

real estate reports



Subject Property

421 Forrest Ln
Corsicana
TX 75110
APN: 25897

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Aubrey Pearson

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Property Detail

Subject Property : **421 Forrest Ln Corsicana TX 75110**

Owner Information

Owner Name : **Macmillan William**

Mailing Address : **864 County Road 478, Centerville TX 75833-1826 R003**

Owner Occupied **A**
Indicator :

Location Information

Legal Description : **C0000 Corsicana Blk 1029p Lot 20 .212 Acres (79 X 117)**

County : **Navarro, Tx**

Alternate APN : **C0000001029P020000**

Census Tract / Block : **9702.00 / 2**

Subdivision : **Corsicana**

Legal Lot : **20**

Map Reference : **1391-N**

Legal Block : **1029P**

School District : **Corsicana Isd**

Market Area : **48**

Munic/Township : **Corsicana**

APN : **25897**

Last Market Sale Information

Recording/Sale Date : **12/13/2024 / 12/09/2024**

1st Mtg Amount/Type : **\$156,000 / Cnv**

Sale Price : **\$195,000**

1st Mtg Document # : **11679**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **11678**

Price Per SqFt : **\$127.62**

Deed Type : **Warranty Deed**

Title Company : **Micro Title Navarro Cnty Llc**

Lender : **Fairway Independent Mtg Corp**

Seller Name : **Grant Leshia S & Eric J**

Prior Sale Information

Prior Rec/Sale Date : **12/04/2019 / 12/04/2019**

Prior Deed Type : **Warranty Deed**

Prior Sale Price : **\$130,822.27**

Prior Lender : **Fairway Independent Mtg Corp**

Prior Doc Number : **9734**

Prior 1st Mtg Amt/Type : **\$129,527 / Fha**



Property Detail

Property Characteristics

Gross Area : 1,528	Year Built / Eff : 1970	Roof Material : Composition Shingle
Living Area : 1,528	# of Stories : 1	Porch Type : Open Porch
Bath(F/H) : 2	Parking Type : Carport	Floor Cover : Carpet

Property Information

Land Use : Sfr	Lot Acres : 0.21	Lot Width/Depth : 79 X 117
County Use : Sgl-fam-res-home	Lot Size : 9,235	

Tax Information

Total Value : \$212,230	Property Tax : \$4,018.58	NAVARRO COUNTY Tax / Rate : \$766.79/.3613
Land Value : \$41,590	Tax Rate Area : GNV	NAVARRO COLLEGE Tax / Rate : \$205.44/.0968
Improvement Value : \$170,640	Market Value : \$212,230	NAVARRO FLOOD CONTROL Tax / Rate : \$12.31/.0058
Assessed Year : 2025	Water Tax : NFL	NAVARRO ROAD AND BRIDGE Tax / Rate : \$154.50/.0728
Improve % : 80%	CITY OF CORSICANA Tax / Rate : \$1,050.11/.4948	CORSICANA ISD Tax / Rate : \$1,829.42/.862
Tax Year : 2025		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$195,000	\$53,500	\$360,113	\$206,574
Bldg/Living Area	1528	1352	1728	1536
Price Per Square Foot	\$127.62	\$31	\$211	\$135.66
Year Built	1970	1915	2006	1972
Lot Size	9,235	7,579	17,424	11,036
Bedrooms				
Bathrooms	2	1	2	2
Stories	1	1	1	1
Total Assessed Value	\$212,230	\$115,000	\$321,460	\$193,890
Distance From Subject	0	0.03	0.39	0.27

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	421 Forrest Ln	195,000	212,230	12/13/2024		2	1,528	9,235	1970		
1	420 Fairmont Ave	225,000	227,040	01/15/2025		2	1,640	9,627	1975	0.03	
2	2616 Sandy Ln	226,000	193,149	01/22/2025		2	1,386	10,934	1975	0.1	
3	2916 Lafayette St	293,750	209,454	07/24/2025		2	1,602	12,371	1971	0.17	
4	2404 Renee St	96,250	180,230	11/12/2024		2	1,518	8,625	1970	0.18	
5	708 Madison Dr	264,218.75	209,170	02/21/2025		2	1,728	13,504	1970	0.22	
6	220 Fairmont Ave	187,500	177,870	05/09/2025		2	1,440	10,280	1970	0.25	
7	353 Wesley Dr		216,170	12/17/2024		2	1,582	10,977	1979	0.25	
8	204 Gorman St	247,925.71	128,760	09/12/2025			1,372	8,843		0.26	
9	345 Wesley Dr	125,000	138,840	11/01/2024		2	1,458	9,104	1979	0.27	
10	309 Gladstone St		185,290	10/31/2024		2	1,561	7,579	1975	0.28	
11	348 Wesley Dr	261,427.5	221,550	10/28/2024		2	1,352	12,850	1978	0.3	
12	204 Gladstone St	213,216.05	165,170	04/11/2025		2	1,451	8,625	1975	0.3	
13	3016 Hillcrest Dr		258,830	02/27/2025		2	1,404	14,113	1978	0.31	
14	500 Lakewood Ave		122,500	12/04/2024		2	1,564	9,017	1979	0.32	

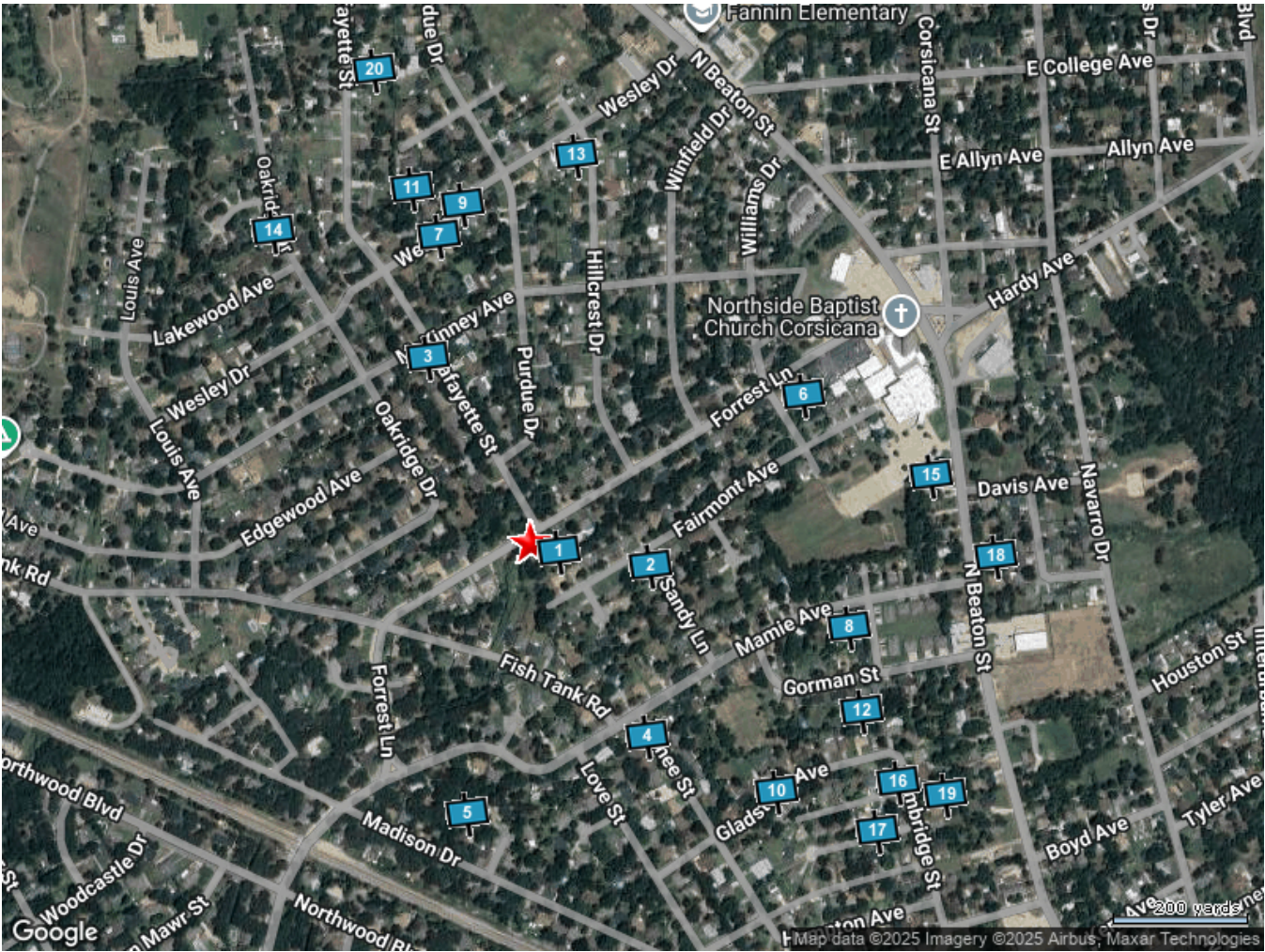


Comparables

15	2524 N Beaton St	53,500	159,110	04/22/2025		1	1,728	13,460	1915	0.32	
16	200 Churchill Ave		202,610	09/17/2025		2	1,605	9,278	1975	0.35	
17	209 Churchill Ave	223,133.24	211,548	07/28/2025		2	1,560	9,365	1975	0.36	
18	2421 N Beaton St	115,000	115,000	11/15/2024		1	1,484	13,765	1950	0.37	
19	2113 Cambridge St		234,050	10/21/2024			1,585	10,977	2006	0.39	
20	3207 Lafayette St	360,112.5	321,460	01/06/2025			1,708	17,424		0.39	

Distressed Sales =

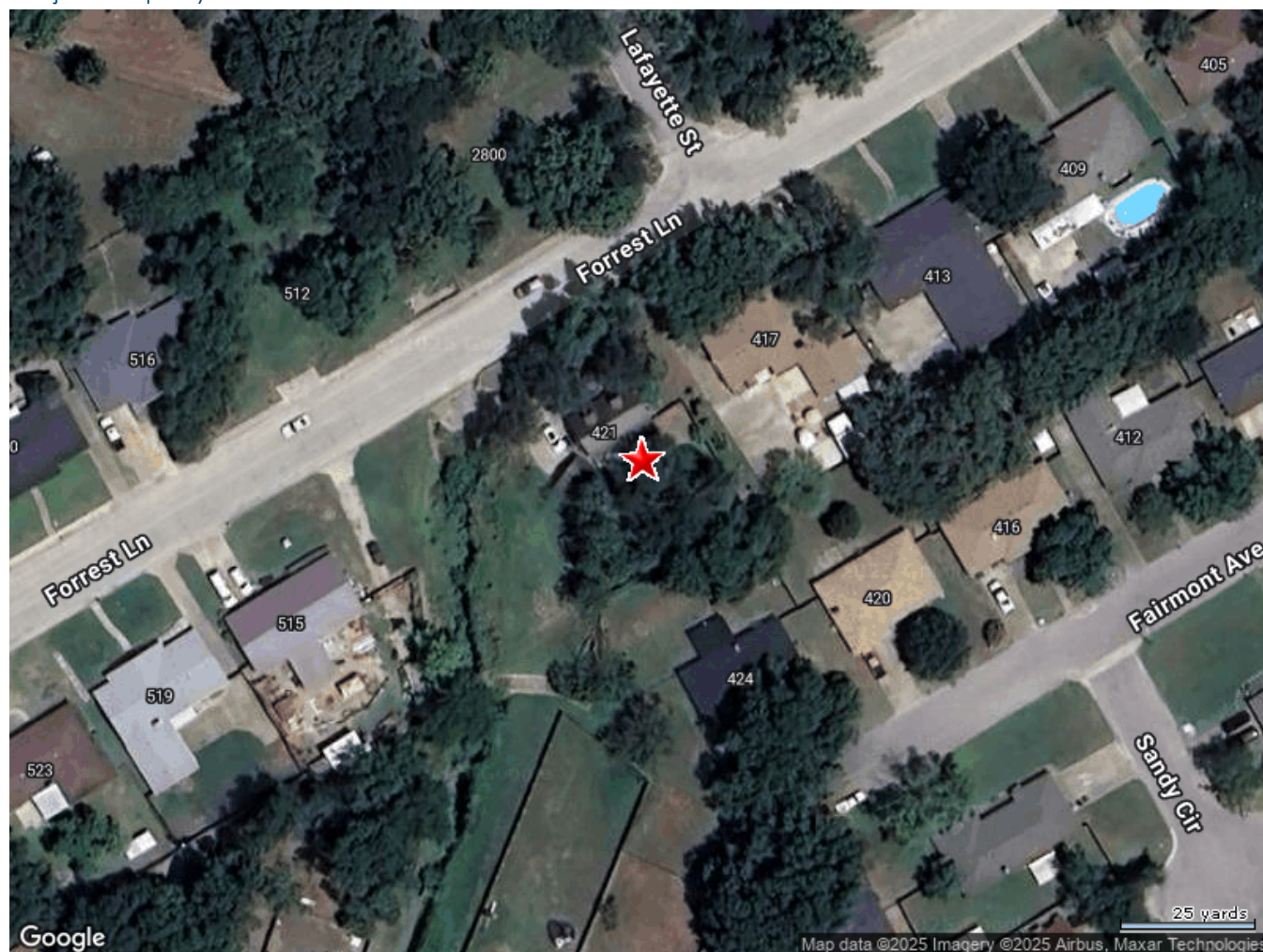
Map





Street Map

Subject Property : **421 Forrest Ln Corsicana TX 75110**



Transaction History

Sales History

Rec. Date :	12/13/2024	12/04/2019	01/09/2019	05/22/2003
Sale Date :	12/09/2024	12/04/2019	01/08/2019	05/22/2003
Sale Price :	\$195,000	\$130,822.27	\$128,424.53	
Rec.Doc.No :	11678	9734	230	1632-866
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED	ESTIMATED	
Buyer :	Macmillan William	Grant Leshia S & Eric J	Hayden Parker & Sydney C	Blackman Wayne & Trema
Seller :	Grant Leshia S & Eric J	Hayden Parker & Sydney C	Blackman Wayne & Trema	Heaton Jeffery S & Melissa W
Title Company :	Micro Title Navarro Cnty Llc	Micro Title Navarro Cnty Llc	Navarro Cnty Abs Co	
Other Doc No :				

Rec. Date :	02/11/1999			
Sale Date :	02/10/1999			
Sale Price :				
Rec.Doc.No :	1432-725			
Doc. Type :	DEED (REG)			
Sale Price Type :				
Buyer :	Owner Record			
Seller :	Bennett Carol L			
Title Company :				
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	12/13/2024	09/12/2023	06/09/2021	12/04/2019
Mtg. Amt :	\$156,000	\$5,790	\$141,517	\$129,527
Mtg. Doc. No :	11679	8609	6052	9735
Doc. Type :	DEED OF TRUST	DEED OF TRUST	MORTGAGE MODIFICATION AGREEMNT	DEED OF TRUST
Loan Type :	CONVENTIONAL	FHA	CONVENTIONAL	FHA
Mtg. Rate Type :			FIXED RATE LOAN	
Mtg. Term :	30 Years	28 Years	30 Years	30 Years
Mtg. Rate :			3.25	
Lender :	Fairway Independent Mtg Corp	Secretary/hsng & Urban Dev	Lakeview Ln Servicing Llc	Fairway Independent Mtg Corp
Borrower 1 :	Macmillan William	Grant Ieshia S	Grant Ieshia S	Grant Leshia S
Borrower 2 :		Grant Eric J	Grant Eric J	Grant Eric J
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	01/09/2019
Mtg. Amt :	\$127,153
Mtg. Doc. No :	231
Doc. Type :	DEED OF TRUST
Loan Type :	FHA
Mtg. Rate Type :	
Mtg. Term :	30 Years
Mtg. Rate :	
Lender :	Cherry Crk Mtg Co Inc
Borrower 1 :	Hayden Parker
Borrower 2 :	Hayden Sydney C
Borrower 3 :	
Borrower 4 :	



Public Schools :

Elementary Schools

Fannin Elementary Distance 0.49 Miles

3201 N Beaton Corsicana TX 75110

Telephone : **(903) 874-3728**

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

Lowest Grade : **K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **422**

Total Expenditure/Student :

Bowie Elementary Distance 0.91 Miles

1800 Bowie Dr Corsicana TX 75110

Telephone : **(903) 872-6541**

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

Lowest Grade : **K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **504**

Total Expenditure/Student :

Sam Houston Elementary Distance 1.75 Miles

1213 W 4th Ave Corsicana TX 75110

Telephone : **(903) 874-6971**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **427**

Total Expenditure/Student :



Middle Schools

Collins Intermediate		Distance	0.75 Miles
1500 Dobbins Rd Corsicana TX 75110			
Telephone :	(903) 872-3979	School District :	Corsicana Independent School District (isd)
Lowest Grade :	5th	Highest Grade :	6th
Kindergarten :	No	School Enrollment :	
Enrollment :	889	Total Expenditure/Student :	



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Dance Connection, Inc.	808 Northwood Blvd Corsicana Tx	(903) 874-4281	0.3
Festival Of Lights	113 E Thompson St Corsicana Tx	(903) 467-6364	0.67
Pro Coin Entertainment, L.L.c.	1600 Crestmont Ave Corsicana Tx	(903) 879-2373	0.96

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Rainbow Room	600 Northwood Blvd Corsicana Tx	(903) 874-3021	0.38
Smoothie Queen Smoothie Drinks	1321 N Beaton St Corsicana Tx	(346) 774-0412	0.93

Health Care Services

Name	Address	Telephone	Distance (Miles)
Harmony House	509 Lakewood Ave Corsicana Tx	(903) 872-1234	0.3
Jones David	821 Cedar Crest Ln Corsicana Tx	(903) 872-7310	0.43
Coker Rehabilitation Services, Inc.	5959 Royal Ln Ste 539 Dallas Tx	(903) 872-5925	0.53
Douglas B. Hibbs, Md, PLLC	1400 Bowie Cir Corsicana Tx	(903) 654-2781	0.64

Hospitality

Name	Address	Telephone	Distance (Miles)
Harbor Inn Club, Inc	304 Forrest Ln Corsicana Tx	(903) 874-1304	0.21

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Smith Alvin Rev	504 Edgewood Ave Corsicana Tx	(903) 872-7100	0.16
Northside Baptist Church	215 Forrest Ln Corsicana Tx	(903) 874-4272	0.25
Northside Baptist Church	2800 N Beaton St Corsicana Tx	(903) 872-5601	0.35
Greater Love Outreach Fellowship Church	404 Hutson Dr Corsicana Tx	(903) 872-3947	0.36



Shopping

Name	Address	Telephone	Distance (Miles)
Papa's Puzzle Shop	812 Madison Dr Corsicana Tx	(903) 257-6315	0.22
Corsicana Glass & Mirror	2400 N Beaton St Corsicana Tx	(903) 872-6526	0.35
Dolgencorp, Llc	2401 N Beaton St Corsicana Tx	(903) 875-9571	0.44
Mq Food Mart No 1	1900 N Beaton St Corsicana Tx	(903) 874-3358	0.5



Neighbors

512 FORREST LNDistance **0.04 Miles**Owner Name : **Live In Luxury Homes Llc**Recording Date : **07/21/2022**Sale Date : **07/15/2022**Property Tax : **\$765.28**Total Value : **\$40,416**Lot Acres : **0.26**Land Use : **Residential Lot**APN : **25430**Subdivision : **Corsicana**

516 FORREST LNDistance **0.05 Miles**Owner Name : **Don Lane Enterprises Llc**Subdivision : **Corsicana**Sale Date : **07/31/2015**Recording Date : **07/31/2015**Total Value : **\$151,210**Sale Price : **\$93,750**Bed / Bath : **/ 2**Property Tax : **\$2,863.16**Land Use : **Sfr**Lot Acres : **0.21**Stories : **1**Living Area : **1,845**Yr Blt / Eff Yr Blt : **1969 /**APN : **25429**

520 FORREST LNDistance **0.06 Miles**Owner Name : **Jackson Clifford Paul**Subdivision : **Corsicana**Sale Date : **05/13/2019**Recording Date : **05/15/2019**Total Value : **\$254,310**Sale Price : **\$171,827**Bed / Bath : **/ 2**Property Tax : **\$4,815.36**Land Use : **Sfr**Lot Acres : **0.21**Stories : **1**Living Area : **1,856**Yr Blt / Eff Yr Blt : **1970 /**APN : **25428**

2701 FISH TANK RDDistance **0.06 Miles**Owner Name : **Campos Noe Zamora**Recording Date : **04/08/2022**Sale Date : **04/07/2022**Sale Price : **\$191,250**Total Value : **\$203,210**Property Tax : **\$3,847.78**Land Use : **Sfr**Lot Acres : **0.17**Stories : **1**Living Area : **1,254**Yr Blt / Eff Yr Blt : **1985 /**APN : **48447**Subdivision : **Corsicana**



Neighbors

2705 FISH TANK RD

Distance 0.07 Miles

Owner Name : **Dcbc Lockhart Rentals Llc**

Subdivision : **Corsicana**

Sale Date : **10/31/2017**

Recording Date : **11/14/2017**

Total Value : **\$139,690**

Property Tax : **\$2,645.03**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **1,316**

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

APN : **48448**

524 FORREST LN

Distance 0.07 Miles

Owner Name : **Bairrington Ronald Keith**

Subdivision : **Corsicana**

Total Value : **\$187,815**

Property Tax : **\$3,556.28**

Bed / Bath : **/ 2**

Lot Acres : **0.21**

Land Use : **Sfr**

Living Area : **1,825**

Stories : **1**

APN : **25427**

Yr Blt / Eff Yr Blt : **1971 /**

2709 FISH TANK RD

Distance 0.07 Miles

Owner Name : **Wilcoxon Ronald**

Subdivision : **Corsicana**

Sale Date : **08/25/1999**

Recording Date : **08/26/1999**

Total Value : **\$115,006**

Property Tax : **\$2,177.64**

Land Use : **Sfr**

Lot Acres : **0.13**

Stories : **1**

Living Area : **1,140**

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

APN : **48449**

505 OAKRIDGE DR

Distance 0.08 Miles

Owner Name : **Allen Frank**

Subdivision : **Corsicana**

Sale Date : **01/26/2016**

Recording Date : **01/27/2016**

Total Value : **\$177,288**

Sale Price : **\$130,625**

Bed / Bath : **/ 2**

Property Tax : **\$3,356.95**

Land Use : **Sfr**

Lot Acres : **0.22**

Stories : **1**

Living Area : **1,967**

Yr Blt / Eff Yr Blt : **1971 /**

APN : **25440**



Demographics

Census Tract / block: 9702.00 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,813	0 - 11	
Estimate Current Year:	6,350	12 - 17	
Estimate in 5 Years:	9,046	18 - 24	8.17%
Growth Last 5 Years:	2.1%	25 - 64	50.09%
Growth Last 10 Years:	-168.53%	65 - 74	14.93%
		75+	
Household Size		Household Income	
Current Year:	2,151	0 - \$25,000	18.46%
Average Current Year:	2.68	\$25,000 - \$35,000	6.83%
Estimate in 5 Years:	3,034	\$35,000 - \$50,000	8.79%
Growth Last 5 Years:	5.39%	\$50,000 - \$75,000	14.04%
Growth Last 10 Years:	0.64%	\$75,000 - \$100,000	6.83%
Male Population:	48.06%	Above \$100,000	45.05%
Female Population:	51.94%	Average Household Income:	\$75,993
Married People:	54.59%		
Unmarried People:	45.41%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	6.51%	Below \$100,000:	19.93%
\$300 - \$799:	35.95%	\$100,000 - \$150,000:	15.68%
\$800 - \$1,999:	50.21%	\$150,000 - \$200,000:	10.43%
Over \$2,000:	7.34%	\$200,000 - \$300,000:	33.36%
Median Home Value:	\$207,500	\$300,000 - \$500,000:	18.68%
Unit Occupied Owner:	55.74%	Above \$500,000:	1.92%
Median Mortgage:	\$566		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	44.26%	1999 - 2000	
Median Gross Rent:	\$1,267	1995 - 1998	
Less Than \$499	1.64%	1990 - 1994	
\$500 - \$749	31.19%	1980 - 1989	13.72%
\$750 - \$999	4.4%	1970 - 1979	34.97%
\$1000 and Over	62.77%	1900 - 1969	19.83%

Education

Enrollment			
Public Pre-Primary School:	2.1%	Not Enrolled in School:	75.91%
Private Pre-Primary School:	0.04%	Not A High School Graduate:	16.94%
Public School:	21.85%	Graduate Of High School:	34.36%
Private School:	2.24%	Attended Some College:	23.07%
Public College:	2.05%	College Graduate:	20.13%
Private College:	2.2%	Graduate Degree:	5.5%

Workforce

Occupation:			
Manager/Prof:	27.19%	Private Worker:	80.49%
Technical:		Government Worker:	5.65%
Sales:	19.47%	Self Employed Worker:	0.42%
Administrative:		Unpaid Family Worker:	5.51%
Private House Hold:		Farming:	4.74%
Service:	21.37%	Skilled:	
Protective Services:		Blue-Collar:	31.96%
Commute Time			
Less Than 15 Min:	49.92%		
15 min - 28 min:	37.4%		
30 min - 57 min:	4.29%		
Over 60 min:	8.39%		