

real estate reports



Subject Property

3813 Galvez Ave
Fort Worth
TX 76111
APN: 02114747

Prepared For: Monica
Ramirez

Data Provided By: Rolando Lopez

Monica Ramirez

Disclaimer

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Property Detail

Subject Property : **3813 Galvez Ave Fort Worth TX 76111**

Owner Information

Owner Name : **Torres Javier**

Mailing Address : **3219 Nw 33rd St, Fort Worth TX 76106-3423 C032**

Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Page Co's East Side Addn Block 9 Lot 12**

County : **Tarrant, Tx**

Alternate APN : **31430912**

Census Tract / Block : **1012.02 / 1**

Subdivision : **Page Cos East Side Add**

Legal Lot : **12**

Map Reference : **64-S / 2060-396**

Legal Block : **9**

School District : **Fort Worth Isd**

Market Area : **129**

Munic/Township : **Fort Worth**

APN : **02114747**

Last Market Sale Information

Recording/Sale Date : **10/17/2023 / 10/16/2023**

Deed Type : **Warranty Deed**

Document # : **223186791**

Title Company : **89271**

Seller Name : **Iglesia Bautista Victoria En C**

Prior Sale Information

Prior Rec/Sale Date : **08/05/2014 / 08/04/2014**

Prior Deed Type : **Warranty Deed**

Prior Doc Number : **214167880**

Property Information

Land Use : **Residential Lot**

Lot Acres : **0.16**

Lot Size : **7,000**

County Use : **Vacant-platted-lot-res**



Property Detail

Tax Information

Total Value : \$35,000	Tax Rate Area : 220	ISD - FORT WORTH \$371.84/1.0624 Tax / Rate :
Land Value : \$35,000	Market Value : \$35,000	TARRANT \$9.35/.0267 REGIONAL WATER DIST Tax / Rate :
Assessed Year : 2024	Water Tax : 223	TARRANT COUNTY \$63.88/.1825 HOSP DIST Tax / Rate :
Tax Year : 2024	TARRANT COUNTY \$65.63/.1875 Tax / Rate :	TARRANT COUNTY \$39.30/.11228 COLLEGE DIST Tax / Rate :
Property Tax : \$785.38	CITY OF FORT \$235.38/.6725 WORTH Tax / Rate :	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$301,378	\$440,938	\$392,133
Bldg/Living Area				
Price Per Square Foot				
Year Built				
Lot Size	7,000	5,000	36,024	8,154
Bedrooms				
Bathrooms				
Stories				
Total Assessed Value	\$35,000	\$25,000	\$89,036	\$35,067
Distance From Subject	0	0.05	0.99	0.65

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
5	3813 Galvez Ave		35,000	10/17/2023				7,000			
1	3755 Galvez Ave		35,000	07/03/2024				7,000		0.05	
2	200 N De Costa St		89,036	10/09/2024				36,024		0.09	
3	203 Brandies St		46,875	07/11/2024				9,375		0.1	
4	124 Cottonwood St	436,500	33,750	09/19/2024				6,750		0.25	
5	317 Clarence St		50,054	09/19/2024				10,036		0.58	
6	4408 Goddard Rd		36,250	04/11/2025				7,250		0.58	
7	3115 E 4th St		34,000	10/16/2024				6,800		0.64	
8	3013 Finley St	301,377.94	25,110	03/25/2025				5,022		0.76	
9	3017 Van Horn Ave		25,000	02/24/2025				5,000		0.78	
10	301 N Chandler Dr		26,000	07/23/2024				5,200		0.81	
11	2813 Ennis Ave		35,000	09/17/2024				7,000		0.87	
12	2719 E 12th St	376,875	25,000	03/14/2025				5,000		0.95	
13	2716 E 12th St		25,000	07/03/2024				5,000		0.96	
14	2705 E 12th St		25,000	09/13/2024				5,000		0.97	

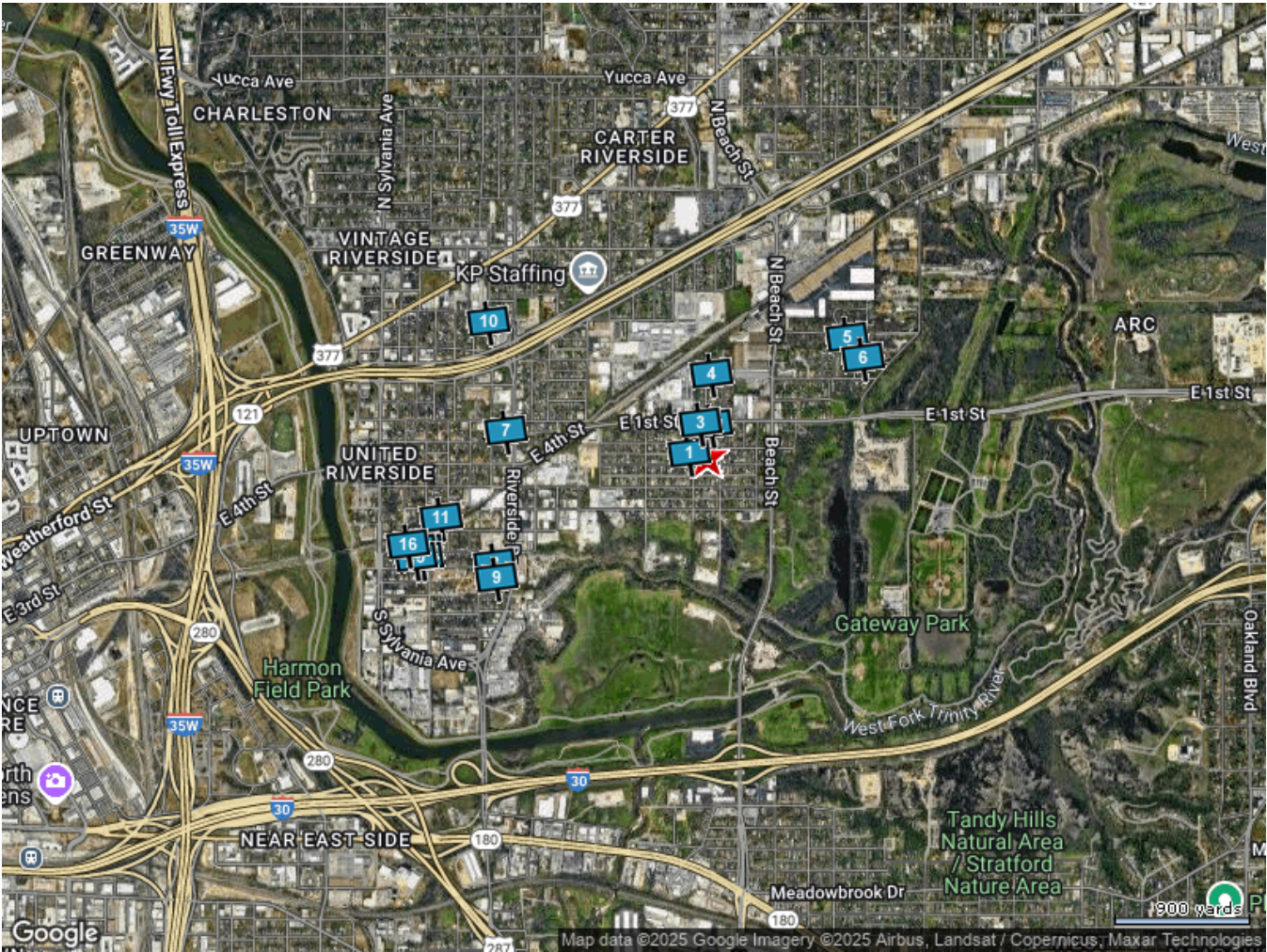


Comparables

15	2708 E 12th St	404,975	25,000	01/02/2025				5,000		0.98	
16	2628 Lasalle St	440,937.5	25,000	05/05/2025				5,000		0.99	

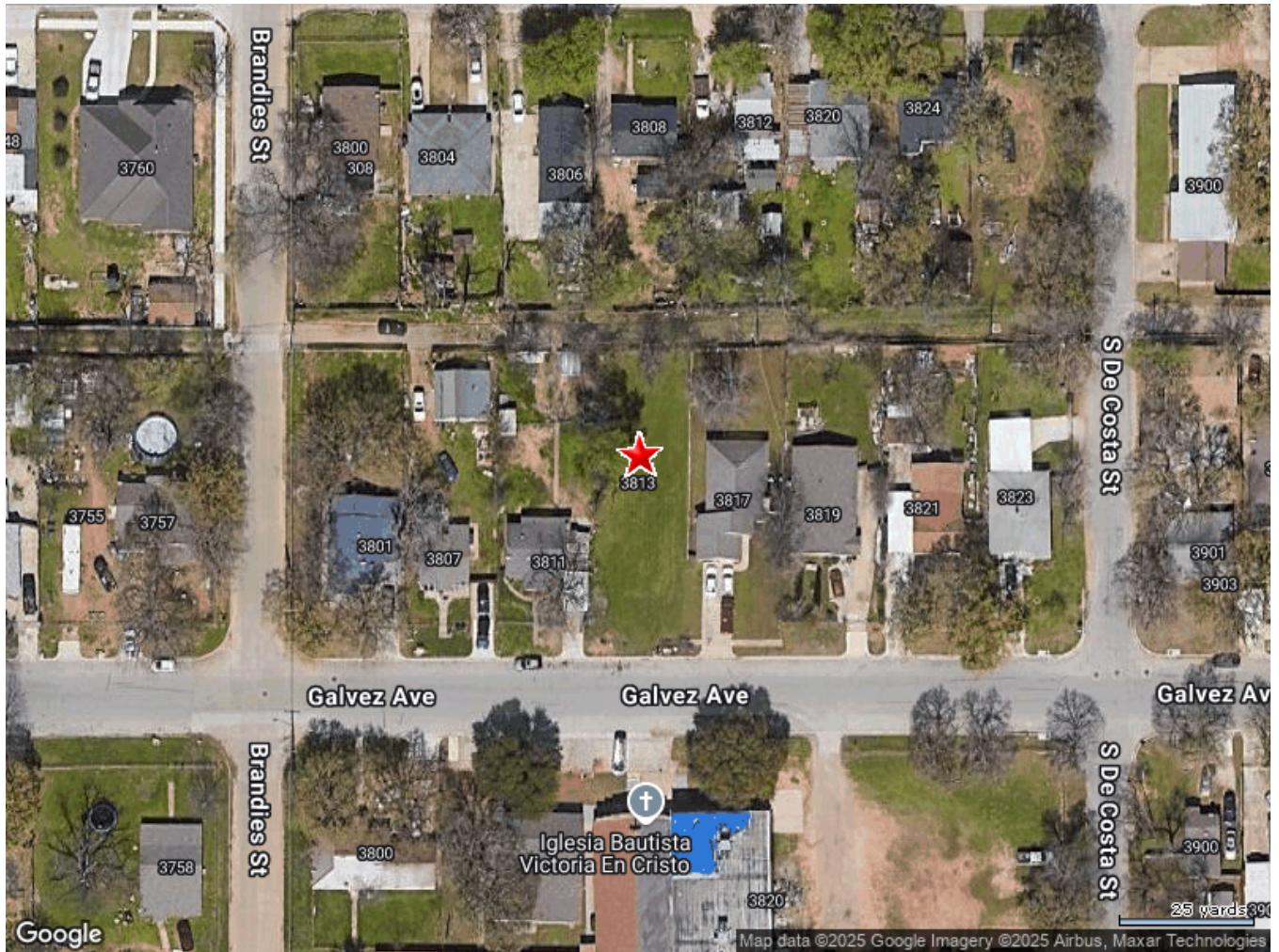
Distressed Sales =

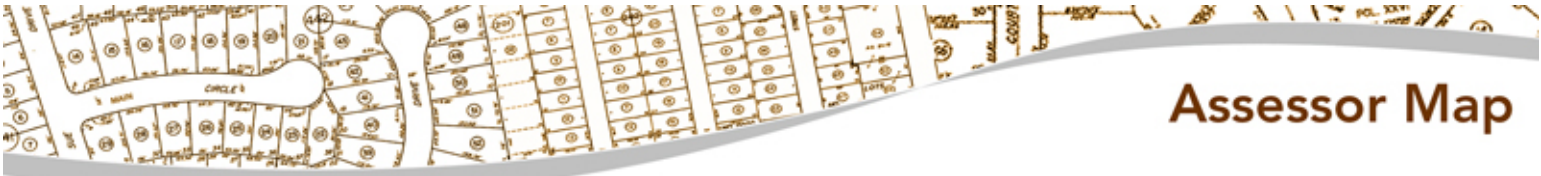
Map



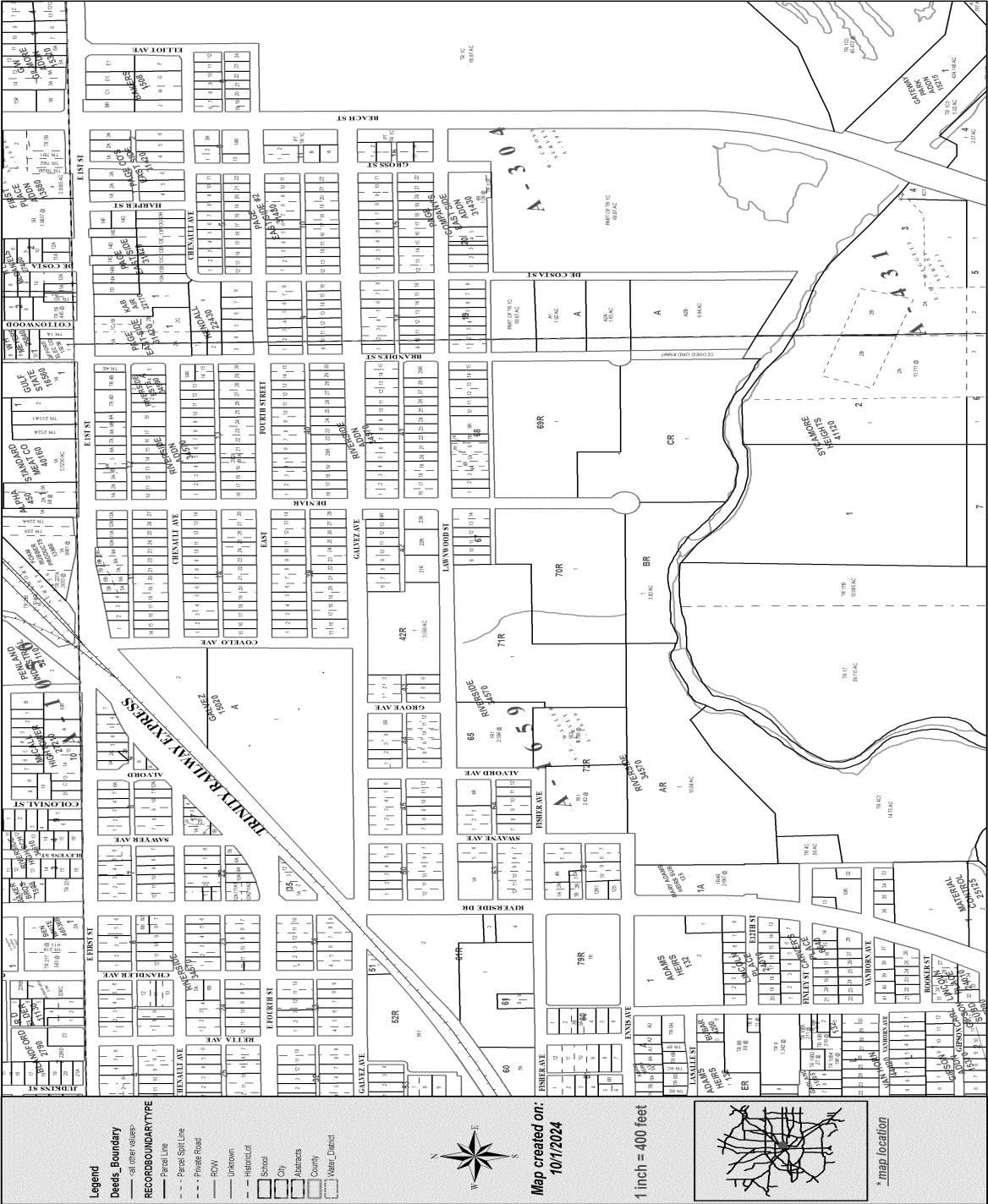


Subject Property : **3813 Galvez Ave Fort Worth TX 76111**





Assessor Map



2060-396

This product is for informational purposes and may not have been prepared for or be suitable for legal, engineering, or surveying purposes. It does not represent an on-the-ground survey and represents only the approximate relative location of property boundaries.

Transaction History

Sales History

Rec. Date :	10/17/2023	08/05/2014	04/08/2004
Sale Date :	10/16/2023	08/04/2014	04/02/2004
Sale Price :			
Rec.Doc.No :	223186791	214167880	204104914
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :			
Buyer :	Torres Javier	Cristo Iglesia B V E	Eshraghipour Bahram & Brenda
Seller :	Iglesia Bautista Victoria En C	Eshraghipour Bahram & Brenda	Immanuel Baptist Church
Title Company :	89271	Stewart Title	American Title Co
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	05/05/2006
Mtg. Amt :	\$84,245
Mtg. Doc. No :	206135245
Doc. Type :	DEED OF TRUST
Loan Type :	CONVENTIONAL
Mtg. Rate Type :	
Mtg. Term :	30 Years
Mtg. Rate :	
Lender :	Countrywide Hm Lns Inc
Borrower 1 :	Ramirez Manuel
Borrower 2 :	Ramirez Laurencia
Borrower 3 :	
Borrower 4 :	



Public Schools :

Elementary Schools

Versia Williams Elementary Distance **0.87 Miles**

901 Baurline St Fort Worth TX 76111

Telephone : **(817) 814-9700**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **309**

Total Expenditure/Student :

Natha Howell Elementary Distance **1.3 Miles**

1324 Kings Hwy Fort Worth TX 76117

Telephone : **(817) 814-9300**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **340**

Total Expenditure/Student :

Oakhurst Elementary Distance **1.53 Miles**

2700 Yucca Ave Fort Worth TX 76111

Telephone : **(817) 814-9500**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **479**

Total Expenditure/Student :



East Fort Worth Montessori Academy		Distance 1.97 Miles
501 Oakland Blvd Fort Worth TX 76103		
Telephone :	(817) 496-3003	School District : East Fort Worth Montessori Academy
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	175	Total Expenditure/Student :

Middle Schools

Riverside Middle		Distance 1.58 Miles
1600 Bolton St Fort Worth TX 76111		
Telephone :	(817) 814-9200	School District : Fort Worth Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	802	Total Expenditure/Student :

High Schools

Carter-riverside High School		Distance 1.4 Miles
3301 Yucca Ave Fort Worth TX 76111		
Telephone :	(817) 814-9000	School District : Fort Worth Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 1048
Total Expenditure/Student :		Advanced Placement : No



Im Terrell Academy For Stem And Vpa Distance **1.63 Miles**

1900 Im Terrell Way Fort Worth TX 76102

Telephone : **(817) 814-2350**

School District : **Fort Worth Independent
School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **485**

Total Expenditure/Student :

Advanced Placement : **No**

Texans Can Academy - Fort Worth Lancaster Avenue Distance **1.82 Miles**

1316 Lancaster Ave Fort Worth TX 76102

Telephone : **(817) 735-1515**

School District : **Texans Can Academies**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **362**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Arts Amenities Inc	330 E Coast St Fort Worth Tx	(817) 212-4200	0.04
Bees Entertainment Services Llc	1008 S Retta St Fort Worth Tx	(817) 386-2370	0.82
Esports Arena Llc	3851 Airport Fwy Fort Worth Tx	(714) 476-3069	0.84
Boys And Girls Club Of Arlington Endowment Fund Inc	3218 E Belknap St Fort Worth Tx	(817) 226-2422	0.92

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Jpmorgan Chase Bank, National Association	401 Colonial St Fort Worth Tx	(817) 222-7924	0.74
Woodforest National Bank	3851 Airport Fwy Fort Worth Tx	(682) 647-1374	0.84

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Mi Escondida	3632 E 4th St Fort Worth Tx	(817) 658-2456	0.25
Saffron Sky	449 N Beach St Fort Worth Tx	(682) 708-3901	0.51
Mid Town Ice	3309 Fisher Ave Fort Worth Tx	(817) 332-5333	0.52
Annattos, Llc	527 Riverside Dr Fort Worth Tx	(817) 887-8460	0.61

Health Care Services

Name	Address	Telephone	Distance (Miles)
Elite Healthcare Fortworth	112 N Beach St Ste 100 Fort Worth Tx	(682) 647-1123	0.33
Aids Healthcare Foundation	400 N Beach St Fort Worth Tx	(817) 831-1750	0.56
Oten Eye Care & Assoc	3851 Airport Fwy Fort Worth Tx	(817) 831-0448	0.84
A And A Certified Pain And Body	3008 Booker St Fort Worth Tx	(817) 489-5808	0.84

Hospitality

Name	Address	Telephone	Distance (Miles)
Holiday Inn D F W Airport West	3005 Airport Fwy Fort Worth Tx	(912) 330-5100	0.83
Nca Hospitality Llc	2000 Beach St Fort Worth Tx	(817) 534-4801	0.98



Local Business

Stay Express Hotel	2000 Beach St Fort Worth Tx	(817) 534-4801	0.98
Jim Worth	2000 Beach St Fort Worth Tx	(817) 534-4801	0.98

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Iglesia Pantacoste Cristo Vive	3108 Chenault St Fort Worth Tx	(817) 834-5858	0.66
Evang O Nation	3017 Galvez Ave Fort Worth Tx	(817) 676-3825	0.7
New Life Tabernacle Of Fort Worth	516 Hudgins Ave Fort Worth Tx	(940) 648-0610	0.72
Greater True Light Baptist Church	2916 E 1st St Fort Worth Tx	(817) 455-5226	0.78

Shopping

Name	Address	Telephone	Distance (Miles)
Standard Meat Co	3709 E 1st St Fort Worth Tx	(817) 831-0981	0.25
Convenience	3652 E 1st St Fort Worth Tx	(817) 349-0103	0.26
One World Grocery 1	4001 E 1st St Fort Worth Tx	(817) 831-7304	0.32
Hollywood Overhead Door Co. Of Dallas, Inc.	221 N Beach St Fort Worth Tx	(817) 831-1227	0.34



3811 GALVEZ AVE

Distance 0.01 Miles

Owner Name : **Series 3811 A Series Of Gill
R**

Yr Blt / Eff Yr Blt : **1918 /**

Sale Date : **06/15/1992**

Subdivision : **Page Cos East Side Add**

Total Value : **\$63,657**

Property Tax : **\$1,428.38**

Bed / Bath : **3 / 1**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **720**

Stories : **1**

APN : **02114739**

3817 GALVEZ AVE

Distance 0.01 Miles

Owner Name : **Villanueva Manuel S**

Subdivision : **Page Cos East Side Add**

Sale Date : **04/24/2006**

Recording Date : **05/05/2006**

Total Value : **\$240,341**

Property Tax : **\$4,030.82**

Bed / Bath : **3 / 2**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **1,067**

Stories : **1**

APN : **41203836**

Yr Blt / Eff Yr Blt : **2004 /**

3807 GALVEZ AVE

Distance 0.02 Miles

Owner Name : **Ruiz Veronica Beatriz**

Subdivision : **Page Cos East Side Add**

Sale Date : **03/06/2006**

Recording Date : **03/09/2006**

Total Value : **\$183,764**

Property Tax : **\$4,123.44**

Bed / Bath : **3 / 1**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **952**

Stories : **1**

APN : **02114720**

Yr Blt / Eff Yr Blt : **1949 /**

3819 GALVEZ AVE

Distance 0.02 Miles

Owner Name : **Penalosa Rosa Hernandez**

Subdivision : **Page Cos East Side Add**

Sale Date : **05/08/1996**

Recording Date : **05/09/1996**

Total Value : **\$157,072**

Sale Price : **\$39,900**

Bed / Bath : **3 / 1**

Property Tax : **\$2,694.30**

Land Use : **Sfr**

Lot Acres : **0.16**

Stories : **1**

Living Area : **1,350**

Yr Blt / Eff Yr Blt : **1968 /**

APN : **02114755**



3821 GALVEZ AVE

Distance **0.03 Miles**

Owner Name : **Ramirez Graci**

Subdivision : **Page Cos East Side Add**

Sale Date : **01/17/2009**

Recording Date : **01/29/2009**

Total Value : **\$60,069**

Property Tax : **\$523.77**

Bed / Bath : **2 / 1**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **480**

Stories : **1**

APN : **02114763**

Yr Blt / Eff Yr Blt : **1925 /**

3808 E 4TH ST

Distance **0.03 Miles**

Owner Name : **Aguilar Casio Diana**

Subdivision : **Page Cos East Side Add**

Sale Date : **09/28/2018**

Recording Date : **10/01/2018**

Total Value : **\$127,809**

Sale Price : **\$62,000**

Bed / Bath : **3 / 1**

Property Tax : **\$2,867.88**

Land Use : **Sfr**

Lot Acres : **0.16**

Stories : **1**

Living Area : **768**

Yr Blt / Eff Yr Blt : **1957 /**

APN : **02114674**

3806 E 4TH ST

Distance **0.03 Miles**

Owner Name : **Rodriguez Francisco**

Subdivision : **Page Cos East Side Add**

Sale Date : **09/26/2001**

Recording Date : **10/01/2001**

Total Value : **\$172,935**

Property Tax : **\$2,423.90**

Bed / Bath : **2 / 1**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **920**

Stories : **1**

APN : **02114666**

Yr Blt / Eff Yr Blt : **1977 /**

3812 E 4TH ST

Distance **0.03 Miles**

Owner Name : **Saucedo Roberto**

Yr Blt / Eff Yr Blt : **1912 /**

Sale Date : **04/13/1989**

Subdivision : **Page Cos East Side Add**

Total Value : **\$67,720**

Property Tax : **\$995.39**

Bed / Bath : **3 / 2**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **720**

Stories : **1**

APN : **02114682**



3804 E 4TH ST

Distance 0.04 Miles

Owner Name : **Castro Rocio Esmeralda Martine**

Yr Blt / Eff Yr Blt : **1985 /**

Total Value : **\$106,638**

Property Tax : **\$2,392.82**

Bed / Bath : **4 / 2**

Lot Acres : **0.14**

Land Use : **Duplex**

Living Area : **1,400**

Stories : **1**

APN : **42242108**

3804 E 4TH ST

Distance 0.04 Miles

Owner Name : **Castro Rocio Esmeralda Martine**

Subdivision : **Page Cos East Side Add**

Sale Date : **08/15/2014**

Recording Date : **08/20/2014**

Total Value : **\$106,638**

Sale Price : **\$18,750**

Bed / Bath : **4 / 2**

Property Tax : **\$1,970.97**

Land Use : **Duplex**

Lot Acres : **0.14**

Stories : **1**

Living Area : **1,400**

Yr Blt / Eff Yr Blt : **1985 /**

APN : **02114658**



Demographics

Census Tract / block: 1012.02 / 1 Year: 2020

Household

Population		Population by Age	
Count:	4,420	0 - 11	
Estimate Current Year:	3,585	12 - 17	
Estimate in 5 Years:	1,552	18 - 24	12.78%
Growth Last 5 Years:	-7.01%	25 - 64	62.44%
Growth Last 10 Years:	-135.87%	65 - 74	3.78%
		75+	
Household Size		Household Income	
Current Year:	1,776	0 - \$25,000	14.36%
Average Current Year:	2.49	\$25,000 - \$35,000	15.03%
Estimate in 5 Years:	5,532	\$35,000 - \$50,000	14.47%
Growth Last 5 Years:	26.13%	\$50,000 - \$75,000	24.49%
Growth Last 10 Years:	5.23%	\$75,000 - \$100,000	16.5%
Male Population:	51.06%	Above \$100,000	15.15%
Female Population:	48.94%	Average Household Income:	\$55,824
Married People:	60.52%		
Unmarried People:	39.48%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	5.11%	Below \$100,000:	6.2%
\$300 - \$799:	36.89%	\$100,000 - \$150,000:	28.84%
\$800 - \$1,999:	53.1%	\$150,000 - \$200,000:	51.47%
Over \$2,000:	4.9%	\$200,000 - \$300,000:	2.5%
Median Home Value:	\$178,900	\$300,000 - \$500,000:	10.23%
Unit Occupied Owner:	51.75%	Above \$500,000:	0.76%
Median Mortgage:	\$573		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	48.25%	1999 - 2000	
Median Gross Rent:	\$1,290	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	6.69%	1980 - 1989	3.99%
\$750 - \$999	4.99%	1970 - 1979	11.27%
\$1000 and Over	88.32%	1900 - 1969	72.92%

Education

Enrollment			
Public Pre-Primary School:	1.18%	Not Enrolled in School:	76.29%
Private Pre-Primary School:	0%	Not A High School Graduate:	39.95%
Public School:	22.32%	Graduate Of High School:	31.01%
Private School:	1.38%	Attended Some College:	12.56%
Public College:	7.5%	College Graduate:	15.88%
Private College:	1.18%	Graduate Degree:	0.59%

Workforce

Occupation:			
Manager/Prof:	34.91%	Private Worker:	70.74%
Technical:		Government Worker:	4.33%
Sales:	16.63%	Self Employed Worker:	1.96%
Administrative:		Unpaid Family Worker:	14.07%
Private House Hold:		Farming:	14.51%
Service:	17.11%	Skilled:	
Protective Services:		Blue-Collar:	31.34%
Commute Time			
Less Than 15 Min:	31.02%		
15 min - 28 min:	48.42%		
30 min - 57 min:	17.63%		
Over 60 min:	2.93%		

Sales Document

D223186791 10/17/2023 09:11 AM Page: 1 of 2 Fee: \$23.00 Submitter: Alamo Title Company - DFW
Electronically Recorded by Tarrant County Clerk in Official Public Records


MARY LOUISE NICHOLSON
COUNTY CLERK

**GENERAL WARRANTY DEED
(CASH)**

NOTICE OF CONFIDENTIALITY RIGHTS: IF YOU ARE A NATURAL PERSON, YOU MAY REMOVE OR STRIKE ANY OR ALL OF THE FOLLOWING INFORMATION FROM ANY INSTRUMENT THAT TRANSFERS AN INTEREST IN REAL PROPERTY BEFORE IT IS FILED FOR RECORD IN THE PUBLIC RECORDS: YOUR SOCIAL SECURITY NUMBER OR YOUR DRIVER'S LICENSE NUMBER.

GF# ATD-15-6000152301042K

Date: October 16th, 2023

Grantor: **Iglesia Bautista Victoria en Cristo**

Grantor's Mailing Address: **3812 Galvez Ave., Fort Worth, TX 76111**

Grantee: **Javier Torres**

Grantee's Mailing Address: 3219 NW 33rd St, Fort Worth, TX 76106

Consideration: TEN AND NO/100-----(\$10.00)-----DOLLARS and other good and valuable consideration, the receipt of which is hereby acknowledged and confessed;

Property (including any improvements):

Lot 12, in Block 9, of Page Company's East Side Addition, Second Filing, an addition to the City of Fort Worth, Tarrant County, Texas, according to the Map or Plat thereof recorded in/under Volume 309, Page 3, Map/Plat Records, Tarrant County, Texas. Property commonly known as: 3813 Galvez Ave., Fort Worth, TX 76111

This conveyance, however, is made and accepted subject to any and all restrictions, encumbrances, easements, covenants, and conditions, if any, relating to the hereinabove described property as the same are filed for record in the County Clerk's Office of **TARRANT** County, Texas.

Grantor, for the Consideration and subject to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty, grants, sells, and conveys to Grantee the Property, together with all and singular the rights and appurtenances thereto in any way belonging, to have and to hold it to Grantee and Grantee's heirs, successors, and assigns forever. Grantor binds Grantor and Grantor's heirs and successors to warrant and forever defend all and singular the Property to Grantee and Grantee's heirs, successors, and assigns against every person whomsoever lawfully claiming or to claim the same or any part thereof, except as to the Reservations from Conveyance and the Exceptions to Conveyance and Warranty.

D223186791

Page 2 of 2

Current ad valorem taxes on the property having been prorated, the payment thereof is assumed by Grantee.

When the context requires, singular nouns and pronouns include the plural.

Iglesia Bautista Victoria en Cristo

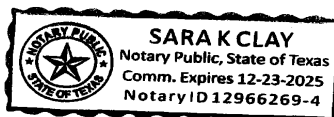
By: [Signature]
Name: Carlos V. Valencia
Title: Senior Pastor

By: Magaly Flores
Name: Magaly Flores
Title: Treasurer

(Acknowledgment)

THE STATE OF TEXAS
COUNTY OF Tarrant

This instrument was acknowledged before me on the 16th day of October 2023
by Carlos V. Valencia, Senior Pastor and Magaly Flores, Treasurer of Iglesia
Bautista Victoria en Cristo, on behalf of said entity.



Sara Clay
Notary Public, State of Texas
Notary's Name(printed):
Notary's commission expires:

AFTER RECORDING RETURN TO:
Javier Torres
