

real estate reports



Subject Property

6645 Onyx Dr N
North Richland Hills
TX 76180
APN: 02356643

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Johnson

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Mari Carmen Johnson

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Property Detail

Subject Property : **6645 Onyx Dr N North Richland Hills TX 76180**

Owner Information

Owner Name : **Ojeda Sandra L**
Mailing Address : **5133 Meandering Creek Ct, Fort Worth TX 76179-4259 R087**
Vesting Codes : **Married Woman / /**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Richland Hills West Addition Block 12 Lot 4**
County : **Tarrant, Tx** Alternate APN : **34130124**
Census Tract / Block : **1132.06 / 1** Subdivision : **Richland Hills West Add**
Legal Lot : **4** Map Reference : **51-U / 2078-416**
Legal Block : **12** School District : **Birdville Isd**
Market Area : **127** Munic/Township : **North Richland Hills**
APN : **02356643**

Last Market Sale Information

Recording/Sale Date : **07/10/2025 / 06/24/2025** Deed Type : **Warranty Deed**
Sale Price : **\$219,625** 1st Mtg Amount/Type : **\$175,700 / Cnv**
Sale Type : **Estimated** 1st Mtg Document # : **225125484**
Document # : **225125483** Price Per SqFt : **\$198.22**
Title Company : **Capital Title**
Seller Name : **Highstone Holdings Llc**

Prior Sale Information

Prior Rec/Sale Date : **01/20/2022 / 01/20/2022** Prior Deed Type : **Warranty Deed**
Prior Doc Number : **222018724**

Property Characteristics

Gross Area : 1,108	Year Built / Eff : 1953	Cooling Type : Central
Living Area : 1,108	# of Stories : 1	Porch Type : Porch
Above Grade : 1108	Foundation : Concrete Block	Air Cond : Central
Bedrooms : 2	Roof Material : Composition Shingle	Floor Cover : Hardwood
Bath(F/H) : 1	Heat Type : Central	



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.19	Lot Size : 8,244
County Use : Resid Single Family		

Tax Information

Total Value : \$189,000	Tax Year : 2024	CITY OF NORTH RICHLAND HILLS Tax / Rate : \$734.08/.48939
Land Value : \$41,220	Property Tax : \$3,254.95	ISD - BIRDVILLE Tax / Rate : \$1,797.45/1.1983
Improvement Value : \$147,780	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$273.75/.1825
Assessed Year : 2024	Market Value : \$189,000	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$168.42/.11228
Improve % : 78%	TARRANT COUNTY Tax / Rate : \$281.25/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$219,625	\$134,200	\$315,250	\$249,179
Bldg/Living Area	1108	1008	1264	1132
Price Per Square Foot	\$198.22	\$107	\$288	\$226.11
Year Built	1953	1947	1956	1952
Lot Size	8,244	7,320	16,470	9,980
Bedrooms	2	2	3	3
Bathrooms	1	1	2	1
Stories	1	1	1	1
Total Assessed Value	\$189,000	\$86,351	\$260,417	\$190,459
Distance From Subject	0	0.02	0.91	0.38

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	6645 Onyx Dr N	219,625	189,000	07/10/2025	2	1	1,108	8,244	1953		
1	6633 Onyx Dr N		204,000	02/05/2025	3	1	1,206	8,244	1953	0.02	
2	6607 Onyx Dr N	218,175.15	203,996	05/16/2025	3	1	1,072	8,244	1953	0.07	
3	6680 Jannie St	246,875	205,141	04/07/2025	3	1	1,008	8,388	1953	0.09	
4	6646 Marie St	266,750	124,606	08/20/2025	3	1	1,047	7,320	1953	0.16	
5	3908 Flory St		94,598	11/05/2024	3	1	1,071	10,018	1947	0.22	
6	3759 Kris St		204,962	01/16/2025	3	1	1,108	7,774	1954	0.23	
7	4017 Jackie Lee St	247,925.71	86,351	10/16/2024	3	1	1,136	8,280	1956	0.27	
8	3701 Charles St	218,175.15	210,066	06/09/2025	3	1	1,104	8,631	1953	0.27	
9	3625 Bonzer St		219,993	07/11/2025	3	1	1,084	9,690	1954	0.28	
10	6418 Onyx Dr N	262,125	211,724	08/08/2025	2	1	1,120	7,440	1955	0.32	
11	3713 Rogene St		175,000	03/24/2025	3	2	1,219	7,800	1954	0.36	
12	6616 Hovenkamp Ave	244,072.56	105,593	10/09/2024	3	1	1,084	16,470	1947	0.41	
13	6601 Reeves St	259,826.54	210,879	06/02/2025	2	1	1,029	12,224	1950	0.44	
14	6721 Reeves St	315,250	260,417	01/06/2025	3	1	1,096	11,900	1952	0.46	

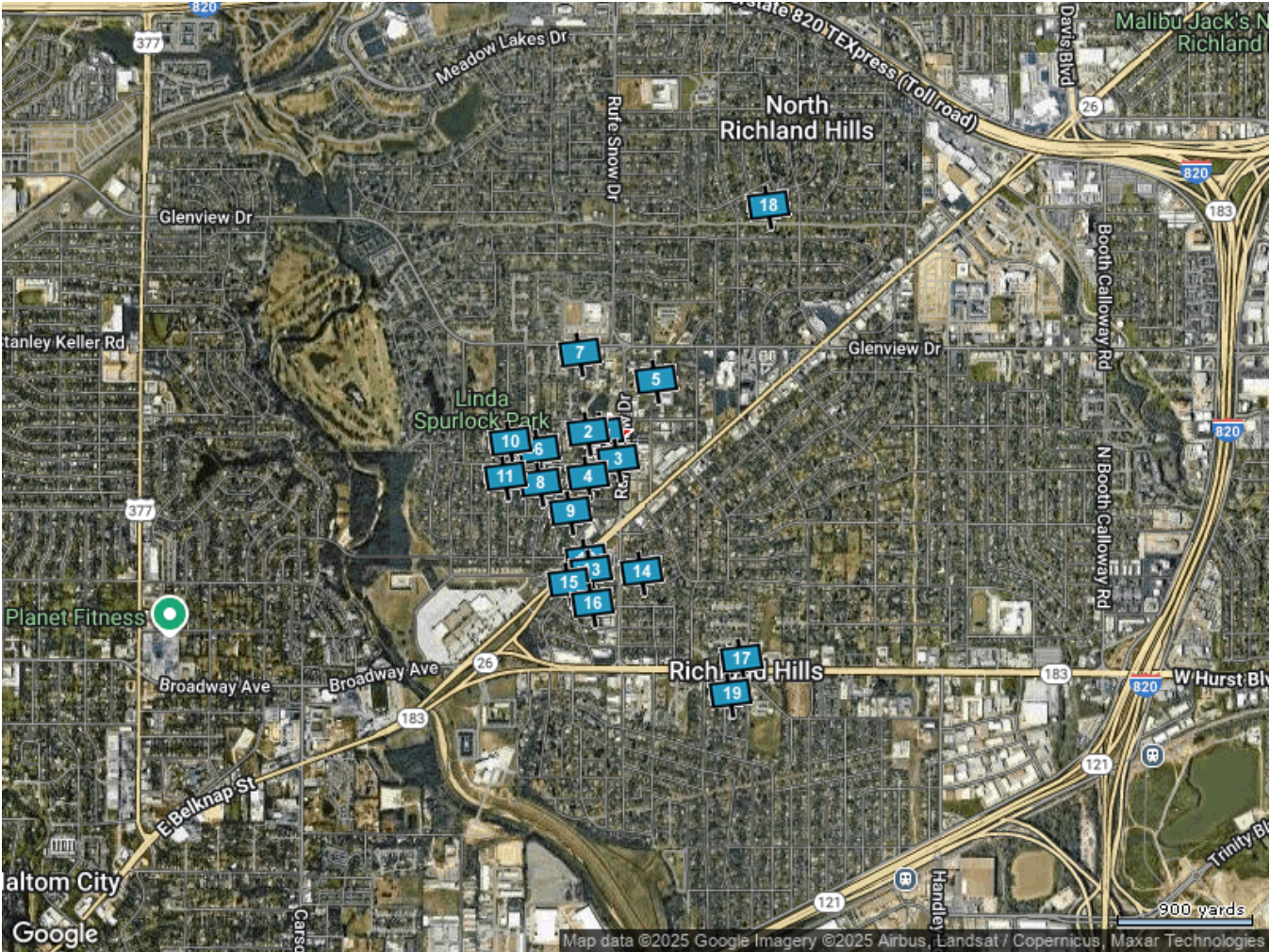


Comparables

15	6511 Bridges Ave	281,250	217,576	05/28/2025	3	1	1,111	10,875	1951	0.49	
16	6614 Bridges Ave	134,200	189,009	06/30/2025	3	1	1,260	10,125	1951	0.55	
17	3273 Scruggs Park Dr		224,765	08/12/2025	3	2	1,264	10,290	1953	0.83	
18	7021 Briley Dr	295,528.02	256,622	06/13/2025	3	1	1,256	15,750	1952	0.87	
19	3224 Mimosa Park Dr		213,420	03/18/2025	3	2	1,225	10,150	1954	0.91	

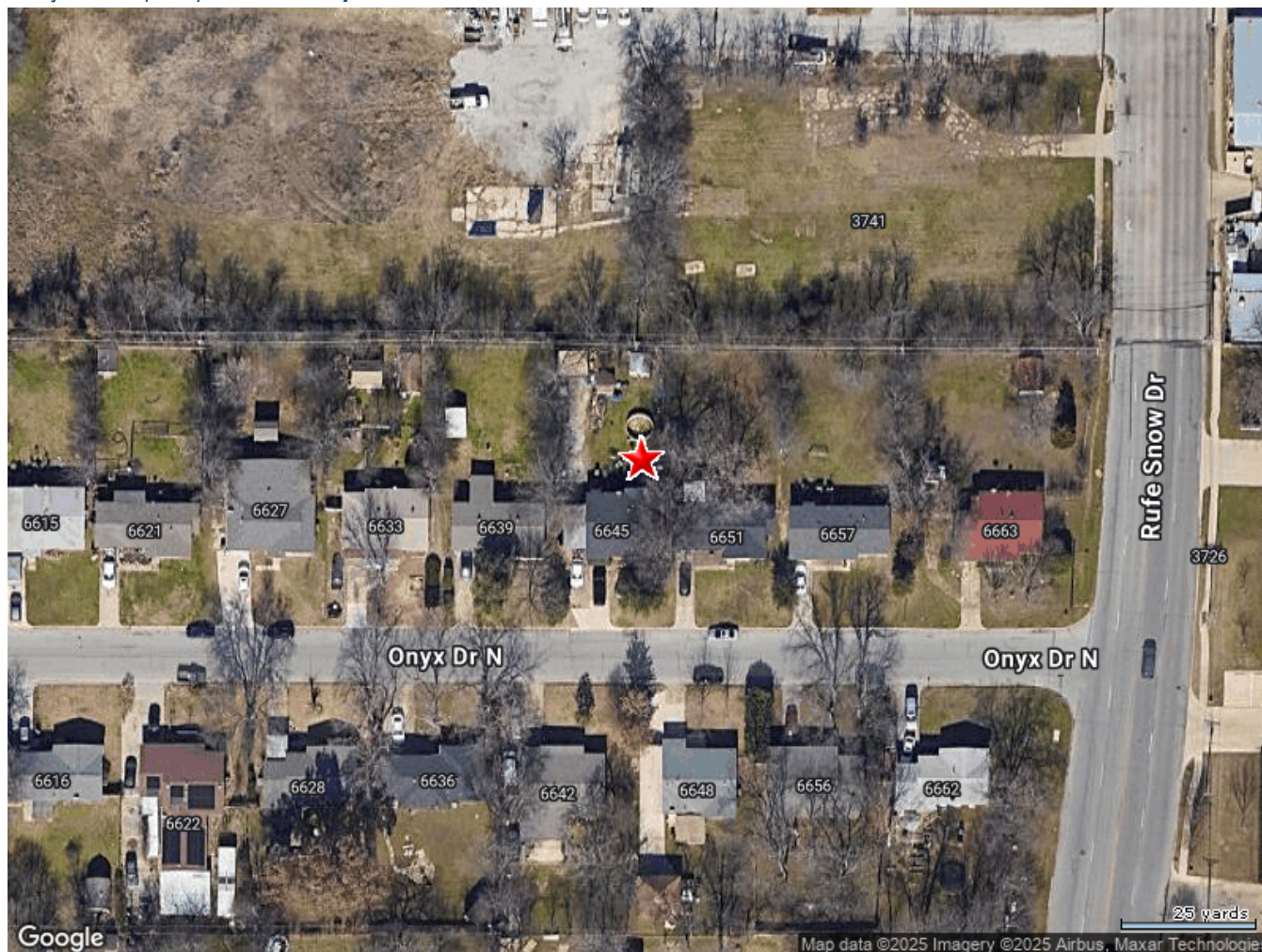
Distressed Sales =

Map

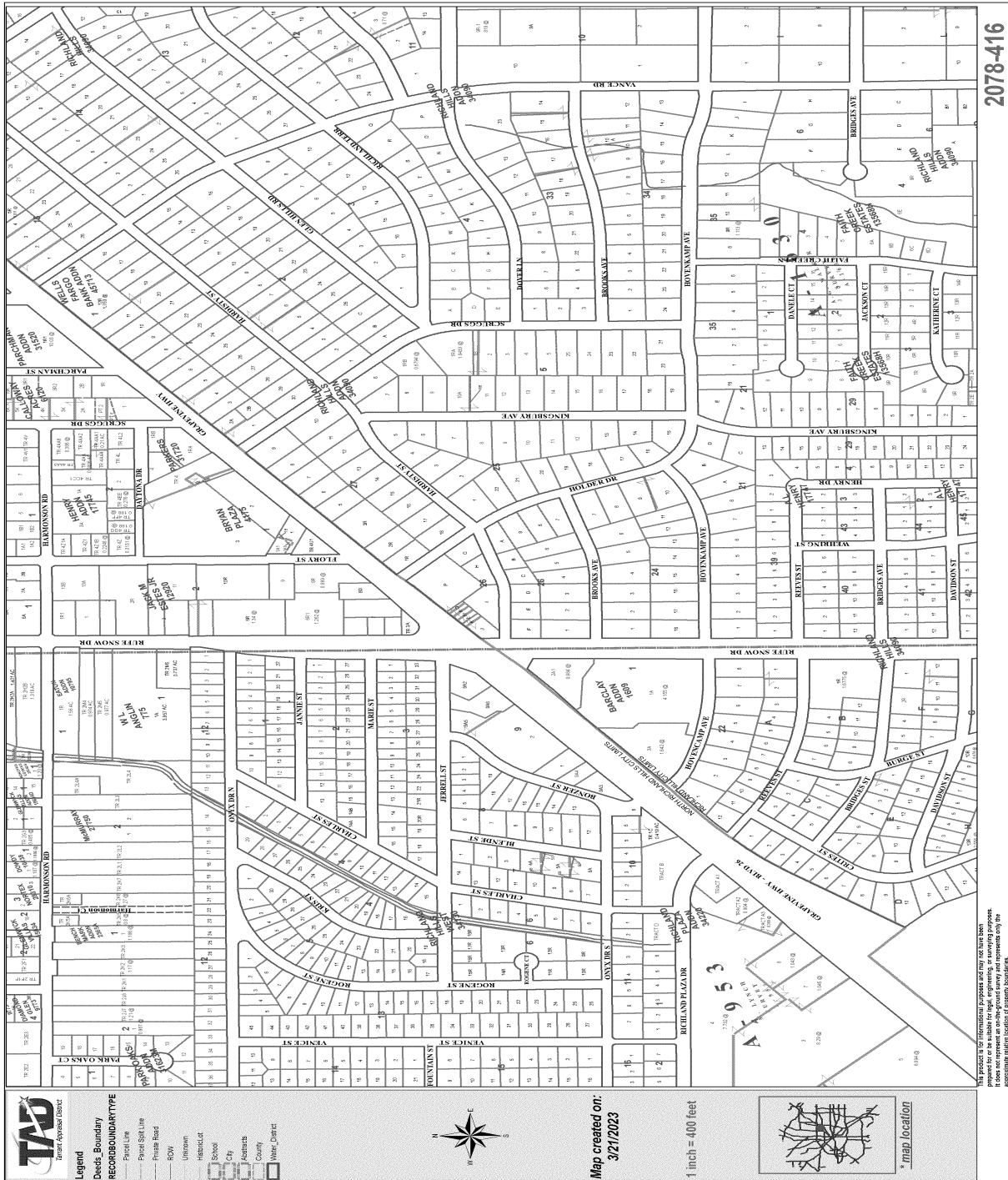




Subject Property : **6645 Onyx Dr N North Richland Hills TX 76180**



Assessor Map



Transaction History

Sales History

Rec. Date :	07/10/2025	01/20/2022	07/07/2008	04/04/2008
Sale Date :	06/24/2025	01/20/2022	02/15/2008	02/15/2008
Sale Price :	\$219,625		\$66,000	\$49,700
Rec.Doc.No :	225125483	222018724	208260607	208120133
Doc. Type :	WARRANTY DEED	WARRANTY DEED	SPECIAL WARRANTY DEED	CONTRACT OF SALE
Sale Price Type :	ESTIMATED		ESTIMATED	
Buyer :	Ojeda Sandra L	Highstone Holdings Llc	Israelson Douglas	Israelson Douglas
Seller :	Highstone Holdings Llc	Israelson Doug	Funding Partners	Funding Partners
Title Company :	Capital Title	Capital Title/tx Llc	Capital Title	
Other Doc No :				

Rec. Date :	02/21/2008	10/06/1995		
Sale Date :	02/15/2008	10/05/1995		
Sale Price :	\$62,125			
Rec.Doc.No :	208059778	12127-1926		
Doc. Type :	WARRANTY DEED	WARRANTY DEED		
Sale Price Type :	ESTIMATED			
Buyer :	Funding Partners	Spradley Frances		
Seller :	Spradley Frances	Durant Pamela G		
Title Company :	Stewart Title North Texas	Trinity Western Title		
Other Doc No :				

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	07/10/2025	06/14/2022	07/07/2008	04/21/2008
Mtg. Amt :	\$175,700	\$200,000	\$52,800	\$49,700
Mtg. Doc. No :	225125484	222151356	208260608	208142251
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	MORTGAGE MODIFICATION AGREEMNT
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL	
Mtg. Rate Type :		ADJUSTABLE INT RATE LOAN		
Mtg. Term :		15 Years	15 Years	1 Years
Mtg. Rate :		5.25		
Lender :	Trident Realty Invs Llc	144482	Metrocities Mtg Llc	First Nat'l Bk Sw
Borrower 1 :	Ojeda Sandra L	Highstone Holdings Llc	Israelson Douglas	Funding Partners
Borrower 2 :				Horne Scott
Borrower 3 :				Aarant Dave
Borrower 4 :				Dash Partners

Mtg. Date :	02/21/2008			
Mtg. Amt :	\$49,700			
Mtg. Doc. No :	208059779			
Doc. Type :	DEED OF TRUST			
Loan Type :				
Mtg. Rate Type :				
Mtg. Term :	1 Years			
Mtg. Rate :				
Lender :				
Borrower 1 :	Funding Partners			
Borrower 2 :				
Borrower 3 :				
Borrower 4 :				



Public Schools :

Elementary Schools

Ilftexas North Richland Hills Elementary Distance **0.46 Miles**

4131 Rufe Snow Dr North Richland Hills TX 76180

Telephone : **(817) 576-9031**

School District : **International Leadership Of Texas (ilftexas)**

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **766**

Total Expenditure/Student :

Alliene Mullendore Elementary Distance **0.88 Miles**

3250 Scruggs Parks Dr Richland Hills TX 76118

Telephone : **(817) 547-1900**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **351**

Total Expenditure/Student :

Cheney Hills Elementary Distance **1.02 Miles**

3001 Dreeben Dr Haltom City TX 76118

Telephone : **(817) 547-2300**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **684**

Total Expenditure/Student :



Snow Heights Elementary		Distance 1.19 Miles
4801 Vance Rd North Richland Hills TX 76180		
Telephone :	(817) 547-2200	School District : Birdville Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	394	Total Expenditure/Student :

Middle Schools

Ilftexas North Richland Hills Middle		Distance 0.46 Miles
4131 Rufe Snow Dr North Richland Hills TX 76180		
Telephone :	(817) 576-9031	School District : International Leadership Of Texas (ilftexas)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	391	Total Expenditure/Student :

North Richland Middle		Distance 1.16 Miles
4801 Redondo North Richland Hills TX 76180		
Telephone :	(817) 547-4200	School District : Birdville Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	896	Total Expenditure/Student :



Richland Middle	Distance 1.33 Miles
3401 Labadie Dr Richland Hills TX 76118	
Telephone : (817) 547-4400	School District : Birdville Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 616	Total Expenditure/Student :

High Schools

Winfree Academy North Richland Hills	Distance 0.75 Miles
6311 Blvd 26 North Richland Hills TX 76180	
Telephone : (972) 869-3250	School District : Winfree Academy Charter Schools
Lowest Grade : 9th	Highest Grade : 12th
School Enrollment :	Enrollment : 251
Total Expenditure/Student :	Advanced Placement : No

Shannon High School	Distance 1.2 Miles
6010 Walker St Haltom City TX 76117	
Telephone : (817) 547-5400	School District : Birdville Independent School District (isd)
Lowest Grade : 9th	Highest Grade : 12th
School Enrollment :	Enrollment : 136
Total Expenditure/Student :	Advanced Placement : No

Richland High School	Distance 1.74 Miles
5201 Holiday Ln E North Richland Hills TX 76180	
Telephone : (817) 547-7000	School District : Birdville Independent School District (isd)
Lowest Grade : 9th	Highest Grade : 12th
School Enrollment :	Enrollment : 2002
Total Expenditure/Student :	Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Sky Elements, Llc	3819 Rufe Snow Dr Ste 203 North Richland Hills Tx	(817) 286-3400	0.11
Gofishoutdoors Entertainment	7001 Boulevard 26 Ste 342 North Richland Hills Tx	(817) 313-9711	0.47
Blue Wave Mobile Entertainment, Llc.	6505 Brighton Ct North Richland Hills Tx	(817) 253-4158	0.65
The Link Event & Recreation Center	6750 Baker Blvd Richland Hills Tx	(817) 805-3109	0.68

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Instant Cash Loans On Car Titles, Inc.	6700 Boulevard 26 Richland Hills Tx	(817) 284-0653	0.23
Wells Fargo Bank, National Association	6964 Boulevard 26 Richland Hills Tx	(817) 284-4711	0.43
Wells Fargo & Company	6964 Boulevard 26 Richland Hills Tx	(817) 284-4711	0.43
Bank Richland Hills	7000 Boulevard 26 Richland Hills Tx	(817) 590-3000	0.47

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Dickeys Bbq	3917 Glenwyck Dr North Richland Hills Tx	(817) 829-0286	0.32
Cucos Sandwich Shop	6650 Glenview Dr Fort Worth Tx	(817) 284-1692	0.34
Ocha Ftw Thai Cuisine	4100 Rufe Snow Dr North Richland Hills Tx	(817) 849-9111	0.39
Cafe Donique	4100 Rufe Snow Dr North Richland Hills Tx	(817) 479-7615	0.39

Health Care Services

Name	Address	Telephone	Distance (Miles)
Douglas C Decker	3700 Rufe Snow Dr North Richland Hills Tx	(817) 284-1152	0.11
Abbott, Phillip Don, Dr	3700 Rufe Snow Dr Fort Worth Tx	(817) 590-2395	0.11
Tommy F Abbott Md	3700 Rufe Snow Dr North Richland Hills Tx	(817) 284-1152	0.11



Local Business

Overture Home Care	6647 Boulevard 26 Ste 103 North Richland Hills Tx	(817) 616-3394	0.2
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Hospitality

Name	Address	Telephone	Distance (Miles)
Cornerstone Lodge, Inc.	6413 Royal Ct North Richland Hills Tx	(817) 595-1982	0.94

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Glory Chinese Baptist Church, Inc.	3924 Lochridge Ct North Richland Hills Tx	(817) 614-8956	0.25
Emanuel Iglesia Del Nazareno	3900 Glenwyck Dr North Richland Hills Tx	(817) 616-3440	0.3
Emanuel Fort Worth	3900 Glenwyck Dr North Richland Hills Tx	(817) 602-0951	0.3
Society Of St Pius X Inc	3900 Scruggs Dr Fort Worth Tx	(817) 284-4809	0.34

Personal Services

Name	Address	Telephone	Distance (Miles)
Bc Fit Club Llc	3807 Parchman St North Richland Hills Tx	(817) 637-5414	0.34
Xpb Fitness, Llc	6508 Nottingham Ct North Richland Hills Tx	(214) 502-5999	0.55
Force Fitness	3309 Rufe Snow Dr Richland Hills Tx	(817) 805-3109	0.61

Shopping

Name	Address	Telephone	Distance (Miles)
Target Blue Llc	3819 Rufe Snow Dr Ste 204 North Richland Hills Tx	(817) 330-8196	0.11
Love Less Gutters	6816 Harmonson Rd North Richland Hills Tx	(817) 521-8164	0.23
Richland Express Mart	4037 Rufe Snow Dr Fort Worth Tx	(817) 284-5673	0.34
Walmart Inc.	6604 Boulevard 26 Richland Hills Tx	(682) 757-9057	0.36



3741 RUFÉ SNOW DR

Distance 0.03 Miles

Owner Name : Flory H G	Property Tax : \$1,589.35
Total Value : \$73,243	Lot Acres : 0.74
Land Use : Commercial Lot	APN : 04321901

3805 RUFÉ SNOW DR

Distance 0.06 Miles

Owner Name : Mckelvy Deana Dalene	Subdivision : Anglin W L Sub
Sale Date : 04/16/1983	Property Tax : \$5,967.43
Total Value : \$275,000	Lot Acres : 3.96
Land Use : Commercial (nec)	Living Area : 4,300
Stories : 1	APN : 00045918
Yr Blt / Eff Yr Blt : 1966 /	

3732 RUFÉ SNOW DR

Distance 0.08 Miles

Owner Name : Rufsnow Nrh Investments Inc	Recording Date : 11/21/2019
Sale Date : 11/19/2019	Sale Price : \$725,000
Total Value : \$551,000	Property Tax : \$11,956.53
Land Use : Commercial Building	Lot Acres : 0.46
Stories : 1	Living Area : 4,750
Yr Blt / Eff Yr Blt : 1973 /	APN : 00872474
Subdivision : Estes Jack M Sub	

3744 RUFÉ SNOW DR

Distance 0.08 Miles

Owner Name : Gaj Llc	Recording Date : 09/11/2017
Sale Date : 09/08/2017	Sale Price : \$2,040,000
Total Value : \$523,208	Property Tax : \$11,353.45
Land Use : Commercial Building	Lot Acres : 0.44
Stories : 1	Living Area : 6,392
Yr Blt / Eff Yr Blt : 1973 /	APN : 00872482
Subdivision : Estes Jack M Sub	



Neighbors

3716 RUFÉ SNOW DR

Distance **0.08 Miles**

Owner Name : **Browning Real Estate Mgmt
Llc**

Subdivision : **Jack M Estates Jr Sub**

Sale Date : **12/07/2011**

Recording Date : **12/08/2011**

Total Value : **\$395,250**

Property Tax : **\$8,576.80**

Land Use : **Commercial Building**

Lot Acres : **1.34**

Stories : **1**

Living Area : **6,375**

Yr Blt / Eff Yr Blt : **1943 /**

APN : **42187956**

3815 RUFÉ SNOW DR

Distance **0.08 Miles**

Owner Name : **Schellye A Davis Gst
Exempt**

Recording Date : **12/03/2014**

Sale Date : **11/04/2014**

Property Tax : **\$1,486.65**

Total Value : **\$68,510**

Lot Acres : **0.98**

Land Use : **Commercial Lot**

APN : **04321898**

3744 RUFÉ SNOW DR

Distance **0.09 Miles**

Owner Name : **Gaj Llc**

Recording Date : **09/11/2017**

Sale Date : **09/08/2017**

Sale Price : **\$2,040,000**

Total Value : **\$741,464**

Property Tax : **\$14,426.60**

Land Use : **Commercial Building**

Lot Acres : **0.31**

Stories : **1**

Living Area : **7,500**

Yr Blt / Eff Yr Blt : **1973 /**

APN : **00872466**

Subdivision : **Estes Jack M Sub**

3815 RUFÉ SNOW DR

Distance **0.1 Miles**

Owner Name : **Schellye A Davis Gst
Exempt**

Recording Date : **12/03/2014**

Sale Date : **11/04/2014**

Property Tax : **\$1,547.83**

Total Value : **\$71,329**

Lot Acres : **0.97**

Land Use : **Commercial Lot**

APN : **04321855**



Neighbors

6608 HARMONSON RD

Distance **0.1 Miles**

Owner Name : **Hunt Norma Gayle**
Sale Date : **10/29/1985**
Total Value : **\$120,000**
Land Use : **Commercial (nec)**
Stories : **1**

Yr Blt / Eff Yr Blt : **1950 /**
Property Tax : **\$2,603.97**
Lot Acres : **1.93**
Living Area : **4,800**
APN : **04321812**

3810 RUFÉ SNOW DR

Distance **0.11 Miles**

Owner Name : **Johnson Ray W (te)**
Total Value : **\$30,730**
Land Use : **Commercial Lot**
Subdivision : **Estes Jack M Sub**

Property Tax : **\$666.83**
Lot Acres : **0.29**
APN : **00872431**



Demographics

Census Tract / block: 1132.06 / 1 Year: 2020

Household

Population		Population by Age	
Count:	5,402	0 - 11	
Estimate Current Year:	5,395	12 - 17	
Estimate in 5 Years:	5,367	18 - 24	5.91%
Growth Last 5 Years:	-10.7%	25 - 64	56.2%
Growth Last 10 Years:	-162.57%	65 - 74	9.57%
		75+	
Household Size		Household Income	
Current Year:	2,116	0 - \$25,000	23.87%
Average Current Year:	2.55	\$25,000 - \$35,000	3.97%
Estimate in 5 Years:	2,136	\$35,000 - \$50,000	14.98%
Growth Last 5 Years:	1.42%	\$50,000 - \$75,000	21.22%
Growth Last 10 Years:	-2.85%	\$75,000 - \$100,000	9.83%
Male Population:	50.93%	Above \$100,000	26.13%
Female Population:	49.07%	Average Household Income:	\$59,831
Married People:	57.42%		
Unmarried People:	42.58%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	8.85%
\$300 - \$799:	33.9%	\$100,000 - \$150,000:	11.97%
\$800 - \$1,999:	41.48%	\$150,000 - \$200,000:	27.32%
Over \$2,000:	24.62%	\$200,000 - \$300,000:	28.67%
Median Home Value:	\$206,500	\$300,000 - \$500,000:	23.19%
Unit Occupied Owner:	56.05%	Above \$500,000:	0%
Median Mortgage:	\$983		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	43.95%	1999 - 2000	
Median Gross Rent:	\$1,240	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	14.16%
\$750 - \$999	18.4%	1970 - 1979	22.95%
\$1000 and Over	81.6%	1900 - 1969	37.72%

Education

Enrollment			
Public Pre-Primary School:	0.37%	Not Enrolled in School:	75.66%
Private Pre-Primary School:	0%	Not A High School Graduate:	22.3%
Public School:	18.82%	Graduate Of High School:	25.41%
Private School:	5.52%	Attended Some College:	16.32%
Public College:	5.89%	College Graduate:	30.07%
Private College:	1.37%	Graduate Degree:	5.91%

Workforce

Occupation:			
Manager/Prof:	33.57%	Private Worker:	71.4%
Technical:		Government Worker:	11.09%
Sales:	20.61%	Self Employed Worker:	5.3%
Administrative:		Unpaid Family Worker:	10.1%
Private House Hold:		Farming:	15.19%
Service:	19.95%	Skilled:	
Protective Services:		Blue-Collar:	25.87%
Commute Time			
Less Than 15 Min:	27.16%		
15 min - 28 min:	29.07%		
30 min - 57 min:	34.02%		
Over 60 min:	9.75%		