

real estate reports



Subject Property

9476 Douglas Cir
Terrell
TX 75160
APN: 49099

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Francisco Rico

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Property Detail

Subject Property : **9476 Douglas Cir Terrell TX 75160**

Owner Information

Owner Name : **Medinas Hm Flipper & Painter**
Mailing Address : **9476 Douglas Cir, Terrell TX 75160-0869 R007**
Vesting Codes : **/ / Corporation**
Owner Occupied **O**
Indicator :

Location Information

Legal Description : **Quail Creek Bend Lot 31 Pfs0675454 5**
County : **Kaufman, Tx** Subdivision : **Quail Creek Bend**
Census Tract / Block : **502.12 / 2** Map Reference : **385-G**
Legal Lot : **31** School District : **Forney Isd**
Market Area : **35** Munic/Township : **Talty**
APN : **49099** Neighbor Code : **21-3118**
Alternate APN : **00311800000031000208**

Last Market Sale Information

Recording/Sale Date : **07/22/2025 / 07/14/2025** Deed Type : **Warranty Deed**
Document # : **9062-338**
Title Company : **92343**
Seller Name : **Ellis Acquisitions Llc**

Prior Sale Information

Prior Rec/Sale Date : **05/27/2025 / 05/23/2025** Prior Deed Type : **Warranty Deed**
Prior Sale Price : **\$150,000** Prior 1st Mtg Amt/Type : **\$120,000**
Prior Doc Number : **8992-183**

Property Characteristics

Gross Area : 1,680	Roof Type : Hip	Exterior wall : Wood
Living Area : 1,680	Foundation : Pier	Interior Wall : Drywall
Above Grade : 1680	Roof Material : Composition Shingle	Patio Type : Wood Deck
Bedrooms : 3	Heat Type : Central	Air Cond : Central
Bath(F/H) : 2	Cooling Type : Central	Floor Cover : Carpet
Year Built / Eff : 2000		



Property Detail

Property Information

Land Use : **Mobile Home**

Lot Size : **43,647**

State Use : **Mobile Home W/land**

Lot Acres : **1.00**

Tax Information

Total Value : **\$216,912**

Land Value : **\$100,000**

Improvement Value : **\$116,912**

Assessed Year : **2024**

Improve % : **54%**

Tax Year : **2024**

Property Tax : **\$4,147.39**

Tax Rate Area : **KC**

Market Value : **\$216,912**

KAUFMAN COUNTY Tax / Rate : **\$721.48/.33261**

FORNEY ISD Tax / Rate : **\$2,791.44/1.2869**

CITY OF TALTY Tax / Rate : **\$455.52/.21**

ROAD & BRIDGE Tax / Rate : **\$178.95/.0825**



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$206,250	\$206,250	\$206,250
Bldg/Living Area	1680	1456	1920	1725
Price Per Square Foot		\$142	\$142	\$141.66
Year Built	2000	1999	2003	2001
Lot Size	43,647	43,560	63,293	48,692
Bedrooms	3	3	3	3
Bathrooms	2	2	3	2
Stories				
Total Assessed Value	\$216,912	\$95,079	\$244,995	\$174,444
Distance From Subject	0	0.1	0.36	0.28

Summary of Comparables

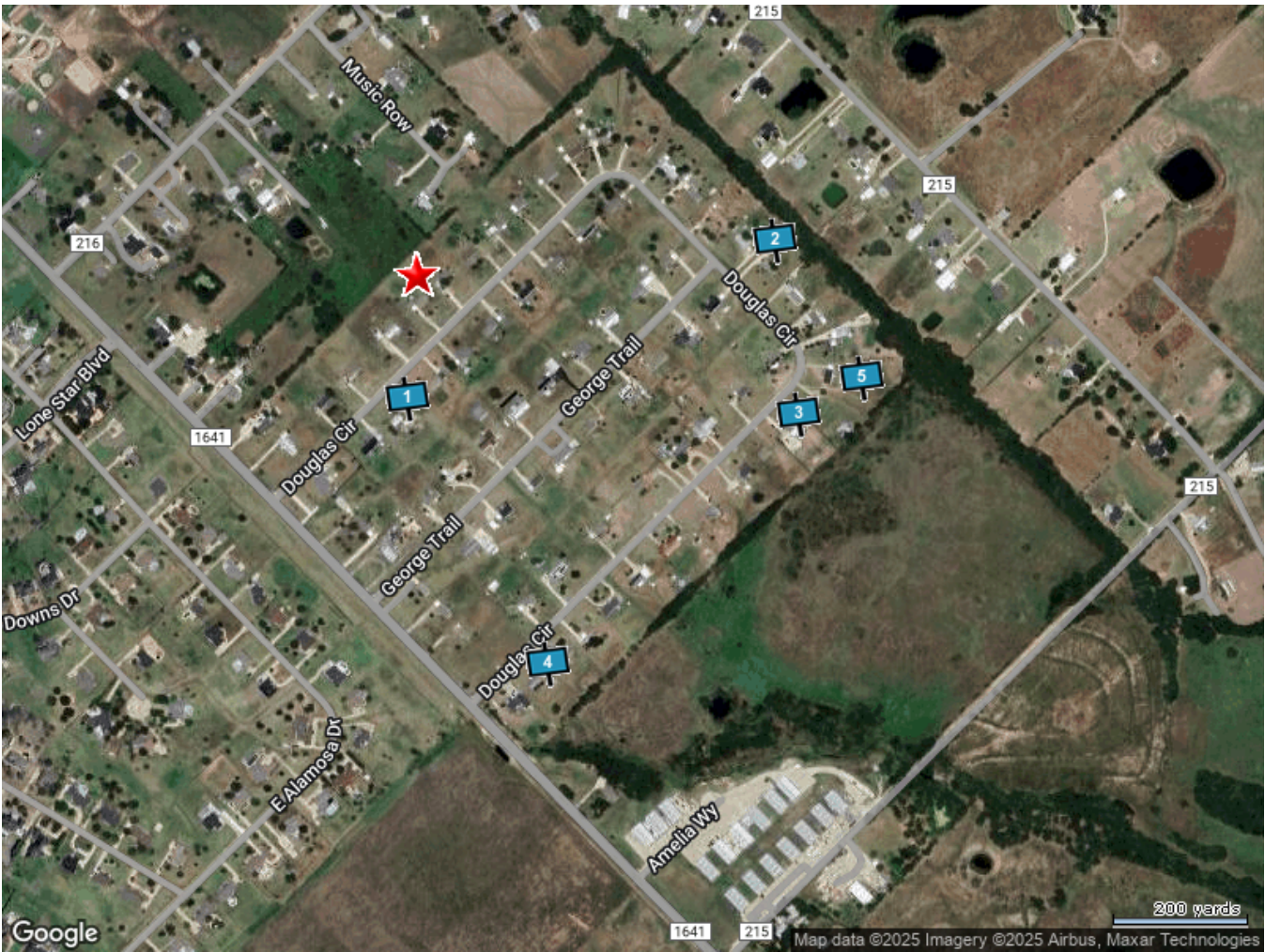
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	9476 Douglas Cir		216,912	07/22/2025	3	2	1,680	43,647	2000		
1	9511 Douglas Cir		208,339	08/07/2025	3	2	1,536	47,960	2000	0.1	
2	9248 Douglas Cir		95,079	06/12/2025	3	2	1,904	45,085	2003	0.29	
3	9156 Douglas Cir		244,995	07/11/2025	3	2	1,920	43,560	1999	0.32	
4	8980 Douglas Cir		167,907	04/11/2025	3	3	1,808	43,560	2001	0.33	
5	9200 Douglas Cir	206,250	155,898	08/29/2025	3	2	1,456	63,293	2002	0.36	

Distressed Sales =



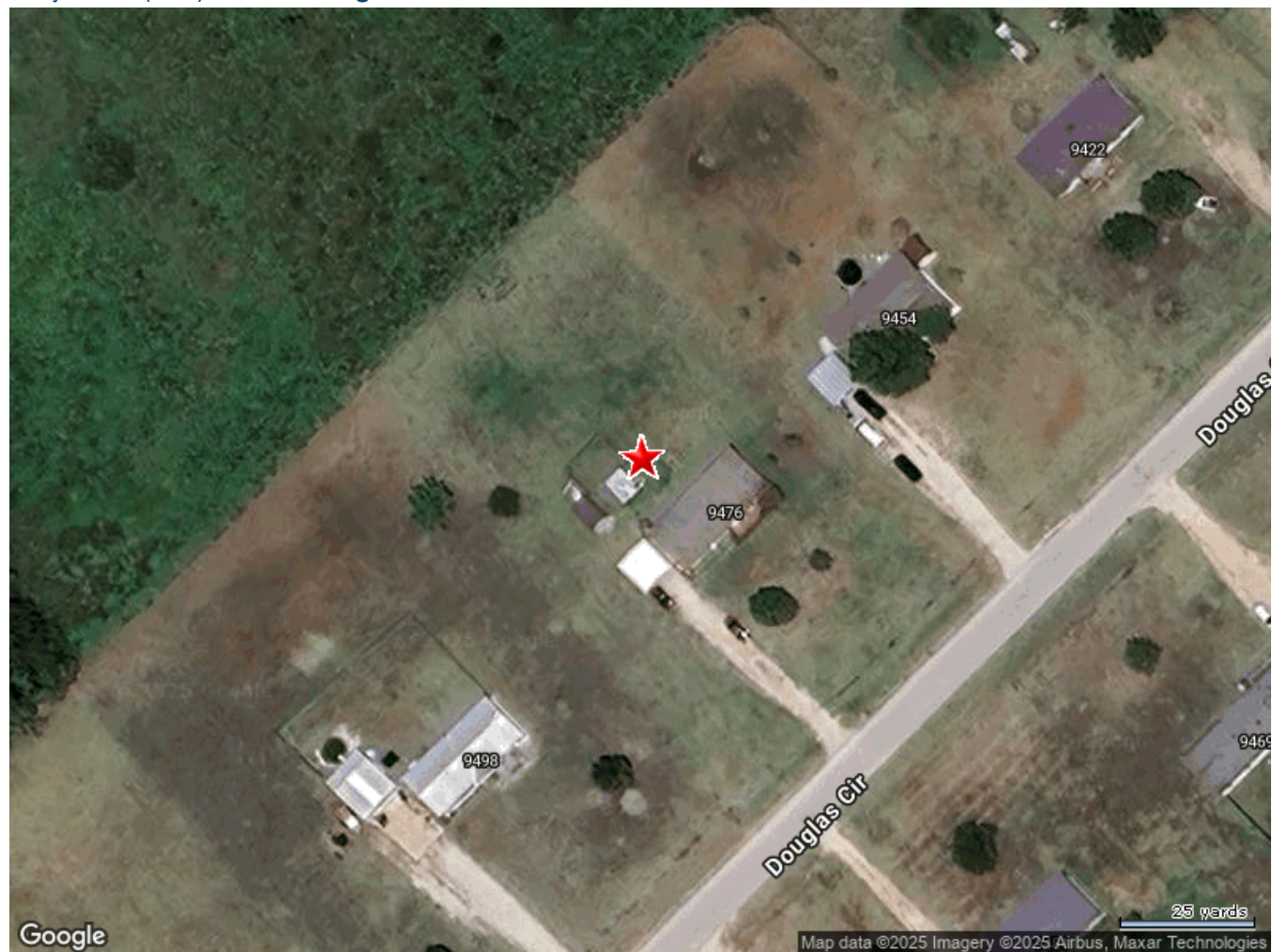
Comparables

Map





Subject Property : **9476 Douglas Cir Terrell TX 75160**



Transaction History

Sales History

Rec. Date :	07/22/2025	05/27/2025	05/27/2025	00/00/2002
Sale Date :	07/14/2025	05/23/2025	05/14/2025	06/19/2002
Sale Price :		\$150,000		
Rec.Doc.No :	9062-338	8992-183	8992-178	2021-587
Doc. Type :	WARRANTY DEED	WARRANTY DEED	AFFIDAVIT	DEED (REG)
Sale Price Type :		ESTIMATED		
Buyer :	Medinas Hm Flipper & Painter	Ellis Acquisitions Llc	Phillips Louis W	Phillips Randall D
Seller :	Ellis Acquisitions Llc	Phillips Randall D	Phillips Lucinda J	Owner Record
Title Company :	92343	Other	Other	
Other Doc No :				

Mortgage History

1st Mortgage Details

Mtg. Date :	05/27/2025
Mtg. Amt :	\$120,000
Mtg. Doc. No :	8992-186
Doc. Type :	DEED OF TRUST
Loan Type :	
Mtg. Rate Type :	
Mtg. Term :	1 Years
Mtg. Rate :	
Lender :	144956
Borrower 1 :	Ellis Acquisitions Llc
Borrower 2 :	
Borrower 3 :	
Borrower 4 :	



No local schools data for selected property.



Local Business

Local Business

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Aligo, Ltd.	9680 Fm 1641 Terrell Tx	(972) 552-2080	0.56
Tatly Pizza Inn	9700 Fm 1641 Terrell Tx	(972) 552-9317	0.6
The Lunch Table Llc	1216 W Oaklawn Dr Terrell Tx	(972) 743-9368	0.76

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Mission Church Forney	8485 Michael Talty Ave Terrell Tx	(972) 762-1409	0.53
Crossroads Bible Church	9664 County Road 213 Forney Tx	(972) 564-9198	0.71
Saint Martin Tours Catholic Church	9470 County Road 213 Forney Tx	(972) 564-9114	0.75



Neighbors

9454 DOUGLAS CIRDistance **0.03 Miles**Owner Name : **Nevarez Luis G**Recording Date : **07/24/2020**Sale Date : **07/22/2020**Sale Price : **\$70,000**Total Value : **\$182,578**Property Tax : **\$3,490.92**Bed / Bath : **3 / 2**Lot Acres : **1.00**Land Use : **Mobile Home**Living Area : **1,624**Yr Blt / Eff Yr Blt : **1999 /**APN : **49098**Subdivision : **Quail Creek Bend**

9498 DOUGLAS CIRDistance **0.03 Miles**Owner Name : **Hart Byrd Real Estate Llc**Subdivision : **Quail Creek Bend**Sale Date : **10/13/2011**Recording Date : **10/17/2011**Total Value : **\$247,512**Property Tax : **\$4,732.46**Bed / Bath : **3 / 2**Lot Acres : **1.50**Land Use : **Mobile Home**Living Area : **1,680**Yr Blt / Eff Yr Blt : **2000 /**APN : **49100**

9422 DOUGLAS CIRDistance **0.06 Miles**Owner Name : **Valencia Rutillo C**Subdivision : **Quail Creek Bend**Sale Date : **10/12/2022**Recording Date : **10/13/2022**Total Value : **\$215,493**Property Tax : **\$4,120.25**Bed / Bath : **3 / 2**Lot Acres : **1.00**Land Use : **Mobile Home**Living Area : **1,680**Yr Blt / Eff Yr Blt : **1997 /**APN : **49097**

9481 DOUGLAS CIRDistance **0.07 Miles**Owner Name : **Gebhardt Gerald**Recording Date : **11/07/2005**Sale Date : **03/16/2001**Sale Price : **\$84,629**Total Value : **\$83,211**Property Tax : **\$1,416.26**Bed / Bath : **3 / 2**Lot Acres : **1.10**Land Use : **Mobile Home**Living Area : **1,624**Yr Blt / Eff Yr Blt : **2001 /**APN : **49143**Subdivision : **Quail Creek Bend**



9469 DOUGLAS CIR

Distance **0.07 Miles**

Owner Name : Gonzalez Librado Jr	Subdivision : Quail Creek Bend
Sale Date : 01/17/2018	Recording Date : 01/26/2018
Total Value : \$224,738	Property Tax : \$4,297.02
Bed / Bath : 3 / 2	Lot Acres : 1.10
Land Use : Mobile Home	Living Area : 1,848
Yr Blt / Eff Yr Blt : 2001 /	APN : 49142

9505 DOUGLAS CIR

Distance **0.08 Miles**

Owner Name : Baity Russell W	Subdivision : Quail Creek Bend
Sale Date : 07/07/2023	Recording Date : 07/10/2023
Total Value : \$130,000	Property Tax : \$2,485.62
Bed / Bath : 3 / 2	Lot Acres : 1.10
Land Use : Mobile Home	Living Area : 1,680
Yr Blt / Eff Yr Blt : 2000 /	APN : 55127

9520 DOUGLAS CIR

Distance **0.08 Miles**

Owner Name : Mc Cay Marko	Property Tax : \$2,103.90
Total Value : \$110,036	Lot Acres : 1.50
Land Use : Mobile Home	APN : 209715
Subdivision : Quail Creek Bend	

9520 DOUGLAS CIR

Distance **0.08 Miles**

Owner Name : Mc Cay Marko Jr	Recording Date : 02/16/2010
Sale Date : 02/10/2010	Property Tax : \$1,140.15
Total Value : \$59,631	Lot Acres : 1.50
Land Use : Mobile Home	APN : 49101
Subdivision : Quail Creek Bend	

9390 DOUGLAS CIR

Distance **0.08 Miles**

Owner Name : Elliott Dennis W	Subdivision : Quail Creek Bend
Sale Date : 11/11/2021	Recording Date : 11/15/2021
Total Value : \$182,212	Property Tax : \$3,483.92
Bed / Bath : 3 / 2	Lot Acres : 1.00
Land Use : Mobile Home	Living Area : 1,568
Yr Blt / Eff Yr Blt : 1999 /	APN : 49096



9437 DOUGLAS CIR

Distance 0.09 Miles

Owner Name : Hernandez Amanda P

Recording Date : 01/21/2025

Sale Date : 01/17/2025

Sale Price : \$344,256.25

Total Value : \$198,264

Property Tax : \$3,790.83

Bed / Bath : 3 / 2

Lot Acres : 1.10

Land Use : Mobile Home

Living Area : 2,128

Yr Blt / Eff Yr Blt : 2000 /

APN : 49141

Subdivision : Quail Creek Bend



Demographics

Census Tract / block: 502.12 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,033	0 - 11	
Estimate Current Year:	5,033	12 - 17	
Estimate in 5 Years:	5,033	18 - 24	9.34%
Growth Last 5 Years:		25 - 64	57.92%
Growth Last 10 Years:		65 - 74	6.62%
		75+	
Household Size		Household Income	
Current Year:	1,523	0 - \$25,000	0.66%
Average Current Year:	3.3	\$25,000 - \$35,000	0.46%
Estimate in 5 Years:	1,523	\$35,000 - \$50,000	5.65%
Growth Last 5 Years:		\$50,000 - \$75,000	10.31%
Growth Last 10 Years:		\$75,000 - \$100,000	6.7%
Male Population:	52.71%	Above \$100,000	76.23%
Female Population:	47.29%	Average Household Income:	\$142,917
Married People:	66.19%		
Unmarried People:	33.81%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0.67%
\$300 - \$799:	4.66%	\$100,000 - \$150,000:	1.73%
\$800 - \$1,999:	25.58%	\$150,000 - \$200,000:	0.67%
Over \$2,000:	69.75%	\$200,000 - \$300,000:	13.59%
Median Home Value:	\$443,100	\$300,000 - \$500,000:	51.83%
Unit Occupied Owner:	98.56%	Above \$500,000:	31.51%
Median Mortgage:	\$1,786		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	1.44%	1999 - 2000	
Median Gross Rent:		1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	1.74%
\$750 - \$999	0%	1970 - 1979	0.32%
\$1000 and Over	100%	1900 - 1969	2.32%

Education

Enrollment			
Public Pre-Primary School:	0.43%	Not Enrolled in School:	72.57%
Private Pre-Primary School:	0.49%	Not A High School Graduate:	6.47%
Public School:	24.41%	Graduate Of High School:	26.83%
Private School:	3.02%	Attended Some College:	22.57%
Public College:	5.69%	College Graduate:	32.1%
Private College:	0.18%	Graduate Degree:	12.03%

Workforce

Occupation:			
Manager/Prof:	43.48%	Private Worker:	68.72%
Technical:		Government Worker:	16.34%
Sales:	26.43%	Self Employed Worker:	6.79%
Administrative:		Unpaid Family Worker:	3.84%
Private House Hold:		Farming:	9.04%
Service:	12.84%	Skilled:	
Protective Services:		Blue-Collar:	17.26%
Commute Time			
Less Than 15 Min:	15.42%		
15 min - 28 min:	23.29%		
30 min - 57 min:	41.88%		
Over 60 min:	19.41%		