

real estate reports



Subject Property

7606 Red Stag St
Arlington
TX 76002
APN: 41494652

Prepared For: Martha Alvarez

Data Provided By: Rolando Lopez

Martha Alvarez

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Property Detail

Subject Property : **7606 Red Stag St Arlington TX 76002**

Owner Information

Owner Name : **Metheny Debra / Metheny Harry Wade**

Mailing Address : **7606 Red Stag St, Arlington TX 76002-5051 R114**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Deer Creek Arlington Block 23 Lot 3**

County : **Tarrant, Tx**

Alternate APN : **9608D233**

Census Tract / Block : **1113.16 / 2**

Subdivision : **Deer Creek Arlington**

Legal Lot : **3**

Map Reference : **111-Q / 2126-344**

Legal Block : **23**

School District : **Mansfield Isd**

Market Area : **88**

Munic/Township : **Arlington**

APN : **41494652**

Last Market Sale Information

Recording/Sale Date : **05/17/2012 / 05/15/2012**

1st Mtg Amount/Type : **\$198,741 / Va**

Sale Price : **\$194,766**

1st Mtg Document # : **212118835**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **212118834**

Price Per SqFt : **\$83.66**

Deed Type : **Warranty Deed**

Title Company : **Dhi Title**

Lender : **Dhi Mtg Co Ltd**

Seller Name : **Dr Horton-tx Ltd**

Property Characteristics

Gross Area : **2,328**

Bath(F/H) : **2**

Cooling Type : **Central**

Living Area : **2,328**

Year Built / Eff : **2012**

Porch Type : **Porch**

Above Grade : **2328**

of Stories : **1**

Air Cond : **Central**

Bedrooms : **3**

Heat Type : **Central**

Property Information

Land Use : **Sfr**

Lot Acres : **0.24**

Lot Size : **10,544**

County Use : **Resid Single Family**



Property Detail

Tax Information

Total Value :	\$397,153	Tax Year :	2024	CITY OF ARLINGTON Tax / Rate :	\$2,295.25/.5998
Land Value :	\$60,000	Property Tax :	\$8,529.61	ISD - MANSFIELD Tax / Rate :	\$4,388.83/1.1469
Improvement Value :	\$337,153	Tax Rate Area :	220	TARRANT COUNTY HOSP DIST Tax / Rate :	\$698.37/.1825
Assessed Year :	2024	Market Value :	\$397,153	TARRANT COUNTY COLLEGE DIST Tax / Rate :	\$429.66/.11228
Improve % :	85%	TARRANT COUNTY Tax / Rate :	\$717.50/.1875		



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$194,766.18	\$256,250	\$433,438	\$367,804
Bldg/Living Area	2328	1995	2660	2271
Price Per Square Foot	\$83.66	\$114	\$199	\$163.85
Year Built	2012	2002	2019	2009
Lot Size	10,544	6,095	10,561	7,830
Bedrooms	3	3	4	3
Bathrooms	2	2	3	2
Stories	1	1	2	1
Total Assessed Value	\$397,153	\$299,068	\$454,967	\$379,572
Distance From Subject	0	0.03	0.69	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	7606 Red Stag St	194,766.18	397,153	05/17/2012	3	2	2,328	10,544	2012		
1	1406 N Webb Ferrell Rd	382,200	363,651	05/08/2025	3	2	2,332	8,350	2012	0.03	
2	1403 N Webb Ferrell Rd	410,000	358,449	09/09/2025	3	2	2,408	10,561	2012	0.07	
	7701 Labrador Dr	283,500	379,199	10/03/2025	3	2	2,127	8,364	2006	0.23	
4	7719 Grey Goose Trl		420,117	09/09/2025	4	2	2,660	7,187	2005	0.24	
5	7520 San Gabriel Dr	400,000	452,123	08/29/2025			2,217	6,240	2018	0.25	
6	1306 Red Deer Way	324,000	382,705	03/11/2025	3	2	2,226	7,884	2005	0.27	
7	7702 Fallen Antler Pl	402,500	381,769	11/01/2024	3	2	2,165	7,318	2007	0.29	
8	7704 Fallen Antler Pl	256,250	346,195	11/20/2024	3	2	2,257	7,750	2008	0.3	
9	7504 Longbow Ln		436,791	09/09/2025			1,995	7,870	2019	0.3	
10	1308 Webb Ferrell Rd S	352,500	377,956	09/05/2025	3	2	2,138	7,535	2005	0.39	



Comparables

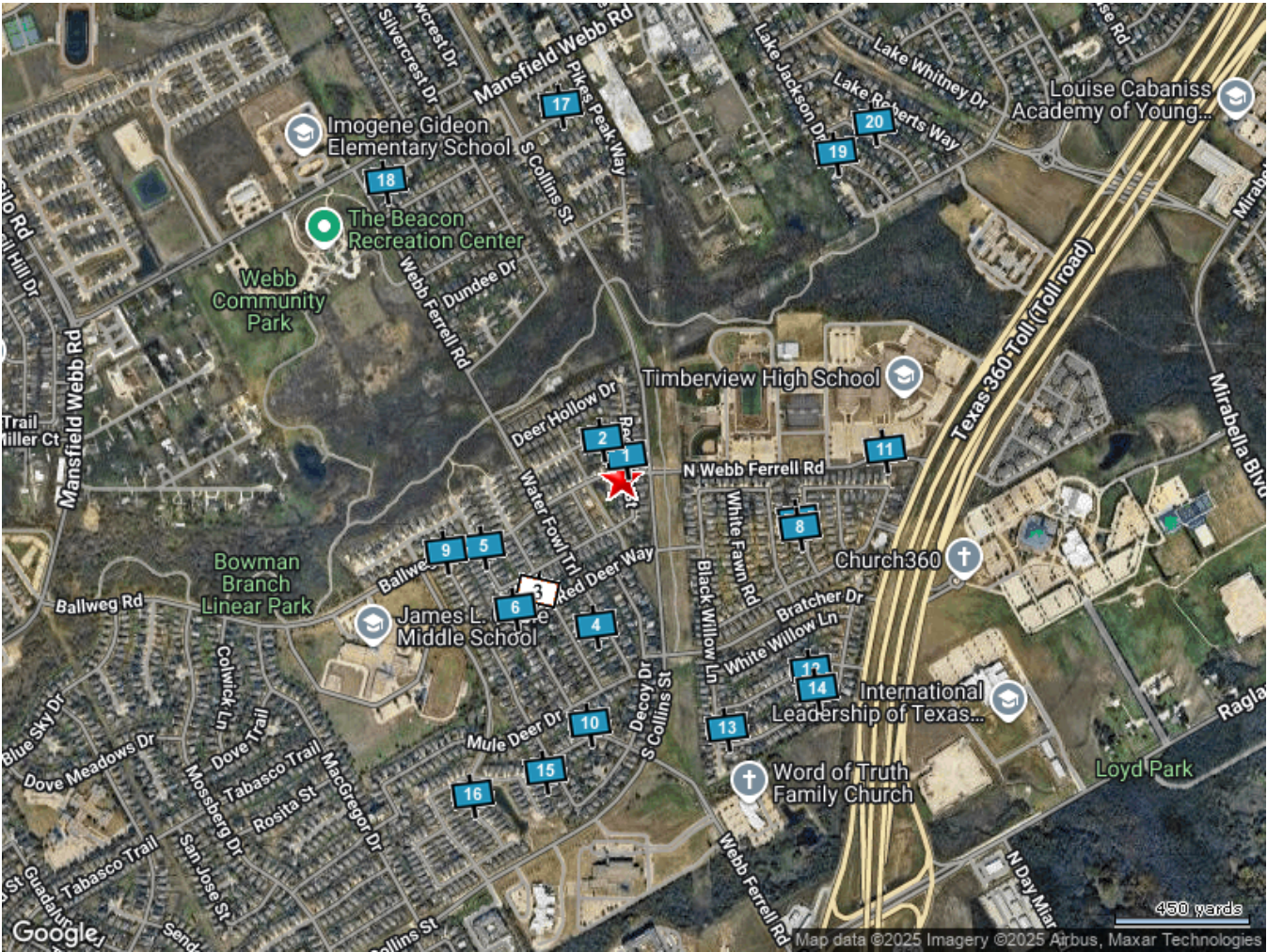
11	1727 Wild Deer Way		392,629	08/05/2025	4	2	2,332	7,640	2009	0.42	
12	1601 Grey Willow Ln		412,169	09/04/2025	4	2	2,507	7,667	2011	0.43	
13	1500 Grey Willow Ln		345,000	07/16/2025	3	2	2,146	9,235	2008	0.43	
14	1600 Grey Willow Ln	361,500	374,637	04/21/2025	3	2	2,019	7,928	2008	0.46	
15	1241 Lynn Dr	398,437.5	368,366	06/02/2025			2,030	6,095	2019	0.48	
16	8110 Loretta Day Dr	317,250	454,967	07/03/2025			2,221	6,185	2019	0.56	
17	1404 Yosemite Dr	392,500	373,000	02/18/2025	3	3	2,563	7,187	2012	0.59	
18	1301 Kilkenny Dr	433,437.5	354,133	11/04/2024	4	2	2,420	8,276	2002	0.6	
19	7101 Chambers Creek Ct	378,000	318,516	08/04/2025	3	2	2,512	10,279	2002	0.61	
20	7120 Lake Hawkins Dr	424,981.25	299,068	01/22/2025	3	2	2,135	7,051	2002	0.69	

Distressed Sales =



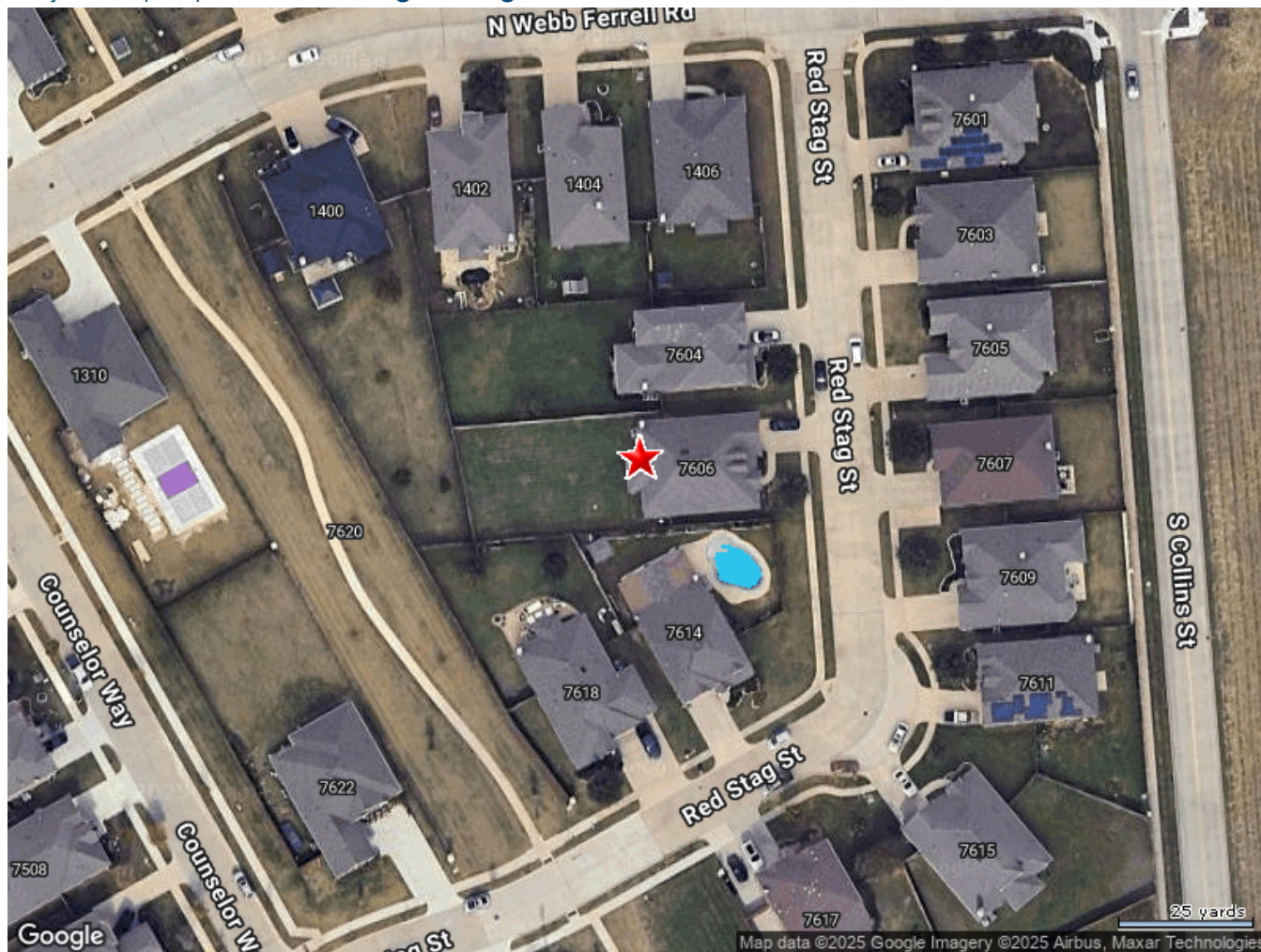
Comparables

Map





Subject Property : **7606 Red Stag St Arlington TX 76002**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 10/30/2025
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Sales History

Rec. Date : **05/17/2012**
Sale Date : **05/15/2012**
Sale Price : **\$194,766.18**
Rec.Doc.No : **212118834**
Doc. Type : **WARRANTY
DEED**
Sale Price Type : **ESTIMATED**
Buyer : **Metheny Harry
W & Debra M**
Seller : **Dr Horton-tx Ltd**
Title Company : **Dhi Title**
Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date : **05/17/2012**
Mtg. Amt : **\$198,741**
Mtg. Doc. No : **212118835**
Doc. Type : **DEED OF TRUST**
Loan Type : **VA**
Mtg. Rate Type :
Mtg. Term : **30 Years**
Mtg. Rate :
Lender : **Dhi Mtg Co Ltd**
Borrower 1 : **Metheny Harry
W**
Borrower 2 : **Metheny Debra
M**
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Dr Sarah Jandrucko Academy For Early Learners Distance **0.67 Miles**

7811 S Collins St Arlington TX 76002

Telephone : **(817) 299-7650**

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

Lowest Grade : **Pre-K**

Highest Grade : **Pre-K**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **340**

Total Expenditure/Student :

Thelma Jones Elementary Distance **0.72 Miles**

7650 S Watson Rd Arlington TX 76002

Telephone : **(817) 299-6940**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **431**

Total Expenditure/Student :

Imogene Gideon Elementary Distance **0.75 Miles**

1201 Mansfield Webb Rd Arlington TX 76002

Telephone : **(817) 299-7800**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **331**

Total Expenditure/Student :



Janet Brockett Elementary		Distance 0.98 Miles
810 Dove Meadows Dr Arlington TX 76002		
Telephone :	(817) 299-6620	School District : Mansfield Independent School District (isd)
Lowest Grade :	K	Highest Grade : 4th
Kindergarten :	Yes	School Enrollment :
Enrollment :	418	Total Expenditure/Student :

Middle Schools

James Coble Middle		Distance 0.45 Miles
1200 Ballweg Rd Arlington TX 76002		
Telephone :	(682) 314-4900	School District : Mansfield Independent School District (isd)
Lowest Grade :	7th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	775	Total Expenditure/Student :

Della Icenhower Intermediate		Distance 0.57 Miles
8100 Webb Ferrell Rd Arlington TX 76002		
Telephone :	(817) 299-2700	School District : Mansfield Independent School District (isd)
Lowest Grade :	5th	Highest Grade : 6th
Kindergarten :	No	School Enrollment :
Enrollment :	705	Total Expenditure/Student :



Ousley J H

Distance **1.69 Miles**

950 S E Pkwy Arlington TX 76018

Telephone : **(682) 867-5700**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **865**

Total Expenditure/Student :

High Schools

Tccse Early College H S At Timberview

Distance **0.47 Miles**

7700 S Watson Rd Arlington TX 76002

Telephone : **(682) 314-1300**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **273**

Total Expenditure/Student :

Advanced Placement : **No**

Mansfield Timberview High School

Distance **0.47 Miles**

7700 S Watson Rd Arlington TX 76002

Telephone : **(682) 314-1300**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1827**

Total Expenditure/Student :

Advanced Placement : **No**

Ilitexas Arlington-grand Prairie High School

Distance **0.65 Miles**

2851 Ragland Rd Grand Prairie TX 75052

Telephone : **(682) 808-5960**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **757**

Total Expenditure/Student :

Advanced Placement : **No**



Seguin High School

Distance **1.31 Miles**

7001 Silo Rd Arlington TX 76002

Telephone : **(682) 867-6700**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1562**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Southeast Arlington Little League	"" Arlington Tx	(817) 703-6800	0.7
Texrock Entertainment	"" Arlington Tx	(817) 874-4372	0.7
Gym Service Solutions, Inc.	1400 Suncrest Ct Arlington Tx	(682) 772-7680	0.77
Tesla Entertainment	6742 Bighorn Rdg Arlington Tx	(817) 919-6833	0.82

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Al Faris Global Ltd. Liability Co.	7726 Grey Goose Trl Arlington Tx	(520) 891-4381	0.29

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Kona Ice North Grand Prairie Llc	7701 White Fawn Rd Arlington Tx	(713) 962-2523	0.22
Mr O's Que & More	7719 Labrador Dr Arlington Tx	(817) 874-9801	0.28
Devil Dogs Mc	7111 Lake Hawkins Dr Arlington Tx	(817) 907-9608	0.71
Salu-salo Filipino Cuisine Llc	940 Casa Grandes Dr Arlington Tx	(817) 583-6040	0.77

Health Care Services

Name	Address	Telephone	Distance (Miles)
Icon Surgical	7702 White Fawn Rd Arlington Tx	(817) 307-7533	0.2
Massage At Tiffyns	1517 Grey Willow Ln Arlington Tx	(318) 286-8212	0.42
F.a.s.t Behavioral Health Professional Corporation	1406 Anglican Dr Arlington Tx	(817) 704-8116	0.51
Unique Speech Techniques, Pllc	6310 S State Highway 360 Grand Prairie Tx	(601) 415-4439	0.68

Hospitality

Name	Address	Telephone	Distance (Miles)
Ma Krupa, L.L.c.	7255 Crowell Ave Arlington Tx	(903) 753-4884	0.9



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
The Redeemed Christian Church Of God House Of Grac	1308 Dundee Dr Arlington Tx	(682) 465-2209	0.4
Word Of Truth Family Church	8201 Webb Ferrell Rd Arlington Tx	(817) 453-8222	0.54
Arlington Christian Churc	6450 S State Highway 360 Grand Prairie Tx	(817) 467-0268	0.66
Crossroads Christian Church	6450 S State Highway 360 Grand Prairie Tx	(817) 557-2277	0.66

Shopping

Name	Address	Telephone	Distance (Miles)
Omnihealth Nutrition	1709 Grey Willow Ln Arlington Tx	(214) 608-6202	0.41
Arlington Mini Food Store Corp.	1502 Grey Willow Ln Arlington Tx	(682) 551-4410	0.44
Grapevine Buys	8129 Macgregor Dr Arlington Tx	(682) 554-8693	0.59
Texas-tough Fencing Llc	1003 Rosita St Arlington Tx	(817) 279-3982	0.78



Neighbors

7604 RED STAG STDistance **0.01 Miles**

Owner Name : Al-najjar Basma	Subdivision : Deer Creek Arlington
Sale Date : 05/25/2012	Recording Date : 05/30/2012
Total Value : \$422,000	Property Tax : \$8,544.30
Bed / Bath : 3 / 2	Lot Acres : 0.25
Land Use : Sfr	Living Area : 3,176
Stories : 2	APN : 41494660
Yr Blt / Eff Yr Blt : 2012 /	

7614 RED STAG STDistance **0.01 Miles**

Owner Name : Raymond Suzanne Murray	Subdivision : Deer Creek Arlington
Sale Date : 03/17/2021	Recording Date : 03/18/2021
Total Value : \$481,845	Property Tax : \$10,297.40
Bed / Bath : 4 / 2	Lot Acres : 0.23
Land Use : Sfr	Living Area : 2,922
Stories : 2	APN : 41494644
Yr Blt / Eff Yr Blt : 2012 /	

7618 RED STAG STDistance **0.02 Miles**

Owner Name : Murphy Cassidy	Subdivision : Deer Creek Arlington
Sale Date : 02/22/2022	Recording Date : 03/11/2022
Total Value : \$379,780	Property Tax : \$8,465.23
Bed / Bath : 3 / 2	Lot Acres : 0.25
Land Use : Sfr	Living Area : 1,932
Stories : 1	APN : 41494636
Yr Blt / Eff Yr Blt : 2012 /	

1400 N WEBB FERRELL RDDistance **0.03 Miles**

Owner Name : Finney Danta	Subdivision : Deer Crk Sec 3c
Sale Date : 08/28/2012	Recording Date : 08/29/2012
Total Value : \$441,000	Sale Price : \$222,518.15
Bed / Bath : 3 / 2	Property Tax : \$9,375.01
Land Use : Sfr	Lot Acres : 0.36
Stories : 2	Living Area : 3,393
Yr Blt / Eff Yr Blt : 2012 /	APN : 41494709



Neighbors

1404 N WEBB FERRELL RD

Distance 0.03 Miles

Owner Name : **Mai Van**

Subdivision : **Deer Creek Arlington**

Sale Date : **03/26/2024**

Recording Date : **04/05/2024**

Total Value : **\$318,900**

Sale Price : **\$250,000**

Bed / Bath : **3 / 2**

Property Tax : **\$7,108.21**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **1,802**

Yr Blt / Eff Yr Blt : **2011 /**

APN : **41494687**

1406 N WEBB FERRELL RD

Distance 0.03 Miles

Owner Name : **Pham Nhat M**

Subdivision : **Deer Creek Arlington**

Sale Date : **05/08/2025**

Recording Date : **05/08/2025**

Total Value : **\$363,651**

Sale Price : **\$382,200**

Bed / Bath : **3 / 2**

Property Tax : **\$8,105.71**

Land Use : **Sfr**

Lot Acres : **0.19**

Stories : **1**

Living Area : **2,332**

Yr Blt / Eff Yr Blt : **2012 /**

APN : **41494679**

1402 N WEBB FERRELL RD

Distance 0.03 Miles

Owner Name : **Nguyen Ha Thi Minh**

Subdivision : **Deer Creek Arlington**

Sale Date : **05/21/2018**

Recording Date : **05/23/2018**

Total Value : **\$367,277**

Sale Price : **\$251,000**

Bed / Bath : **3 / 2**

Property Tax : **\$7,446.60**

Land Use : **Sfr**

Lot Acres : **0.18**

Stories : **1**

Living Area : **1,854**

Yr Blt / Eff Yr Blt : **2012 /**

APN : **41494695**

7607 RED STAG ST

Distance 0.04 Miles

Owner Name : **Pippins Jana L**

Subdivision : **Deer Creek Arlington**

Sale Date : **02/17/2012**

Recording Date : **02/21/2012**

Total Value : **\$304,293**

Sale Price : **\$166,040.97**

Bed / Bath : **3 / 2**

Property Tax : **\$6,782.63**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **1,723**

Yr Blt / Eff Yr Blt : **2011 /**

APN : **41494539**



7605 RED STAG ST

Distance 0.04 Miles

Owner Name : **Khuu Vinh**

Subdivision : **Deer Creek Arlington**

Sale Date : **08/19/2011**

Recording Date : **08/22/2011**

Total Value : **\$361,000**

Sale Price : **\$184,000**

Bed / Bath : **4 / 2**

Property Tax : **\$7,505.94**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **2,251**

Yr Blt / Eff Yr Blt : **2011 /**

APN : **41494520**

7609 RED STAG ST

Distance 0.04 Miles

Owner Name : **Wilson Shaunte L**

Subdivision : **Deer Creek Arlington**

Total Value : **\$352,396**

Property Tax : **\$7,854.83**

Bed / Bath : **3 / 2**

Lot Acres : **0.17**

Land Use : **Sfr**

Living Area : **2,273**

Stories : **1**

APN : **41494547**

Yr Blt / Eff Yr Blt : **2012 /**



Demographics

Census Tract / block: 1113.16 / 2 Year: 2020

Household

Population		Population by Age	
Count:	6,646	0 - 11	
Estimate Current Year:	6,646	12 - 17	
Estimate in 5 Years:	6,646	18 - 24	13.6%
Growth Last 5 Years:		25 - 64	51.1%
Growth Last 10 Years:		65 - 74	3.64%
		75+	
Household Size		Household Income	
Current Year:	2,029	0 - \$25,000	6.51%
Average Current Year:	3.28	\$25,000 - \$35,000	3.94%
Estimate in 5 Years:	2,029	\$35,000 - \$50,000	3.3%
Growth Last 5 Years:		\$50,000 - \$75,000	11.48%
Growth Last 10 Years:		\$75,000 - \$100,000	16.31%
Male Population:	42.12%	Above \$100,000	58.45%
Female Population:	57.88%	Average Household Income:	\$115,938
Married People:	48.48%		
Unmarried People:	51.52%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	3%	Below \$100,000:	0.44%
\$300 - \$799:	1.44%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	45.72%	\$150,000 - \$200,000:	0%
Over \$2,000:	49.83%	\$200,000 - \$300,000:	36.44%
Median Home Value:	\$327,000	\$300,000 - \$500,000:	59.33%
Unit Occupied Owner:	88.71%	Above \$500,000:	3.78%
Median Mortgage:	\$966		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	11.29%	1999 - 2000	
Median Gross Rent:	\$2,190	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	1.21%
\$750 - \$999	0%	1970 - 1979	0%
\$1000 and Over	100%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	0.16%	Not Enrolled in School:	66.28%
Private Pre-Primary School:	0.2%	Not A High School Graduate:	3.57%
Public School:	32.55%	Graduate Of High School:	18.97%
Private School:	1.17%	Attended Some College:	19.63%
Public College:	10.5%	College Graduate:	43.38%
Private College:	0.33%	Graduate Degree:	14.45%

Workforce

Occupation:			
Manager/Prof:	43.51%	Private Worker:	68.28%
Technical:		Government Worker:	20.13%
Sales:	24.28%	Self Employed Worker:	0.75%
Administrative:		Unpaid Family Worker:	7.07%
Private House Hold:		Farming:	4.46%
Service:	17.84%	Skilled:	
Protective Services:		Blue-Collar:	14.37%
Commute Time			
Less Than 15 Min:	18.57%		
15 min - 28 min:	23.59%		
30 min - 57 min:	43.91%		
Over 60 min:	13.93%		