

real estate reports



Subject Property

421 E Tarrant Rd
Grand Prairie
TX 75050
APN: 28-13150-001-006-0000

Prepared For: **Hander Peralta**

Data Provided By: **Rolando Lopez**

Hander Peralta

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Property Detail

Subject Property : **421 E Tarrant Rd Grand Prairie TX 75050**

Owner Information

Owner Name : **Rivera Elizabeth Medina**

Mailing Address : **421 E Tarrant Rd, Grand Prairie TX 75050-3755 C068**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Marler Hills Blk A Lot 6**

County : **Dallas, Tx**

Subdivision : **Marler Hills**

Census Tract / Block : **155.00 / 2**

Map Reference : **41A-W / 28-13150**

Legal Lot : **6**

School District : **Grand Prairie Isd**

Legal Block : **A**

Munic/Township : **Grand Prairie**

Market Area : **271**

Neighbor Code : **4PSJ16**

APN : **28-13150-001-006-0000**

Last Market Sale Information

Recording/Sale Date : **11/03/2022 / 11/02/2022**

1st Mtg Amount/Type : **\$275,000 / Cnv**

Sale Price : **\$343,750**

1st Mtg Document # : **286334**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **286333**

Price Per SqFt : **\$252.76**

Deed Type : **Warranty Deed**

Title Company : **Allegiance Title Co**

Lender : **Prosperity Bk**

Seller Name : **Jimenez Agustin C**

Prior Sale Information

Prior Rec/Sale Date : **02/02/2021 / 01/15/2021**

Prior Deed Type : **Special Warranty Deed**

Prior Doc Number : **31082**



Property Detail

Property Characteristics

Gross Area : 1,780	Garage Area : 420	Heat Type : Central
Living Area : 1,360	Garage 1 Capacity :	Cooling Type : Central
Bedrooms : 3	Roof Type : Gable	Exterior wall : Brick Veneer
Bath(F/H) : 1	Foundation : Pier	Air Cond : Central
Year Built / Eff : 1958 / 1958	Roof Material : Composition Shingle	Condition : Average
# of Stories : 1	Construction : Brick	Other Rooms : Kitchen
Parking Type : Attached Garage		

Property Information

Land Use : Sfr	Lot Acres : 0.29	Water Type : Public
County Use : Sfr	Lot Size : 12,698	Sewer Type : Type Unknown
Zoning : Z313	Lot Width/Depth : 76 X 171	

Tax Information

Total Value : \$194,020	Tax Year : 2024	GRAND PRAIRIE \$1,280.53/.66 Tax / Rate :
Land Value : \$38,090	Property Tax : \$4,366.99	GRND PRAIRIE ISD \$2,052.15/1.0577 Tax / Rate :
Improvement Value : \$155,930	Tax Rate Area : DC	PARKLAND \$411.32/.212 HOSPITAL Tax / Rate :
Assessed Year : 2024	Market Value : \$194,020	DALLAS CNTY \$204.88/.1056 COMMUNITY COLLEGE Tax / Rate :
Improve % : 80%	DALLAS COUNTY \$418.11/.2155 Tax / Rate :	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$343,750	\$13,194	\$362,500	\$228,346
Bldg/Living Area	1360	1160	1491	1296
Price Per Square Foot	\$252.76	\$10	\$280	\$173.66
Year Built	1958	1902	2015	1953
Lot Size	12,698	6,251	31,581	10,174
Bedrooms	3	2	4	3
Bathrooms	1	1	2	2
Stories	1	1	1	1
Total Assessed Value	\$194,020	\$125,340	\$325,170	\$212,509
Distance From Subject	0	0.04	0.96	0.74

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	421 E Tarrant Rd	343,750	194,020	11/03/2022	3	1	1,360	12,698	1958		Z313
1	409 E Tarrant Rd		125,340	05/20/2025	3	1	1,328	13,077	1950	0.04	Z313
2	515 Ne 5th St	302,469.75	325,170	05/22/2025	3	2	1,354	9,060	2015	0.24	Z236
3	1009 Birch St	266,250	207,530	01/16/2025	3	1	1,160	6,599	1942	0.51	Z315
4	1105 Birch St	315,000	241,000	07/23/2024	2	1	1,304	6,460	1942	0.55	Z315
5	1128 Pine St	13,193.75	203,580	11/15/2024	3	2	1,302	7,275	1942	0.56	Z315
6	1205 Ruea St	61,464	200,230	04/01/2025	2	1	1,335	8,581	1955	0.59	Z315
7	1414 Oak St		195,560	10/24/2024	3	1	1,180	8,316	1942	0.78	Z315
8	1025 Nw 7th St		202,470	06/27/2025	3	2	1,242	12,384	1955	0.8	Z313
9	1033 Nw 7th St	247,500	199,360	01/17/2025	3	2	1,207	12,794	1955	0.8	Z313
10	1534 Cottonwood St		213,660	10/01/2024	3	1	1,225	6,595	1949	0.83	Z315
11	1521 Pine St		212,620	05/15/2025	3	1	1,184	6,251	1952	0.84	Z315
12	1538 Ash St	246,933.89	237,270	02/05/2025	3	2	1,232	7,723	1942	0.85	Z315
13	433 Se Dallas St	362,500	185,460	03/05/2025	3	1	1,296	31,581	1902	0.87	Z20
14	806 Turner Blvd	315,235.14	229,610	05/01/2025		2	1,491	11,744	1955	0.88	Z313

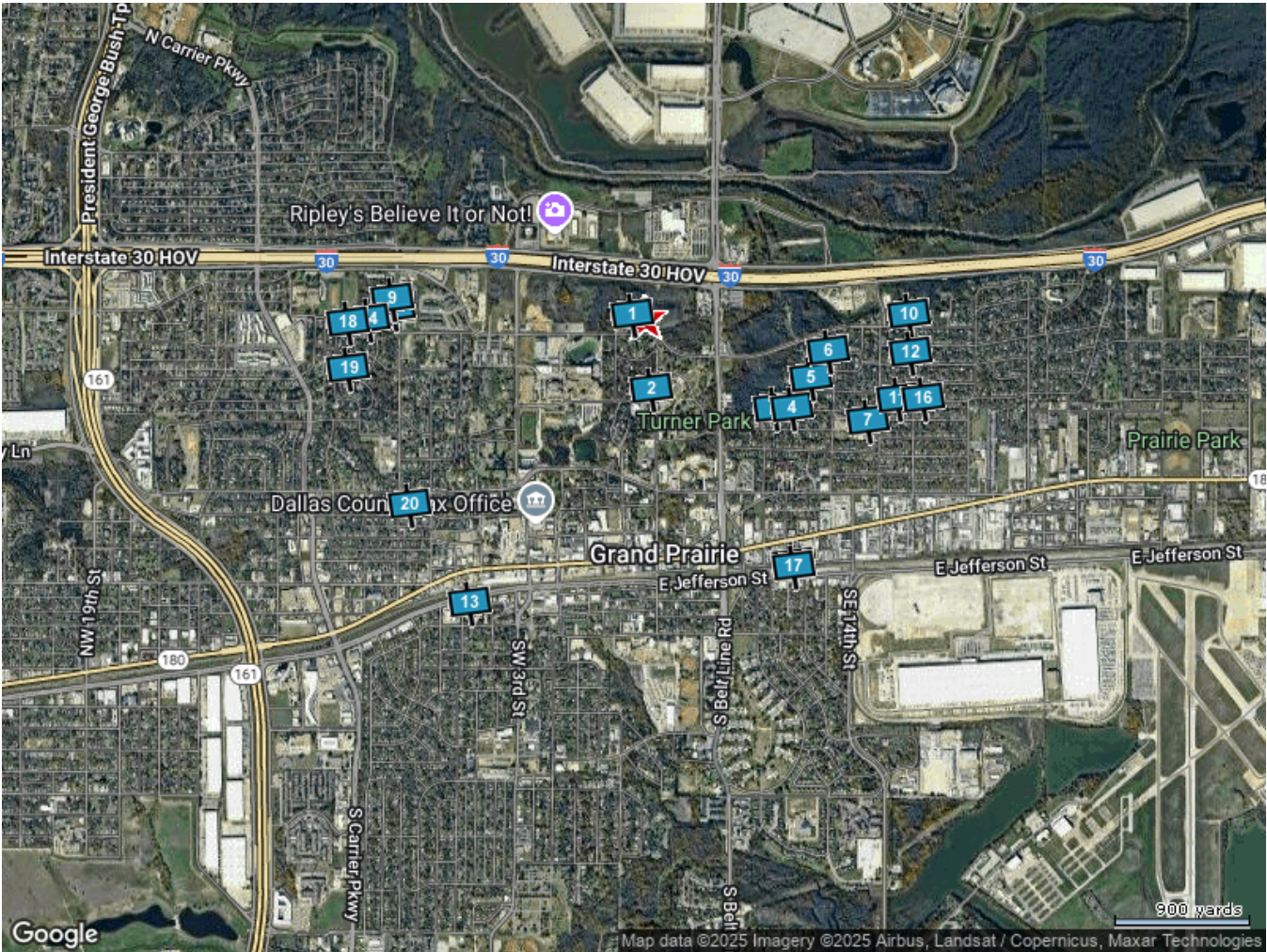


Comparables

15	210 Stephens Pkwy	218,250	260,970	05/30/2025	3	2	1,458	6,482	2007	0.92	Z415
16	1609 Pine St	252,884.81	265,350	04/23/2025	3	2	1,395	6,325	1942	0.92	Z315
17	214 Stephens Pkwy	152,812.5	202,600	05/13/2025	3	2	1,219	6,482	1950	0.93	Z415
18	826 Turner Blvd	201,316.23	205,970	01/09/2025		2	1,300	14,793	1955	0.94	Z313
19	922 Nw 9th St	225,000	210,230	10/10/2024	4	2	1,261	11,587	1954	0.96	Z313
20	630 W Church St	244,375	126,200	05/07/2025	2	1	1,455	9,365	1950	0.96	Z315

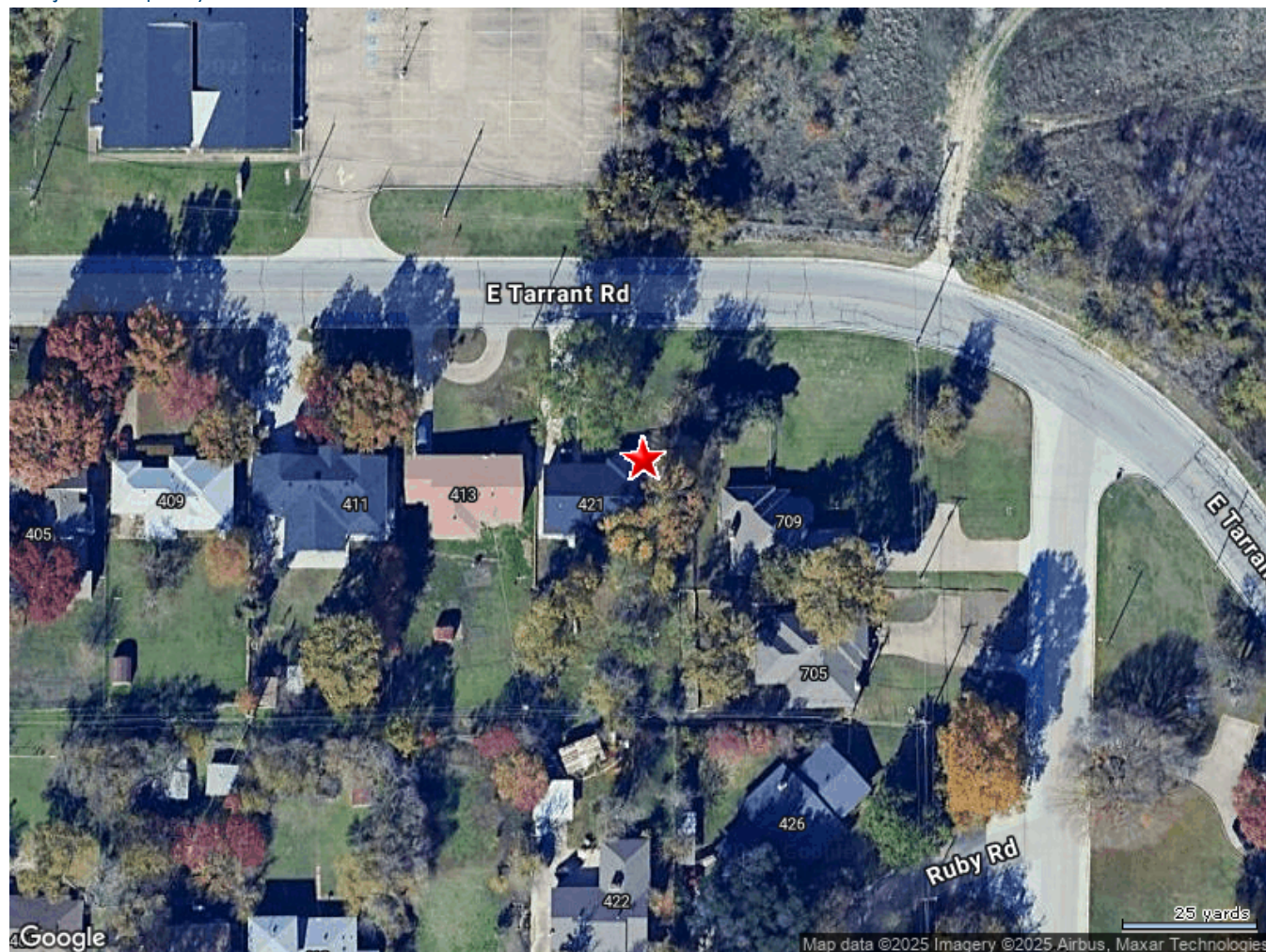
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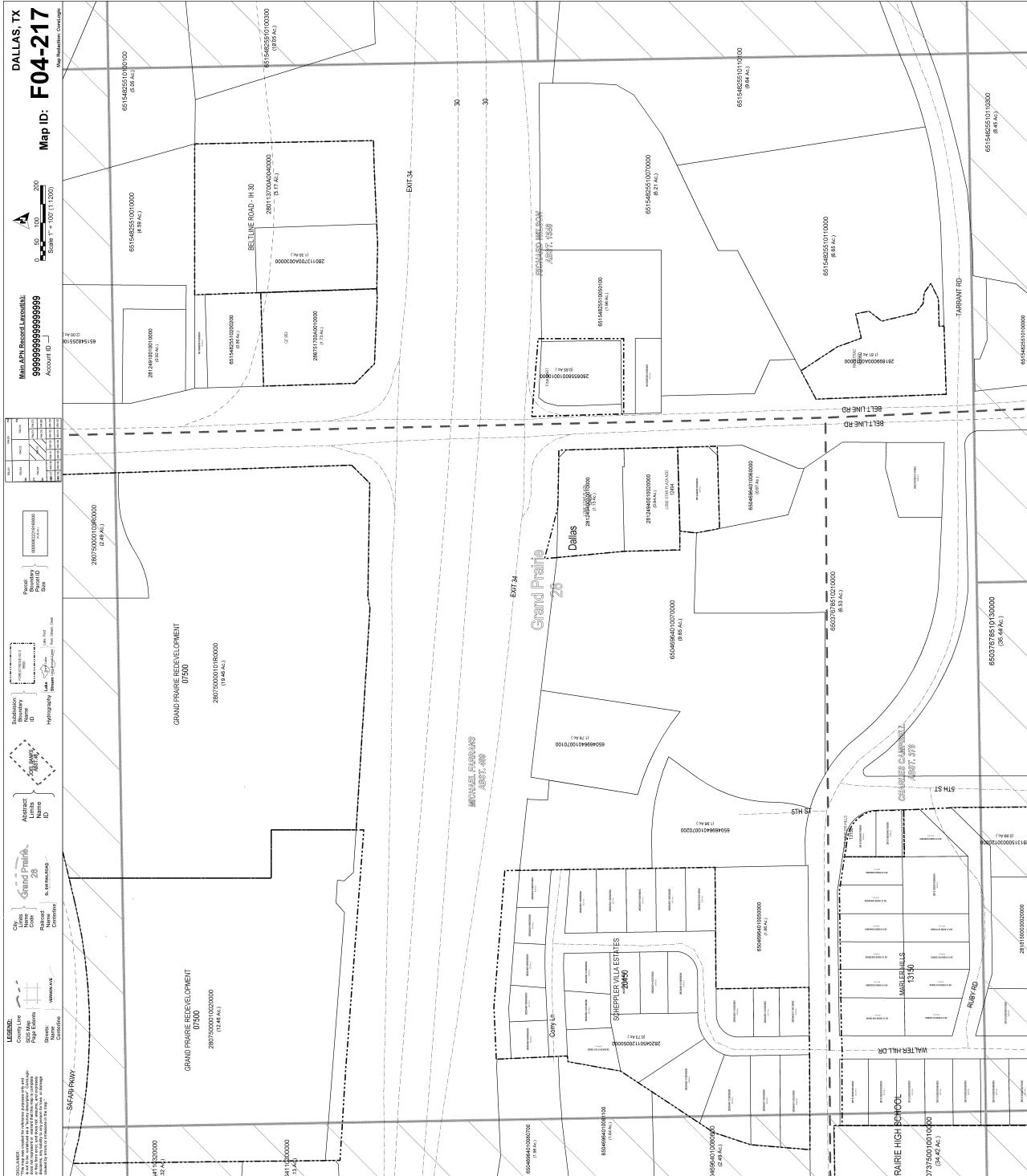
Map





Subject Property : **421 E Tarrant Rd Grand Prairie TX 75050**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 07/15/2025
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Transaction History

Sales History

Rec. Date :	11/03/2022	02/02/2021	02/02/2021	02/12/2014
Sale Date :	11/02/2022	01/15/2021	01/14/2021	01/08/2014
Sale Price :	\$343,750			
Rec.Doc.No :	286333	31082	31057	33423
Doc. Type :	WARRANTY DEED	SPECIAL WARRANTY DEED	WARRANTY DEED	QUIT CLAIM DEED
Sale Price Type :	ESTIMATED			
Buyer :	Rivera Elizabeth M	Jimenez Agustin C	Savoy Dev & Acquisitions Llc	Cypert Amy M
Seller :	Jimenez Agustin C	Savoy Dev & Acquisitions Llc	Cypert Amy M	Barton Jon F
Title Company :	Allegiance Title Co	Fidelity National Title	Fidelity National Title	
Other Doc No :				

Rec. Date :	06/29/2007	06/27/2007	06/25/2007	03/03/2004
Sale Date :	06/27/2007	06/01/2007	06/01/2007	02/24/2004
Sale Price :				\$91,770
Rec.Doc.No :	235203	230288	227462	42-10346
Doc. Type :	WARRANTY DEED	DEED IN LIEU OF FORECLOSURE	DEED IN LIEU OF FORECLOSURE	WARRANTY DEED
Sale Price Type :				ESTIMATED
Buyer :	Barton Jon & Amy C	Toomer J L	Toomer J L	Kitchen Duane & Holly
Seller :	Toomer J L	Kitchen Duane & Holly	Kitchen Duane & Holly	Toomer J L
Title Company :	Commerce Title Co.			
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	11/03/2022	03/11/2014	03/03/2004
Mtg. Amt :	\$275,000	\$7,445	\$69,000
Mtg. Doc. No :	286334	57147	42-10341
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	PRIVATE PARTY LENDER
Mtg. Rate Type :			FIXED RATE LOAN
Mtg. Term :	30 Years	3 Years	
Mtg. Rate :			
Lender :	Prosperity Bk	Texas Tax Solution Llc	
Borrower 1 :	Rivera Elizabeth M	Cypert Amy C	Kitchen Duane
Borrower 2 :	Martinez Jonathan R		Kitchen Holly
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Uplift Education - Uplift Grand Preparatory

Distance **0.6 Miles**

300 E Church St Grand Prairie TX 75050

Telephone : **(972) 854-0600**

School District : **Uplift Education**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **717**

Total Expenditure/Student :

William B Travis World Language Academy

Distance **0.68 Miles**

525 Ne 15th St Grand Prairie TX 75050

Telephone : **(972) 262-2990**

School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **8th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **681**

Total Expenditure/Student :

Harmony Science Academy - Grand Prairie

Distance **0.75 Miles**

1102 Nw 7th St Grand Prairie TX 75050

Telephone : **(972) 642-9911**

School District : **Harmony Public Schools - North Texas**

Lowest Grade : **Pre-K**

Highest Grade : **8th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **496**

Total Expenditure/Student :



Stephen F Austin Environmental Science Academy

Distance **0.88 Miles**

815 N W 7th St Grand Prairie TX 75050

Telephone : **(972) 343-4600**

School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **572**

Total Expenditure/Student :

Middle Schools

Uplift Grand Secondary

Distance **0.6 Miles**

300 E Church St Grand Prairie TX 75050

Telephone : **(972) 854-0600**

School District : **Uplift Education**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **479**

Total Expenditure/Student :

Digital Arts & Technology Academy At Adams Middle

Distance **1.04 Miles**

833 W Tarrant Rd Grand Prairie TX 75050

Telephone : **(972) 262-1934**

School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **577**

Total Expenditure/Student :



High Schools

Grand Prairie High School Distance 0.27 Miles

101 Gopher Blvd Grand Prairie TX 75050

Telephone : **(972) 809-5711** School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **8th** Highest Grade : **12th**

School Enrollment : Enrollment : **2914**

Total Expenditure/Student : Advanced Placement : **No**

Grand Prairie Fine Arts Academy Distance 0.4 Miles

102 Gopher Blvd Grand Prairie TX 75050

Telephone : **(972) 237-5603** School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **6th** Highest Grade : **12th**

School Enrollment : Enrollment : **884**

Total Expenditure/Student : Advanced Placement : **No**

Uplift Grand High School Distance 0.6 Miles

300 E Church St Grand Prairie TX 75050

Telephone : **(972) 854-0600** School District : **Uplift Education**

Lowest Grade : **9th** Highest Grade : **12th**

School Enrollment : Enrollment : **362**

Total Expenditure/Student : Advanced Placement : **No**

Grand Prairie Collegiate Institute Distance 1.56 Miles

1502 College St Grand Prairie TX 75050

Telephone : **(972) 343-3120** School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **6th** Highest Grade : **12th**

School Enrollment : Enrollment : **386**

Total Expenditure/Student : Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Ripley Entertainment Inc.	601 E Palace Pkwy Grand Prairie Tx	(972) 263-2391	0.43
Grand Prairie Boys' Baseball, Inc.	113 S Center St Grand Prairie Tx	(972) 266-0801	0.57
Playgrand Adventures	317 College St Grand Prairie Tx	(972) 237-8100	0.76
Bulldog Judo Club, Llc	217 W Main St Ste 100 Grand Prairie Tx	(817) 271-8561	0.85

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Cashmax Title & Loan	928 N Belt Line Rd Grand Prairie Tx	(972) 642-9292	0.3
Dana Martinez	302 Crescent Dr Grand Prairie Tx	(214) 317-7113	0.49
International Brother-hood Cu	688 W Tarrant Rd Grand Prairie Tx	(214) 363-9223	0.54
Local 59 Ibew Federal Credit Union	688 W Tarrant Rd Grand Prairie Tx	(214) 363-9223	0.54

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Fritz Management, Llc	915 N Belt Line Rd Grand Prairie Tx	(972) 642-8482	0.21
Starbucks Corporation	918 N Belt Line Rd Grand Prairie Tx	(972) 504-9081	0.29
Wingstop 1468	928 N Belt Line Rd Grand Prairie Tx	(972) 237-7997	0.3
Whataburger	930 E Interstate Hwy 30 Grand Prairie Tx	(972) 266-8740	0.42

Health Care Services

Name	Address	Telephone	Distance (Miles)
Path To Wellness	506 Ne 4th St Grand Prairie Tx	(972) 263-1933	0.39
Turner Park Healthcare	820 Small St Grand Prairie Tx	(972) 237-7781	0.53
Grand Prairie Health Care Center	820 Small St Grand Prairie Tx	(972) 262-1351	0.53
Los Barrios Unidos Community Clinic, Inc.	405 Stadium Dr Grand Prairie Tx	(469) 865-1850	0.59



Local Business

Hospitality

Name	Address	Telephone	Distance (Miles)
Super 8 Grand Xrairie	402 E Palace Pkwy Grand Prairie Tx	(972) 263-4421	0.62
Om Knbaa, Inc.	402 E Palace Pkwy Grand Prairie Tx	(972) 263-4421	0.62
Aum Shanker Llc	402 E Palace Pkwy Grand Prairie Tx	(972) 263-4421	0.62
Sairam2002 Llc	406 E Palace Pkwy Grand Prairie Tx	(830) 857-3037	0.66

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
A Life Baptist Church	418 E Tarrant Rd Grand Prairie Tx	(972) 266-7357	0.06
Cristiano Centro Misionero Internacional	523 Ne 5th St Grand Prairie Tx	(972) 266-4349	0.21
Winning Faith Outreach Ministries International	615 Small Hill Dr Ste 108 Grand Prairie Tx	(214) 866-9364	0.53
Mundo De Fe	330 Nw 2nd St Grand Prairie Tx	(972) 264-2210	0.58

Personal Services

Name	Address	Telephone	Distance (Miles)
Sc Fitness	132 E Main St Ste 201 Grand Prairie Tx	(469) 660-3175	0.71

Shopping

Name	Address	Telephone	Distance (Miles)
Joujou Inc	925 N Belt Line Rd Grand Prairie Tx	(972) 264-8998	0.26
Quiktrip Corporation	1110 N Belt Line Rd Grand Prairie Tx	(972) 262-1171	0.39
Five Star Glass	605 E Palace Pkwy Grand Prairie Tx	(214) 412-1670	0.42
Laynes	922 Cook Dr Grand Prairie Tx	(972) 262-6823	0.57



Neighbors

413 E TARRANT RD

Distance 0.02 Miles

Owner Name : Moody Sherman C	Subdivision : Marler Hills
Sale Date : 09/21/2000	Recording Date : 09/27/2000
Total Value : \$190,130	Property Tax : \$4,279.44
Bed / Bath : 3 / 1	Lot Acres : 0.31
Land Use : Sfr	Living Area : 1,399
Stories : 1	APN : 28-13150-001-005-0000
Yr Blt / Eff Yr Blt : 1954 / 1954	

709 NE 5TH ST

Distance 0.02 Miles

Owner Name : Martinez Sony Santana	Subdivision : Marler Hills Rep
Sale Date : 11/17/2021	Recording Date : 11/18/2021
Total Value : \$261,460	Sale Price : \$231,875
Bed / Bath : 3 / 2	Property Tax : \$5,884.93
Land Use : Sfr	Lot Acres : 0.20
Stories : 1	Living Area : 1,577
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-13150-00A-07N-0000

705 NE 5TH ST

Distance 0.02 Miles

Owner Name : Sullivan Kathleen	Subdivision : Marler Hills Rep
Sale Date : 12/27/1999	Recording Date : 01/04/2000
Total Value : \$232,730	Sale Price : \$100,016
Bed / Bath : 3 / 1	Property Tax : \$5,238.28
Land Use : Sfr	Lot Acres : 0.20
Stories : 1	Living Area : 1,559
Yr Blt / Eff Yr Blt : 1984 / 1984	APN : 28-13150-00A-07S-0000

411 E TARRANT RD

Distance 0.03 Miles

Owner Name : Benegas Oscar Ovalle	Subdivision : Marler Hills
Sale Date : 02/20/2015	Recording Date : 02/24/2015
Total Value : \$129,140	Sale Price : \$104,512.50
Bed / Bath : 2 / 2	Property Tax : \$2,906.68
Land Use : Sfr	Lot Acres : 0.31
Stories : 1	Living Area : 1,236
Yr Blt / Eff Yr Blt : 1958 / 1958	APN : 28-13150-001-004-0000



Neighbors

422 RUBY RD

Distance 0.04 Miles

Owner Name : **Rojas Sergio**

Subdivision : **Marler Hills**

Sale Date : **02/21/2019**

Recording Date : **02/25/2019**

Total Value : **\$215,000**

Sale Price : **\$112,500**

Bed / Bath : **3 / 2**

Property Tax : **\$4,839.21**

Land Use : **Sfr**

Lot Acres : **0.62**

Stories : **1**

Living Area : **1,899**

Yr Blt / Eff Yr Blt : **1970 / 1970**

APN : **28-13150-001-009-0000**

409 E TARRANT RD

Distance 0.04 Miles

Owner Name : **409 E Tarrant Llc**

Subdivision : **Marler Hills**

Sale Date : **05/19/2025**

Recording Date : **05/20/2025**

Total Value : **\$125,340**

Property Tax : **\$2,821.15**

Bed / Bath : **3 / 1**

Lot Acres : **0.30**

Land Use : **Sfr**

Living Area : **1,328**

Stories : **1**

APN : **28-13150-001-003-0000**

Yr Blt / Eff Yr Blt : **1950 / 1950**

426 RUBY RD

Distance 0.05 Miles

Owner Name : **Crenshaw Mark S**

Subdivision : **Marler Hills**

Total Value : **\$251,680**

Property Tax : **\$5,664.80**

Bed / Bath : **3 / 2**

Lot Acres : **0.33**

Land Use : **Sfr**

Living Area : **1,636**

Stories : **1**

APN : **28-13150-001-008-0000**

Yr Blt / Eff Yr Blt : **1970 / 1970**

412 RUBY RD

Distance 0.05 Miles

Owner Name : **Scoggins Ronald L**

Subdivision : **Marler Hills**

Sale Date : **11/16/1984**

Sale Price : **\$51,945**

Total Value : **\$258,770**

Property Tax : **\$5,824.38**

Bed / Bath : **3 / 2**

Lot Acres : **0.31**

Land Use : **Sfr**

Living Area : **2,227**

Stories : **1**

APN : **28-13150-001-011-0000**

Yr Blt / Eff Yr Blt : **1952 / 1952**



418 E TARRANT RD

Distance 0.06 Miles

Owner Name : **A Life Baptist Church**
Sale Date : **07/27/2011**
Total Value : **\$984,680**
Land Use : **Religious**
Stories : **1**
Yr Blt / Eff Yr Blt : **1975 /**

Recording Date : **08/04/2011**
Sale Price : **\$556,250**
Property Tax : **\$22,163.13**
Lot Acres : **1.86**
Living Area : **8,154**
APN : **65-04696-401-005-0000**

405 E TARRANT RD

Distance 0.06 Miles

Owner Name : **Shaw Scott Allan**
Sale Date : **02/27/2013**
Total Value : **\$323,280**
Bed / Bath : **3 / 3**
Land Use : **Sfr**
Stories : **2**
Yr Blt / Eff Yr Blt : **1950 / 1950**

Subdivision : **Marler Hills Add**
Recording Date : **03/05/2013**
Property Tax : **\$7,276.37**
Lot Acres : **0.31**
Living Area : **2,765**
APN : **28-13150-001-002-0000**



Demographics

Census Tract / block: 155.00 / 2 Year: 2020

Household

Population		Population by Age	
Count:	3,661	0 - 11	
Estimate Current Year:	3,480	12 - 17	
Estimate in 5 Years:	2,843	18 - 24	5.98%
Growth Last 5 Years:	6.39%	25 - 64	51.27%
Growth Last 10 Years:	-259.57%	65 - 74	5.74%
		75+	
Household Size		Household Income	
Current Year:	1,254	0 - \$25,000	26.56%
Average Current Year:	2.9	\$25,000 - \$35,000	5.34%
Estimate in 5 Years:	1,867	\$35,000 - \$50,000	11.64%
Growth Last 5 Years:	6.54%	\$50,000 - \$75,000	9.33%
Growth Last 10 Years:	-23.16%	\$75,000 - \$100,000	15.39%
Male Population:	54.77%	Above \$100,000	31.74%
Female Population:	45.23%	Average Household Income:	\$71,441
Married People:	55.12%		
Unmarried People:	44.88%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	8.02%	Below \$100,000:	11.14%
\$300 - \$799:	34.74%	\$100,000 - \$150,000:	15.14%
\$800 - \$1,999:	52.12%	\$150,000 - \$200,000:	11.58%
Over \$2,000:	5.12%	\$200,000 - \$300,000:	52.34%
Median Home Value:	\$228,400	\$300,000 - \$500,000:	9.8%
Unit Occupied Owner:	35.81%	Above \$500,000:	0%
Median Mortgage:	\$637		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	64.19%	1999 - 2000	
Median Gross Rent:	\$1,131	1995 - 1998	
Less Than \$499	6.19%	1990 - 1994	
\$500 - \$749	18.2%	1980 - 1989	27.45%
\$750 - \$999	0%	1970 - 1979	2.28%
\$1000 and Over	75.6%	1900 - 1969	66%

Education

Enrollment			
Public Pre-Primary School:	1.27%	Not Enrolled in School:	67.83%
Private Pre-Primary School:	0.81%	Not A High School Graduate:	17.34%
Public School:	27.72%	Graduate Of High School:	26.51%
Private School:	4.45%	Attended Some College:	33.12%
Public College:	3.41%	College Graduate:	19.66%
Private College:	0%	Graduate Degree:	3.38%

Workforce

Occupation:			
Manager/Prof:	10.66%	Private Worker:	87.93%
Technical:		Government Worker:	5.42%
Sales:	23.85%	Self Employed Worker:	0.82%
Administrative:		Unpaid Family Worker:	3.71%
Private House Hold:		Farming:	24.79%
Service:	10.84%	Skilled:	
Protective Services:		Blue-Collar:	54.65%
Commute Time			
Less Than 15 Min:	35.24%		
15 min - 28 min:	34.76%		
30 min - 57 min:	26.79%		
Over 60 min:	3.2%		