

real estate reports



Subject Property

3411 Ladd St
Dallas
TX 75212
APN: 00-00067-539-400-0000

Prepared For: Brittnee Butler

Data Provided By: Rolando Lopez

Brittnee Butler

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Property Detail

Subject Property : **3411 Ladd St Dallas TX 75212**

Owner Information

Owner Name : **Builders Of Hope Community / Development Corp**
Mailing Address : **Po Box 224723, Dallas TX 75222-4723 B018**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Wheeler & Reuss Eagle Ford Blk G/7111 Lt 23**
County : **Dallas, Tx** Subdivision : **Wheeler & Reuss Eagle Ford**
Census Tract / Block : **101.01 / 1** Map Reference : **44-K / 00-0006-7539**
Legal Lot : **23** School District : **Dallas Isd**
Legal Block : **G/711** Munic/Township : **Dallas**
Market Area : **14** Neighbor Code : **4DSC04**
APN : **00-00067-539-400-0000**

Last Market Sale Information

Recording/Sale Date : **04/06/2022 / 02/18/2022** Deed Type : **Deed (reg)**
Document # : **96696**
Seller Name : **City Of Dallas**

Prior Sale Information

Prior Rec/Sale Date : **04/06/2022 / 03/31/2022** Prior Deed Type : **Deed (reg)**
Prior Sale Price : **\$1,064** Prior Lender : **City Of Dallas**
Prior Doc Number : **96693** Prior 1st Mtg Amt/Type : **\$860,000 / Conv**

Property Information

Land Use : **Residential Lot** Lot Acres : **0.09** Water Type : **Public**
County Use : **Sfr - Vacant Lots/ tracts** Lot Size : **4,138** Sewer Type : **Type Unknown**
Zoning : **Z164** Lot Width/Depth : **46 X 90**



Property Detail

Tax Information

Total Value :	\$144,900	Property Tax :	\$3,238.56	DALLAS (CITY) Tax / Rate :	\$1,021.11/.7047
Land Value :	\$144,900	Tax Rate Area :	DC	DALLAS ISD Tax / Rate :	\$1,444.99/.99724
Assessed Year :	2024	Market Value :	\$144,900	PARKLAND HOSPITAL Tax / Rate :	\$307.19/.212
Tax Year :	2024	DALLAS COUNTY Tax / Rate :	\$312.26/.2155	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate :	\$153.01/.1056



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$424,532	\$761,250	\$619,559
Bldg/Living Area				
Price Per Square Foot		\$24	\$195	\$130.92
Year Built				
Lot Size	4,138	1,398	31,960	6,164
Bedrooms				
Bathrooms				
Stories				
Total Assessed Value	\$144,900	\$41,910	\$894,940	\$189,350
Distance From Subject	0	0.06	0.45	0.3

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3411 Ladd St		144,900	04/06/2022				4,138			Z164
1	3400 Chihuahua Ave	652,750	126,000	03/13/2025				3,598		0.06	Z164
2	3514 Ladd St	597,656.25	149,730	06/24/2025				4,278		0.11	Z164
3	3438 Crossman Ave	761,250	894,940	06/26/2025				31,960		0.22	Z297
4	3415 Vilbig Rd		149,850	05/14/2025				4,996		0.23	Z297
5	1407 Pueblo St		262,500	07/02/2025				7,501		0.24	Z297
6	3203 Chihuahua Ave	424,532.29	126,000	11/14/2024				3,598		0.24	Z164
7	1810 Kraft St	675,000	140,640	12/26/2024				4,687		0.25	Z297
8	1811 Mcbroom St		166,410	06/27/2025				5,545		0.25	Z298
	3431 N Winnetka Ave	662,127.5	201,250	03/12/2025				5,750		0.26	Z297
10	1526 Homeland St		154,380	11/25/2024				5,144		0.27	Z297
11	1826 Gallagher St		132,060	04/10/2025				4,404		0.29	Z297
12	1706 Homeland St	623,125	162,840	10/09/2024				5,428		0.3	Z297

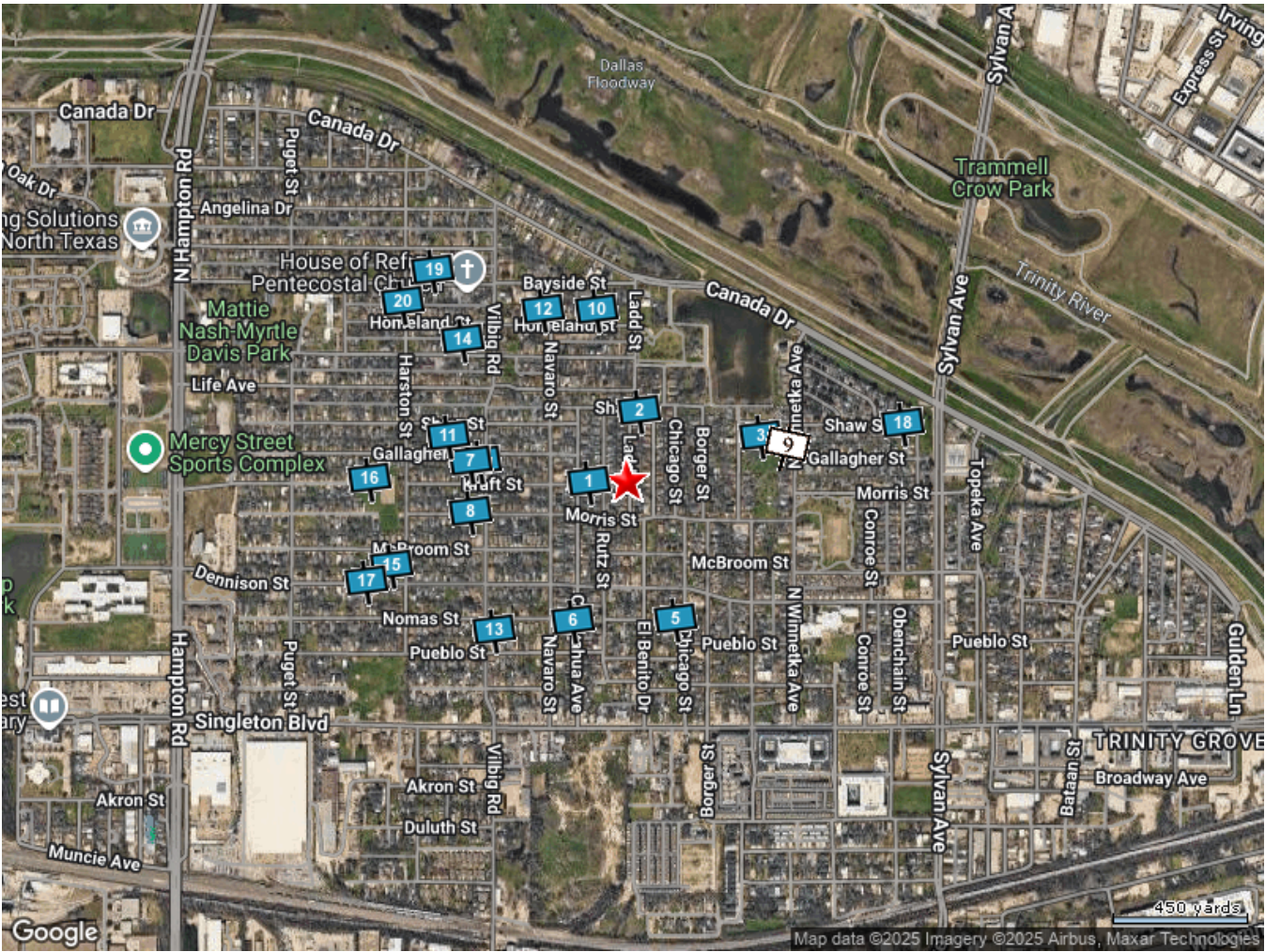


Comparables

13	3118 Vilbig Rd		41,910	11/13/2024			1,398		0.32	Z297
14	1822 Bickers St	505,769.62	158,760	07/25/2025			5,293		0.34	Z297
15	1910 Dennison St		173,910	07/18/2025			5,798		0.4	Z297
16	1921 Morris St		90,420	07/25/2025			3,014		0.41	
17	1927 Nomas St		163,650	02/12/2025			5,454		0.44	
18	823 Gallagher St	750,000	200,200	05/22/2025			5,719		0.45	Z164
19	1842 Bayside St		207,870	04/10/2025			6,930		0.45	Z297
20	1902 Homeland St	543,375	83,670	10/02/2024			2,788		0.45	Z297

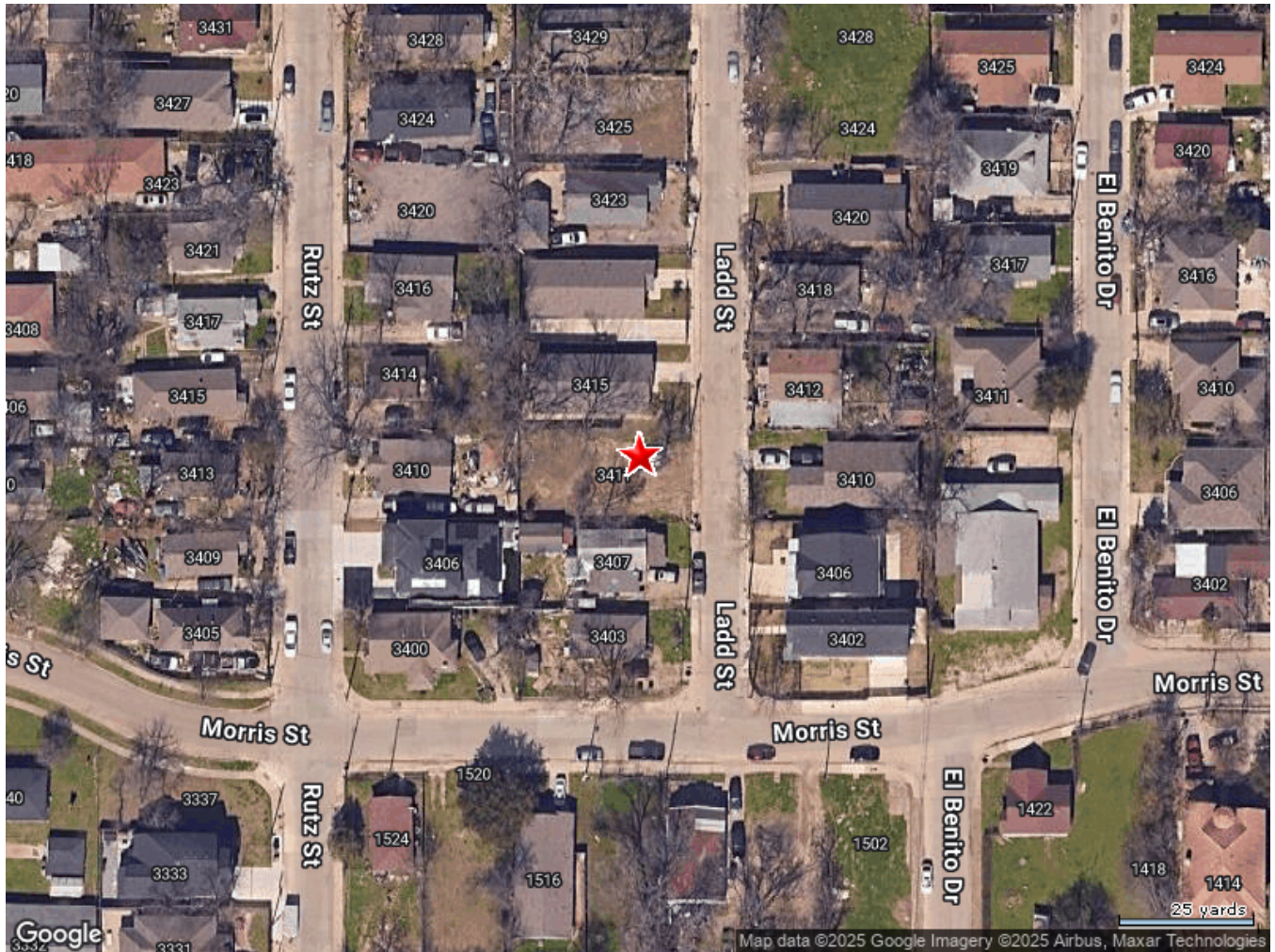
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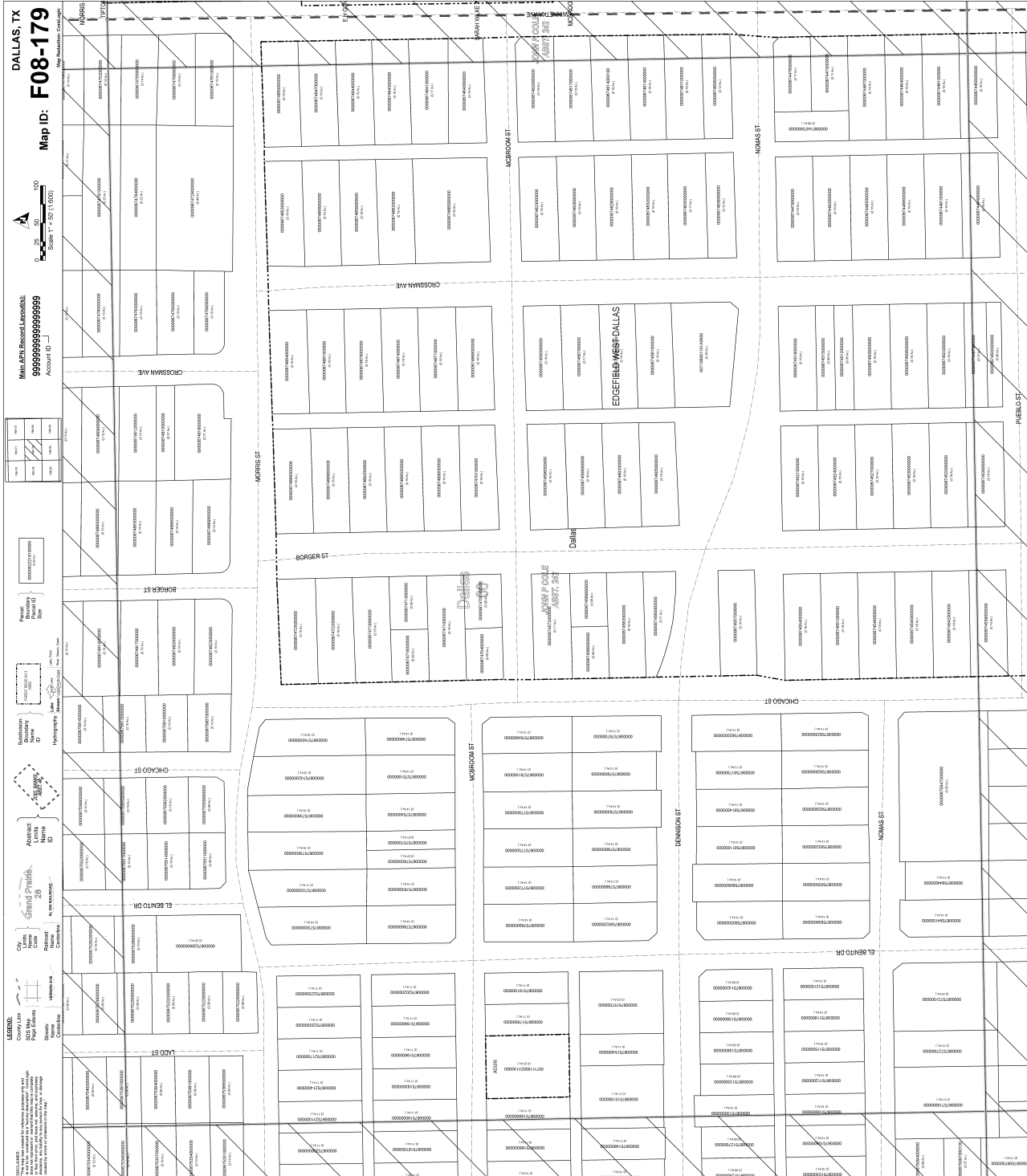
Map





Subject Property : **3411 Ladd St Dallas TX 75212**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 08/13/2025
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Transaction History

Sales History

Rec. Date :	04/06/2022	04/06/2022	04/06/2022	04/06/2022
Sale Date :	02/18/2022	03/31/2022	02/18/2022	02/18/2022
Sale Price :		\$1,064		
Rec.Doc.No :	96696	96693	96691	96688
Doc. Type :	DEED (REG)	DEED (REG)	DEED (REG)	DEED (REG)
Sale Price Type :				
Buyer :	Builders Of Hope Cmnty Dev Corp	Builders Of Hope Cdc	Builders Of Hope Cmnty Dev Corp	Builders Of Hope Cmnty Dev Corp
Seller :	City Of Dallas	City Of Dallas	City Of Dallas	City Of Dallas
Title Company :				
Other Doc No :				

Rec. Date :	04/06/2022	04/06/2022	04/06/2022	09/27/2006
Sale Date :	02/18/2022	02/11/2022	02/18/2022	09/05/2006
Sale Price :		\$1,000		\$8,287
Rec.Doc.No :	96685	96680	96677	359351
Doc. Type :	DEED (REG)	DEED (REG)	DEED (REG)	SHERIFF'S DEED
Sale Price Type :				
Buyer :	Builders Of Hope Cdc	Builders Of Hope Cmnty Dev Corp	Builders Of Hope Cmnty Dev Corp	City Of Dallas
Seller :	City Of Dallas	City Of Dallas	City Of Dallas	Sheriff Of Dallas County
Title Company :				
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	10/25/2024	06/03/2024	04/06/2022
Mtg. Amt :	\$239,213	\$235,313	\$860,000
Mtg. Doc. No :	216307	110376	96656
Doc. Type :	MORTGAGE MODIFICATION AGREEMNT	DEED OF TRUST	DEED OF TRUST
Loan Type :		CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :			
Mtg. Term :	1 Years	1 Years	
Mtg. Rate :			
Lender :	Benchmark Bk	Benchmark Bk	City Of Dallas
Borrower 1 :	Builders Of Hope Cdc	Builders Of Hope Cdc	Builders Of Hope Cdc
Borrower 2 :			
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Lorenzo De Zavala Elementary Distance 0.37 Miles

3214 N Winnetka Ave Dallas TX 75212

Telephone : (972) 892-6400	School District : Dallas Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 6th
Kindergarten : Yes	School Enrollment :
Enrollment : 384	Total Expenditure/Student :

C F Carr Elementary Distance 0.55 Miles

1952 Bayside St Dallas TX 75212

Telephone : (972) 794-4300	School District : Dallas Independent School District (isd)
Lowest Grade : Pre-K	Highest Grade : 6th
Kindergarten : Yes	School Enrollment :
Enrollment : 268	Total Expenditure/Student :

Uplift Heights Preparatory Pri Distance 0.91 Miles

2202 Calypso St Dallas TX 75212

Telephone : (214) 873-9700	School District : Uplift Education
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 943	Total Expenditure/Student :



Jesus Moroles Expressive Arts Vanguard		Distance 1.02 Miles
1400 Walmsley Ave Dallas TX 75208		
Telephone :	(972) 794-4400	School District : Dallas Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 8th
Kindergarten :	Yes	School Enrollment :
Enrollment :	600	Total Expenditure/Student :

Middle Schools

Uplift Heights Preparatory Middle		Distance 1.37 Miles
2650 Canada Dr Dallas TX 75212		
Telephone :	(214) 442-7094	School District : Uplift Education
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	488	Total Expenditure/Student :

Dallas Environmental Science Academy		Distance 1.77 Miles
3531 N Westmoreland Rd Dallas TX 75212		
Telephone :	(972) 794-3950	School District : Dallas Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	418	Total Expenditure/Student :



Raul Quintanilla Senior Middle Steam Academy		Distance 1.88 Miles
2700 Remond Dr Dallas TX 75211		
Telephone :	(972) 502-3200	School District : Dallas Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	599	Total Expenditure/Student :

High Schools

L G Pinkston High School		Distance 1.32 Miles
2815 Bickers St Dallas TX 75212		
Telephone :	(972) 502-2700	School District : Dallas Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 1224
Total Expenditure/Student :		Advanced Placement : No

Uplift Heights Preparatory High School		Distance 1.37 Miles
2650 Canada Dr Dallas TX 75212		
Telephone :	(214) 442-7094	School District : Uplift Education
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 495
Total Expenditure/Student :		Advanced Placement : No

P A S S Learning Center		Distance 1.65 Miles
1673 Terre Colony Court Dallas TX 75212		
Telephone :	(214) 637-6136	School District : Garland Independent School District (isd)
Lowest Grade :	7th	Highest Grade : 12th
School Enrollment :		Enrollment : 15
Total Expenditure/Student :		Advanced Placement : No



Pass Learning Center

Distance **1.65 Miles**

1673 Terre Colony Court Dallas TX 75212

Telephone : **(214) 637-6736**

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

Lowest Grade : **8th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **9**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Grim Entertainment	1955 Dennison St Dallas Tx	(214) 415-4810	0.49
Mattie Nash Myrtle Davis Rec.	3710 N Hampton Rd Dallas Tx	(214) 670-6194	0.72
Athletic Zone, Llc	423 Singleton Blvd Dallas Tx	(469) 822-1521	0.85
Snappy Catfish	2223 Singleton Blvd # 222 Dallas Tx	(214) 819-3862	0.87

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Dallas Neighborhood Homes	2800 N Hampton Rd Dallas Tx	(214) 678-2341	0.78
E Z Money Loan Services	2112 Singleton Blvd Dallas Tx	(214) 905-6174	0.83
Busy Beee's Enterprises Llc	3260 Saturn Rd # 472634 Garland Tx	(682) 812-1281	0.96
915 Team, Llc	539 W Commerce St # 1192 Dallas Tx	(469) 300-0051	0.96

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
El Taxqueno Taqueria Inc	3110 Borger St Dallas Tx	(469) 458-3901	0.3
Jimmy's Big Burgers	3010 Vilbig Rd Dallas Tx	(817) 231-1501	0.37
Chuyitas Taqueria Mexican Food Llc	1213 Singleton Blvd Dallas Tx	(214) 658-1423	0.38
Tortilla Restaurant Sanmich LI	1213 Singleton Blvd Dallas Tx	(469) 503-4043	0.38

Health Care Services

Name	Address	Telephone	Distance (Miles)
Losbarrios Unidos Community Clinic	3111 Sylvan Ave Dallas Tx	(214) 651-8693	0.54
Gopalakrishnan, Lavanya M.d.	3111 Sylvan Ave Dallas Tx	(214) 651-8691	0.54
Sarah Solly	2002 Life Ave Dallas Tx	(409) 423-0694	0.56
Dr James P Harris	809 Singleton Blvd Dallas Tx	(214) 379-2296	0.57

Hospitality

Name	Address	Telephone	Distance (Miles)
Gvowb Ventures Llc	539 W Commerce St Dallas Tx	(312) 579-8545	0.96



Local Business

Otes Farr-galloway	539 W Commerce St # 5940 Dallas Tx	(915) 808-0801	0.96
A&d Luxe Llc	539 W Commerce St Dallas Tx	(214) 206-1229	0.96
Stanley & Weisner Corporation	539 W Commerce St Dallas Tx	(214) 412-6841	0.96

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Trinity Groves	3407 El Benito Dr Dallas Tx	(469) 844-8575	0.04
Greater Mt Hebron Missionary Baptist Church	3421 Chihuahua Ave Dallas Tx	(214) 742-3825	0.1
Bibleway Church Of God In Christ	3322 Navaro St Dallas Tx	(214) 630-3195	0.13
Memorial Powell Cogic	3225 Chihuahua Ave Dallas Tx	(214) 742-3821	0.19

Personal Services

Name	Address	Telephone	Distance (Miles)
Mikesha Bluit	1722 Kraft St Dallas Tx	(469) 779-5446	0.17
Flower Bomb Wellness Spa Llc	539 W Commerce St # 690 Dallas Tx	(800) 217-1430	0.96
Chill Factor Fitness Llc	539 W Commerce St Dallas Tx	(817) 939-4714	0.96
Cherish Your Body Beauty Bar Llc	539 W Commerce St # 5696 Dallas Tx	(469) 718-9272	0.96

Shopping

Name	Address	Telephone	Distance (Miles)
Jerry's Supermarkets, Inc.	1719 Singleton Blvd Dallas Tx	(214) 747-7124	0.37
G And C Convenience Store	3010 Vilbig Rd Dallas Tx	(214) 916-1393	0.37
M Lopez Building Material	901 Singleton Blvd Dallas Tx	(214) 749-7050	0.5
Best Garage Door Services Company	3528 N Hampton Rd Dallas Tx	(469) 779-4873	0.69



Neighbors

3415 LADD ST

Distance 0.01 Miles

Owner Name : **Cruz Melissa**

Sale Date : **07/17/2020**

Total Value : **\$293,070**

Bed / Bath : **3 / 2**

Land Use : **Sfr**

Stories : **1**

Yr Blt / Eff Yr Blt : **2020 / 2020**

Subdivision : **Wheeler & Reuss Eagle Ford**

Recording Date : **07/31/2020**

Sale Price : **\$204,375**

Property Tax : **\$6,550.20**

Lot Acres : **0.08**

Living Area : **1,334**

APN : **00-00067-539-700-0000**

3410 RUTZ ST

Distance 0.02 Miles

Owner Name : **Galvan Lorenzo Flores**

Sale Date : **05/12/2020**

Total Value : **\$170,730**

Bed / Bath : **2 / 1**

Land Use : **Sfr**

Stories : **1**

Yr Blt / Eff Yr Blt : **1948 / 1948**

Subdivision : **Wheeler & Reuss Eagle Ford**

Recording Date : **06/08/2020**

Property Tax : **\$3,815.87**

Lot Acres : **0.09**

Living Area : **672**

APN : **00-00067-533-700-0000**

3406 RUTZ ST

Distance 0.02 Miles

Owner Name : **Enyia Obioma N**

Sale Date : **06/07/2021**

Total Value : **\$508,000**

Bed / Bath : **3 / 3**

Land Use : **Sfr**

Stories : **2**

Yr Blt / Eff Yr Blt : **2021 / 2021**

Subdivision : **Wheeler & Reuss Eagle Ford**

Recording Date : **06/08/2021**

Sale Price : **\$525,795**

Property Tax : **\$11,353.95**

Lot Acres : **0.10**

Living Area : **2,406**

APN : **00-00067-533-400-0000**

3400 RUTZ ST

Distance 0.02 Miles

Owner Name : **Kelly Charlotte**

Sale Date : **07/20/2022**

Total Value : **\$193,800**

Bed / Bath : **3 / 1**

Land Use : **Sfr**

Stories : **1**

Yr Blt / Eff Yr Blt : **1955 / 1955**

Subdivision : **Wheeler & Reuss Eagle Ford**

Recording Date : **08/18/2022**

Property Tax : **\$4,331.49**

Lot Acres : **0.09**

Living Area : **1,232**

APN : **00-00067-533-100-0000**



Neighbors

3417 EL BENITO DR

Distance 0.04 Miles

Owner Name : **Rivera Jesus**

Subdivision : **Wheeler & Reuss Eagle Ford**

Sale Date : **10/05/2017**

Recording Date : **10/06/2017**

Total Value : **\$168,030**

Sale Price : **\$82,733**

Bed / Bath : **2 / 1**

Property Tax : **\$3,755.52**

Land Use : **Sfr**

Lot Acres : **0.09**

Stories : **1**

Living Area : **854**

Yr Blt / Eff Yr Blt : **1941 / 1941**

APN : **00-00067-529-200-0000**

3419 EL BENITO DR

Distance 0.05 Miles

Owner Name : **Garcia Reinaldo**

Yr Blt / Eff Yr Blt : **1941 / 1941**

Sale Date : **09/06/1995**

Subdivision : **Wheeler & Reuss Eagle Ford**

Total Value : **\$173,570**

Property Tax : **\$3,879.34**

Bed / Bath : **3 / 1**

Lot Acres : **0.09**

Land Use : **Sfr**

Living Area : **1,116**

Stories : **1**

APN : **00-00067-529-500-0000**

3433 LADD ST

Distance 0.05 Miles

Owner Name : **Saracho Rodolfo**

Subdivision : **Wheeler & Reuss Eagle Ford**

Sale Date : **03/15/2021**

Recording Date : **03/19/2021**

Total Value : **\$311,970**

Sale Price : **\$218,175.15**

Bed / Bath : **3 / 2**

Property Tax : **\$6,972.62**

Land Use : **Sfr**

Lot Acres : **0.09**

Stories : **1**

Living Area : **1,334**

Yr Blt / Eff Yr Blt : **2020 / 2020**

APN : **00-00067-541-200-0000**

3425 EL BENITO DR

Distance 0.05 Miles

Owner Name : **Ponce Celestino**

Subdivision : **Wheeler & Reuss Eagle Ford**

Sale Date : **07/22/2005**

Recording Date : **07/27/2005**

Total Value : **\$235,660**

Sale Price : **\$93,100**

Bed / Bath : **3 / 2**

Property Tax : **\$5,267.07**

Land Use : **Sfr**

Lot Acres : **0.09**

Stories : **1**

Living Area : **1,200**

Yr Blt / Eff Yr Blt : **2005 / 2005**

APN : **00-00067-529-800-0000**



Neighbors

3437 LADD ST

Distance **0.06 Miles**

Owner Name : Kuffaty Alcides T	Subdivision : Wheeler & Reuss Eagle Ford
Sale Date : 04/29/2025	Recording Date : 04/30/2025
Total Value : \$152,560	Sale Price : \$507,671.45
Bed / Bath : 2 / 1	Property Tax : \$3,409.76
Land Use : Sfr	Lot Acres : 0.09
Stories : 1	Living Area : 776
Yr Blt / Eff Yr Blt : 1948 / 1948	APN : 00-00067-541-500-0000

3331 RUTZ ST

Distance **0.06 Miles**

Owner Name : Loza Ivan Fernando	Subdivision : Wheeler & Reuss Eagle Ford
Sale Date : 03/14/2023	Recording Date : 04/06/2023
Total Value : \$271,340	Sale Price : \$260,000
Bed / Bath : 3 / 2	Property Tax : \$6,064.53
Land Use : Sfr	Lot Acres : 0.08
Stories : 1	Living Area : 1,261
Yr Blt / Eff Yr Blt : 2001 / 2001	APN : 00-00067-499-200-0000



Demographics

Census Tract / block: 101.01 / 1 Year: 2020

Household

Population		Population by Age	
Count:	4,370	0 - 11	
Estimate Current Year:	4,101	12 - 17	
Estimate in 5 Years:	3,179	18 - 24	11.83%
Growth Last 5 Years:	-9.77%	25 - 64	46.48%
Growth Last 10 Years:	-217.32%	65 - 74	7.12%
		75+	
Household Size		Household Income	
Current Year:	1,351	0 - \$25,000	24.87%
Average Current Year:	3.23	\$25,000 - \$35,000	8.88%
Estimate in 5 Years:	1,494	\$35,000 - \$50,000	21.61%
Growth Last 5 Years:	0.81%	\$50,000 - \$75,000	6.59%
Growth Last 10 Years:	1.9%	\$75,000 - \$100,000	8.07%
Male Population:	54.23%	Above \$100,000	29.98%
Female Population:	45.77%	Average Household Income:	\$45,051
Married People:	33.99%		
Unmarried People:	66.01%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	11.28%	Below \$100,000:	15.43%
\$300 - \$799:	27.87%	\$100,000 - \$150,000:	16.49%
\$800 - \$1,999:	50.24%	\$150,000 - \$200,000:	9.84%
Over \$2,000:	10.61%	\$200,000 - \$300,000:	19%
Median Home Value:	\$232,100	\$300,000 - \$500,000:	25.94%
Unit Occupied Owner:	76.76%	Above \$500,000:	13.31%
Median Mortgage:	\$865		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	23.24%	1999 - 2000	
Median Gross Rent:	\$1,043	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	12.99%	1980 - 1989	1.48%
\$750 - \$999	31.49%	1970 - 1979	20.3%
\$1000 and Over	55.52%	1900 - 1969	30.24%

Education

Enrollment			
Public Pre-Primary School:	0.35%	Not Enrolled in School:	78.34%
Private Pre-Primary School:	0.27%	Not A High School Graduate:	36.44%
Public School:	19.56%	Graduate Of High School:	28.91%
Private School:	2.1%	Attended Some College:	14.82%
Public College:	1.5%	College Graduate:	15.62%
Private College:	1.82%	Graduate Degree:	4.21%

Workforce

Occupation:			
Manager/Prof:	17.92%	Private Worker:	72.93%
Technical:		Government Worker:	8.01%
Sales:	20.15%	Self Employed Worker:	6.41%
Administrative:		Unpaid Family Worker:	8.07%
Private House Hold:		Farming:	23.93%
Service:	17.29%	Skilled:	
Protective Services:		Blue-Collar:	44.65%
Commute Time			
Less Than 15 Min:	23.66%		
15 min - 28 min:	49.88%		
30 min - 57 min:	23.9%		
Over 60 min:	2.56%		