

# real estate reports



## Subject Property

653 Fossil Wood Dr  
Fort Worth  
TX 76179  
APN: 40515729

Prepared For: Maria Lopez-Jones

Data Provided By: Rolando Lopez

Maria Lopez-Jones



## Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.





# Property Detail

Subject Property : **653 Fossil Wood Dr Fort Worth TX 76179**

### Owner Information

Owner Name : **Almaguer Nathan M / Keener Shantel M**  
Mailing Address : **653 Fossil Wood Dr, Fort Worth TX 76179-6356 R114**  
Owner Occupied ☐  
Indicator :

### Location Information

Legal Description : **Willow Vista Estates Block 5 Lot 13**  
County : **Tarrant, Tx** Alternate APN : **47159513**  
Census Tract / Block : **1140.14 / 1** Subdivision : **Willow Vista Estates**  
Legal Lot : **13** Map Reference : **33-Z / 2036-432**  
Legal Block : **5** School District : **Eagle Mt-saginaw Isd**  
Market Area : **102** Munic/Township : **Saginaw**  
APN : **40515729**

### Owner Transfer Information

Recording/Sale Date : **07/16/2019 / 07/10/2019** Deed Type : **Warranty Deed**  
Document # : **219154434** 1st Mtg Document # : **219154435**

### Last Market Sale Information

Recording/Sale Date : **04/17/2018 / 04/16/2018** 1st Mtg Amount/Type : **\$171,000 / Cnv**  
Sale Price : **\$213,750** 1st Mtg Document # : **218081398**  
Sale Type : **Estimated** 1st Mtg Term : **30**  
Document # : **218081397** Price Per SqFt : **\$148.23**  
Deed Type : **Warranty Deed**  
Title Company : **Simplifile Lc E-recording**  
Seller Name : **Jaramillo Veronica G**

### Prior Sale Information

Prior Rec/Sale Date : **02/07/2018 / 02/05/2018** Prior Deed Type : **Warranty Deed**  
Prior Sale Price : **\$180,300** Prior 1st Mtg Amt/Type : **\$144,240**  
Prior Doc Number : **218027656**





# Property Detail

## Property Characteristics

Gross Area : <b>1,442</b>	Bath(F/H) : <b>2</b>	Cooling Type : <b>Central</b>
Living Area : <b>1,442</b>	Year Built / Eff : <b>2005</b>	Porch Type : <b>Porch</b>
Above Grade : <b>1442</b>	# of Stories : <b>1</b>	Air Cond : <b>Central</b>
Bedrooms : <b>3</b>	Heat Type : <b>Central</b>	

## Property Information

Land Use : <b>Sfr</b>	Lot Acres : <b>0.15</b>	Lot Size : <b>6,600</b>
County Use : <b>Resid Single Family</b>		

## Tax Information

Total Value : <b>\$263,126</b>	Tax Year : <b>2024</b>	TARRANT COUNTY <b>\$451.71/.1875</b> Tax / Rate :
Land Value : <b>\$65,000</b>	Property Tax : <b>\$5,352.38</b>	CITY OF SAGINAW <b>\$1,189.49/.49375</b> Tax / Rate :
Improvement Value : <b>\$198,126</b>	Tax Rate Area : <b>220</b>	ISD - EAGLE MOUNTAIN-SAGINAW Tax / Rate : <b>\$3,001.03/1.2457</b>
Assessed Year : <b>2024</b>	Homeowner Exemption : <b>Homestead</b>	TARRANT COUNTY HOSP DIST Tax / Rate : <b>\$439.66/.1825</b>
Improve % : <b>75%</b>	Market Value : <b>\$263,126</b>	TARRANT COUNTY COLLEGE DIST Tax / Rate : <b>\$270.49/.11228</b>





# Comparables

## Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$213,750	\$214,784	\$318,688	\$271,309
Bldg/Living Area	1442	1315	1648	1449
Price Per Square Foot	\$148.23	\$149	\$232	\$189.83
Year Built	2005	1958	2005	1981
Lot Size	6,600	5,568	13,390	8,087
Bedrooms	3	2	4	3
Bathrooms	2	1	3	2
Stories	1	1	1	1
Total Assessed Value	\$263,126	\$160,747	\$292,902	\$229,634
Distance From Subject	0	0.1	0.57	0.45

## Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	653 Fossil Wood Dr	213,750	263,126	04/17/2018	3	2	1,442	6,600	2005		
1	617 Fossil Wood Dr	274,400	262,728	12/04/2024	3	2	1,437	9,102	2005	0.1	
2	301 Guadalupe Dr	275,000	230,619	03/20/2025	3	2	1,460	10,499	1983	0.32	
3	308 Guadalupe Dr	265,000	221,207	10/31/2024	3	2	1,319	7,957	1981	0.33	
4	329 Worthy St	218,175.15	179,690	07/07/2025	3	2	1,382	10,386	1958	0.39	
5	516 Dustin St		253,000	05/02/2025	3	2	1,627	6,600	2002	0.4	
6	204 Blue Ridge Trl		240,000	01/07/2025	3	2	1,617	7,543	1983	0.41	
7	316 Worthy St	257,842.9	190,989	06/06/2025	3	1	1,353	6,818	1958	0.42	
8	309 Worthy St		194,177	07/08/2025	3	2	1,408	7,589	1959	0.45	
9	525 Buckstone Dr		275,203	04/28/2025	3	2	1,315	6,604	2002	0.45	
10	228 Kay Ln	309,375	160,747	08/07/2025	3	2	1,648	6,904	1965	0.49	
11	324 Blue Ridge Trl		203,002	06/26/2025	3	2	1,426	8,745	1983	0.49	
12	1019 Spring Hill Dr	317,346.04	292,902	05/09/2025	3	2	1,610	5,568	1996	0.49	
13	401 Palo Duro Cir	214,783.57	223,000	04/28/2025	3	2	1,446	7,579	1984	0.5	
14	428 Guadalupe Dr		236,000	05/02/2025	4	3	1,627	7,818	1983	0.51	



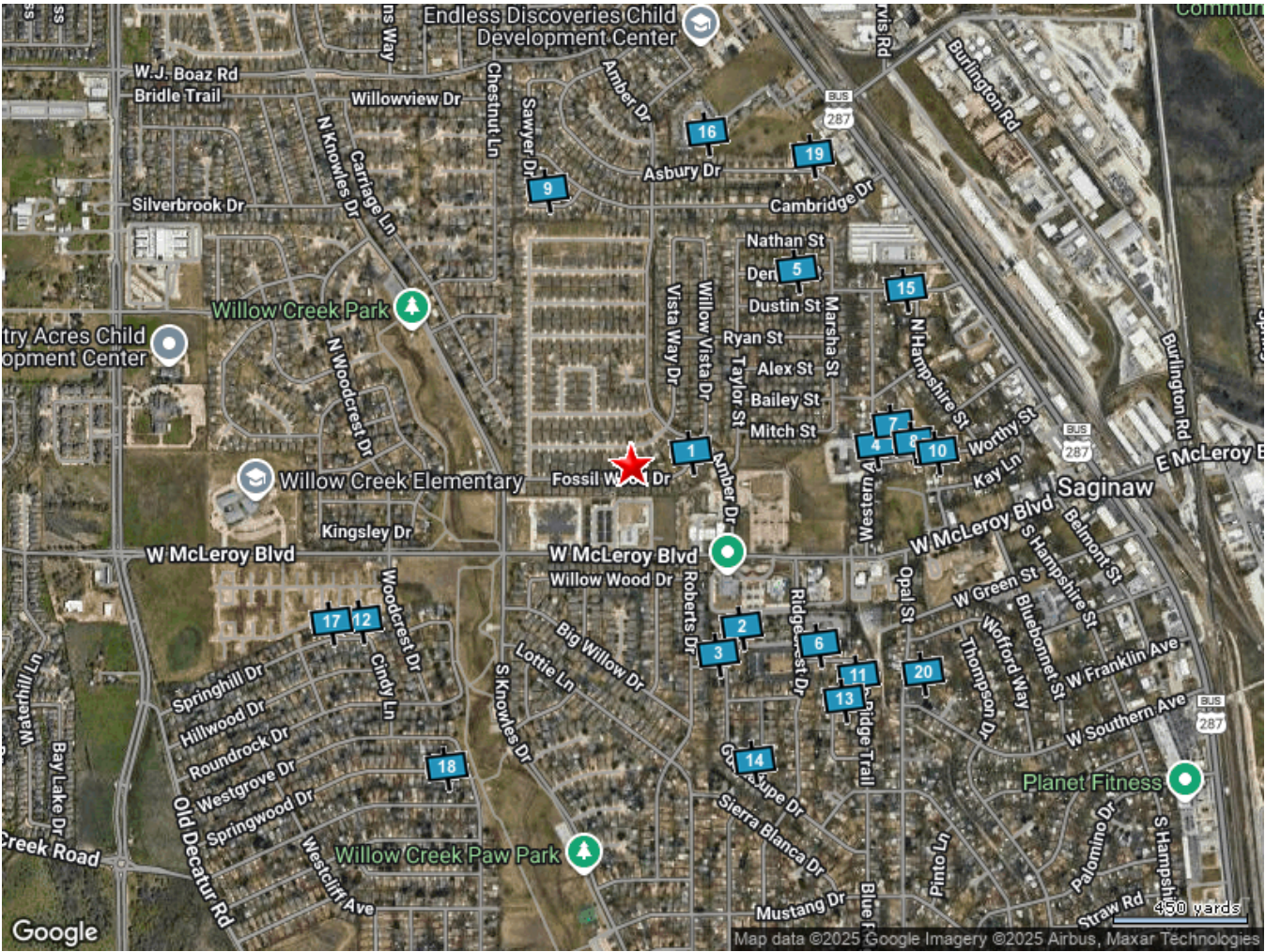


# Comparables

15	313 N Hampshire St	291,000	199,480	03/17/2025	2	1	1,316	13,390	1958	0.52	
16	428 Asbury Dr	318,687.5	239,192	03/03/2025	3	2	1,373	7,405	2001	0.54	
17	1039 Spring Hill Dr	257,842.9	274,596	07/25/2025	3	2	1,394	6,337	1998	0.54	
18	1012 W Hills Ter		256,000	06/06/2025	3	2	1,405	7,181	1985	0.56	
19	221 Asbury Dr		224,716	08/01/2025	3	2	1,367	8,392	1981	0.57	
20	360 W Southern Ave	256,250	235,430	10/10/2024	3	2	1,442	9,327	1962	0.57	

Distressed Sales =

Map

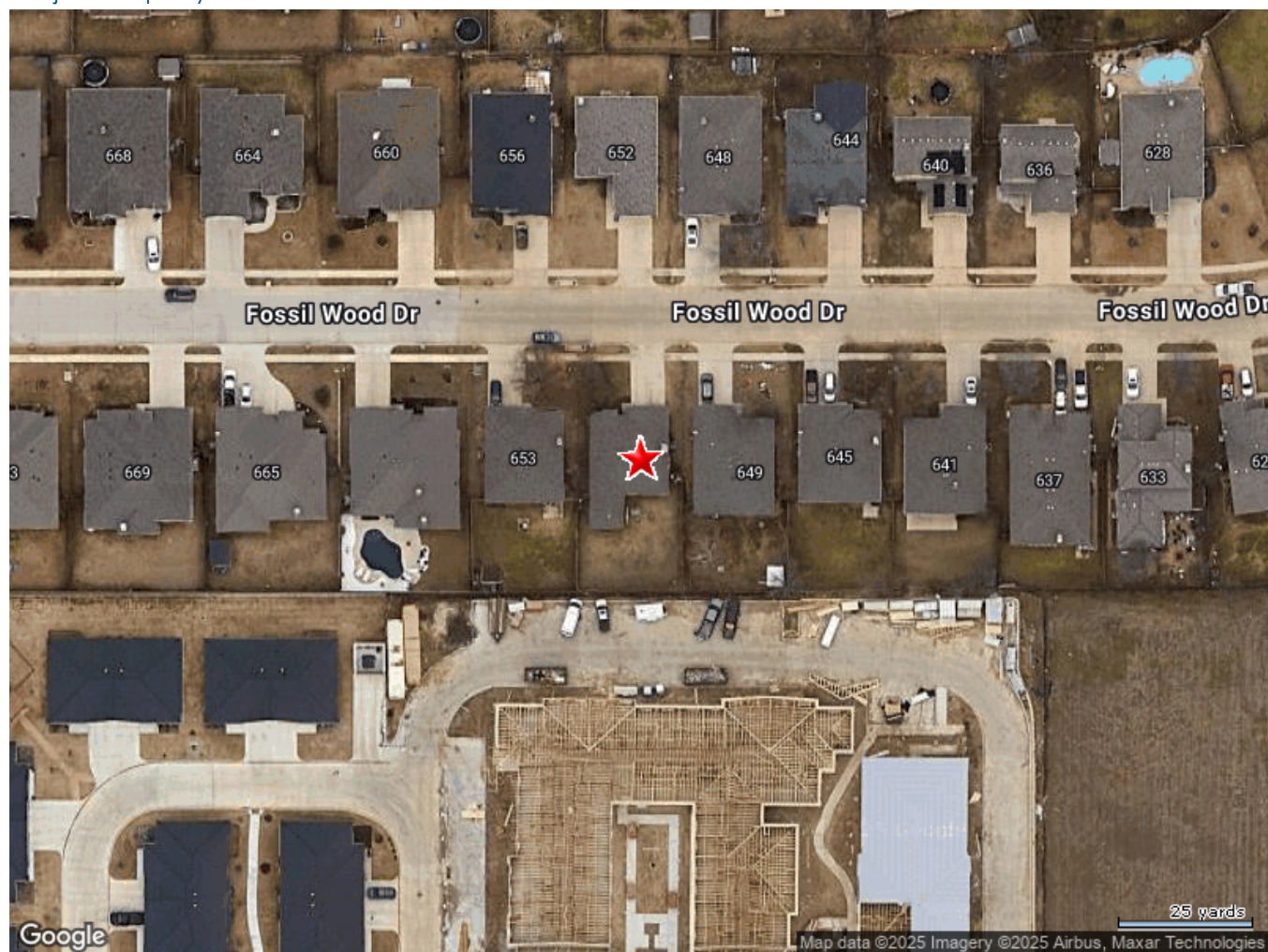






## Street Map

Subject Property : **653 Fossil Wood Dr Fort Worth TX 76179**





**Assessor Map**



Customer Name : Rolando Lopez  
Customer Company Name : Key Title - DFW  
Prepared On : 09/10/2025  
© 2025 CoreLogic. All rights reserved



# Transaction History

## Sales History

Rec. Date :	<b>07/16/2019</b>	<b>04/17/2018</b>	<b>02/07/2018</b>	<b>05/17/2012</b>
Sale Date :	<b>07/10/2019</b>	<b>04/16/2018</b>	<b>02/05/2018</b>	<b>05/15/2012</b>
Sale Price :		<b>\$213,750</b>	<b>\$180,300</b>	<b>\$124,375</b>
Rec.Doc.No :	<b>219154434</b>	<b>218081397</b>	<b>218027656</b>	<b>212118505</b>
Doc. Type :	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>SPECIAL WARRANTY DEED</b>
Sale Price Type :	<b>ESTIMATED</b>	<b>ESTIMATED</b>	<b>ESTIMATED</b>	<b>ESTIMATED</b>
Buyer :	<b>Keener Shantel M</b>	<b>Keener Shantel M</b>	<b>Jaramillo Veronica G</b>	<b>Avila Erica</b>
Seller :	<b>Keener Shantel M</b>	<b>Jaramillo Veronica G</b>	<b>Avila Erica</b>	<b>Butler Sean &amp; Rachael</b>
Title Company :	<b>Servicelink</b>	<b>Simplifile Lc E-recording</b>	<b>Other</b>	<b>Chicago Title Ins Co</b>
Other Doc No :				

---

Rec. Date :	<b>10/11/2005</b>
Sale Date :	<b>09/23/2005</b>
Sale Price :	<b>\$109,616.92</b>
Rec.Doc.No :	<b>205302786</b>
Doc. Type :	<b>WARRANTY DEED</b>
Sale Price Type :	<b>ESTIMATED</b>
Buyer :	<b>Butler Sean &amp; Rachael</b>
Seller :	<b>P &amp; G Dev</b>
Title Company :	<b>Stewart Title North Texas</b>
Other Doc No :	

---



# Transaction History

## Mortgage History

### 1st Mortgage Details

Mtg. Date :	09/20/2021	07/16/2019	04/17/2018	02/07/2018
Mtg. Amt :	\$175,000	\$176,950	\$171,000	\$144,240
Mtg. Doc. No :	221273507	219154435	218081398	218027657
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	
Mtg. Rate Type :				
Mtg. Term :	20 Years	30 Years	30 Years	1 Years
Mtg. Rate :				
Lender :	Loandepot.com Llc	Loandepot.com Llc	Movement Mtg Llc	Barco Fndg Lp
Borrower 1 :	Keener Shantel M	Keener Shantel M	Keener Shantel M	Jaramillo Veronica G
Borrower 2 :	Castillo Nathan M	Almaguer Nathan M	Almaguer Nathan M	
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	03/05/2013	05/17/2012	10/11/2005
Mtg. Amt :	\$99,665	\$99,500	\$111,854
Mtg. Doc. No :	213055968	212118506	205302787
Doc. Type :	MORTGAGE MODIFICATION AGREEMNT	DEED OF TRUST	DEED OF TRUST
Loan Type :	PRIVATE PARTY LENDER	PRIVATE PARTY LENDER	VA
Mtg. Rate Type :			FIXED RATE LOAN
Mtg. Term :			30 Years
Mtg. Rate :	10.00		
Lender :			Bsm Fin'l Lp
Borrower 1 :	Avila Erica	Avila Erica	Butler Sean
Borrower 2 :	Palacios Juan P	Palacios Juan P	Butler Rachael
Borrower 3 :			
Borrower 4 :			





# Transaction History

## Foreclosure History

---

Doc Type :	<b>APPOINT OF SUBSTITUTE TRUSTEE</b>	<b>NOTICE OF TRUSTEE'S SALE</b>
Recording Date :	<b>12/21/2017</b>	<b>02/14/2013</b>
Fore. Doc. No :	<b>217293540</b>	
Orig Mtg Amt :	<b>\$99,500</b>	<b>\$99,500</b>
Orig Doc Date :	<b>05/15/2012</b>	<b>05/02/2012</b>
Lender Name :		





Public Schools :

Elementary Schools

Weldon Hafley Development Center Distance 0.22 Miles

616 W Mcelroy Saginaw TX 76179

Telephone : (817) 232-2071

School District : Eagle Mt-saginaw  
Independent School District  
(isd)

Lowest Grade : Pre-K

Highest Grade : Pre-K

Kindergarten : Yes

School Enrollment :

Enrollment : 267

Total Expenditure/Student :

Saginaw Elementary Distance 0.55 Miles

301 W Mcleroy Blvd Saginaw TX 76179

Telephone : (817) 232-0631

School District : Eagle Mt-saginaw  
Independent School District  
(isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 368

Total Expenditure/Student :

Willow Creek Elementary Distance 0.59 Miles

1100 W Mcleroy Blvd Saginaw TX 76179

Telephone : (817) 232-2845

School District : Eagle Mt-saginaw  
Independent School District  
(isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 621

Total Expenditure/Student :





<b>Ilftexas Saginaw Elementary</b>		Distance <b>0.84 Miles</b>
500 Old Decatur Rd Saginaw TX 76179		
Telephone :	<b>(682) 250-3600</b>	School District : <b>International Leadership Of Texas (ilftexas)</b>
Lowest Grade :	<b>K</b>	Highest Grade : <b>5th</b>
Kindergarten :	<b>Yes</b>	School Enrollment :
Enrollment :	<b>906</b>	Total Expenditure/Student :

Middle Schools

<b>Ilftexas Saginaw Middle</b>		Distance <b>0.84 Miles</b>
500 Old Decatur Rd Saginaw TX 76179		
Telephone :	<b>(682) 250-3600</b>	School District : <b>International Leadership Of Texas (ilftexas)</b>
Lowest Grade :	<b>6th</b>	Highest Grade : <b>8th</b>
Kindergarten :	<b>No</b>	School Enrollment :
Enrollment :	<b>377</b>	Total Expenditure/Student :

<b>Marine Creek Middle</b>		Distance <b>1.43 Miles</b>
5825 Marine Creek Pkwy Fort Worth TX 76179		
Telephone :	<b>(817) 847-2945</b>	School District : <b>Eagle Mt-saginaw Independent School District (isd)</b>
Lowest Grade :	<b>6th</b>	Highest Grade : <b>8th</b>
Kindergarten :	<b>No</b>	School Enrollment :
Enrollment :	<b>923</b>	Total Expenditure/Student :





**Wayside Middle** Distance **1.55 Miles**

1300 Old Decatur Rd Fort Worth TX 76179

Telephone :	<b>(817) 232-0541</b>	School District :	<b>Eagle Mt-saginaw Independent School District (isd)</b>
Lowest Grade :	<b>6th</b>	Highest Grade :	<b>8th</b>
Kindergarten :	<b>No</b>	School Enrollment :	
Enrollment :	<b>1090</b>	Total Expenditure/Student :	

**Creekview Middle** Distance **1.78 Miles**

6716 Bob Hanger Rd Fort Worth TX 76179

Telephone :	<b>(817) 237-4261</b>	School District :	<b>Eagle Mt-saginaw Independent School District (isd)</b>
Lowest Grade :	<b>6th</b>	Highest Grade :	<b>8th</b>
Kindergarten :	<b>No</b>	School Enrollment :	
Enrollment :	<b>881</b>	Total Expenditure/Student :	

**High Schools**

**Elmer C Watson High School** Distance **1.8 Miles**

5901 Hereford Dr Fort Worth TX 76179

Telephone :	<b>(817) 238-7925</b>	School District :	<b>Eagle Mt-saginaw Independent School District (isd)</b>
Lowest Grade :	<b>9th</b>	Highest Grade :	<b>12th</b>
School Enrollment :		Enrollment :	<b>95</b>
Total Expenditure/Student :		Advanced Placement :	<b>No</b>





## Alter Discipline Campus

Distance **1.8 Miles**

5901 Hereford Dr Fort Worth TX 76179

Telephone : **(817) 238-7925**

School District : **Eagle Mt-saginaw  
Independent School District  
(isd)**

Lowest Grade : **6th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **53**

Total Expenditure/Student :

Advanced Placement : **No**

## Chisholm Trail High School

Distance **1.85 Miles**

3100 Nw College Dr Fort Worth TX 76179

Telephone : **(817) 232-7112**

School District : **Eagle Mt-saginaw  
Independent School District  
(isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2501**

Total Expenditure/Student :

Advanced Placement : **No**

## Saginaw High School

Distance **1.95 Miles**

800 N Blue Mound Rd Saginaw TX 76131

Telephone : **(817) 306-0914**

School District : **Eagle Mt-saginaw  
Independent School District  
(isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2202**

Total Expenditure/Student :

Advanced Placement : **No**





## Local Business

### Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
The Hames Team Llc	649 Fossil Wood Dr Saginaw Tx	(817) 744-7818	0.01
Parks Saginaw & Recreation	633 W Mcleroy Blvd Saginaw Tx	(817) 230-0350	0.22
North Texas Fight Club Llc	333 Helmsford Trl Saginaw Tx	(817) 320-7854	0.6
J Pat Bureson Martial Arts	108 S Saginaw Blvd Unit B Saginaw Tx	(817) 232-9334	0.74

### Banks / Financial

Name	Address	Telephone	Distance (Miles)
Cottonwood Financial Administrative Services, Llc	100 N Saginaw Blvd Saginaw Tx	(817) 232-8900	0.76
American National Bank	825 N Saginaw Blvd Saginaw Tx	(817) 306-7077	0.77

### Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Sean's Mesquite Pit Bbq, Llc	624 Cessna Ct Fort Worth Tx	(817) 458-1068	0.21
Chicas Tacos	1000 Windsor Dr Saginaw Tx	(682) 551-4992	0.4
Papa Texas, Llc	329 N Saginaw Blvd Saginaw Tx	(682) 207-6140	0.6
Durango Restaurants Llc	601 N Saginaw Blvd Ste 17 Saginaw Tx	(817) 232-2905	0.62

### Health Care Services

Name	Address	Telephone	Distance (Miles)
Educare Therapy Llc	773 Big Willow Dr Saginaw Tx	(817) 821-0043	0.27
S Craig Waldrop	211 W Mcleroy Blvd Saginaw Tx	(817) 847-7246	0.6
Redler Family Chiropractic	817 Towne Ct Ste 100 Fort Worth Tx	(817) 232-2240	0.7
Saginaw Dermatology Specialist	817 Towne Ct Saginaw Tx	(817) 529-1400	0.7

### Hospitality

Name	Address	Telephone	Distance (Miles)
Landmark Motel	405 N Saginaw Blvd Saginaw Tx	(817) 232-8931	0.58





**Organizations / Associations**

Name	Address	Telephone	Distance (Miles)
Folding Ten Ministries	309 Carriage Ln Saginaw Tx	(817) 676-6925	0.24
Compassion Ministries	525 Mitch St Saginaw Tx	(817) 692-9069	0.24
Saginaw Church Of Christ, Saginaw, Tarrant County, Texas	201 Western Ave Saginaw Tx	(817) 232-0895	0.36
Renovate Life Church	1031 Kingsley Dr Saginaw Tx	(817) 703-4720	0.5

**Personal Services**

Name	Address	Telephone	Distance (Miles)
K&s Family Inc	518 S Saginaw Blvd Saginaw Tx	(817) 847-5456	0.93
The Edge Fitness Center Llc	518 S Saginaw Blvd Saginaw Tx	(817) 994-9060	0.93
Gymnos Custom Sportswear	6048 Bronze River Rd Fort Worth Tx	(682) 716-5527	0.96
Peak Performance Fitness	420 Meadow St Saginaw Tx	(817) 439-0211	0.96

**Shopping**

Name	Address	Telephone	Distance (Miles)
Elkins Hardware, Inc.	128 S Saginaw Blvd Saginaw Tx	(817) 232-1411	0.74
7-eleven	4501 Parkview Hills Ln Fort Worth Tx	(817) 237-5776	0.83
Aldi Inc.	901 N Saginaw Blvd Saginaw Tx	(855) 955-2534	0.85
Nongboua Store	124 W Southern Ave Ste 30 Saginaw Tx	(817) 237-1233	0.87





728 WILLOW WOOD DR

Distance 0.12 Miles

Owner Name : <b>Martin Ricky B</b>	Subdivision : <b>Willow Creek Estates</b>
Sale Date : <b>12/06/2006</b>	Recording Date : <b>12/07/2006</b>
Total Value : <b>\$343,967</b>	Sale Price : <b>\$196,374.50</b>
Bed / Bath : <b>3 / 2</b>	Property Tax : <b>\$7,642.02</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.24</b>
Stories : <b>1</b>	Living Area : <b>2,228</b>
Yr Blt / Eff Yr Blt : <b>2006 /</b>	APN : <b>41029968</b>

724 WILLOW WOOD DR

Distance 0.12 Miles

Owner Name : <b>Rennecker Beth</b>	Recording Date : <b>10/24/2016</b>
Sale Date : <b>10/21/2016</b>	Sale Price : <b>\$224,294.56</b>
Total Value : <b>\$347,386</b>	Property Tax : <b>\$7,717.98</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.18</b>
Stories : <b>1</b>	Living Area : <b>1,954</b>
Yr Blt / Eff Yr Blt : <b>2016 /</b>	APN : <b>41029941</b>
Subdivision : <b>Willow Creek Estates</b>	

732 WILLOW WOOD DR

Distance 0.12 Miles

Owner Name : <b>Dupree Arlethia</b>	Subdivision : <b>Willow Creek Estates</b>
Sale Date : <b>05/18/2007</b>	Recording Date : <b>05/29/2007</b>
Total Value : <b>\$369,770</b>	Sale Price : <b>\$187,530</b>
Bed / Bath : <b>3 / 2</b>	Property Tax : <b>\$8,215.28</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.20</b>
Stories : <b>1</b>	Living Area : <b>2,603</b>
Yr Blt / Eff Yr Blt : <b>2007 /</b>	APN : <b>41029976</b>

720 WILLOW WOOD DR

Distance 0.13 Miles

Owner Name : <b>Staggs Karen</b>	Subdivision : <b>Willow Creek Estates</b>
Sale Date : <b>04/29/2004</b>	Recording Date : <b>05/05/2004</b>
Total Value : <b>\$310,300</b>	Sale Price : <b>\$167,258.14</b>
Bed / Bath : <b>3 / 2</b>	Property Tax : <b>\$6,742.22</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.21</b>
Stories : <b>1</b>	Living Area : <b>1,794</b>
Yr Blt / Eff Yr Blt : <b>2000 /</b>	APN : <b>07380585</b>





# Neighbors

## 736 WILLOW WOOD DR

Distance 0.13 Miles

Owner Name : **Connors Joshua Thomas**

Subdivision : **Willow Creek Estates**

Sale Date : **06/06/2022**

Recording Date : **06/08/2022**

Total Value : **\$331,080**

Sale Price : **\$284,700.78**

Bed / Bath : **3 / 2**

Property Tax : **\$7,355.70**

Land Use : **Sfr**

Lot Acres : **0.18**

Stories : **1**

Living Area : **1,953**

Yr Blt / Eff Yr Blt : **2008 /**

APN : **41029984**

## 716 WILLOW WOOD DR

Distance 0.13 Miles

Owner Name : **Yamokoski Erik A**

Subdivision : **Willow Creek Estates**

Sale Date : **05/18/2018**

Recording Date : **05/21/2018**

Total Value : **\$301,577**

Sale Price : **\$235,000**

Bed / Bath : **3 / 2**

Property Tax : **\$6,700.22**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **1**

Living Area : **2,023**

Yr Blt / Eff Yr Blt : **2001 /**

APN : **07380577**

## 740 WILLOW WOOD DR

Distance 0.13 Miles

Owner Name : **Burns Ferriel**

Subdivision : **Willow Creek Estates**

Sale Date : **05/29/2014**

Recording Date : **06/04/2014**

Total Value : **\$344,611**

Sale Price : **\$168,560**

Bed / Bath : **3 / 2**

Property Tax : **\$7,656.33**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **2,019**

Yr Blt / Eff Yr Blt : **2014 /**

APN : **41029992**

## 712 WILLOW WOOD DR

Distance 0.13 Miles

Owner Name : **Dawson Eliza**

Subdivision : **Willow Creek Estates**

Sale Date : **04/15/2004**

Recording Date : **04/22/2004**

Total Value : **\$318,236**

Sale Price : **\$117,835.69**

Bed / Bath : **3 / 2**

Property Tax : **\$6,623.95**

Land Use : **Sfr**

Lot Acres : **0.21**

Stories : **1**

Living Area : **1,902**

Yr Blt / Eff Yr Blt : **2001 /**

APN : **07380550**





# Neighbors

**744 WILLOW WOOD DR**

Distance **0.13 Miles**

Owner Name : **Wyatt James Llc**

Subdivision : **Willow Creek Estates**

Total Value : **\$330,264**

Property Tax : **\$7,337.57**

Bed / Bath : **3 / 2**

Lot Acres : **0.17**

Land Use : **Sfr**

Living Area : **1,816**

Stories : **1**

APN : **41030001**

Yr Blt / Eff Yr Blt : **2014 /**

**AMBER DR**

Distance **0.14 Miles**

Owner Name : **Willow Vista Hoa Inc**

Recording Date : **00/00/2006**

Sale Date : **01/10/2006**

Property Tax : **\$0.01**

Total Value : **\$1**

Lot Acres : **0.03**

Land Use : **Residential Lot**

APN : **40088936**

Subdivision : **Willow Vista Estates**





# Demographics

Census Tract / block: 1140.14 / 1    Year: 2020

## Household

Population		Population by Age	
Count:	6,814	0 - 11	
Estimate Current Year:	6,814	12 - 17	
Estimate in 5 Years:	6,814	18 - 24	9.19%
Growth Last 5 Years:		25 - 64	47.87%
Growth Last 10 Years:		65 - 74	8.42%
		75+	
Household Size		Household Income	
Current Year:	2,533	0 - \$25,000	7.19%
Average Current Year:	2.69	\$25,000 - \$35,000	1.78%
Estimate in 5 Years:	2,533	\$35,000 - \$50,000	4.86%
Growth Last 5 Years:		\$50,000 - \$75,000	24.04%
Growth Last 10 Years:		\$75,000 - \$100,000	17.05%
Male Population:	54.3%	Above \$100,000	45.08%
Female Population:	45.7%	Average Household Income:	\$93,815
Married People:	58.95%		
Unmarried People:	41.05%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	2.3%
\$300 - \$799:	18.89%	\$100,000 - \$150,000:	7.07%
\$800 - \$1,999:	53.15%	\$150,000 - \$200,000:	7.83%
Over \$2,000:	27.96%	\$200,000 - \$300,000:	50.54%
Median Home Value:	\$264,700	\$300,000 - \$500,000:	31.59%
Unit Occupied Owner:	77.1%	Above \$500,000:	0.67%
Median Mortgage:	\$1,111		





# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	22.9%	1999 - 2000	
Median Gross Rent:	\$2,040	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	14.04%
\$750 - \$999	0%	1970 - 1979	18%
\$1000 and Over	100%	1900 - 1969	0.5%

## Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	72.33%
Private Pre-Primary School:	1.1%	Not A High School Graduate:	11.4%
Public School:	24.72%	Graduate Of High School:	26.45%
Private School:	2.95%	Attended Some College:	20.3%
Public College:	3.3%	College Graduate:	34.33%
Private College:	1.07%	Graduate Degree:	7.52%

## Workforce

Occupation:			
Manager/Prof:	32.48%	Private Worker:	81.14%
Technical:		Government Worker:	10.08%
Sales:	27.5%	Self Employed Worker:	3.64%
Administrative:		Unpaid Family Worker:	5.13%
Private House Hold:		Farming:	10.24%
Service:	12.04%	Skilled:	
Protective Services:		Blue-Collar:	27.97%
Commute Time			
Less Than 15 Min:	16.59%		
15 min - 28 min:	38.21%		
30 min - 57 min:	32.56%		
Over 60 min:	12.64%		