

real estate reports



Subject Property

503 Woodacre Dr
Dallas
TX 75241
APN: 00-00048-328-600-0000

Prepared For: Mirian Iraheta

Data Provided By: Rolando Lopez

Mirian Iraheta

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Property Detail

Subject Property : **503 Woodacre Dr Dallas TX 75241**

Owner Information

Owner Name : **Flores Edwin**
Mailing Address : **952 Fall Crk, Grapevine TX 76051-8247 C001**
Vesting Codes : **Married Man / /**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Glenview Rev Blk E/6016 Lot 2a Vol82191/1102 Ex092982 Co-dallas**
County : **Dallas, Tx** Subdivision : **Glenview Rev**
Census Tract / Block : **112.02 / 2** Map Reference : **64-M / 00-0004-8328**
Legal Lot : **2A** School District : **Dallas Isd**
Legal Block : **E6016** Munic/Township : **Dallas**
Market Area : **15** Neighbor Code : **4DSL18**
APN : **00-00048-328-600-0000**

Last Market Sale Information

Recording/Sale Date : **10/21/2024 / 10/17/2024** Deed Type : **Warranty Deed**
Document # : **211560**
Title Company : **25607**
Seller Name : **Pc Peak Development Llc**

Prior Sale Information

Prior Rec/Sale Date : **09/30/2024 / 09/25/2024** Prior Deed Type : **Warranty Deed**
Prior Doc Number : **196150**

Property Characteristics

Gross Area : 2,382	Garage Area : 200	Heat Type : Central
Living Area : 1,862	Garage 2 Capacity :	Cooling Type : Central
Bedrooms : 4	Roof Type : Hip	Exterior wall : Brick Veneer
Bath(F/H) : 2	Foundation : Pier	Air Cond : Central
Year Built / Eff : 1959 / 1959	Roof Material : Composition Shingle	Condition : Average
# of Stories : 1	Construction : Brick	Other Rooms : Kitchen
Parking Type : Attached Garage		



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.24	Water Type : Public
County Use : Sfr	Lot Size : 10,489	Sewer Type : Type Unknown
Zoning : Z298	Lot Width/Depth : 75 X 145	

Tax Information

Total Value : \$260,620	Tax Year : 2024	DALLAS (CITY) \$1,836.59/.7047 Tax / Rate :
Land Value : \$62,930	Property Tax : \$5,824.94	DALLAS ISD Tax / \$2,598.99/.99724 Rate :
Improvement Value : \$197,690	Tax Rate Area : DC	PARKLAND \$552.51/.212 HOSPITAL Tax / Rate :
Assessed Year : 2024	Market Value : \$260,620	DALLAS CNTY \$275.20/.1056 COMMUNITY COLLEGE Tax / Rate :
Improve % : 76%	DALLAS COUNTY \$561.64/.2155 Tax / Rate :	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$228,092	\$312,387	\$276,110
Bldg/Living Area	1862	1588	2123	1791
Price Per Square Foot		\$133	\$186	\$157.02
Year Built	1959	1955	1961	1959
Lot Size	10,489	7,431	16,592	10,808
Bedrooms	4	3	4	3
Bathrooms	2	2	2	2
Stories	1	1	1	1
Total Assessed Value	\$260,620	\$153,730	\$298,210	\$250,915
Distance From Subject	0	0.1	0.7	0.46

Summary of Comparables

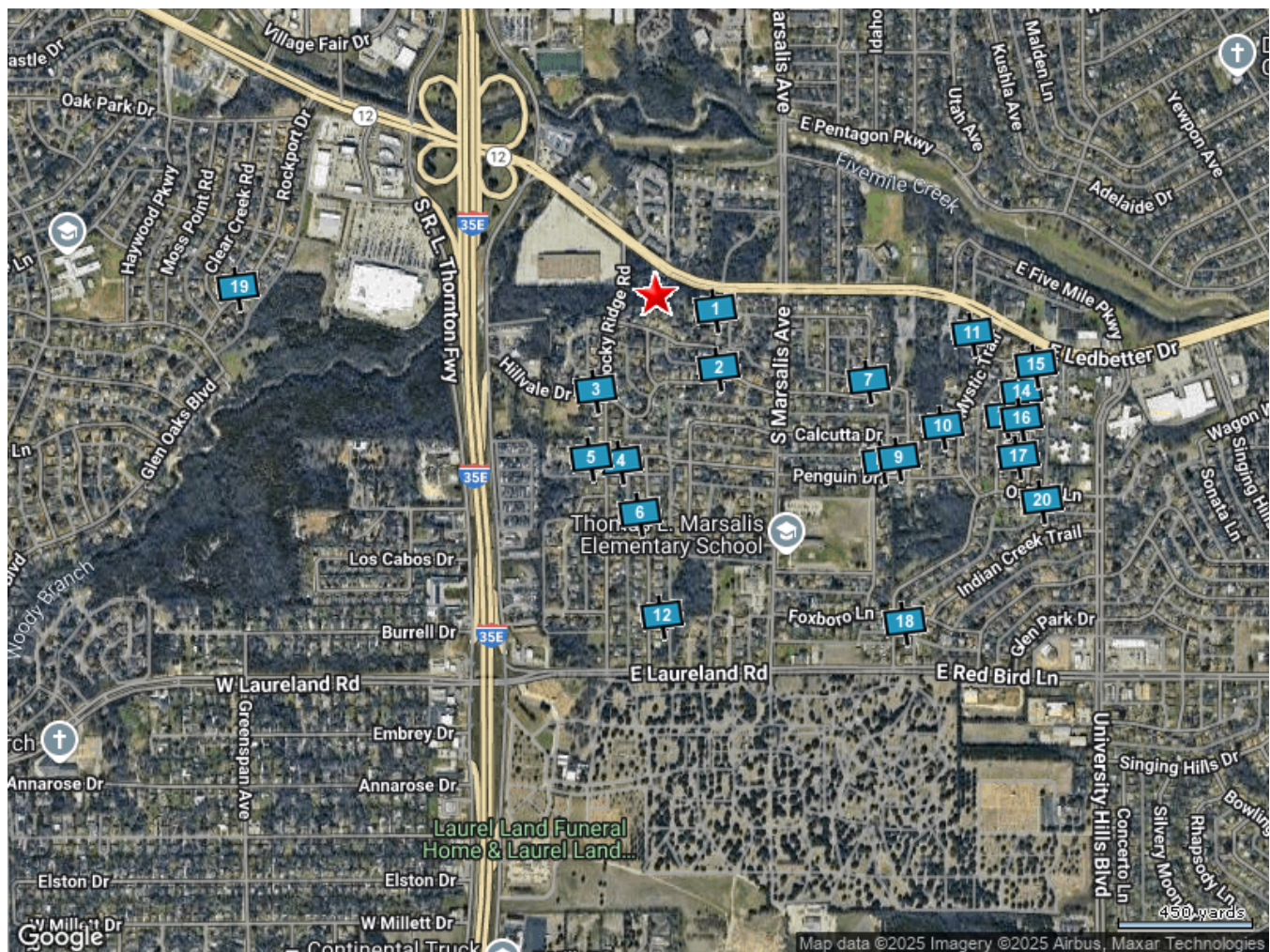
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	503 Woodacre Dr		260,620	10/21/2024	4	2	1,862	10,489	1959		Z298
1	541 Woodacre Dr	312,386.94	219,700	08/16/2024	3	2	1,904	10,145	1958	0.1	Z298
2	536 Hillvale Dr	308,750	256,040	10/03/2024	3	2	1,660	12,053	1959	0.16	Z298
3	5311 Rocky Ridge Rd	251,250	240,700	06/27/2025	3	2	1,732	9,422	1959	0.18	Z298
4	5436 Rocky Ridge Rd	250,000	271,940	06/27/2025	3	2	1,804	10,380	1961	0.28	Z298
5	5511 Glen Forest Ln		268,770	03/12/2025	3	2	1,824	9,557	1960	0.29	Z298
6	5657 Trailwood Dr	308,750	275,720	02/12/2025	3	2	2,116	10,306	1961	0.35	Z298
7	818 Woodacre Dr	287,594.47	241,070	03/10/2025	3	2	1,588	11,578	1956	0.37	Z298
8	824 Penguin Dr	287,594.47	260,810	09/26/2024	3	2	1,593	14,366	1956	0.45	Z298
9	5605 Stratton Dr		280,400	05/22/2025	3	2	2,123	10,860	1957	0.47	Z298
10	5325 Mystic Trl	261,000	245,290	05/01/2025	3	2	1,772	16,592	1959	0.5	Z298
11	5205 Mystic Trl	266,875	261,470	04/07/2025	4	2	1,730	12,606	1960	0.5	Z298
12	5912 Trailwood Dr	272,719.19	245,890	05/20/2025	3	2	1,697	10,149	1959	0.52	Z298
13	5318 Pennridge Ln	282,635.37	153,730	01/03/2025	3	2	1,663	7,431	1960	0.59	Z298

Comparables

14	5315 Stoneboro Trl		259,800	11/26/2024	3	2	1,828	7,906	1960	0.6	Z298
15	5246 Pennridge Ln		239,470	11/01/2024	3	2	1,843	8,076	1960	0.61	Z298
16	5327 Stoneboro Trl	243,437.5	245,090	02/28/2025	3	2	1,666	7,462	1960	0.61	Z298
17	5421 Stoneboro Trl	228,092.34	234,390	05/08/2025	3	2	1,710	8,385	1961	0.63	Z298
18	812 Oxbow Ln	304,453.39	246,040	03/14/2025	3	2	2,095	11,631	1960	0.66	Z298
19	4960 Rockport Dr		298,210	02/04/2025	3	2	1,836	15,542	1955	0.66	Z298
20	1111 Indian Creek Trl		273,760	04/22/2025	3	2	1,633	11,718	1958	0.7	Z298

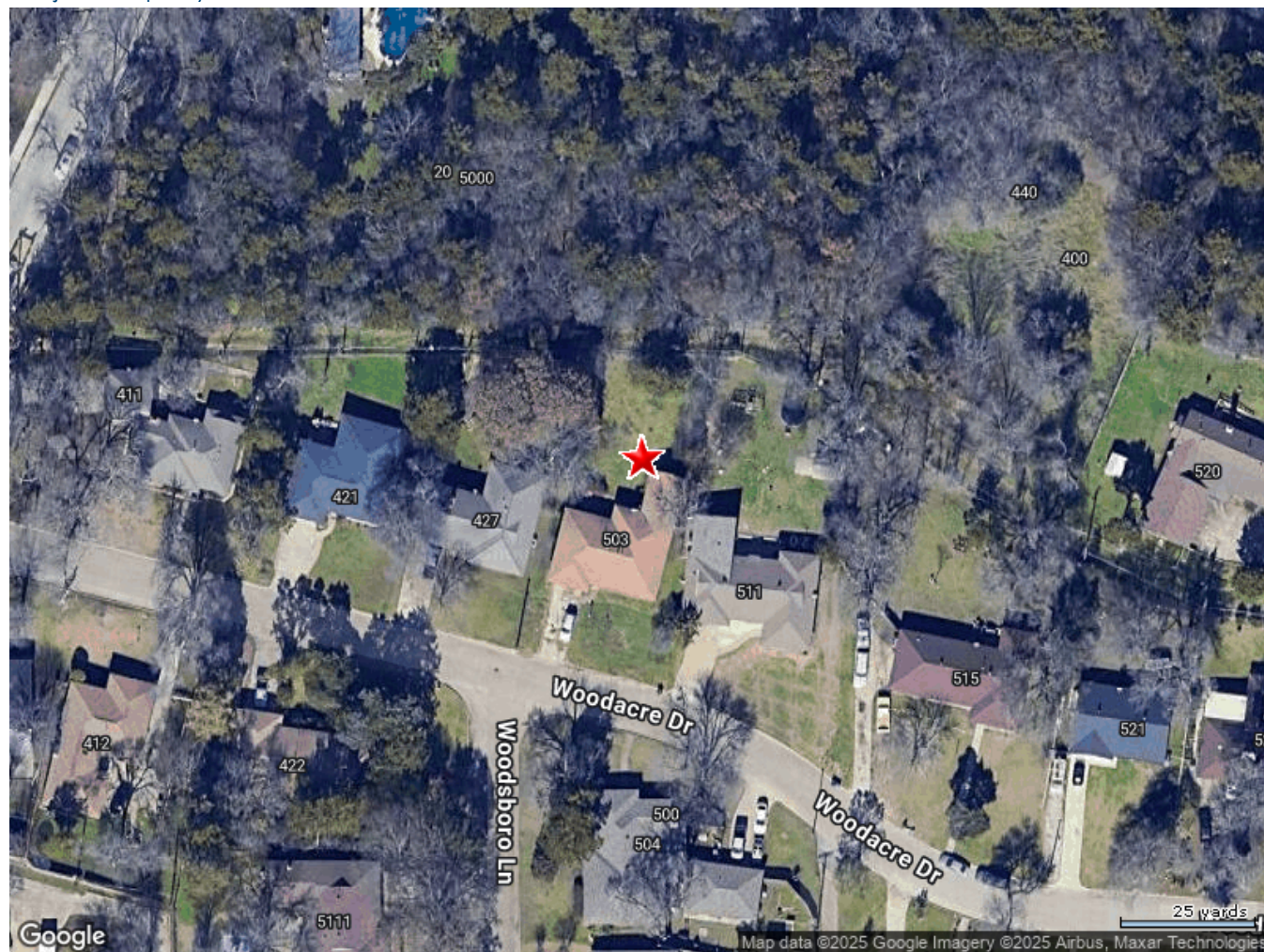
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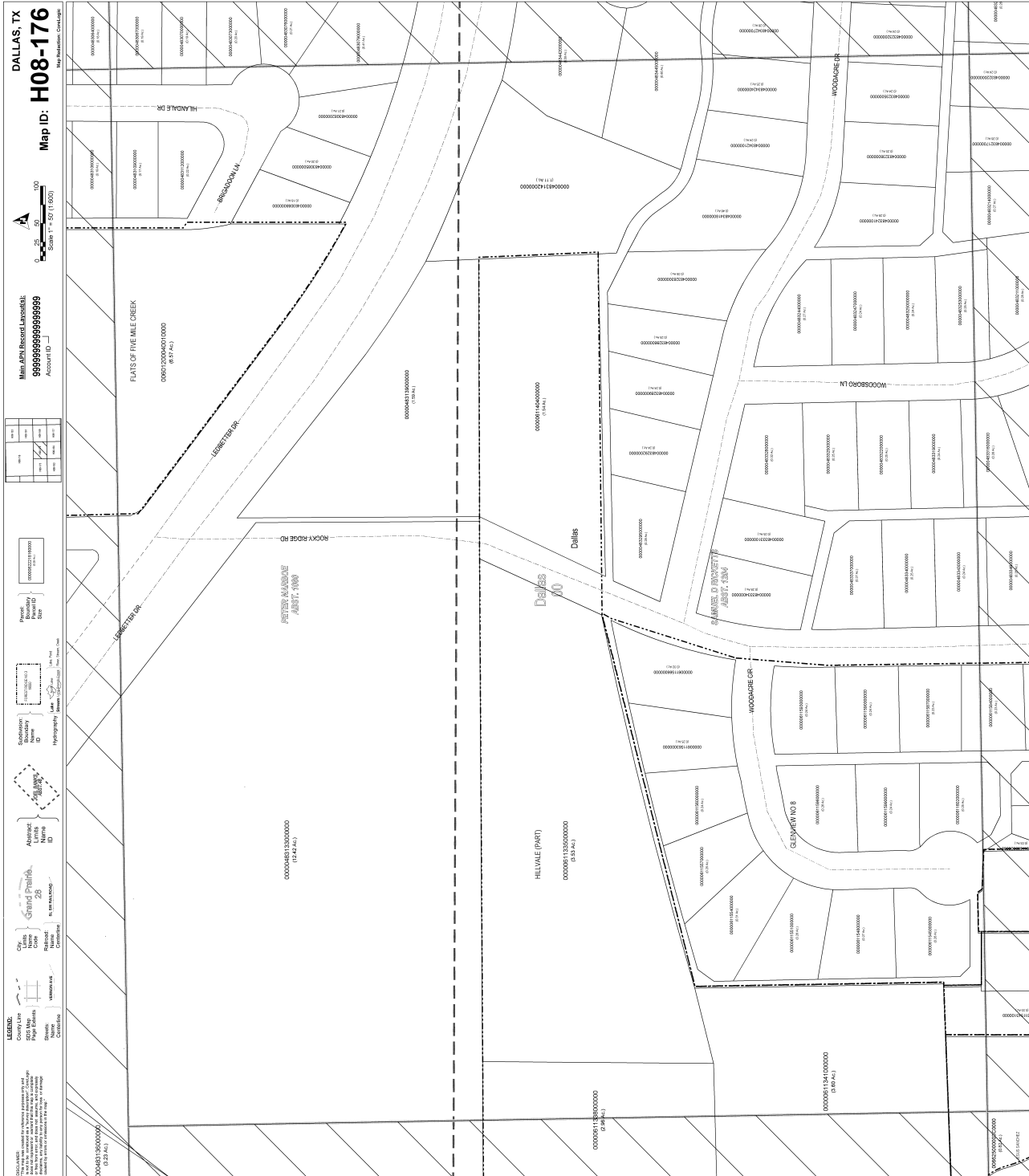
[Map](#)





Subject Property : **503 Woodacre Dr Dallas TX 75241**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 07/14/2025
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Transaction History

Sales History

Rec. Date :	10/21/2024	09/30/2024	09/30/2024	09/30/2024
Sale Date :	10/17/2024	09/25/2024	08/30/2024	09/09/2024
Sale Price :				
Rec.Doc.No :	211560	196150	196149	196148
Doc. Type :	WARRANTY DEED	WARRANTY DEED	AFFIDAVIT	AFFIDAVIT
Sale Price Type :				
Buyer :	Flores Edwin	Pc Peak Dev Llc	Johnson Malissa A	Phifer-henderson Florence L
Seller :	Pc Peak Development Llc	Phifer-henderson Florence L	Phifer William P Sr	Phifer William P Sr
Title Company :	25607	25607		25607
Other Doc No :				

Mortgage History

1st Mortgage Details

Mtg. Date :	09/16/2005
Mtg. Amt :	\$63,733
Mtg. Doc. No :	183-9231
Doc. Type :	DEED OF TRUST
Loan Type :	CONVENTIONAL
Mtg. Rate Type :	FIXED RATE LOAN
Mtg. Term :	10 Years
Mtg. Rate :	
Lender :	Citicorp Tr Bk Fsb
Borrower 1 :	Phifer William
Borrower 2 :	Phifer Wilma
Borrower 3 :	
Borrower 4 :	



Public Schools :

Elementary Schools

Thomas L Marsalis Elementary Steam Academy Distance **0.41 Miles**

5640 S Marsalis Ave Dallas TX 75241

Telephone : **(972) 749-3500**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **426**

Total Expenditure/Student :

Mark Twain School For The Talented And Gifted Distance **0.93 Miles**

724 Green Cove Ln Dallas TX 75232

Telephone : **(972) 749-3000**

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

Lowest Grade : **K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **241**

Total Expenditure/Student :

Clara Oliver Elementary Distance **0.93 Miles**

4010 Idaho Ave Dallas TX 75216

Telephone : **(972) 749-3400**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **204**

Total Expenditure/Student :



Gateway Charter Academy

Distance **0.94 Miles**

6103 University Hills Blvd Dallas TX 75241

Telephone : **(214) 375-2039**

School District : **Gateway Charter Academy**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **390**

Total Expenditure/Student :

Middle Schools

Uplift Wisdom Secondary

Distance **1.34 Miles**

301 W Camp Wisdom Rd Dallas TX 75232

Telephone : **(469) 621-8500**

School District : **Uplift Education**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **456**

Total Expenditure/Student :

Barbara M Manns Middle Daep

Distance **1.49 Miles**

3313 S Beckley Ave Bldg E Dallas TX 75224

Telephone : **(972) 925-7060**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **139**

Total Expenditure/Student :

Judge Louis A Bedford Junior Law Academy

Distance **1.53 Miles**

1303 Reynoldston Ln Dallas TX 75232

Telephone : **(972) 794-6400**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **522**

Total Expenditure/Student :



Boude Storey Middle		Distance 1.79 Miles
3000 Maryland Ave Dallas TX 75216		
Telephone :	(972) 925-8700	School District : Dallas Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	412	Total Expenditure/Student :

High Schools

South Oak Cliff High School		Distance 1.15 Miles
3601 S Marsalis Ave Dallas TX 75216		
Telephone :	(214) 932-7000	School District : Dallas Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 1537
Total Expenditure/Student :		Advanced Placement : No

Booker T Washington Spva Magnet		Distance 1.34 Miles
3434 S R L Thornton Dallas TX 75224		
Telephone :	(972) 925-1200	School District : Dallas Independent School District (isd)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 963
Total Expenditure/Student :		Advanced Placement : No

Wisdom High School		Distance 1.34 Miles
301 W Camp Wisdom Rd Dallas TX 75232		
Telephone :	(214) 653-6900	School District : Uplift Education
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 369
Total Expenditure/Student :		Advanced Placement : No



Barbara M Manns H S Daep		Distance 1.49 Miles	
3313 S Beckley Ave Dallas TX 75224			
Telephone : (972) 925-7000		School District : Dallas Independent School District (isd)	
Lowest Grade : 9th		Highest Grade : 12th	
School Enrollment :		Enrollment : 236	
Total Expenditure/Student :		Advanced Placement : No	



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Plaza Delas Americas	300 E Ledbetter Dr Dallas Tx	(214) 375-6900	0.16
Dance Cyn'sations	948 Foxboro Ln Dallas Tx	(214) 376-2307	0.7
Exotic Entertainers Association	4935 Clear Creek Rd Dallas Tx	(214) 329-5218	0.73
A-mac And Associates Entertainment And Production, Llc	4042 Huckleberry Cir Dallas Tx	(214) 375-1762	0.9

Banks / Financial

Name	Address	Telephone	Distance (Miles)
First National Bank Texas	200 Short Blvd Ste 130 Dallas Tx	(800) 677-9801	0.43
John W. Dodd Second Finance	4484 S Marsalis Ave Dallas Tx	(214) 682-7275	0.48

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Halftime Concessions Llc	541 Glen Arbor Dr Dallas Tx	(469) 236-6693	0.1
Christopher Johnson	423 E Ledbetter Dr # 717 Dallas Tx	(469) 358-1481	0.18
Henderson Chicken	337 E Ledbetter Dr Dallas Tx	(214) 372-6777	0.2
Lil Cajun Grill & Sports Cuisine Llc	5210 S Marsalis Ave Dallas Tx	(214) 243-9985	0.23

Health Care Services

Name	Address	Telephone	Distance (Miles)
Forefront Living Hospice	550 E Ann Arbor Ave Dallas Tx	(214) 376-1701	0.47
Alice Branch Healthcare Inc	550 E Ann Arbor Ave Dallas Tx	(214) 376-1701	0.47
Eastland Memorial Hospital District	550 E Ann Arbor Ave Dallas Tx	(214) 376-1701	0.47
Unlimited Healthcare Provider, Llc	1016 E Ledbetter Dr Mesquite Tx	(214) 375-8883	0.51

Hospitality

Name	Address	Telephone	Distance (Miles)
Oak Cliff Hospitality, L.p.	4610 S R L Thornton Fwy Dallas Tx	(214) 371-6800	0.31
Patel, Bibin	5606 S R L Thornton Fwy Dallas Tx	(214) 371-0727	0.43



Local Business

Devvu, LLC	5606 S R L Thornton Fwy Dallas Tx	(214) 371-0727	0.43
Linfield Inn	5715 S R L Thornton Fwy Dallas Tx	(214) 272-7596	0.53

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Emerge 2 God	654 Calcutta Dr Dallas Tx	(214) 374-7785	0.25
Glendale Presbyterian Church	4611 S Marsalis Ave Dallas Tx	(214) 371-2046	0.42
Sunset Prsbtrn Chr	550 E Ann Arbor Ave Dallas Tx	(214) 333-3182	0.47
Faith Hope Love Church	715 Foxboro Ln Dallas Tx	(214) 371-2057	0.5

Personal Services

Name	Address	Telephone	Distance (Miles)
The Fitness Hub & Nutrition	4737 Village Fair Dr Dallas Tx	(469) 263-3950	0.68

Shopping

Name	Address	Telephone	Distance (Miles)
Walmart Inc.	200 Short Blvd Dallas Tx	(972) 232-6400	0.43
Quiktrip Corporation	4767 S R L Thornton Fwy Dallas Tx	(214) 374-1413	0.5
Dollar Tree Stores, Inc.	4777 Vista Wood Blvd # 15 Dallas Tx	(214) 376-2129	0.51
Vt Grocer Store	4418 S Marsalis Ave Dallas Tx	(214) 946-3299	0.56



Neighbors

427 WOODACRE DR

Distance 0.01 Miles

Owner Name : Brisco Sherman L	Subdivision : Glenview Rev
Total Value : \$250,200	Property Tax : \$5,592.05
Bed / Bath : 3 / 2	Lot Acres : 0.23
Land Use : Sfr	Living Area : 1,883
Stories : 1	APN : 00-00048-328-900-0000
Yr Blt / Eff Yr Blt : 1956 / 1956	

511 WOODACRE DR

Distance 0.01 Miles

Owner Name : Cisneros Pedro Ernesto	Subdivision : Glenview Rev
Sale Date : 09/06/2011	Recording Date : 09/23/2011
Total Value : \$297,600	Sale Price : \$78,751.72
Bed / Bath : 3 / 2	Property Tax : \$6,651.45
Land Use : Sfr	Lot Acres : 0.33
Stories : 1	Living Area : 2,106
Yr Blt / Eff Yr Blt : 1956 / 1956	APN : 00-00048-328-300-0000

504 WOODACRE DR

Distance 0.03 Miles

Owner Name : Blackman John B	Subdivision : Glenview
Total Value : \$282,500	Property Tax : \$6,313.96
Bed / Bath : 3 / 2	Lot Acres : 0.26
Land Use : Sfr	Living Area : 2,166
Stories : 1	APN : 00-00048-324-400-0000
Yr Blt / Eff Yr Blt : 1956 / 1956	

515 WOODACRE DR

Distance 0.04 Miles

Owner Name : Rucks Brittney Wilson	Subdivision : Glenview 07
Sale Date : 03/06/2019	Recording Date : 03/11/2019
Total Value : \$278,680	Sale Price : \$177,966.25
Bed / Bath : 2 / 2	Property Tax : \$6,228.58
Land Use : Sfr	Lot Acres : 0.44
Stories : 1	Living Area : 1,616
Yr Blt / Eff Yr Blt : 1957 / 1957	APN : 00-00048-341-800-0000



422 WOODACRE DR

Distance **0.04 Miles**

Owner Name : Williamson Gladis M	Subdivision : Glenview
Total Value : \$292,230	Property Tax : \$6,531.43
Bed / Bath : 3 / 2	Lot Acres : 0.30
Land Use : Sfr	Living Area : 2,090
Stories : 1	APN : 00-00048-332-800-0000
Yr Blt / Eff Yr Blt : 1956 / 1956	

440 E LEDBETTER DR

Distance **0.04 Miles**

Owner Name : Brown Daniel L	Recording Date : 03/04/2025
Sale Date : 03/03/2025	Property Tax : \$2,281.07
Total Value : \$102,060	Lot Acres : 1.13
Land Use : Residential Acreage	APN : 00-00048-314-200-0000
Subdivision : Peter Narboe #1080 & The S D R	

521 WOODACRE DR

Distance **0.05 Miles**

Owner Name : Salinas Juan	Subdivision : Glenview 07
Sale Date : 12/21/2017	Recording Date : 12/28/2017
Total Value : \$318,780	Property Tax : \$7,124.83
Bed / Bath : 4 / 2	Lot Acres : 0.23
Land Use : Sfr	Living Area : 1,463
Stories : 1	APN : 00-00048-342-100-0000
Yr Blt / Eff Yr Blt : 2018 / 2018	

5111 WOODSBORO LN

Distance **0.06 Miles**

Owner Name : Harvey Maggie E	Subdivision : Glenview
Total Value : \$254,650	Property Tax : \$5,691.50
Bed / Bath : 3 / 2	Lot Acres : 0.24
Land Use : Sfr	Living Area : 2,104
Stories : 1	APN : 00-00048-332-500-0000
Yr Blt / Eff Yr Blt : 1956 / 1956	



412 WOODACRE DR

Distance 0.06 Miles

Owner Name : **Richardson Hester M**

Subdivision : **Glenview Add**

Total Value : **\$291,870**

Property Tax : **\$6,523.38**

Bed / Bath : **3 / 2**

Lot Acres : **0.24**

Land Use : **Sfr**

Living Area : **2,094**

Stories : **1**

APN : **00-00048-333-100-0000**

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

430 E LEDBETTER DR

Distance 0.06 Miles

Owner Name : **Mohmed Joseph**

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

Sale Date : **08/16/1993**

Subdivision : **Hillvale Add Tr 20 Cb 6015**

Total Value : **\$679,380**

Property Tax : **\$15,184.35**

Bed / Bath : **4 / 3**

Lot Acres : **3.53**

Land Use : **Sfr**

Living Area : **2,764**

Stories : **1**

APN : **00-00048-313-900-0000**



Demographics

Census Tract / block: 112.02 / 2 Year: 2020

Household

Population		Population by Age	
Count:	2,569	0 - 11	
Estimate Current Year:	2,569	12 - 17	
Estimate in 5 Years:	2,569	18 - 24	6.81%
Growth Last 5 Years:		25 - 64	41.81%
Growth Last 10 Years:		65 - 74	6.07%
		75+	
Household Size		Household Income	
Current Year:	885	0 - \$25,000	19.1%
Average Current Year:	2.9	\$25,000 - \$35,000	6.33%
Estimate in 5 Years:	885	\$35,000 - \$50,000	1.24%
Growth Last 5 Years:		\$50,000 - \$75,000	44.52%
Growth Last 10 Years:		\$75,000 - \$100,000	11.75%
Male Population:	47.1%	Above \$100,000	17.06%
Female Population:	52.9%	Average Household Income:	\$63,661
Married People:	32.5%		
Unmarried People:	67.5%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	9.68%	Below \$100,000:	14.02%
\$300 - \$799:	53.92%	\$100,000 - \$150,000:	14.86%
\$800 - \$1,999:	28.88%	\$150,000 - \$200,000:	20.87%
Over \$2,000:	7.51%	\$200,000 - \$300,000:	40.9%
Median Home Value:	\$200,300	\$300,000 - \$500,000:	3.01%
Unit Occupied Owner:	67.68%	Above \$500,000:	6.34%
Median Mortgage:	\$963		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	32.32%	1999 - 2000	
Median Gross Rent:	\$1,260	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	6.52%
\$750 - \$999	12.94%	1970 - 1979	26.88%
\$1000 and Over	87.06%	1900 - 1969	56.87%

Education

Enrollment			
Public Pre-Primary School:	1.41%	Not Enrolled in School:	68.99%
Private Pre-Primary School:	1.61%	Not A High School Graduate:	11.27%
Public School:	25.39%	Graduate Of High School:	19.47%
Private School:	5.61%	Attended Some College:	35.3%
Public College:	6.66%	College Graduate:	23.06%
Private College:	2.54%	Graduate Degree:	10.89%

Workforce

Occupation:			
Manager/Prof:	41.49%	Private Worker:	83.82%
Technical:		Government Worker:	3.63%
Sales:	12.86%	Self Employed Worker:	0%
Administrative:		Unpaid Family Worker:	8.09%
Private House Hold:		Farming:	8.51%
Service:	16.91%	Skilled:	
Protective Services:		Blue-Collar:	28.73%
Commute Time			
Less Than 15 Min:	0%		
15 min - 28 min:	42.71%		
30 min - 57 min:	44.08%		
Over 60 min:	13.21%		