

real estate reports



Subject Property

9428 Tierra Verde Dr
Fort Worth
TX 76177
APN: 41297598

Prepared For: Keilen White

Data Provided By: Rolando Lopez

Keilen White

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 : **9428 Tierra Verde Dr Fort Worth TX 76177**

Owner Information

Owner Name : **Young Jonathan**

Mailing Address : **9428 Tierra Verde Dr, Fort Worth TX 76177-7273 R174**

Owner Occupied ☐
Indicator :

Location Information

Legal Description : **Presidio Village South Block 12 Lot 38**

County : **Tarrant, Tx**

Alternate APN : **32942F1238**

Census Tract / Block : **1139.31 / 4**

Subdivision : **Presidio Village South**

Legal Lot : **38**

Map Reference : **21-W / 2048-452**

Legal Block : **12**

School District : **Northwest Isd**

Market Area : **102**

Munic/Township : **Fort Worth**

APN : **41297598**

Last Market Sale Information

Recording/Sale Date : **09/01/2020 / 08/25/2020**

1st Mtg Amount/Type : **\$237,847 / Va**

Sale Price : **\$233,090**

1st Mtg Document # : **220218749**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **220218748**

Price Per SqFt : **\$149.80**

Deed Type : **Warranty Deed**

Title Company : **Attorney Only**

Lender : **Supreme Lndg**

Seller Name : **White Living Trust**

Prior Sale Information

Prior Rec/Sale Date : **03/16/2017 / 03/15/2017**

Prior Deed Type : **Warranty Deed**

Prior Doc Number : **217058938**

Property Characteristics

Gross Area : **1,556**

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

Cooling Type : **Central**

Living Area : **1,556**

Year Built / Eff : **2011**

Porch Type : **Porch**

Above Grade : **1556**

of Stories : **1**

Air Cond : **Central**

Bedrooms : **3**

Heat Type : **Central**



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.13	Lot Size : 5,500
County Use : Resid Single Family		

Tax Information

Total Value : \$273,708	Property Tax : \$6,293.59	CITY OF FORT WORTH Tax / Rate : \$1,840.69/.6725
Land Value : \$75,000	Tax Rate Area : 220	ISD - NORTHWEST Tax / Rate : \$3,059.78/1.1179
Improvement Value : \$198,708	Homeowner Exemption : Homestead	TARRANT REGIONAL WATER DIST Tax / Rate : \$73.08/.0267
Assessed Year : 2024	Market Value : \$273,708	TARRANT COUNTY HOSP DIST Tax / Rate : \$499.52/.1825
Improve % : 73%	Water Tax : 223	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$307.32/.11228
Tax Year : 2024	TARRANT COUNTY Tax / Rate : \$513.20/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$233,090.06	\$150,000	\$466,813	\$295,098
Bldg/Living Area	1556	1400	1781	1630
Price Per Square Foot	\$149.80	\$85	\$270	\$179.94
Year Built	2011	2005	2019	2009
Lot Size	5,500	5,227	7,840	5,857
Bedrooms	3	3	4	3
Bathrooms	2	2	2	2
Stories	1	1	1	1
Total Assessed Value	\$273,708	\$258,374	\$377,903	\$294,677
Distance From Subject	0	0.05	0.98	0.52

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	9428 Tierra Verde Dr	233,090.06	273,708	09/01/2020	3	2	1,556	5,500	2011		
	9448 Tierra Verde Dr	181,250	295,116	12/04/2024	3	2	1,696	5,500	2010	0.05	
2	2400 Grand Rapids Dr		288,535	03/28/2025	3	2	1,650	6,325	2008	0.16	
3	9229 Tierra Verde Dr	250,000	291,406	12/31/2024	3	2	1,679	5,500	2010	0.18	
4	9532 Sills Way	315,000	287,928	10/24/2024	3	2	1,647	5,562	2008	0.19	
5	9208 Tierra Verde Dr	231,250	259,856	03/06/2025	3	2	1,400	6,665	2010	0.23	
6	2428 Gutierrez Dr	300,321	272,107	01/31/2025	3	2	1,543	5,570	2010	0.3	
7	2129 Franks St	350,000	275,106	03/24/2025	3	2	1,602	6,000	2006	0.37	
8	2145 Biggs St	281,250	275,106	04/21/2025	3	2	1,602	6,325	2006	0.41	
9	2116 Bliss Rd		269,134	10/30/2024	3	2	1,637	6,050	2007	0.54	
10	9921 Bend Ct	319,480	288,000	02/05/2025	3	2	1,544	5,227	2005	0.54	
11	2100 Bliss Rd	150,000	310,592	05/20/2025	3	2	1,767	5,500	2008	0.55	
12	2109 Benning Way	152,500	270,000	04/01/2025	3	2	1,700	5,500	2007	0.55	

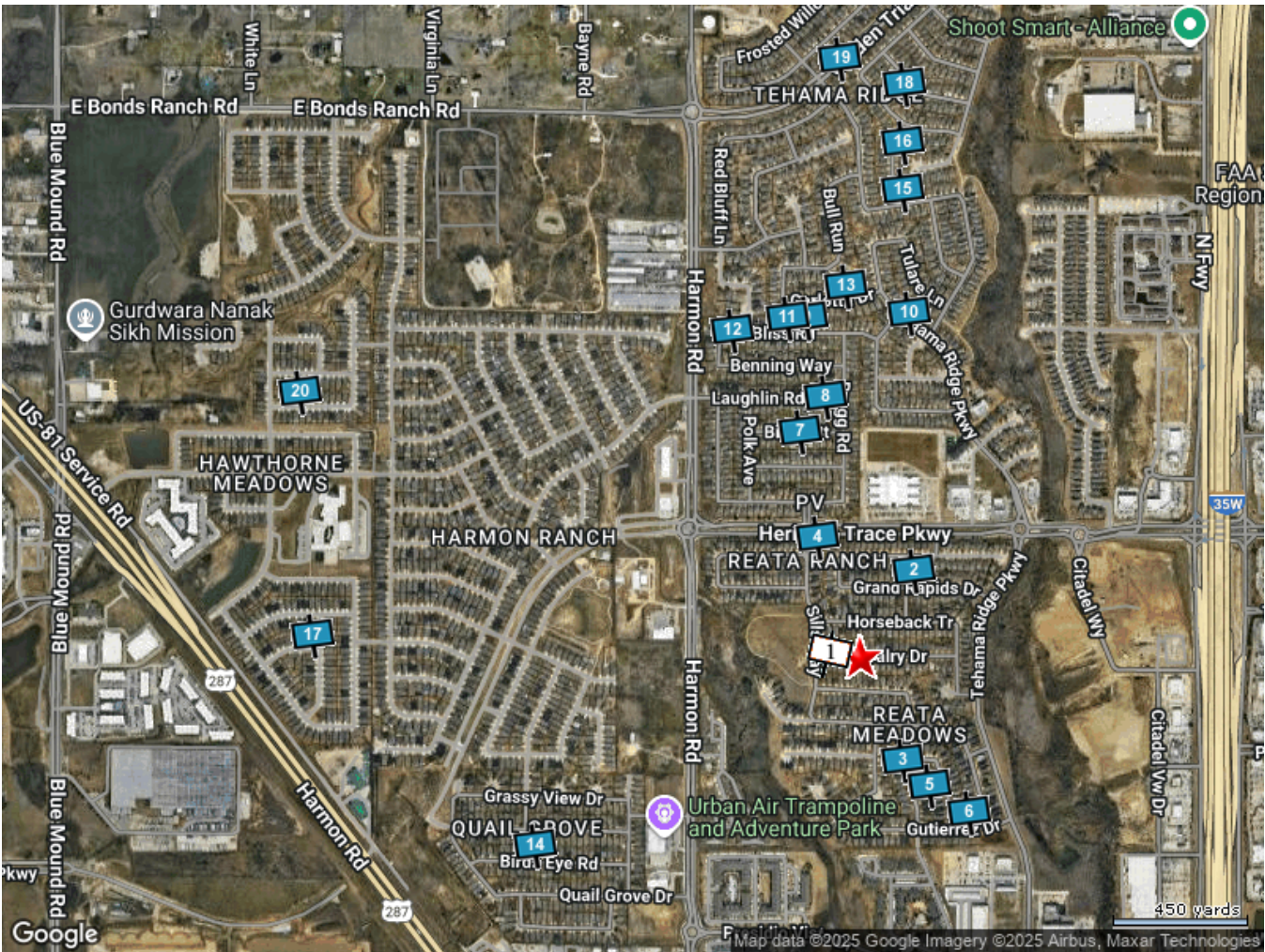


Comparables

13	2136 Carlotta Dr		289,796	01/28/2025	3	2	1,496	5,663	2006	0.58	
14	1604 Birds Eye Rd	160,000	258,374	04/01/2025	3	2	1,410	5,500	2006	0.6	
15	2324 Spruce Springs Way	376,875	304,519	07/25/2025	3	2	1,612	5,500	2008	0.74	
16	10200 Wildfowl Dr	344,121.14	306,000	08/05/2025	3	2	1,648	5,662	2011	0.81	
17	9441 Smiths Park Ln	323,437.5	316,000	03/24/2025			1,692	6,000	2019	0.87	
18	10304 Point Lobos Trl	466,472.5	345,911	05/09/2025	3	2	1,781	7,840	2011	0.9	
19	10260 Los Barros Trl	347,900	312,148	03/03/2025	4	2	1,758	5,500	2007	0.94	
20	1112 Metaline Trl	466,812.5	377,903	08/05/2025			1,732	5,750	2018	0.98	

Distressed Sales =

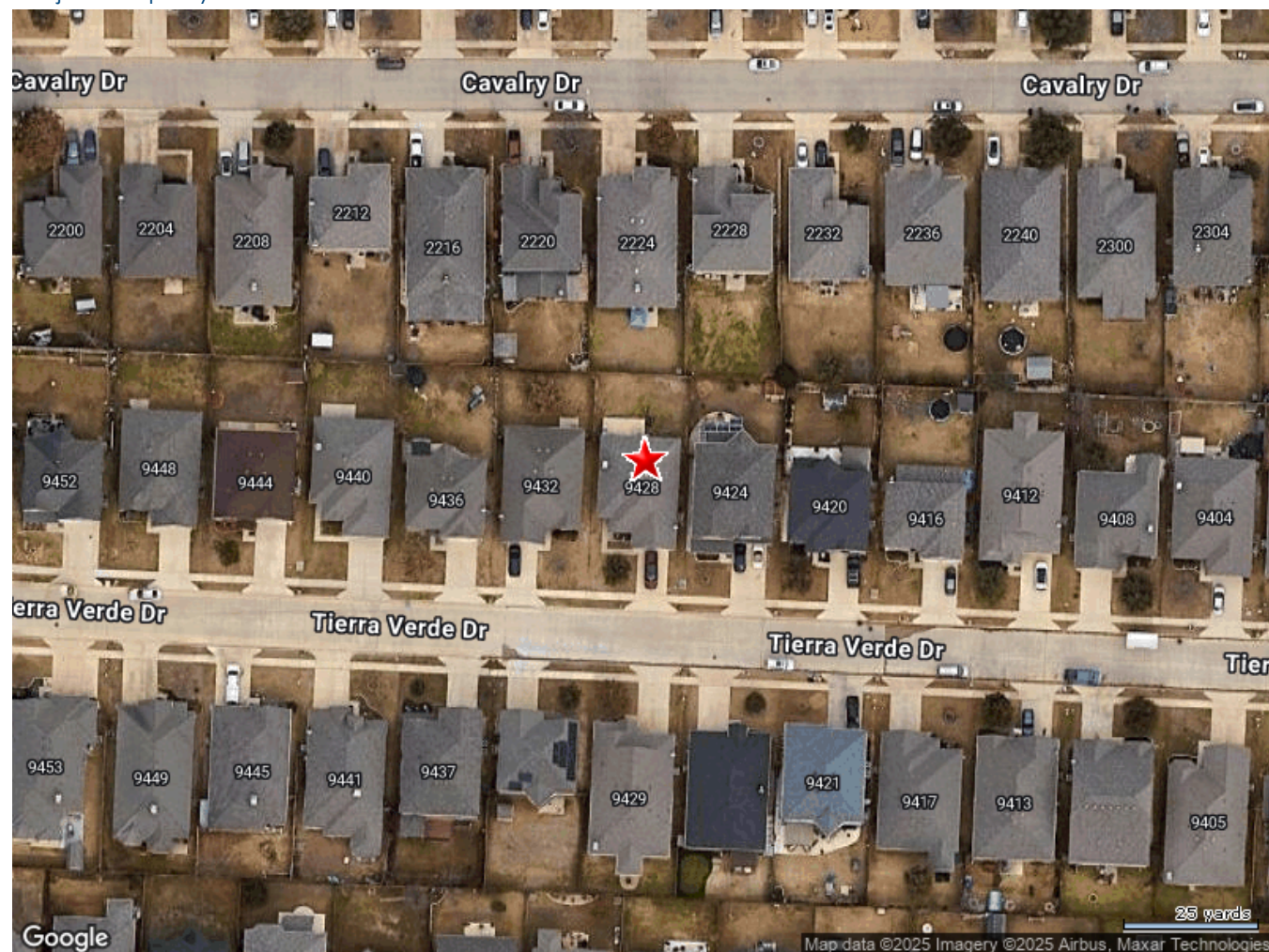
Map





Street Map

Subject Property : **9428 Tierra Verde Dr Fort Worth TX 76177**





Customer Name : Rolando Lopez
Customer Company Name : Key Title - DFW
Prepared On : 09/22/2025
© 2025 CoreLogic. All rights reserved

Transaction History

Sales History

Rec. Date :	09/01/2020	03/16/2017	09/23/2011	05/14/2010
Sale Date :	08/25/2020	03/15/2017	09/20/2011	05/14/2010
Sale Price :	\$233,090.06		\$123,974.47	
Rec.Doc.No :	220218748	217058938	211231993	210114816
Doc. Type :	WARRANTY DEED	WARRANTY DEED	SPECIAL WARRANTY DEED	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED		ESTIMATED	
Buyer :	Young Jonathan	White Living Trust	Oquendo Jorge	Hmh Lifestyles Lp
Seller :	White Living Trust	Oquendo Jorge	Hmh Lifestyles Lp	90 North Fort Worth Ltd
Title Company :	Attorney Only	First American Title	Stewart Title	Stewart Title North Texas
Other Doc No :				

Rec. Date :	04/05/2010
Sale Date :	03/30/2010
Sale Price :	\$132,741.27
Rec.Doc.No :	210076128
Doc. Type :	SPECIAL WARRANTY DEED
Sale Price Type :	ESTIMATED
Buyer :	Ta Peter L
Seller :	Centex Hm
Title Company :	Commerce Title Co.
Other Doc No :	

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	09/01/2020	09/23/2011	10/08/2010	05/14/2010
Mtg. Amt :	\$237,847	\$122,747	\$4,500,000	\$20,000,000
Mtg. Doc. No :	220218749	211231994	210249793	210114817
Doc. Type :	DEED OF TRUST	DEED OF TRUST	MORTGAGE MODIFICATION AGREEMNT	MORTGAGE MODIFICATION AGREEMNT
Loan Type :	VA	FHA	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :				
Mtg. Term :	30 Years	30 Years	1 Years	
Mtg. Rate :				
Lender :	Supreme Lndg	Ntfn Inc	First Nat'l Bk	Frost Nat'l Bk
Borrower 1 :	Young Jonathan	Oquendo Jorge	90 North Fort Worth Ltd	Hmh Lifestyles Lp
Borrower 2 :				
Borrower 3 :				
Borrower 4 :				

Mtg. Date :	04/05/2010			
Mtg. Amt :	\$131,427			
Mtg. Doc. No :	210076129			
Doc. Type :	DEED OF TRUST			
Loan Type :	FHA			
Mtg. Rate Type :				
Mtg. Term :	30 Years			
Mtg. Rate :				
Lender :	Americahomekey Inc			
Borrower 1 :	Ta Peter L			
Borrower 2 :	Tran Amy T			
Borrower 3 :	Pham Long B			
Borrower 4 :	Ta Hong N T			



Public Schools :

Elementary Schools

Ilftexas Keller Elementary Distance **0.31 Miles**

2301 Heritage Trace Pkwy Fort Worth TX 76177

Telephone : **(817) 665-0646**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **949**

Total Expenditure/Student :

Lizzie Curtis Elementary Distance **0.88 Miles**

9640 Belle Prairie Trail Fort Worth TX 76177

Telephone : **(817) 541-8901**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **729**

Total Expenditure/Student :

Great Hearts Prairie View Distance **0.9 Miles**

9001 Nw Hwy 287 Fort Worth TX 76131

Telephone : **(817) 259-0738**

School District : **Great Hearts Texas**

Lowest Grade : **K**

Highest Grade : **8th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **784**

Total Expenditure/Student :



O A Peterson		Distance 1.09 Miles
2000 Winter Hawk Dr Fort Worth TX 76177		
Telephone :	(817) 698-5000	School District : Northwest Independent School District (isd)
Lowest Grade :	Pre-K	Highest Grade : 5th
Kindergarten :	Yes	School Enrollment :
Enrollment :	670	Total Expenditure/Student :

Middle Schools

Ilftexas Keller Middle		Distance 0.31 Miles
2301 Heritage Trace Pkwy Fort Worth TX 76177		
Telephone :	(817) 665-0646	School District : International Leadership Of Texas (ilftexas)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	435	Total Expenditure/Student :

Vista Ridge Middle		Distance 1.69 Miles
3201 Thompson Rd Fort Worth TX 76137		
Telephone :	(817) 743-8400	School District : Keller Independent School District (isd)
Lowest Grade :	6th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	755	Total Expenditure/Student :



Timberview Middle		Distance 1.76 Miles
10300 Old Denton Rd Fort Worth TX 76244		
Telephone :	(817) 744-2600	School District : Keller Independent School District (isd)
Lowest Grade :	5th	Highest Grade : 8th
Kindergarten :	No	School Enrollment :
Enrollment :	1018	Total Expenditure/Student :

High Schools

Ilftexas Keller Saginaw High School		Distance 1.9 Miles
10537 Nw Hwy 287 Fort Worth TX 76131		
Telephone :	(682) 250-3701	School District : International Leadership Of Texas (ilftexas)
Lowest Grade :	9th	Highest Grade : 12th
School Enrollment :		Enrollment : 809
Total Expenditure/Student :		Advanced Placement : No



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Kid Mania	9101 Tehama Ridge Pkwy Fort Worth Tx	(682) 703-8440	0.33
Northstar Entertainment Dj Music Services, Llc	9600 Yerba Mansa Ln Fort Worth Tx	(682) 224-6798	0.53
Staging By Lynda Llc	9233 Brittlebrush Trl Fort Worth Tx	(682) 730-1687	0.7
Prep Baseball	2340 Spruce Springs Way Fort Worth Tx	(254) 733-9420	0.75

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
NI Restaurant Group Limited Liability Company	2100 Valley Forge Trl Fort Worth Tx	(214) 850-5184	0.32
Continental Superior Management Groups, L.p.	2421 Heritage Trace Pkwy Fort Worth Tx	(817) 989-2346	0.32
Donut Party	2401 Heritage Trace Pkwy Fort Worth Tx	(817) 306-6261	0.32
Sonic Drive-in	9628 Tehama Ridge Pkwy Fort Worth Tx	(817) 847-8990	0.4

Health Care Services

Name	Address	Telephone	Distance (Miles)
Therapy For U, Llc	9324 San Tejas Dr Fort Worth Tx	(786) 712-7732	0.13
Bodyshop Wellness Saginaw, Llc	9241 Los Cabos Trl Fort Worth Tx	(310) 795-5582	0.18
J&I Dental Group, Pllc	2401 Heritage Trace Pkwy Fort Worth Tx	(801) 673-1100	0.32
Compassionate Care Companion Home Care Services	2116 Biggs St Fort Worth Tx	(317) 998-0135	0.4

Hospitality

Name	Address	Telephone	Distance (Miles)
Atx Hotel	3001 Amador Rd Fort Worth Tx	(972) 952-9525	0.81
Moon Hotel Alliance Investment, Llc	3201 Alliance Town Ctr Fort Worth Tx	(682) 285-1234	0.95



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
4 Disciples	2241 Horseback Trl Fort Worth Tx	(817) 306-1538	0.12
Lamplight Community Church	2141 Franks St Fort Worth Tx	(682) 231-2463	0.36
Risenpoint Church International	1621 Creosote Dr Fort Worth Tx	(608) 774-3697	0.46
Beauty N Faith Ministries, Inc.	1601 Quail Grove Dr Fort Worth Tx	(817) 991-4124	0.66

Personal Services

Name	Address	Telephone	Distance (Miles)
Four Star Fitness, Inc.	2200 Cavalry Dr Fort Worth Tx	(817) 480-9127	0.06
Derma Clinic Of Texas	2020 Corbel Ln Apt 2314 Fort Worth Tx	(817) 504-6600	0.35
B-fit Fitness, Llc	9636 Makiposa Ln Fort Worth Tx	(817) 470-6965	0.67
Funkey Kids Fort Worth Llc	9904 Tule Lake Rd Fort Worth Tx	(817) 751-1311	0.69

Shopping

Name	Address	Telephone	Distance (Miles)
Herb-n-art	9300 Harmon Rd Fort Worth Tx	(504) 940-8751	0.27
7-eleven	2441 Heritage Trace Pkwy Fort Worth Tx	(817) 847-9107	0.36
Red Delta Llc	9705 Calaveras Rd Fort Worth Tx	(817) 637-4659	0.51
J.c.'s Glass & Doors	2328 Condign Dr Apt 1313 Fort Worth Tx	(469) 288-2525	0.54



Neighbors

9424 TIERRA VERDE DRDistance **0.01 Miles**Owner Name : **Lee Lena**Subdivision : **Presidio Village South**Sale Date : **04/02/2020**Recording Date : **04/03/2020**Total Value : **\$387,000**Sale Price : **\$337,500**Bed / Bath : **3 / 2**Property Tax : **\$8,898.61**Land Use : **Sfr**Lot Acres : **0.13**Stories : **2**Living Area : **3,255**Yr Blt / Eff Yr Blt : **2012 /**APN : **41297601**

9420 TIERRA VERDE DRDistance **0.02 Miles**Owner Name : **Austin Elliot A**Subdivision : **Presidio Village South**Sale Date : **06/17/2013**Recording Date : **07/08/2013**Total Value : **\$373,149**Sale Price : **\$189,596.68**Bed / Bath : **4 / 3**Property Tax : **\$8,444.34**Land Use : **Sfr**Lot Acres : **0.13**Stories : **2**Living Area : **2,657**Yr Blt / Eff Yr Blt : **2013 /**APN : **41297628**

9436 TIERRA VERDE DRDistance **0.02 Miles**Owner Name : **Amador Adis M Diaz**Subdivision : **Presidio Village South**Sale Date : **10/09/2020**Recording Date : **11/03/2020**Total Value : **\$375,550**Property Tax : **\$8,635.32**Bed / Bath : **4 / 2**Lot Acres : **0.13**Land Use : **Sfr**Living Area : **2,727**Stories : **2**APN : **41297563**Yr Blt / Eff Yr Blt : **2010 /**

2224 CAVALRY DRDistance **0.02 Miles**Owner Name : **Reyes Juan M**Subdivision : **Presidio Village**Sale Date : **11/16/2018**Recording Date : **11/19/2018**Total Value : **\$337,579**Sale Price : **\$272,813**Bed / Bath : **4 / 2**Property Tax : **\$7,459.94**Land Use : **Sfr**Lot Acres : **0.15**Stories : **1**Living Area : **2,073**Yr Blt / Eff Yr Blt : **2008 /**APN : **41177835**



Neighbors

2228 CAVALRY DR

Distance 0.02 Miles

Owner Name : Mayo Halden	Subdivision : Presidio Village
Sale Date : 03/06/2020	Recording Date : 03/09/2020
Total Value : \$347,000	Property Tax : \$7,978.86
Bed / Bath : 3 / 2	Lot Acres : 0.15
Land Use : Sfr	Living Area : 2,585
Stories : 2	APN : 41177827
Yr Blt / Eff Yr Blt : 2008 /	

2220 CAVALRY DR

Distance 0.02 Miles

Owner Name : Cruse Homer D	Subdivision : Presidio Village
Sale Date : 05/31/2016	Recording Date : 06/21/2016
Total Value : \$365,895	Sale Price : \$253,876.63
Bed / Bath : 3 / 2	Property Tax : \$8,080.24
Land Use : Sfr	Lot Acres : 0.14
Stories : 2	Living Area : 2,542
Yr Blt / Eff Yr Blt : 2008 /	APN : 41177843

9440 TIERRA VERDE DR

Distance 0.03 Miles

Owner Name : Hull Donald G Jr	Subdivision : Presidio Village South
Sale Date : 08/20/2014	Recording Date : 08/20/2014
Total Value : \$281,796	Sale Price : \$152,622.11
Bed / Bath : 3 / 2	Property Tax : \$6,479.57
Land Use : Sfr	Lot Acres : 0.13
Stories : 1	Living Area : 1,629
Yr Blt / Eff Yr Blt : 2010 /	APN : 41297555

2232 CAVALRY DR

Distance 0.03 Miles

Owner Name : Ajpthe3 Holdings Llc Series 6	Subdivision : Presidio Village
Sale Date : 04/12/2019	Recording Date : 04/22/2019
Total Value : \$261,122	Property Tax : \$6,004.19
Bed / Bath : 3 / 2	Lot Acres : 0.15
Land Use : Sfr	Living Area : 1,391
Stories : 1	APN : 41177819
Yr Blt / Eff Yr Blt : 2008 /	



9429 TIERRA VERDE DR

Distance 0.03 Miles

Owner Name : **Meza Cynthia**
Sale Date : **11/30/2017**
Total Value : **\$327,081**
Bed / Bath : **4 / 2**
Land Use : **Sfr**
Stories : **1**
Yr Blt / Eff Yr Blt : **2012 /**

Subdivision : **Presidio Village South**
Recording Date : **12/06/2017**
Sale Price : **\$232,058.61**
Property Tax : **\$7,520.84**
Lot Acres : **0.13**
Living Area : **1,945**
APN : **41297946**

2216 CAVALRY DR

Distance 0.03 Miles

Owner Name : **Burns Tiffany Ann**
Sale Date : **04/30/2013**
Total Value : **\$337,579**
Bed / Bath : **4 / 2**
Land Use : **Sfr**
Stories : **1**
Yr Blt / Eff Yr Blt : **2008 /**

Subdivision : **Presidio Village**
Recording Date : **05/03/2013**
Sale Price : **\$138,838.64**
Property Tax : **\$7,459.94**
Lot Acres : **0.14**
Living Area : **2,073**
APN : **41177851**



Demographics

Census Tract / block: 1139.31 / 4 Year: 2020

Household

Population		Population by Age	
Count:	14,606	0 - 11	
Estimate Current Year:	14,606	12 - 17	
Estimate in 5 Years:	14,606	18 - 24	12.79%
Growth Last 5 Years:		25 - 64	56.26%
Growth Last 10 Years:		65 - 74	6.07%
		75+	
Household Size		Household Income	
Current Year:	4,715	0 - \$25,000	1.55%
Average Current Year:	3.1	\$25,000 - \$35,000	0.85%
Estimate in 5 Years:	4,715	\$35,000 - \$50,000	6.7%
Growth Last 5 Years:		\$50,000 - \$75,000	16.9%
Growth Last 10 Years:		\$75,000 - \$100,000	17.29%
Male Population:	49.77%	Above \$100,000	56.71%
Female Population:	50.23%	Average Household Income:	\$106,540
Married People:	52.39%		
Unmarried People:	47.61%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.21%	Below \$100,000:	9.85%
\$300 - \$799:	6.31%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	43.2%	\$150,000 - \$200,000:	0.61%
Over \$2,000:	49.27%	\$200,000 - \$300,000:	38.15%
Median Home Value:	\$303,800	\$300,000 - \$500,000:	49.44%
Unit Occupied Owner:	62.88%	Above \$500,000:	1.96%
Median Mortgage:	\$1,314		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	37.12%	1999 - 2000	
Median Gross Rent:	\$1,788	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	1.01%	1980 - 1989	2.48%
\$750 - \$999	0%	1970 - 1979	5.37%
\$1000 and Over	98.99%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	0.75%	Not Enrolled in School:	72.14%
Private Pre-Primary School:	1.66%	Not A High School Graduate:	2.64%
Public School:	21.44%	Graduate Of High School:	15.57%
Private School:	6.42%	Attended Some College:	26.46%
Public College:	8.56%	College Graduate:	44.1%
Private College:	2.37%	Graduate Degree:	11.23%

Workforce

Occupation:			
Manager/Prof:	52.13%	Private Worker:	59.91%
Technical:		Government Worker:	15.24%
Sales:	17.03%	Self Employed Worker:	1.92%
Administrative:		Unpaid Family Worker:	5.04%
Private House Hold:		Farming:	2.48%
Service:	16.92%	Skilled:	
Protective Services:		Blue-Collar:	13.92%
Commute Time			
Less Than 15 Min:	21.97%		
15 min - 28 min:	30.75%		
30 min - 57 min:	41.34%		
Over 60 min:	5.94%		