

real estate reports



Subject Property

3534 Royal Ln
Dallas
TX 75229
APN: 00-00058-778-500-0000

Prepared For: Dianne
Velazquez

Data Provided By: Rolando Lopez

Dianne Velazquez

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Property Detail

Subject Property : **3534 Royal Ln Dallas TX 75229**

Owner Information

Owner Name : **Fuentes William R**
Mailing Address : **3534 Royal Ln, Dallas TX 75229-5147 C004**
Vesting Codes : **Husband/wife / /**
Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Sparkman Estates 1st Inst Blk C/6430 Lot 6 Vol2004142/4740 Dd07162004 Co-dc**
County : **Dallas, Tx** Subdivision : **Sparkman Estates**
Census Tract / Block : **97.02 / 2** Map Reference : **23-H / 00-0005-8778**
Legal Lot : **6** School District : **Dallas Isd**
Legal Block : **C6430** Munic/Township : **Dallas**
Market Area : **16** Neighbor Code : **5DSM19**
APN : **00-00058-778-500-0000**

Last Market Sale Information

Recording/Sale Date : **06/10/2019 / 05/14/2019** 1st Mtg Amount/Type : **\$121,000 / Cnv**
Sale Price : **\$151,250** 1st Mtg Document # : **147915**
Sale Type : **Estimated** 1st Mtg Term : **15**
Document # : **147914** Price Per SqFt : **\$87.38**
Deed Type : **Warranty Deed**
Title Company : **One Nation Title**
Lender : **Compass Bk**
Seller Name : **Valladares Blanca**

Prior Sale Information

Prior Rec/Sale Date : **07/23/2004 / 07/14/2004** Prior Lender : **Wells Fargo Bk**
Prior Sale Price : **\$79,800** Prior 1st Mtg Amt/Type : **\$60,000 / Conv**
Prior Doc Number : **142-4740** Prior 1st Mtg Rate/Type : **/ Fixed Rate Loan**
Prior Deed Type : **Warranty Deed**



Property Detail

Property Characteristics

Gross Area : 1,731	# of Stories : 1	Cooling Type : Central
Living Area : 1,731	Roof Type : Gable	Exterior wall : Brick Veneer
Bedrooms : 3	Foundation : Slab	Air Cond : Central
Bath(F/H) : 2	Roof Material : Composition Shingle	Condition : Fair
Fireplace : Y / 1	Heat Type : Central	Other Rooms : Kitchen
Year Built / Eff : 1961 / 1961		

Property Information

Land Use : Sfr	Lot Acres : 0.24	Water Type : Public
County Use : Sfr	Lot Size : 10,559	Sewer Type : Type Unknown
Zoning : Z294	Lot Width/Depth : 73 X 142	

Tax Information

Total Value : \$386,650	Tax Year : 2024	DALLAS COUNTY Tax / Rate : \$833.23/.2155
Land Value : \$285,000	Property Tax : \$8,641.74	DALLAS (CITY) Tax / Rate : \$2,724.72/.7047
Improvement Value : \$101,650	Tax Rate Area : DC	DALLAS ISD Tax / Rate : \$3,855.81/.99724
Assessed Year : 2024	Homeowner Exemption : Homestead	PARKLAND HOSPITAL Tax / Rate : \$819.70/.212
Improve % : 26%	Market Value : \$386,650	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$408.28/.1056



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$151,250	\$400,000	\$789,688	\$598,148
Bldg/Living Area	1731	1579	1944	1761
Price Per Square Foot	\$87.38	\$240	\$414	\$337.41
Year Built	1961	1955	1969	1958
Lot Size	10,559	9,988	13,364	10,716
Bedrooms	3	3	3	3
Bathrooms	2	2	3	2
Stories	1	1	1	1
Total Assessed Value	\$386,650	\$300,000	\$572,540	\$489,052
Distance From Subject	0	0.09	0.32	0.23

Summary of Comparables

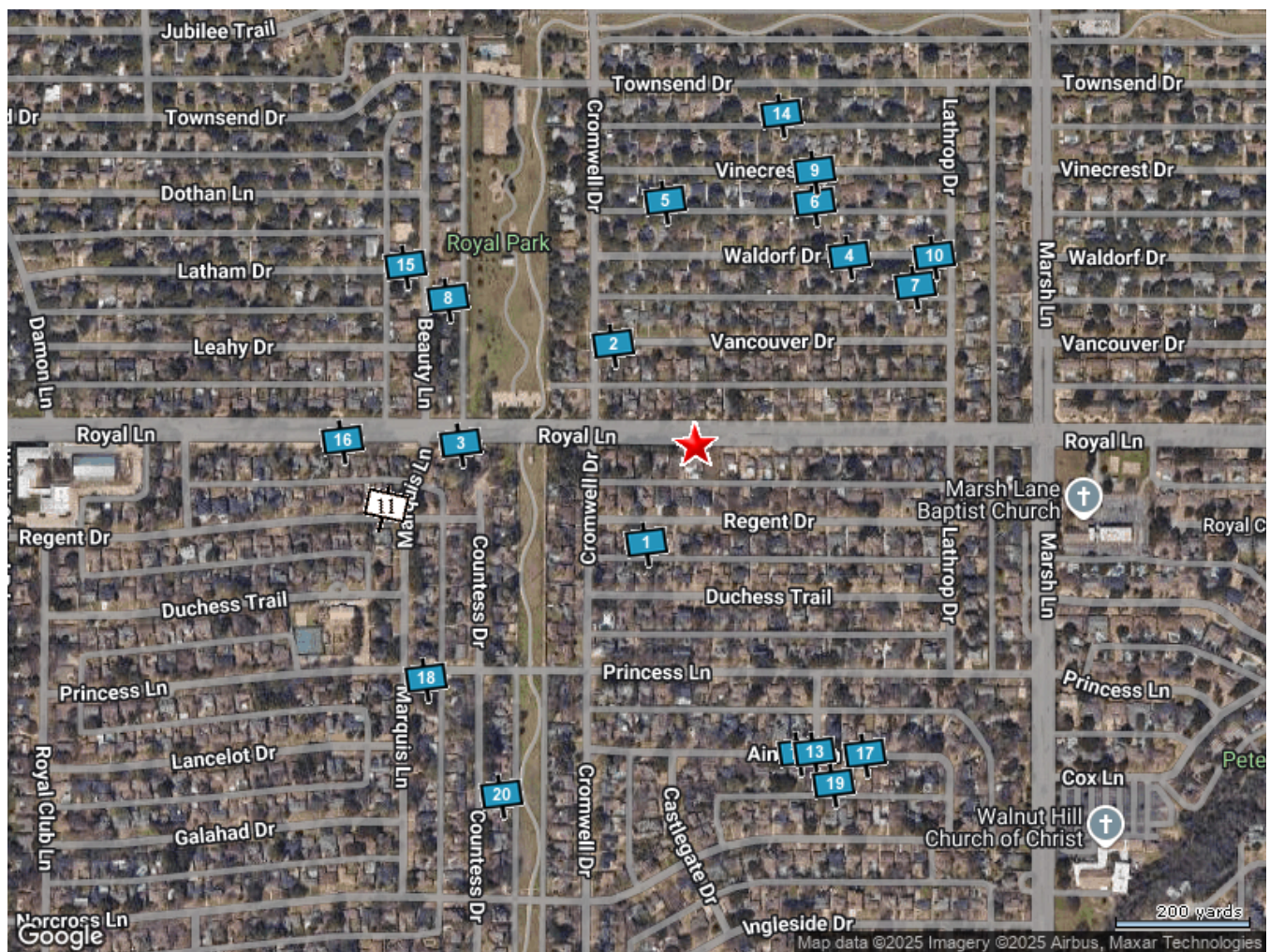
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3534 Royal Ln	151,250	386,650	06/10/2019	3	2	1,731	10,559	1961		Z294
1	3515 Duchess Trl		524,420	07/16/2025	3	2	1,826	10,128	1957	0.09	Z294
2	3504 Vancouver Dr		445,360	02/10/2025	3	2	1,790	13,364	1955	0.1	Z294
3	10657 Countess Dr	789,687.5	539,010	06/25/2025	3	2	1,944	11,831	1958	0.19	Z294
4	3610 Waldorf Dr		450,000	02/20/2025	3	2	1,632	10,415	1956	0.19	Z294
5	3521 Waldorf Dr	706,562.5	531,610	07/11/2025	3	2	1,708	10,263	1956	0.19	Z294
6	3571 Waldorf Dr	515,625	523,030	08/01/2025	3	2	1,606	10,084	1956	0.21	Z294
7	3629 Vancouver Dr		507,260	08/13/2025	3	2	1,822	10,376	1956	0.21	Z294
8	10906 Beauty Ln	656,250	487,640	03/17/2025	3	2	1,729	10,067	1965	0.23	Z294
9	3570 Vinecrest Dr	630,000	572,540	01/31/2025	3	2	1,922	10,088	1957	0.23	Z294
10	3636 Waldorf Dr	400,000	477,550	05/05/2025	3	2	1,664	12,672	1956	0.24	Z294
	10645 Marquis Ln	608,000	571,690	08/14/2025	3	3	1,776	10,777	1958	0.25	Z294
12	3574 Ainsworth Dr		525,260	11/05/2024	3	2	1,606	10,341	1957	0.26	Z294
13	3580 Ainsworth Dr		521,010	11/05/2024	3	2	1,827	10,154	1957	0.27	Z294
14	3559 Vinecrest Dr		300,000	12/04/2024	3	2	1,885	10,603	1957	0.27	Z294

Comparables

15	10917 Beauty Ln		464,300	05/22/2025	3	2	1,747	12,306	1969	0.27	Z294
16	3340 Royal Ln	479,062.5	453,130	04/02/2025	3	3	1,786	10,010	1962	0.28	Z294
17	3618 Ainsworth Dr		380,000	10/28/2024	3	2	1,579	10,149	1955	0.28	Z294
18	10560 Marquis Ln		502,270	06/24/2025	3	3	1,855	10,306	1957	0.28	Z294
19	3645 Norcross Ln		526,470	06/12/2025	3	2	1,843	9,988	1958	0.29	Z294
20	10524 Countess Dr		478,480	07/29/2025	3	2	1,672	10,389	1958	0.32	Z294

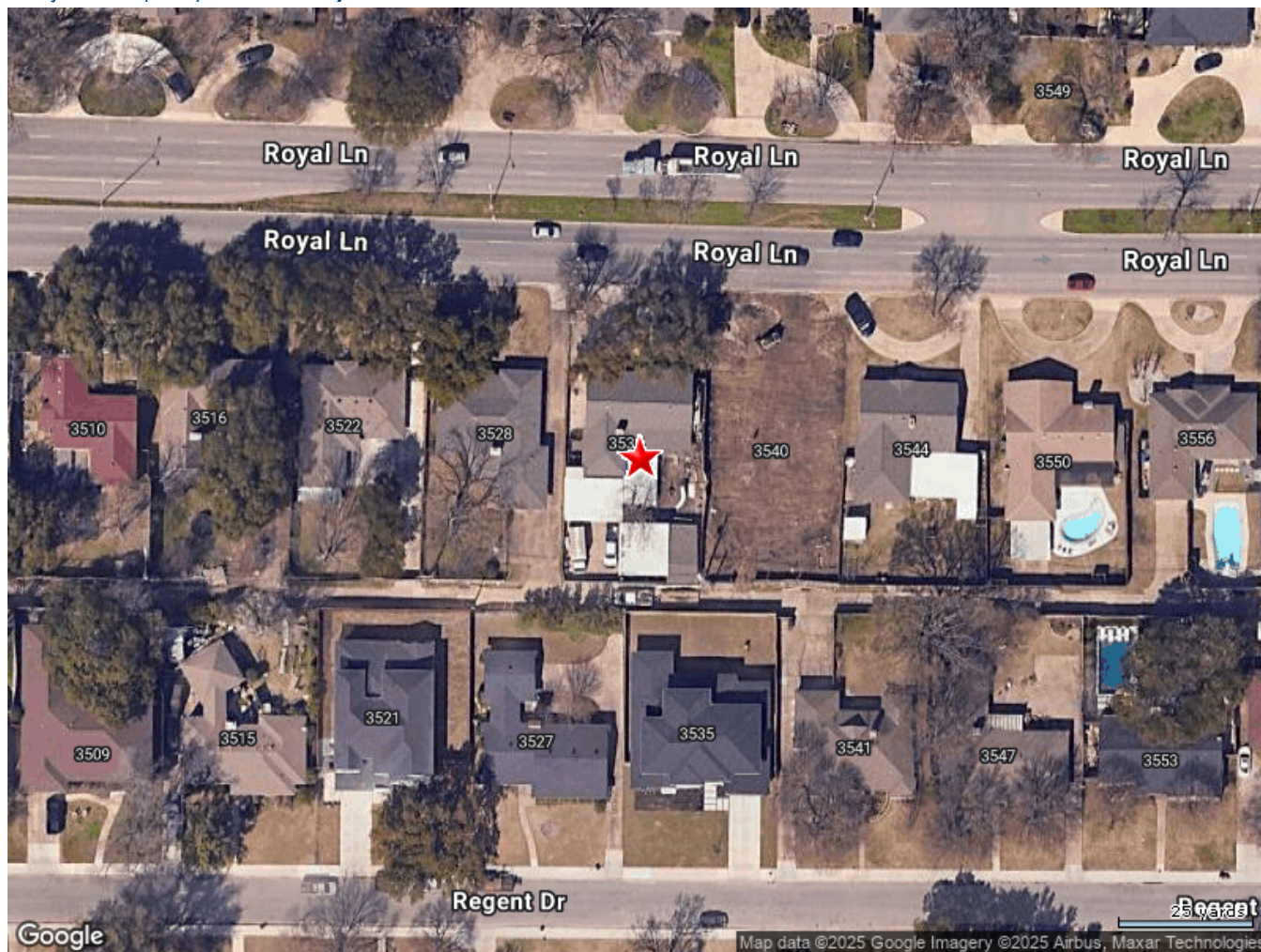
Distressed Sales =

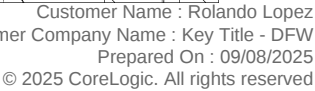
Map





Subject Property : **3534 Royal Ln Dallas TX 75229**





Transaction History

Sales History

Rec. Date :	06/10/2019	01/03/2012	07/23/2004
Sale Date :	05/14/2019	04/14/2004	07/14/2004
Sale Price :	\$151,250		\$79,800
Rec.Doc.No :	147914	101	142-4740
Doc. Type :	WARRANTY DEED	CORRECTION DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED		ESTIMATED
Buyer :	Fuentes William R	Fuentes William R	Fuentes William R
Seller :	Valladares Blanca	Heratherly Ruth O	Heatherly Ruth O
Title Company :	One Nation Title	Chicago Title Ins Co	Chicago Title Co
Other Doc No :			

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	02/21/2023	06/10/2019	06/14/2011	03/31/2008
Mtg. Amt :	\$150,000	\$121,000	\$144,300	\$147,500
Mtg. Doc. No :	32031	147915	151689	101743
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :				
Mtg. Term :	40 Years	15 Years	15 Years	
Mtg. Rate :				
Lender :	Pnc Bk National Assn	Compass Bk	Jp Morgan Chase Bk	Bank Of America
Borrower 1 :	Fuentes William R	Fuentes William R	Fuentes William R	Fuentes Williams R
Borrower 2 :	De Batres Wendy R S	De Batres Wendy R S	Valladares Blanca	Valladeres Blanca
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	01/19/2007	12/27/2005	01/31/2005	07/23/2004
Mtg. Amt :	\$134,000	\$110,500	\$30,000	\$60,000
Mtg. Doc. No :	24225	3642208	20-7055	142-4744
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		FIXED RATE LOAN	FIXED RATE LOAN	FIXED RATE LOAN
Mtg. Term :	30 Years	30 Years	15 Years	15 Years
Mtg. Rate :				
Lender :	Wells Fargo Bk Na	Wells Fargo Bk Na	Bank Of America	Wells Fargo Bk
Borrower 1 :	Fuentes William R	Fuentes William R	Fuentes Williams R	Fuentes William R
Borrower 2 :	Valladares Blanca	Valladares Blanca I	Vallavares Blanca I	Valladeres Blanca
Borrower 3 :				
Borrower 4 :				



Public Schools :

Elementary Schools

Everette Lee Degolyer Elementary Distance **0.61 Miles**

3453 Flair Dr Dallas TX 75229

Telephone : **(972) 794-2800**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **370**

Total Expenditure/Student :

F P Caillet Elementary Distance **0.9 Miles**

3033 Merrell Rd Dallas TX 75229

Telephone : **(972) 794-3200**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **529**

Total Expenditure/Student :

Leonides Gonzalez Cigarroa Md Elementary Distance **1.03 Miles**

9990 Webb Chapel Rd Dallas TX 75220

Telephone : **(972) 502-2900**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **548**

Total Expenditure/Student :



Harry C Withers Elementary		Distance 1.03 Miles
3959 Northaven Rd Dallas TX 75229		
Telephone :	(972) 794-5000	School District : Dallas Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	416	Total Expenditure/Student :

Middle Schools

Thomas C Marsh Middle		Distance 1.38 Miles
3838 Crown Shore Dr Dallas TX 75244		
Telephone :	(972) 502-6600	School District : Dallas Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	712	Total Expenditure/Student :

Francisco Pancho Medrano J H		Distance 1.78 Miles
9815 Brockbank Dallas TX 75220		
Telephone :	(972) 925-1300	School District : Dallas Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	680	Total Expenditure/Student :



High Schools

Thomas Jefferson High School		Distance 1.33 Miles
4001 Walnut Hill Ln Dallas TX 75229		
Telephone :	(972) 502-7300	School District : Dallas Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 1478
Total Expenditure/Student :		Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Murray Richter Llc	3526 Vancouver Dr Dallas Tx	(214) 218-7116	0.08
Conrad Shindler Golf, Llc	3520 Vinecrest Dr Dallas Tx	(940) 231-0517	0.22
Dallas Swim Club Royal	3433 Townsend Dr Dallas Tx	(972) 489-8392	0.35
Mvmnt Entertainment, Llc	3617 Jubilee Trl Dallas Tx	(609) 707-2881	0.44

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Bank Of America, National Association	10815 Webb Chapel Rd Dallas Tx	(214) 357-6825	0.59
Bank Of America, National Association	10071 Marsh Ln Dallas Tx	(214) 351-0216	0.86
Rez Enterprises Inc.	3530 Forest Ln Ste 111 Dallas Tx	(469) 335-9995	0.97

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Fac Corral, Llc	"" Dallas Tx	(972) 620-2287	0.08
Whistle Britches Chicken Llc	3554 Vinecrest Dr Dallas Tx	(972) 590-8991	0.22
Katie Maher	3509 Vinecrest Dr Dallas Tx	(405) 922-3918	0.26
Delicious Addiction, Llc	3615 Norcross Ln Dallas Tx	(214) 870-1510	0.28

Health Care Services

Name	Address	Telephone	Distance (Miles)
Ameriplan	3542 Regent Dr Dallas Tx	(214) 904-0558	0.06
Eyes On Broad	3505 Royal Ln Dallas Tx	(817) 301-5745	0.08
Jay B Terrell Dds	10637 Marsh Ln Dallas Tx	(972) 250-9380	0.27
Ideal Smiles	3351 Regent Dr Dallas Tx	(214) 441-1000	0.29

Hospitality

Name	Address	Telephone	Distance (Miles)
Prism Hotels And Resorts, Llc	3541 Townsend Dr Dallas Tx	(214) 405-7592	0.32



Second Course Hospitality Inc	3610 Weeburn Dr Dallas Tx	(214) 435-6453	0.84
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Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Hielo Del Cielo Llc	3707 Duchess Trl Dallas Tx	(214) 350-2216	0.31
Lane Marsh Baptist Church Inc	10716 Marsh Ln Dallas Tx	(214) 351-3727	0.32
Rock The Campus	3724 Waldorf Dr Dallas Tx	(214) 358-7550	0.37
Cambodia Christian Ministries	10550 Marsh Ln Dallas Tx	(214) 394-1960	0.45

Personal Services

Name	Address	Telephone	Distance (Miles)
Pitfit Dallas, Llc	3334 Princess Ln Dallas Tx	(214) 354-4023	0.36
T Fitness, Llc	11027 Candlelight Ln Dallas Tx	(469) 567-3238	0.89
Marsh Lane Fitness, Llc	10031 Marsh Ln Dallas Tx	(214) 353-7114	0.91
Titan Fitness, Llc	3630 Forest Ln Dallas Tx	(214) 910-2888	0.97

Shopping

Name	Address	Telephone	Distance (Miles)
Ameristar Apartment Services, L.p.	7777 Blankenship Dr Dallas Tx	(713) 683-6767	0.09
Sprinkle Of Confetti	3325 Valiant Dr Dallas Tx	(512) 786-7138	0.56
The Sherwin-williams Company	141 Webb Royal Plz Dallas Tx	(214) 352-9761	0.57
7-eleven	10811 Webb Chapel Rd Dallas Tx	(214) 654-0571	0.58



Neighbors

3528 ROYAL LN

Distance 0.01 Miles

Owner Name : **Moran Betty Claire**

Yr Blt / Eff Yr Blt : **1960 / 1960**

Sale Date : **08/08/1989**

Subdivision : **Sparkman Estates**

Total Value : **\$445,170**

Property Tax : **\$9,949.68**

Bed / Bath : **3 / 2**

Lot Acres : **0.24**

Land Use : **Sfr**

Living Area : **2,149**

Stories : **1**

APN : **00-00058-778-200-0000**

3540 ROYAL LN

Distance 0.01 Miles

Owner Name : **S & N Future Realty Inc**

Subdivision : **Sparkman Estates**

Sale Date : **11/16/2023**

Recording Date : **11/28/2023**

Total Value : **\$410,590**

Property Tax : **\$9,176.81**

Bed / Bath : **3 / 2**

Lot Acres : **0.24**

Land Use : **Sfr**

Living Area : **1,563**

Stories : **1**

APN : **00-00058-778-800-0000**

Yr Blt / Eff Yr Blt : **1959 / 1959**

3527 REGENT DR

Distance 0.02 Miles

Owner Name : **Cody Jefferson Trenton**

Subdivision : **Sparkman Estates**

Sale Date : **10/13/2022**

Recording Date : **10/14/2022**

Total Value : **\$490,000**

Sale Price : **\$440,000**

Bed / Bath : **3 / 2**

Property Tax : **\$10,951.65**

Land Use : **Sfr**

Lot Acres : **0.23**

Stories : **1**

Living Area : **1,885**

Yr Blt / Eff Yr Blt : **1956 / 1980**

APN : **00-00058-786-900-0000**

3535 REGENT DR

Distance 0.02 Miles

Owner Name : **Parrott Zachry**

Subdivision : **Sparkman Estates**

Sale Date : **11/15/2023**

Recording Date : **11/16/2023**

Total Value : **\$1,578,180**

Property Tax : **\$35,272.80**

Bed / Bath : **6 / 7**

Lot Acres : **0.23**

Land Use : **Sfr**

Living Area : **4,163**

Stories : **2**

APN : **00-00058-786-600-0000**

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



Neighbors

3522 ROYAL LN

Distance 0.03 Miles

Owner Name : **Marquez Alexa E**

Subdivision : **Sparkman Estates**

Sale Date : **11/14/2023**

Recording Date : **11/15/2023**

Total Value : **\$495,410**

Sale Price : **\$509,600**

Bed / Bath : **3 / 2**

Property Tax : **\$11,072.56**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **1**

Living Area : **1,650**

Yr Blt / Eff Yr Blt : **1959 / 2005**

APN : **00-00058-777-900-0000**

3544 ROYAL LN

Distance 0.03 Miles

Owner Name : **Nguyen Thu Ba T**

Recording Date : **05/19/1997**

Total Value : **\$413,870**

Sale Price : **\$100,016**

Bed / Bath : **3 / 2**

Property Tax : **\$9,250.12**

Land Use : **Sfr**

Lot Acres : **0.24**

Stories : **1**

Living Area : **2,191**

Yr Blt / Eff Yr Blt : **1958 / 1958**

APN : **00-00058-779-100-0000**

Subdivision : **Sparkman Estates**

3521 REGENT DR

Distance 0.03 Miles

Owner Name : **Sabeti Michael A**

Subdivision : **Sparkman Estates**

Sale Date : **05/10/2024**

Recording Date : **05/14/2024**

Total Value : **\$1,061,580**

Property Tax : **\$23,726.63**

Bed / Bath : **6 / 6**

Lot Acres : **0.23**

Land Use : **Sfr**

Living Area : **4,830**

Stories : **2**

APN : **00-00058-787-200-0000**

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

3541 REGENT DR

Distance 0.03 Miles

Owner Name : **Irvine Christopher**

Subdivision : **Sparkman Estates**

Sale Date : **08/15/2016**

Recording Date : **08/17/2016**

Total Value : **\$491,250**

Sale Price : **\$415,625**

Bed / Bath : **3 / 2**

Property Tax : **\$10,979.58**

Land Use : **Sfr**

Lot Acres : **0.22**

Stories : **1**

Living Area : **1,942**

Yr Blt / Eff Yr Blt : **1956 / 1956**

APN : **00-00058-786-300-0000**



3516 ROYAL LN

Distance 0.04 Miles

Owner Name : Qj Dev Llc	Subdivision : Sparkman Estates
Sale Date : 07/29/2024	Recording Date : 08/01/2024
Total Value : \$430,850	Property Tax : \$9,629.63
Bed / Bath : 3 / 2	Lot Acres : 0.24
Land Use : Sfr	Living Area : 1,568
Stories : 1	APN : 00-00058-777-600-0000
Yr Blt / Eff Yr Blt : 1958 / 1958	

3550 ROYAL LN

Distance 0.04 Miles

Owner Name : Foley Michael D	Subdivision : Sparkman Estates
Sale Date : 10/20/2005	Recording Date : 00/00/2005
Total Value : \$446,210	Property Tax : \$9,972.93
Bed / Bath : 3 / 2	Lot Acres : 0.23
Land Use : Sfr	Living Area : 1,890
Stories : 1	APN : 00-00058-779-400-0000
Yr Blt / Eff Yr Blt : 1961 / 1961	



Demographics

Census Tract / block: 97.02 / 2 Year: 2020

Household

Population		Population by Age	
Count:	3,219	0 - 11	
Estimate Current Year:	3,312	12 - 17	
Estimate in 5 Years:	3,709	18 - 24	3.79%
Growth Last 5 Years:	1.06%	25 - 64	56.42%
Growth Last 10 Years:	-159.3%	65 - 74	7.89%
		75+	
Household Size		Household Income	
Current Year:	1,177	0 - \$25,000	5.1%
Average Current Year:	2.73	\$25,000 - \$35,000	1.44%
Estimate in 5 Years:	992	\$35,000 - \$50,000	1.7%
Growth Last 5 Years:	-6.71%	\$50,000 - \$75,000	5.27%
Growth Last 10 Years:	5.19%	\$75,000 - \$100,000	5.61%
Male Population:	51.54%	Above \$100,000	80.88%
Female Population:	48.46%	Average Household Income:	\$164,547
Married People:	71.62%		
Unmarried People:	28.38%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	1.51%
\$300 - \$799:	6.14%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	26.46%	\$150,000 - \$200,000:	2.72%
Over \$2,000:	67.4%	\$200,000 - \$300,000:	3.72%
Median Home Value:	\$525,200	\$300,000 - \$500,000:	37.83%
Unit Occupied Owner:	84.45%	Above \$500,000:	54.23%
Median Mortgage:	\$2,137		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	15.55%	1999 - 2000	
Median Gross Rent:	\$1,956	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	0%
\$750 - \$999	24.59%	1970 - 1979	8.72%
\$1000 and Over	75.41%	1900 - 1969	80.37%

Education

Enrollment			
Public Pre-Primary School:	0.9%	Not Enrolled in School:	73.73%
Private Pre-Primary School:	2%	Not A High School Graduate:	6.83%
Public School:	13.75%	Graduate Of High School:	7.88%
Private School:	12.52%	Attended Some College:	15.76%
Public College:	1.7%	College Graduate:	38.43%
Private College:	0.77%	Graduate Degree:	31.1%

Workforce

Occupation:			
Manager/Prof:	70.15%	Private Worker:	73.49%
Technical:		Government Worker:	3.39%
Sales:	15.73%	Self Employed Worker:	5.84%
Administrative:		Unpaid Family Worker:	7.89%
Private House Hold:		Farming:	7.12%
Service:	1.83%	Skilled:	
Protective Services:		Blue-Collar:	12.28%
Commute Time			
Less Than 15 Min:	24.59%		
15 min - 28 min:	52.3%		
30 min - 57 min:	22.18%		
Over 60 min:	0.92%		