000	8.78%
Growth Last 5 Years:	-5.64%	\$50,000 - \$75,000	20.13%
Growth Last 10 Years:	8.88%	\$75,000 - \$100,000	11.8%
Male Population:	46.87%	Above \$100,000	50.51%
Female Population:	53.13%	Average Household Income:	\$102,625
Married People:	47.69%		
Unmarried People:	52.31%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.06%	Below \$100,000:	7.51%
\$300 - \$799:	11.52%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	49.73%	\$150,000 - \$200,000:	3.41%
Over \$2,000:	37.68%	\$200,000 - \$300,000:	36.62%
Median Home Value:	\$308,300	\$300,000 - \$500,000:	43.14%
Unit Occupied Owner:	75.2%	Above \$500,000:	9.33%
Median Mortgage:	\$920		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	24.8%	1999 - 2000	
Median Gross Rent:	\$1,407	1995 - 1998	
Less Than \$499	1.17%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	57.36%
\$750 - \$999	8.88%	1970 - 1979	8.19%
\$1000 and Over	89.95%	1900 - 1969	11.32%

Education

Enrollment			
Public Pre-Primary School:	0.4%	Not Enrolled in School:	68.8%
Private Pre-Primary School:	0%	Not A High School Graduate:	3.08%
Public School:	26.53%	Graduate Of High School:	31.5%
Private School:	4.67%	Attended Some College:	22.82%
Public College:	8.73%	College Graduate:	30.9%
Private College:	1.67%	Graduate Degree:	11.7%

Workforce

Occupation:			
Manager/Prof:	41.85%	Private Worker:	71.55%
Technical:		Government Worker:	12.62%
Sales:	17.69%	Self Employed Worker:	6.58%
Administrative:		Unpaid Family Worker:	3.57%
Private House Hold:		Farming:	3.93%
Service:	19.87%	Skilled:	
Protective Services:		Blue-Collar:	20.59%
Commute Time			
Less Than 15 Min:	18.73%		
15 min - 28 min:	28.76%		
30 min - 57 min:	42.63%		
Over 60 min:	9.88%		