

# real estate reports

## Subject Property

2950 Claire Dr  
Midlothian  
TX 76065  
APN: 293965

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**Monica Ramirez**

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Subject Property : **2950 Claire Dr Midlothian TX 76065**

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## Owner Information

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Owner Name : **Azul Property Management Llc**  
Mailing Address : **330 N 8th St Ste 108, Midlothian TX 76065-2699 C002**  
Owner Occupied **A**  
Indicator :

## Location Information

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Legal Description : **Lot 8 Blk E Jordan Run Ph Iv 1.051 Ac**  
County : **Ellis, Tx** Alternate APN : **00542890500800108**  
Census Tract / Block : **609.00 / 4** Subdivision : **Jordan Run Ph 4**  
Legal Lot : **8** School District : **Midlothian Isd**  
Legal Block : **E** Munic/Township : **Midlothian**  
APN : **293965** Neighbor Code : **MID49C**

## Last Market Sale Information

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Recording/Sale Date : **02/11/2025 / 02/10/2025** Deed Type : **Warranty Deed**  
Document # : **4477** 1st Mtg Document # : **4478**  
Title Company : **88888**  
Lender : **Citizens Nat'l Bk/tx**  
Seller Name : **Abbott David & Tatum**

## Prior Sale Information

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Prior Rec/Sale Date : **11/14/2024 / 11/06/2024** Prior Deed Type : **Special Warranty Deed**  
Prior Doc Number : **36534**

## Property Characteristics

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Patio Type : **B00**

## Property Information

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Land Use : **Sfr** Lot Size : **45,782** State Use : **Sgl-fam-res-home**  
Lot Acres : **1.05**



# Property Detail

## Tax Information

Total Value : <b>\$157,366</b>	Tax Year : <b>2025</b>	ELLIS COUNTY <b>\$402.51/.25578</b> Tax / Rate :
Land Value : <b>\$145,000</b>	Property Tax : <b>\$2,270.46</b>	MIDLOTHIAN ISD <b>\$1,685.08/1.0708</b> Tax / Rate :
Improvement <b>\$12,366</b> Value :	Tax Rate Area : <b>070</b>	EC ESD #2 Tax / <b>\$154.22/.098</b> Rate :
Assessed Year : <b>2025</b>	Market Value : <b>\$157,366</b>	ELLIS COUNTY LAT <b>\$28.66/.01821</b> RD Tax / Rate :
Improve % : <b>8%</b>	Fire Dept Tax : <b>502</b>	

# Comparables

## Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$206,250	\$891,259	\$539,430
Bldg/Living Area		2414	5465	3034
Price Per Square Foot		\$82	\$305	\$199.49
Year Built		1999	2024	2017
Lot Size	45,782	43,560	330,403	78,783
Bedrooms		3	5	4
Bathrooms		2	3	3
Stories		1	2	2
Total Assessed Value	\$157,366	\$184,049	\$893,694	\$612,477
Distance From Subject	0	0.09	0.62	0.42

## Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2950 Claire Dr		157,366	02/11/2025				45,782			
	2911 Kynleigh Ln	206,250	684,564	08/28/2025			2,512	74,052	2023	0.09	
2	2931 Kynleigh Ln	552,380.11	595,804	06/20/2025			2,414	50,181	2024	0.15	
3	2941 Kynleigh Ln	411,665.9	184,049	08/06/2025				59,242	2022	0.18	
4	8241 David Ln	470,675.15	572,500	02/03/2025			2,568	49,179	2024	0.27	
5	3321 Katrina Run	431,250	703,610	03/06/2025			2,627	44,257	2024	0.35	
6	8010 Jordan Ln		893,694	10/15/2025	4	3	3,983	217,800	2005	0.42	
7	3320 Jaycee Dr		555,691	05/30/2025	4	3	2,443	44,431	2014	0.47	
8	3351 Makala Dr	551,250	556,784	09/26/2025	3	2	2,795	44,431	2017	0.48	
9	3340 Jaycee Dr	573,300	557,376	10/23/2025	5	3	3,041	44,431	2014	0.5	
10	7640 Amanda Ln	602,700	496,278	09/05/2025	3	2	2,883	44,431	2014	0.51	
11	3540 Makala Dr	655,000	619,585	07/30/2025	3	2	2,587	43,560	2018	0.53	
12	8041 Drew Dr		740,400	10/17/2025			3,025	46,666	2022	0.55	
13	8031 Drew Dr	588,000	705,668	03/13/2025			3,211	44,248	2022	0.56	
14	3511 Jaycee Dr	891,258.75	613,151	05/19/2025	5	3	2,918	44,431	2014	0.59	
15	3150 W Fm 875		707,996	09/18/2025	4	3	5,465	330,403	1999	0.62	



# Comparables

Distressed Sales =

Map





# Street Map

Subject Property : **2950 Claire Dr Midlothian TX 76065**



# Transaction History

## Sales History

Rec. Date :	<b>02/11/2025</b>	<b>11/14/2024</b>	<b>05/19/2023</b>
Sale Date :	<b>02/10/2025</b>	<b>11/06/2024</b>	<b>05/02/2023</b>
Sale Price :			<b>\$85,000</b>
Rec.Doc.No :	<b>4477</b>	<b>36534</b>	<b>14259</b>
Doc. Type :	<b>WARRANTY DEED</b>	<b>SPECIAL WARRANTY DEED</b>	<b>TRUSTEE'S DEED (FORECLOSURE)</b>
Sale Price Type :			
Buyer :	<b>Azul Property Management Llc</b>	<b>Abboff David &amp; Tatum</b>	<b>Hsm Jordan Lot Investors Llc</b>
Seller :	<b>Abboff David &amp; Tatum</b>	<b>Hsm Jordan Lots Investors Llc</b>	<b>Yates Jeffrey</b>
Title Company :	<b>88888</b>	<b>Wg Title</b>	<b>Attorney Only</b>
Other Doc No :			

## Mortgage History

### 1st Mortgage Details

Mtg. Date :	<b>02/11/2025</b>	<b>01/24/2023</b>
Mtg. Amt :		<b>\$517,090</b>
Mtg. Doc. No :	<b>4478</b>	<b>2125</b>
Doc. Type :	<b>DEED OF TRUST</b>	<b>MORTGAGE MODIFICATION AGREEMNT</b>
Loan Type :		
Mtg. Rate Type :		
Mtg. Term :		<b>1 Years</b>
Mtg. Rate :		
Lender :	<b>Citizens Nat'l Bk/tx</b>	<b>Texas Bk</b>
Borrower 1 :	<b>Azul Property Management Llc</b>	<b>Carnegie Homes Llc</b>
Borrower 2 :		
Borrower 3 :		
Borrower 4 :		

# Transaction History

## Foreclosure History

Doc Type :	<b>NOTICE OF SALE</b>	<b>APPOINT OF SUBSTITUTE TRUSTEE</b>	<b>APPOINT OF SUBSTITUTE TRUSTEE</b>
Recording Date :	<b>04/19/2023</b>	<b>04/13/2023</b>	<b>04/12/2023</b>
Fore. Doc. No :		<b>10181</b>	<b>9947</b>
Orig Mtg Amt :	<b>\$3,000,000</b>	<b>\$3,000,000</b>	<b>\$3,579,061</b>
Orig Doc Date :	<b>05/28/2019</b>	<b>06/04/2019</b>	<b>05/16/2022</b>
Lender Name :	<b>Texas Bk</b>	<b>Texas Bk</b>	<b>Texas Bk</b>



# Schools

No local schools data for selected property.



## Local Business

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### Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Three Curl Outfitters	3520 Serene Dr Midlothian Tx	(214) 641-8097	0.68

### Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Berry Anderson	3341 Serene Dr Midlothian Tx	(469) 216-9548	0.66

### Shopping

Name	Address	Telephone	Distance (Miles)
Eye Candy	3330 Jaycee Dr Midlothian Tx	(469) 672-6660	0.49



# Neighbors

## 2940 CLAIRE DR

Distance **0.03 Miles**

Owner Name : <b>Stewart Gabriel</b>	Subdivision : <b>Jordan Run Ph Iv</b>
Sale Date : <b>02/02/2023</b>	Recording Date : <b>02/07/2023</b>
Total Value : <b>\$758,000</b>	Property Tax : <b>\$10,936.36</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>1.03</b>
Stories : <b>1</b>	Living Area : <b>3,409</b>
Yr Blt / Eff Yr Blt : <b>2023 /</b>	APN : <b>293966</b>

## 2960 CLAIRE DR

Distance **0.03 Miles**

Owner Name : <b>Coker Justin</b>	Recording Date : <b>07/05/2024</b>
Sale Date : <b>07/02/2024</b>	Sale Price : <b>\$125,000</b>
Total Value : <b>\$149,734</b>	Property Tax : <b>\$2,160.35</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>1.16</b>
Subdivision : <b>Jordan Run Ph Iv</b>	APN : <b>293964</b>

## 2930 CLAIRE DR

Distance **0.06 Miles**

Owner Name : <b>Musgrave Hunter S</b>	Recording Date : <b>12/16/2022</b>
Sale Date : <b>12/15/2022</b>	Sale Price : <b>\$425,341.25</b>
Total Value : <b>\$531,000</b>	Property Tax : <b>\$7,661.23</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>1.03</b>
Stories : <b>1</b>	Living Area : <b>2,606</b>
Yr Blt / Eff Yr Blt : <b>2022 /</b>	APN : <b>293967</b>
Subdivision : <b>E Ballard</b>	

## 2970 CLAIRE DR

Distance **0.06 Miles**

Owner Name : <b>Hernandez Cindy</b>	Recording Date : <b>02/15/2023</b>
Sale Date : <b>02/13/2023</b>	Sale Price : <b>\$530,488.75</b>
Total Value : <b>\$605,000</b>	Property Tax : <b>\$8,728.89</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>1.17</b>
Stories : <b>1</b>	Living Area : <b>2,593</b>
Yr Blt / Eff Yr Blt : <b>2023 /</b>	APN : <b>293963</b>



# Neighbors

**2951 CLAIRE DR**

Distance **0.07 Miles**

Owner Name : **Bargsley Garry**  
Sale Date : **08/17/2022**  
Total Value : **\$614,415**  
Land Use : **Sfr**  
Stories : **1**  
Yr Blt / Eff Yr Blt : **2022 /**

Recording Date : **08/22/2022**  
Sale Price : **\$536,046.25**  
Property Tax : **\$8,864.73**  
Lot Acres : **1.18**  
Living Area : **2,216**  
APN : **293981**

**2941 CLAIRE DR**

Distance **0.07 Miles**

Owner Name : **Unruh Owen**  
Sale Date : **03/03/2023**  
Total Value : **\$710,000**  
Land Use : **Sfr**  
Stories : **1**  
Yr Blt / Eff Yr Blt : **2022 /**

Recording Date : **03/06/2023**  
Sale Price : **\$274,596.25**  
Property Tax : **\$10,243.82**  
Lot Acres : **1.07**  
Living Area : **2,870**  
APN : **293982**

**2920 CLAIRE DR**

Distance **0.09 Miles**

Owner Name : **Snelling Anthony**  
Total Value : **\$686,817**  
Land Use : **Sfr**  
Stories : **1**  
Yr Blt / Eff Yr Blt : **2022 /**

Property Tax : **\$9,909.34**  
Lot Acres : **1.00**  
Living Area : **2,497**  
APN : **293968**

**2911 KYNLEIGH LN**

Distance **0.09 Miles**

Owner Name : **Gonzalez Jeremy**  
Sale Date : **08/27/2025**  
Total Value : **\$684,564**  
Land Use : **Sfr**  
Stories : **1**  
Yr Blt / Eff Yr Blt : **2023 /**  
Subdivision : **Jordan Run Ph Iv**

Recording Date : **08/28/2025**  
Sale Price : **\$206,250**  
Property Tax : **\$9,876.83**  
Lot Acres : **1.70**  
Living Area : **2,512**  
APN : **293980**



# Neighbors

**2931 CLAIRE DR**

Distance **0.09 Miles**

Owner Name : **Freeman Katie**

Recording Date : **02/14/2023**

Sale Date : **02/13/2023**

Sale Price : **\$724,453.75**

Total Value : **\$620,000**

Property Tax : **\$8,945.31**

Land Use : **Sfr**

Lot Acres : **1.08**

Stories : **1**

Living Area : **2,400**

Yr Blt / Eff Yr Blt : **2023 /**

APN : **293983**

Subdivision : **Jordan Run Ph Iv**

**2980 CLAIRE DR**

Distance **0.09 Miles**

Owner Name : **Mccall-gholston Tracy L**

Recording Date : **02/21/2024**

Sale Date : **02/16/2024**

Sale Price : **\$706,562.50**

Total Value : **\$686,661**

Property Tax : **\$9,907.09**

Land Use : **Sfr**

Lot Acres : **1.07**

Stories : **1**

Living Area : **2,916**

Yr Blt / Eff Yr Blt : **2022 /**

APN : **293962**

Subdivision : **Jordan Run Ph Iv**

# Demographics

Census Tract / block: 609.00 / 4 Year: 2020

## Household

Population		Population by Age	
Count:	8,643	0 - 11	
Estimate Current Year:	10,211	12 - 17	
Estimate in 5 Years:	19,889	18 - 24	9.27%
Growth Last 5 Years:	27.94%	25 - 64	54.88%
Growth Last 10 Years:	-123.87%	65 - 74	6.51%
		75+	
Household Size		Household Income	
Current Year:	2,710	0 - \$25,000	8.23%
Average Current Year:	3.19	\$25,000 - \$35,000	1.85%
Estimate in 5 Years:	6,387	\$35,000 - \$50,000	6.72%
Growth Last 5 Years:	20.96%	\$50,000 - \$75,000	17.97%
Growth Last 10 Years:	29.8%	\$75,000 - \$100,000	14.28%
Male Population:	52.82%	Above \$100,000	50.96%
Female Population:	47.18%	Average Household Income:	\$101,300
Married People:	69.72%		
Unmarried People:	30.28%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	2.83%	Below \$100,000:	5.23%
\$300 - \$799:	23.62%	\$100,000 - \$150,000:	6.27%
\$800 - \$1,999:	35.51%	\$150,000 - \$200,000:	0.44%
Over \$2,000:	38.04%	\$200,000 - \$300,000:	27.41%
Median Home Value:	\$366,300	\$300,000 - \$500,000:	32.29%
Unit Occupied Owner:	84.69%	Above \$500,000:	28.37%
Median Mortgage:	\$1,676		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	15.31%	1999 - 2000	
Median Gross Rent:	\$1,452	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	16.83%
\$750 - \$999	4.9%	1970 - 1979	14.14%
\$1000 and Over	95.1%	1900 - 1969	8.04%

## Education

Enrollment			
Public Pre-Primary School:	0.99%	Not Enrolled in School:	76.37%
Private Pre-Primary School:	0.04%	Not A High School Graduate:	12.9%
Public School:	18.01%	Graduate Of High School:	24.55%
Private School:	5.62%	Attended Some College:	27.88%
Public College:	3.24%	College Graduate:	25.98%
Private College:	0.72%	Graduate Degree:	8.69%

## Workforce

Occupation:			
Manager/Prof:	42.15%	Private Worker:	69.16%
Technical:		Government Worker:	10.36%
Sales:	18.18%	Self Employed Worker:	4.13%
Administrative:		Unpaid Family Worker:	6.81%
Private House Hold:		Farming:	14.56%
Service:	8.44%	Skilled:	
Protective Services:		Blue-Collar:	31.23%

Commute Time	
Less Than 15 Min:	10.4%
15 min - 28 min:	34.69%
30 min - 57 min:	38.88%
Over 60 min:	16.03%