

real estate reports



Subject Property

325 Belmont St
Hurst
TX 76053
APN: 01388134

Prepared For: **Hander Peralta**

Data Provided By: **Rolando Lopez**

Hander Peralta

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Property Detail

Subject Property : **325 Belmont St Hurst TX 76053**

Owner Information

Owner Name : **Woods Brandon**
Mailing Address : **325 Belmont St, Hurst TX 76053-6105 C008**
Vesting Codes : **Single Man / /**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Hurst Hills Addition Block 7 Lot 16r**
County : **Tarrant, Tx**
Census Tract / Block : **1134.09 / 2**
Legal Lot : **16R**
Legal Block : **7**
Market Area : **122**
APN : **01388134**
Alternate APN : **20860716R**
Subdivision : **Hurst Hills Add**
Map Reference : **52-U / 2090-416**
School District : **Hurst-euless-bedford Isd**
Munic/Township : **Hurst**

Last Market Sale Information

Recording/Sale Date : **09/16/2022 / 09/15/2022**
Sale Price : **\$297,511**
Sale Type : **Estimated**
Document # : **222229167**
Deed Type : **Warranty Deed**
Title Company : **Capital Title**
Seller Name : **Honesto Jordan & Neil**
1st Mtg Amount/Type : **\$294,566 / Fha**
1st Mtg Document # : **222229168**
1st Mtg Term : **30**
Price Per SqFt : **\$168.47**

Prior Sale Information

Prior Rec/Sale Date : **11/06/2014 / 10/31/2014**
Prior Sale Price : **\$138,632.60**
Prior Doc Number : **214243622**
Prior Deed Type : **Special Warranty Deed**
Prior 1st Mtg Amt/Type : **\$137,260 / Fha**



Property Detail

Property Characteristics

Gross Area : 1,766	Year Built / Eff : 1963	Cooling Type : Central
Living Area : 1,766	# of Stories : 1	Porch Type : Porch
Above Grade : 1550	Foundation : Slab	Air Cond : Central
Bedrooms : 3	Roof Material : Composition Shingle	Floor Cover : Carpet
Bath(F/H) : 2	Heat Type : Central	

Property Information

Land Use : Sfr	Lot Acres : 0.28	Lot Size : 12,320
County Use : Resid Single Family		

Tax Information

Total Value : \$290,321	Tax Year : 2024	CITY OF HURST \$1,716.74/.59132 Tax / Rate :
Land Value : \$65,800	Property Tax : \$5,929.82	ISD - HURST- EULESS-BEDFORD \$2,812.92/.9689 Tax / Rate :
Improvement Value : \$224,521	Tax Rate Area : 220	TARRANT COUNTY \$529.84/.1825 HOSP DIST Tax / Rate :
Assessed Year : 2024	Market Value : \$290,321	TARRANT COUNTY \$325.97/.11228 COLLEGE DIST Tax / Rate :
Improve % : 77%	TARRANT COUNTY \$544.35/.1875 Tax / Rate :	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$297,511.66	\$142,063	\$393,750	\$328,264
Bldg/Living Area	1766	1504	1997	1748
Price Per Square Foot	\$168.47	\$88	\$250	\$190.20
Year Built	1963	1957	1971	1966
Lot Size	12,320	8,816	18,731	12,331
Bedrooms	3	3	4	3
Bathrooms	2	2	2	2
Stories	1	1	1	1
Total Assessed Value	\$290,321	\$187,395	\$367,993	\$259,108
Distance From Subject	0	0.07	0.45	0.26

Summary of Comparables

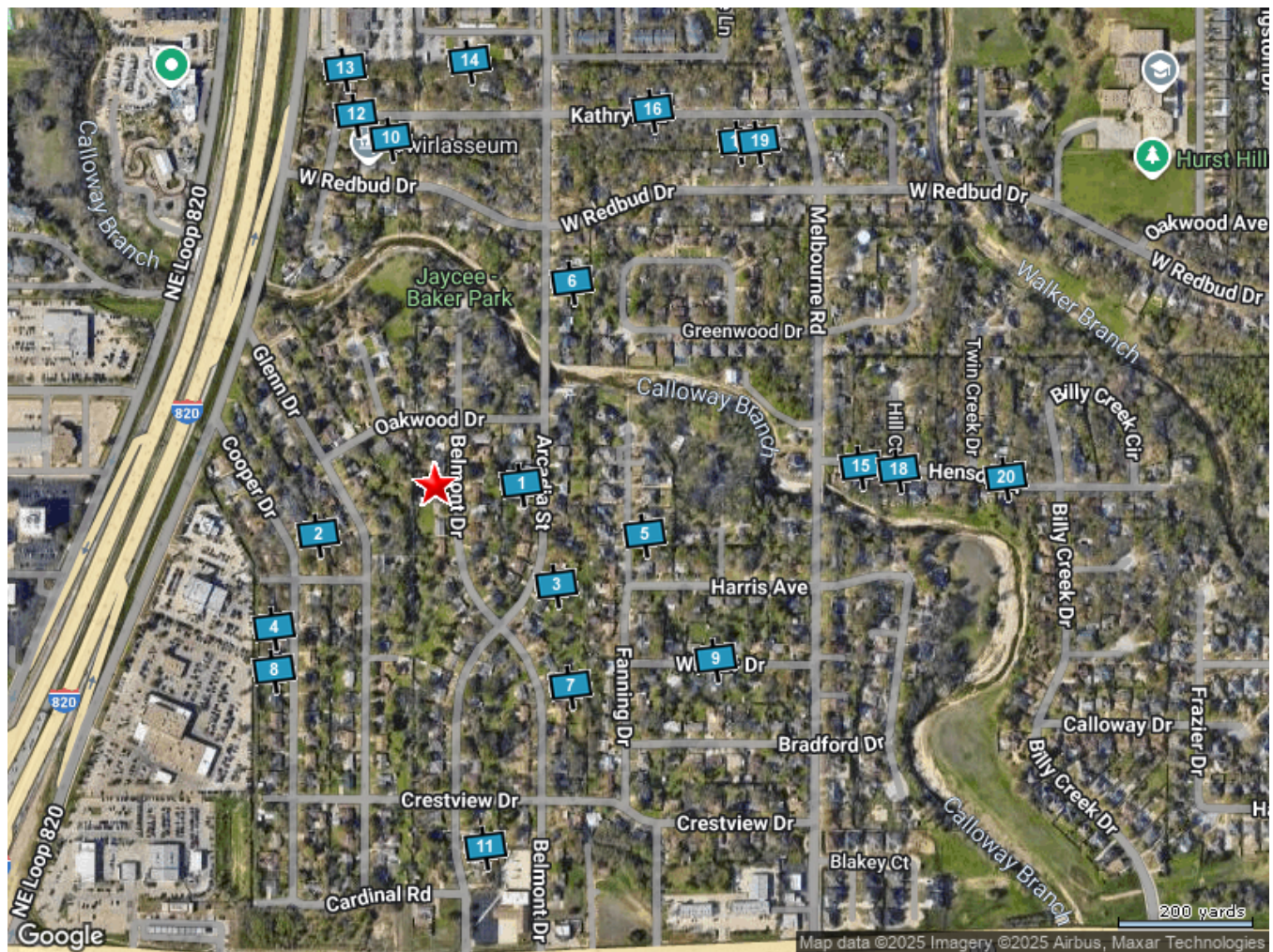
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	325 Belmont St	297,511.66	290,321	09/16/2022	3	2	1,766	12,320	1963		
1	321 Arcadia St	393,750	302,537	08/06/2024	3	2	1,680	13,068	1963	0.07	
2	300 Cooper Dr	360,000	228,723	03/24/2025	3	2	1,788	11,250	1968	0.1	
3	304 Arcadia St	319,375	277,127	11/21/2024	3	2	1,550	18,731	1963	0.13	
4	225 Cooper Dr	317,346.04	343,449	10/07/2024	3	2	1,718	12,197	1965	0.17	
5	1232 Harris Ave	337,179.41	242,165	04/16/2025	3	2	1,565	11,700	1962	0.17	
6	416 Arcadia St	280,835	304,000	08/02/2024	3	2	1,995	12,367	1966	0.19	
7	216 Belmont St	347,096.6	286,152	06/20/2025	3	2	1,700	13,068	1957	0.19	
8	217 Cooper Dr		219,097	04/29/2025	4	2	1,657	11,326	1971	0.2	
9	1217 Walker Dr	298,968.75	269,520	09/13/2024	3	2	1,737	11,900	1961	0.26	
10	1328 W Redbud Dr	351,820	367,993	03/05/2025	3	2	1,896	10,200	1968	0.27	
11	116 Arcadia St	337,022	268,552	08/30/2024	3	2	1,512	10,912	1964	0.29	
12	1333 Kathryn St	342,138.51	234,458	02/19/2025	3	2	1,997	12,000	1966	0.3	
13	1336 Kathryn St		255,944	09/04/2024	3	2	1,795	9,970	1971	0.33	
14	1312 Kathryn St	375,550	322,219	08/19/2024	3	2	1,897	16,622	1965	0.33	
15	1141 Henson Dr		243,697	12/20/2024	3	2	1,967	15,551	1970	0.34	

Comparables

16	1229 Kathryn St	375,753.75	187,395	04/02/2025	3	2	1,504	10,320	1965	0.34	
17	1212 W Redbud Dr	320,000	201,811	09/11/2024	3	2	1,640	10,400	1966	0.36	
18	1133 Henson Dr	142,062.5	214,387	11/18/2024	3	2	1,616	15,812	1969	0.37	
19	1208 W Redbud Dr	307,530.86	204,000	03/26/2025	3	2	1,761	10,400	1967	0.37	
20	1109 Henson Dr	374,062.5	208,936	03/14/2025	3	2	1,977	8,816	1971	0.45	

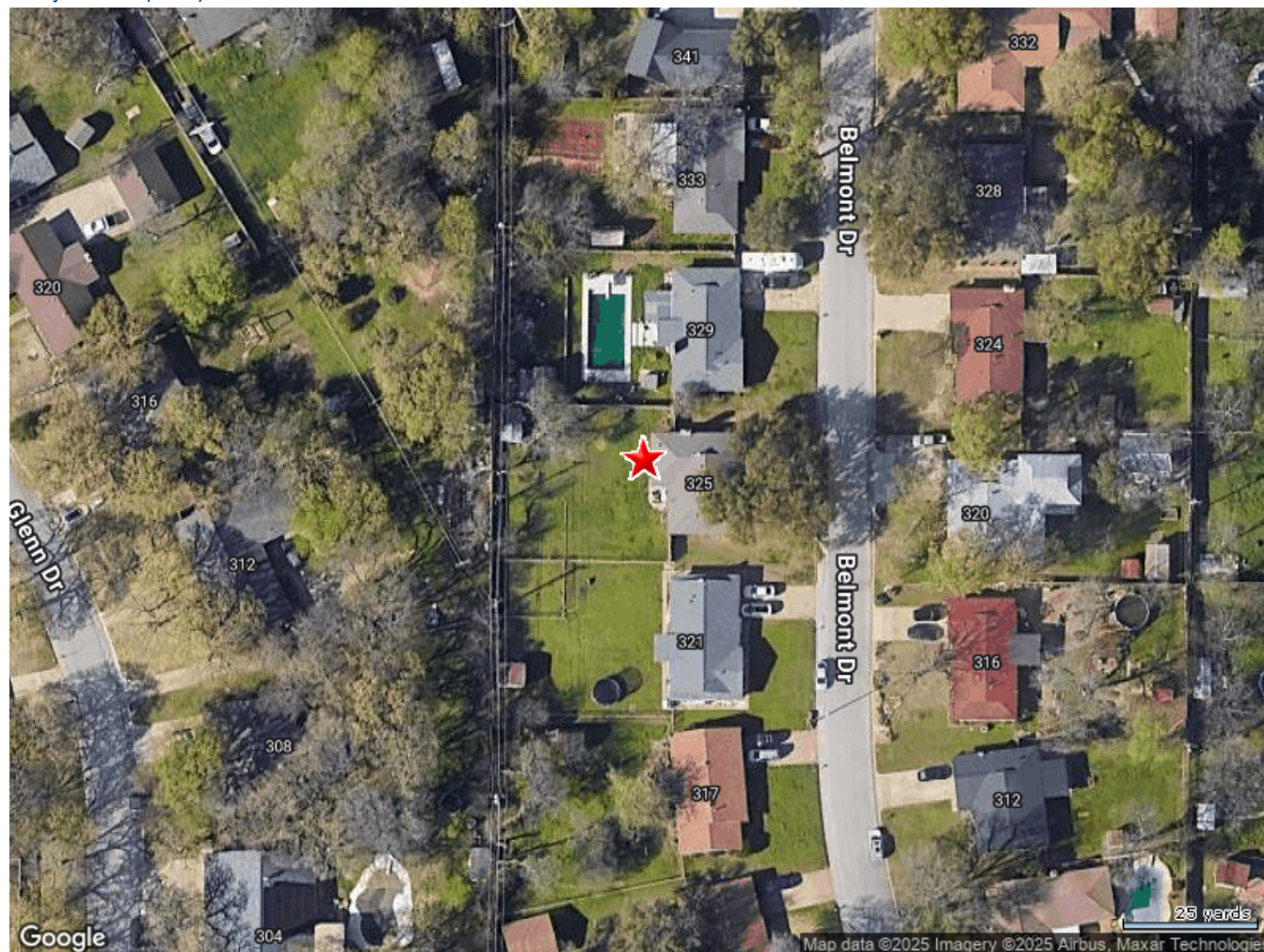
Distressed Sales =

Map





Subject Property : **325 Belmont St Hurst TX 76053**



Assessor Map



Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 07/16/2025
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Transaction History

Sales History

Rec. Date :	09/16/2022	11/06/2014	03/25/2014
Sale Date :	09/15/2022	10/31/2014	03/21/2014
Sale Price :	\$297,511.66	\$138,632.60	
Rec.Doc.No :	222229167	214243622	214057997
Doc. Type :	WARRANTY DEED	SPECIAL WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED	
Buyer :	Woods Brandon	Honesto Jordan & Neil	Lennyrom Llc
Seller :	Honesto Jordan & Neil	Lennyrom Llc	Henderson Aubrey D
Title Company :	Capital Title	Allegiance Title Co	Other
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	09/16/2022	07/22/2021	03/01/2019	11/06/2014
Mtg. Amt :	\$294,566	\$132,600	\$125,000	\$137,260
Mtg. Doc. No :	222229168	221210723	219040279	214243623
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	FHA	CONVENTIONAL	CONVENTIONAL	FHA
Mtg. Rate Type :				
Mtg. Term :	30 Years	30 Years	30 Years	30 Years
Mtg. Rate :				
Lender :	Great Wstn Fin'l Svcs Inc	Texas Tech Fcu	Mr Cooper	Aspire Lndg
Borrower 1 :	Woods Brandon	Honesto Jordan H	Honesto Jordan	Honesto Jordan & Neil
Borrower 2 :		Honesto Neil	Honesto Neil	Honesto Neil
Borrower 3 :				
Borrower 4 :				



Public Schools :

Elementary Schools

Hurst Hills Elementary Distance **0.65 Miles**

525 Billie Ruth Ln Hurst TX 76053

Telephone : (817) 285-3295	School District : Hurst-euless-bedford Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 6th
Kindergarten : Yes	School Enrollment :
Enrollment : 508	Total Expenditure/Student :

Jack C Binion Elementary Distance **1.07 Miles**

7400 Glenview Dr Richland Hills TX 76180

Telephone : (817) 547-1800	School District : Birdville Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 728	Total Expenditure/Student :

Donna Park Distance **1.4 Miles**

1125 Scott Dr Hurst TX 76053

Telephone : (817) 285-3285	School District : Hurst-euless-bedford Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 6th
Kindergarten : Yes	School Enrollment :
Enrollment : 464	Total Expenditure/Student :



River Trails Elementary Distance **1.48 Miles**

8850 Elbe Trl Fort Worth TX 76118

Telephone :	(817) 285-3235	School District :	Hurst-euless-bedford Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade :	6th
Kindergarten :	Yes	School Enrollment :	
Enrollment :	655	Total Expenditure/Student :	

Middle Schools

Richland Middle Distance **0.84 Miles**

3401 Labadie Dr Richland Hills TX 76118

Telephone :	(817) 547-4400	School District :	Birdville Independent School District (isd)
Lowest Grade :	6th	Highest Grade :	8th
Kindergarten :	No	School Enrollment :	
Enrollment :	616	Total Expenditure/Student :	

Hurst J H Distance **1.85 Miles**

500 Harmon Rd Hurst TX 76053

Telephone :	(817) 285-3220	School District :	Hurst-euless-bedford Independent School District (isd)
Lowest Grade :	7th	Highest Grade :	9th
Kindergarten :	No	School Enrollment :	
Enrollment :	927	Total Expenditure/Student :	



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Alley Cats Entertainment	609 Ne Loop 820 Hurst Tx	(817) 589-0523	0.38
Bbgm Inc	609 Ne Loop 820 Hurst Tx	(817) 468-7041	0.38
1500 Studios Llc	300 N Both Cllway Rd Apt Hurst Tx	(773) 354-4491	0.4
Texas Theatre For Young People	404 Twin Creek Dr Hurst Tx	(972) 897-0545	0.44

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Blue Sky Group Holdings, Inc.	8017 Glenview Dr Ste A North Richland Hills Tx	(817) 616-3651	0.71
Sky Blue Funding Llc	8017 Glenview Dr Ste A North Richland Hills Tx	(682) 717-7960	0.74
Loan Simple Inc.	3704 Granada Dr Richland Hills Tx	(936) 689-2938	0.81
R H I Investment Co	951 W Pipeline Rd Ste 108 Hurst Tx	(817) 282-7593	0.84

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Euros Gyros	1222 W Hurst Blvd Hurst Tx	(817) 616-5353	0.38
Ooh Wa Wa Gourmet Popcorn	604 Arcadia St Apt 110 Hurst Tx	(817) 284-0305	0.4
In Store Ice Services, Llc.	301 Billy Creek Dr Hurst Tx	(817) 589-1537	0.49
Tahj's Allusions Beauty Lounge	725 Arcadia St Hurst Tx	(682) 360-2433	0.57

Health Care Services

Name	Address	Telephone	Distance (Miles)
Divine Intervention Recovery Llc	305 Ne Loop 820 Ste 103 Hurst Tx	(682) 360-8652	0.31
Nightingale Of Houston Inc	235 Ne Loop 820 Ste 208 Hurst Tx	(817) 566-1181	0.35
Dental Business Training Specialists Llc	235 Ne Loop 820 Ste 203 Hurst Tx	(817) 755-0035	0.35
Divine Foot Care Center Inc	117 Melbourne Rd Hurst Tx	(972) 790-2800	0.41



Local Business

Hospitality

Name	Address	Telephone	Distance (Miles)
Comfort Suites	643 Ne Loop 820 Richland Hills Tx	(817) 595-3332	0.52
La Quinta Inns & Suites	653 Ne Loop 820 Richland Hills Tx	(817) 595-4442	0.57
Courtyards On Glenview Lp	4401 Glenview Ct North Richland Hills Tx	(817) 589-7661	0.86

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Friendship Baptist Church	1248 W Hurst Blvd Hurst Tx	(817) 284-9886	0.32
Samaritan's Purse	235 Ne Loop 820 Hurst Tx	(817) 595-2230	0.35
Rayburn Ministries	1244 Kathryn St Hurst Tx	(903) 227-4137	0.35
International Peacemaking Church Of Christ	300 N Both Clilway Rd Apt Hurst Tx	(817) 770-2635	0.4

Personal Services

Name	Address	Telephone	Distance (Miles)
Bhc	8412 Whistling Duck Dr Fort Worth Tx	(817) 684-9600	0.97
Accountability Fitness	920 Madrid Ct Hurst Tx	(817) 791-7052	0.99

Shopping

Name	Address	Telephone	Distance (Miles)
D&v Tool	309 Arcadia St Hurst Tx	(817) 595-2007	0.08
Quiktrip Corporation	1400 W Hurst Blvd Hurst Tx	(817) 284-6446	0.37
Ameratex Builders Supply	1263 W Hurst Blvd Hurst Tx	(817) 595-0655	0.4
Quick Way Food Store 15	1401 W Hurst Blvd Hurst Tx	(817) 457-0058	0.42



Neighbors

329 BELMONT ST

Distance 0.02 Miles

Owner Name : **Morgan Carolyn S**

Subdivision : **Hurst Hills Add**

Sale Date : **01/30/2006**

Recording Date : **02/13/2006**

Total Value : **\$271,000**

Sale Price : **\$118,332.61**

Bed / Bath : **3 / 2**

Property Tax : **\$5,535.20**

Land Use : **Sfr**

Lot Acres : **0.28**

Stories : **1**

Living Area : **1,459**

Yr Blt / Eff Yr Blt : **1963 /**

APN : **01388142**

321 BELMONT ST

Distance 0.02 Miles

Owner Name : **Almaguer Carlos Roberto Iii**

Subdivision : **Hurst Hills Add**

Sale Date : **10/26/2017**

Recording Date : **10/27/2017**

Total Value : **\$310,096**

Sale Price : **\$188,323.59**

Bed / Bath : **4 / 2**

Property Tax : **\$5,419.58**

Land Use : **Sfr**

Lot Acres : **0.28**

Stories : **1**

Living Area : **1,552**

Yr Blt / Eff Yr Blt : **1963 /**

APN : **01388126**

312 GLENN DR

Distance 0.03 Miles

Owner Name : **Lewis Nathan**

Subdivision : **Hurst Hills Add**

Sale Date : **03/28/2018**

Recording Date : **04/02/2018**

Total Value : **\$353,910**

Sale Price : **\$328,563**

Bed / Bath : **3 / 2**

Property Tax : **\$8,040.49**

Land Use : **Sfr**

Lot Acres : **0.51**

Stories : **1**

Living Area : **2,514**

Yr Blt / Eff Yr Blt : **1965 /**

APN : **01389246**

333 BELMONT ST

Distance 0.03 Miles

Owner Name : **Sloan Lori**

Subdivision : **Hurst Hills Add**

Sale Date : **07/28/2009**

Recording Date : **08/18/2009**

Total Value : **\$256,396**

Property Tax : **\$5,236.89**

Bed / Bath : **3 / 2**

Lot Acres : **0.28**

Land Use : **Sfr**

Living Area : **1,489**

Stories : **1**

APN : **01388150**

Yr Blt / Eff Yr Blt : **1963 /**



317 BELMONT ST

Distance 0.03 Miles

Owner Name : Hastings Patricia A Chase	Yr Blt / Eff Yr Blt : 1963 /
Sale Date : 05/10/1990	Subdivision : Hurst Hills Add
Total Value : \$271,378	Property Tax : \$5,225.53
Bed / Bath : 3 / 2	Lot Acres : 0.33
Land Use : Sfr	Living Area : 1,519
Stories : 1	APN : 01388118

316 GLENN DR

Distance 0.03 Miles

Owner Name : Chancellor Mason T	Subdivision : Hurst Hills Add
Sale Date : 04/02/2008	Recording Date : 04/08/2008
Total Value : \$260,963	Property Tax : \$5,867.47
Bed / Bath : 3 / 2	Lot Acres : 0.51
Land Use : Sfr	Living Area : 1,995
Stories : 1	APN : 01389254
Yr Blt / Eff Yr Blt : 1965 /	

320 BELMONT ST

Distance 0.04 Miles

Owner Name : Taylor Mark	Yr Blt / Eff Yr Blt : 1963 /
Sale Date : 11/06/1986	Subdivision : Hurst Hills Add
Total Value : \$342,028	Property Tax : \$6,790.73
Bed / Bath : 3 / 2	Lot Acres : 0.27
Land Use : Sfr	Living Area : 2,016
Stories : 2	APN : 01387650

308 GLENN DR

Distance 0.04 Miles

Owner Name : Dipaula Vincent M	Subdivision : Hurst Hills Add
Sale Date : 07/29/2005	Recording Date : 08/03/2005
Total Value : \$325,000	Sale Price : \$179,550
Bed / Bath : 3 / 2	Property Tax : \$7,383.70
Land Use : Sfr	Lot Acres : 0.37
Stories : 1	Living Area : 2,484
Yr Blt / Eff Yr Blt : 1965 /	APN : 01389238



Neighbors

324 BELMONT ST

Distance **0.04 Miles**

Owner Name : **Zak Hazel**

Subdivision : **Hurst Hills Add**

Total Value : **\$258,274**

Property Tax : **\$5,100.28**

Bed / Bath : **3 / 2**

Lot Acres : **0.27**

Land Use : **Sfr**

Living Area : **1,532**

Stories : **1**

APN : **01387669**

Yr Blt / Eff Yr Blt : **1963 /**

316 BELMONT ST

Distance **0.04 Miles**

Owner Name : **Mcclellan Christine**

Subdivision : **Hurst Hills Add**

Sale Date : **12/05/1995**

Recording Date : **12/22/1995**

Total Value : **\$252,590**

Property Tax : **\$4,907.60**

Bed / Bath : **3 / 2**

Lot Acres : **0.28**

Land Use : **Sfr**

Living Area : **1,446**

Stories : **1**

APN : **01387642**

Yr Blt / Eff Yr Blt : **1963 /**



Demographics

Census Tract / block: 1134.09 / 2 Year: 2020

Household

Population		Population by Age	
Count:	2,467	0 - 11	
Estimate Current Year:	2,467	12 - 17	
Estimate in 5 Years:	2,467	18 - 24	8.63%
Growth Last 5 Years:		25 - 64	46.53%
Growth Last 10 Years:		65 - 74	9.44%
		75+	
Household Size		Household Income	
Current Year:	925	0 - \$25,000	10.49%
Average Current Year:	2.67	\$25,000 - \$35,000	10.49%
Estimate in 5 Years:	925	\$35,000 - \$50,000	7.24%
Growth Last 5 Years:		\$50,000 - \$75,000	11.68%
Growth Last 10 Years:		\$75,000 - \$100,000	7.78%
Male Population:	37.78%	Above \$100,000	52.32%
Female Population:	62.22%	Average Household Income:	\$105,018
Married People:	45%		
Unmarried People:	55%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0.7%	Below \$100,000:	2.95%
\$300 - \$799:	21.18%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	61.85%	\$150,000 - \$200,000:	13.74%
Over \$2,000:	16.27%	\$200,000 - \$300,000:	29.87%
Median Home Value:	\$312,600	\$300,000 - \$500,000:	36.75%
Unit Occupied Owner:	77.08%	Above \$500,000:	16.69%
Median Mortgage:	\$855		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	22.92%	1999 - 2000	
Median Gross Rent:	\$1,216	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	3.47%
\$750 - \$999	0%	1970 - 1979	17.36%
\$1000 and Over	100%	1900 - 1969	40.58%

Education

Enrollment			
Public Pre-Primary School:	2.03%	Not Enrolled in School:	69.7%
Private Pre-Primary School:	2.32%	Not A High School Graduate:	5.52%
Public School:	19.63%	Graduate Of High School:	23.68%
Private School:	10.67%	Attended Some College:	28.19%
Public College:	7.02%	College Graduate:	29.26%
Private College:	3.28%	Graduate Degree:	13.35%

Workforce

Occupation:			
Manager/Prof:	56.27%	Private Worker:	73.48%
Technical:		Government Worker:	13.02%
Sales:	13.66%	Self Employed Worker:	1.7%
Administrative:		Unpaid Family Worker:	7.6%
Private House Hold:		Farming:	3.31%
Service:	15.12%	Skilled:	
Protective Services:		Blue-Collar:	14.96%
Commute Time			
Less Than 15 Min:	16.79%		
15 min - 28 min:	47.11%		
30 min - 57 min:	36.1%		
Over 60 min:	0%		