

real estate reports

Subject Property

3416 Thannisch Ave
Fort Worth
TX 76105
APN: 00868345

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Daniel Ramirez

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Subject Property : **3416 Thannisch Ave Fort Worth TX 76105**

Owner Information

Owner Name : **Vinsta Enterprise Llc**
Mailing Address : **500 Windy Knoll Dr, Murphy TX 75094-5350 R069**
Vesting Codes : **// Corporation**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Englewood Heights Addition Block 26 Lot 5**
County : **Tarrant, Tx** Alternate APN : **12820265**
Census Tract / Block : **1046.01 / 1** Subdivision : **Englewood Heights Add**
Legal Lot : **5** Map Reference : **78-U / 2066-380**
Legal Block : **26** School District : **Fort Worth Isd**
Market Area : **105** Munic/Township : **Fort Worth**
APN : **00868345**

Last Market Sale Information

Recording/Sale Date : **09/03/2025 / 08/27/2025** Deed Type : **Warranty Deed**
Document # : **225163793**
Title Company : **Spartan Title**
Seller Name : **Heb Homes Llc**

Prior Sale Information

Prior Rec/Sale Date : **08/27/2025 / 08/25/2025** Prior Deed Type : **Warranty Deed**
Prior Doc Number : **225159397**

Property Characteristics

Gross Area : 1,148	Year Built / Eff : 1926	Cooling Type : Central
Living Area : 1,148	# of Stories : 1	Porch Type : Porch
Above Grade : 1148	Foundation : Cross Bridged/ walls	Air Cond : Central
Bedrooms : 3	Roof Material : Composition Shingle	Floor Cover : Hardwood
Bath(F/H) : 1	Heat Type : Central	

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$87,500	\$284,938	\$181,970
Bldg/Living Area	1148	1024	1280	1130
Price Per Square Foot		\$76	\$248	\$160.80
Year Built	1926	1920	2019	1945
Lot Size	6,600	5,450	10,211	7,197
Bedrooms	3	2	3	3
Bathrooms	1	1	2	1
Stories	1	1	2	1
Total Assessed Value	\$205,087	\$75,000	\$217,756	\$124,358
Distance From Subject	0	0.01	0.56	0.44

Summary of Comparables

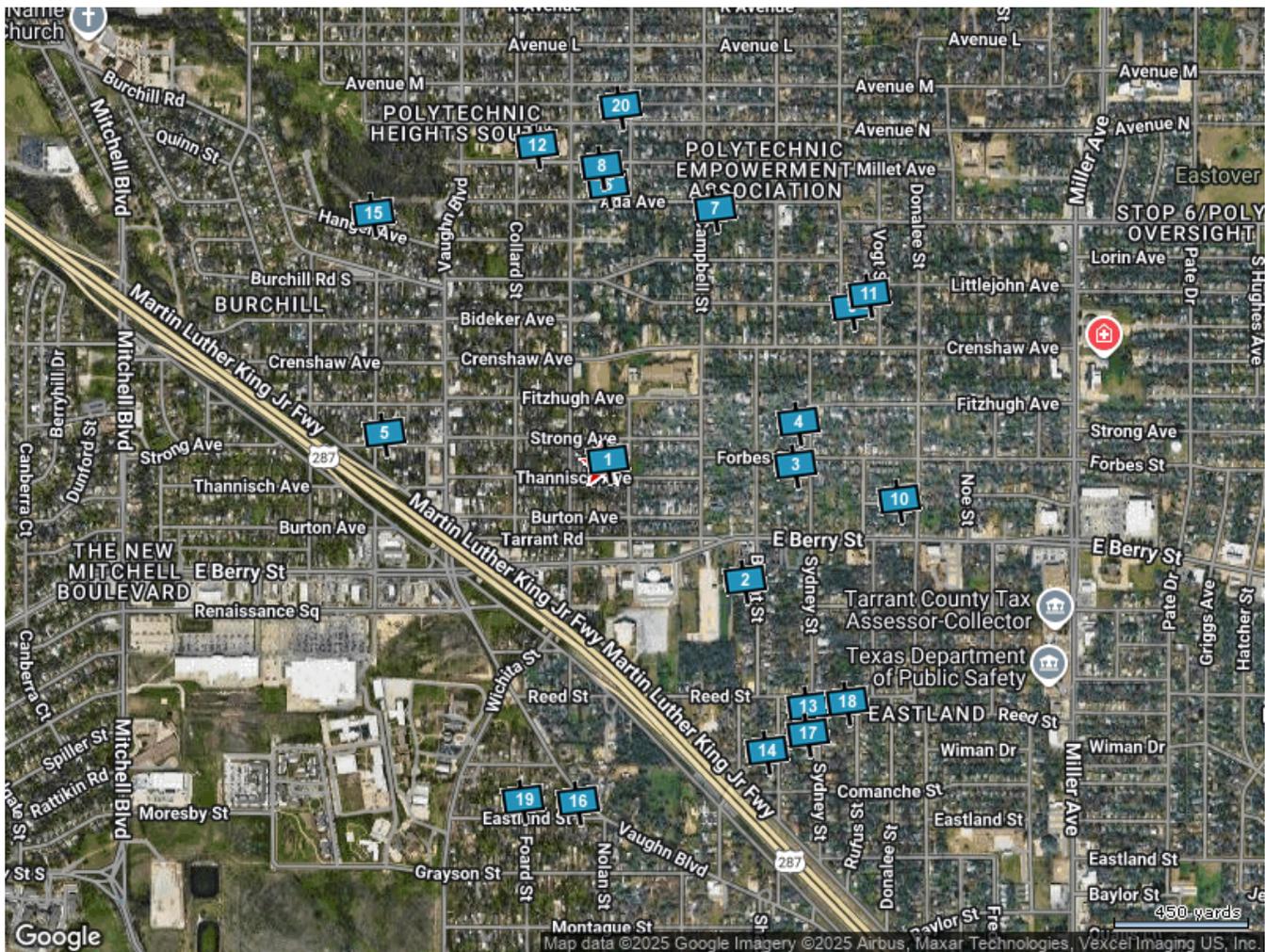
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3416 Thannisch Ave		205,087	09/03/2025	3	1	1,148	6,600	1926		
1	3420 Thannisch Ave	87,500	97,625	07/17/2025	3	1	1,148	6,600	1926	0.01	
2	3324 Bright St		87,000	08/18/2025	2	1	1,040	9,000	1952	0.3	
3	3120 Sydney St		104,727	06/23/2025	3	1	1,076	10,050	1952	0.31	
4	3675 Forbes St	117,100	171,454	10/27/2025	3	1	1,180	7,000	1948	0.32	
5	3000 Strong Ave		100,001	09/04/2025	3	1	1,185	7,000	1928	0.35	
6	3420 Ada Ave		177,402	01/24/2025	3	1	1,272	6,250	1920	0.44	
7	2509 Campbell St		95,127	09/22/2025	3	2	1,280	6,600	1925	0.44	
8	3417 Ada Ave		162,021	10/14/2025	3	1	1,024	6,250	1920	0.47	
9	2729 Wallace St		103,063	03/06/2025	3	1	1,225	7,258	1947	0.47	
10	3919 E Berry St		97,986	08/05/2025	3	1	1,147	5,450	1953	0.48	
11	2720 Vogt St		93,000	11/03/2025	3	1	1,040	7,258	1946	0.5	
12	3308 Millet Ave	233,050.43	171,477	10/27/2025	3	1	1,148	6,250	1947	0.51	
13	3616 Sydney St	284,937.5	75,000	08/15/2025	3	1	1,150	7,830	1953	0.51	
14	3704 Bright St	136,855	127,312	09/16/2025	3	1	1,044	7,250	1951	0.53	

Comparables

15	3008 Hanger Ave		80,000	08/22/2025	3	2	1,082	6,750	1946	0.53
16	3324 Eastland St		104,074	06/12/2025	3	1	1,036	10,211	1927	0.54
17	3632 Sydney St		91,000	04/30/2025	3	1	1,185	7,830	1953	0.54
18	3616 Rufus St	232,375	184,512	07/07/2025	3	1	1,120	6,600	1952	0.55
19	3244 Eastland St		217,756	08/06/2025			1,062	6,250	2019	0.55
20	3426 Ave Avenue N		146,628	10/17/2025	3	1	1,162	6,250	1925	0.56

Distressed Sales =

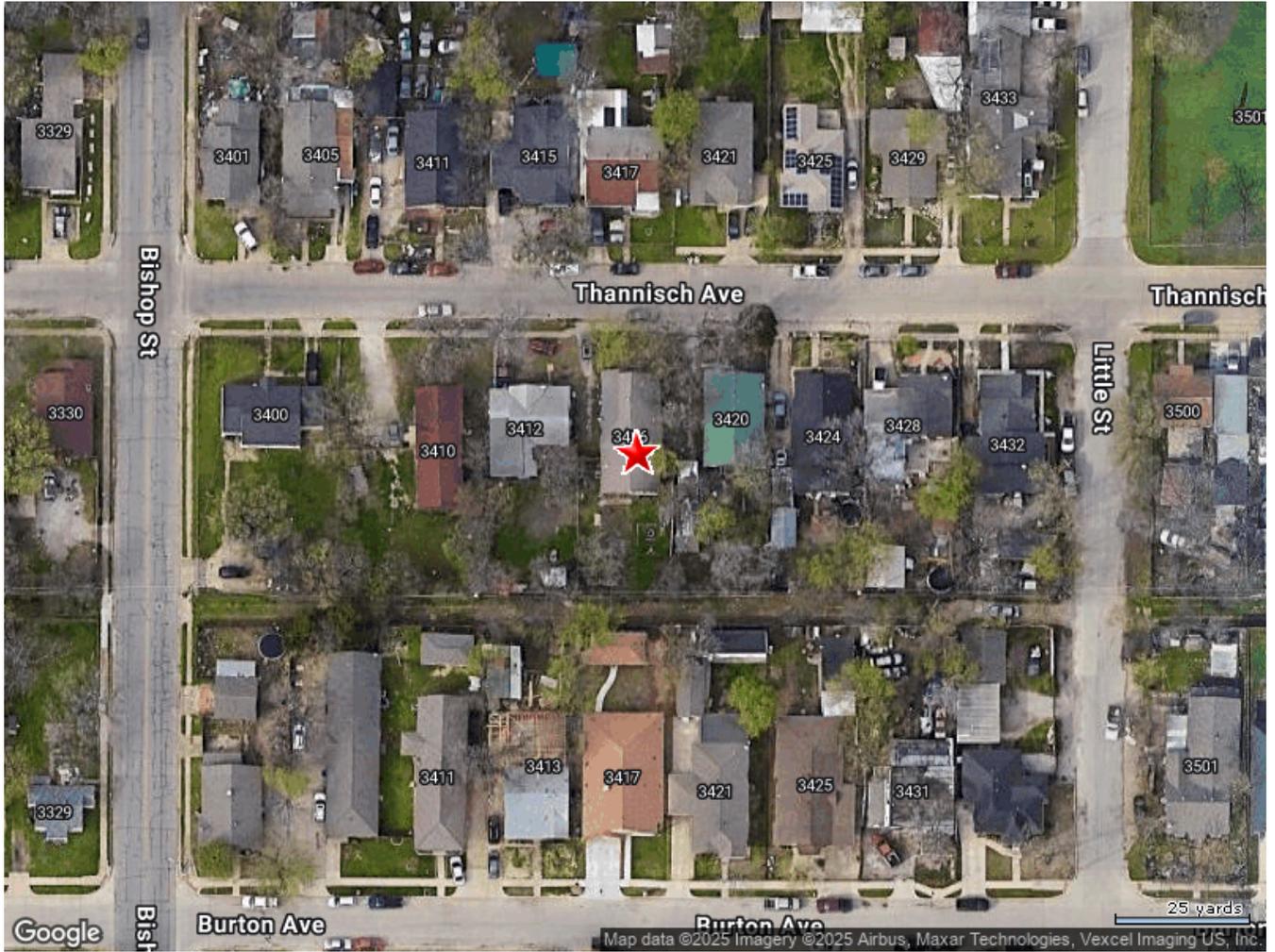
Map





Street Map

Subject Property : **3416 Thannisch Ave Fort Worth TX 76105**



Transaction History

Sales History

Rec. Date :	09/03/2025	08/27/2025	08/27/2025	04/19/2017
Sale Date :	08/27/2025	08/25/2025	08/25/2025	04/17/2017
Sale Price :				\$85,779.30
Rec.Doc.No :	225163793	225159397	225158994	217085886
Doc. Type :	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :				ESTIMATED
Buyer :	Vinsta Enterprise Llc	Heb Homes Llc	Ohana Waiwai Llc	Tidwell Brenton & Teresa
Seller :	Heb Homes Llc	Ohana Waiwai Llc	Tidwell Brenton & Theresa	Vazquez Miguel A & Soledad
Title Company :	Spartan Title	Alamo Title Co	89271	Other
Other Doc No :				

Rec. Date :	12/02/2003			
Sale Date :	12/02/2003			
Sale Price :				
Rec.Doc.No :	203443656			
Doc. Type :	AFFIDAVIT			
Sale Price Type :				
Buyer :	Highfill Donald L			
Seller :	Highfill Opel L			
Title Company :				
Other Doc No :				

Mortgage History

1st Mortgage Details

Mtg. Date :	11/01/2023	06/02/2021	04/19/2017
Mtg. Amt :	\$40,000	\$87,337	\$84,930
Mtg. Doc. No :	223196353	221157151	217085887
Doc. Type :	EQUITY OR CREDIT LINE	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	FHA
Mtg. Rate Type :			
Mtg. Term :	30 Years	30 Years	30 Years
Mtg. Rate :			
Lender :	Spring Eq Llc	Position One Mtg Inc	Plaza Hm Mtg Inc
Borrower 1 :	Tidwell Brenton	Tidwell Brnnton N	Tidwell Brenton
Borrower 2 :	Tidwell Teresa	Tidwell Theresa L	Tidwell Teresa
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Rocketship Dennis Dunkins Elementary

Distance **0.21 Miles**

3520 E. Berry Street Fort Worth TX 76105

Telephone : **(682) 339-1300**

School District : **Rocketship Public Schools**

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **417**

Total Expenditure/Student :

T A Sims Elementary

Distance **0.21 Miles**

3500 Crenshaw Ave Fort Worth TX 76105

Telephone : **(817) 814-0800**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **590**

Total Expenditure/Student :

Mcrae Elementary

Distance **0.55 Miles**

3316 Ave N Fort Worth TX 76105

Telephone : **(817) 814-0500**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **572**

Total Expenditure/Student :



Uplift Mighty School

Distance **0.57 Miles**

3700 Mighty Mite Dr Fort Worth TX 76105

Telephone : (817) 288-3800	School District : Uplift Education
Lowest Grade : Pre-K	Highest Grade : 5th
Kindergarten : Yes	School Enrollment :
Enrollment : 537	Total Expenditure/Student :

Middle Schools

Uplift Mighty Middle

Distance **0.57 Miles**

3700 Mighty Mite Dr Fort Worth TX 76105

Telephone : (817) 288-3800	School District : Uplift Education
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 562	Total Expenditure/Student :

James Middle

Distance **1.37 Miles**

1101 Nashville St Fort Worth TX 76105

Telephone : (817) 814-0200	School District : Fort Worth Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 771	Total Expenditure/Student :

Forest Oak Middle

Distance **1.86 Miles**

3221 Pecos St Fort Worth TX 76119

Telephone : (817) 815-8200	School District : Fort Worth Independent School District (isd)
Lowest Grade : 6th	Highest Grade : 8th
Kindergarten : No	School Enrollment :
Enrollment : 1081	Total Expenditure/Student :



High Schools

Uplift Mighty High School

Distance **0.57 Miles**

3700 Mighty Mite Dr Fort Worth TX 76105

Telephone : **(817) 288-3800**

School District : **Uplift Education**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **412**

Total Expenditure/Student :

Advanced Placement : **No**

Polytechnic High School

Distance **1.34 Miles**

1300 Conner Ave Fort Worth TX 76105

Telephone : **(817) 814-0000**

School District : **Fort Worth Independent School District (isd)**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1382**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Marcus Rockwell Booking Agency	3808 Vaughn Blvd Fort Worth Tx	(817) 229-0267	0.56
Kay Yo's Clubhouse	2500 Miller Ave Fort Worth Tx	(817) 465-2996	0.84
Mcanthonys Multicultural Studio & Gallery	3270 Canberra Ct Fort Worth Tx	(817) 536-5750	0.94

Banks / Financial

Name	Address	Telephone	Distance (Miles)
First National Bank Texas	2900 Renaissance Sq Fort Worth Tx	(817) 534-3677	0.53

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Beauty Lounge Llc	3411 Strong Ave Fort Worth Tx	(682) 252-3640	0.09
Stormie Monday Cafe	3509 E Berry St Fort Worth Tx	(817) 413-0036	0.12
Studio Lounge Fort Worth	2706 Bishop St Fort Worth Tx	(682) 250-4232	0.25
Fritz Management, Llc	3112 E Berry St Fort Worth Tx	(817) 535-3117	0.32

Health Care Services

Name	Address	Telephone	Distance (Miles)
Whites Chapel United Methodist Church Dba Mission Health Center	3430 Fitzhugh Ave Fort Worth Tx	(817) 204-8106	0.11
Poly Medical & Surgical Association	3514 E Berry St Fort Worth Tx	(817) 531-2801	0.16
Southeast Dental Lab	2718 Vaughn Blvd Fort Worth Tx	(817) 534-6741	0.33
Renaissance Dental	2906 E Berry St Fort Worth Tx	(817) 289-5200	0.5

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Christian Stokes Boys Home	3220 Thannisch Ave Fort Worth Tx	(817) 902-3045	0.18
Friendly Fellowship Ministries	3314 Crenshaw Ave Fort Worth Tx	(817) 536-0404	0.21
Freshly Anointed Baptist	3507 Crenshaw Ave Fort Worth Tx	(817) 534-5131	0.25
Miracle Revival Word Center	3428 N Littlejohn Ave Fort Worth Tx	(817) 413-5499	0.33



Shopping

Name	Address	Telephone	Distance (Miles)
Sams Convenient Store Inc	3300 E Berry St Fort Worth Tx	(817) 535-0666	0.17
Berry St Food Mart	3300 E Berry St Fort Worth Tx	(469) 274-3685	0.17
Ace Poly Hardware Inc	3115 Vaughn Blvd Fort Worth Tx	(817) 535-8241	0.22
Curbside Convenience	2706 Bishop St Fort Worth Tx	(214) 317-8353	0.25



3410 THANNISCH AVE

Distance **0.02 Miles**

Owner Name : Gaona Filiberto	Subdivision : Englewood Heights Add
Sale Date : 02/09/2006	Recording Date : 02/24/2006
Total Value : \$81,289	Property Tax : \$1,824.02
Bed / Bath : 3 / 1	Lot Acres : 0.15
Land Use : Sfr	Living Area : 800
Stories : 1	APN : 00868329

3421 THANNISCH AVE

Distance **0.04 Miles**

Owner Name : Garcia Dora L A	Recording Date : 05/28/2024
Sale Date : 05/23/2024	Sale Price : \$133,597.75
Total Value : \$272,080	Property Tax : \$6,105.16
Land Use : Sfr	Lot Acres : 0.15
Stories : 1	Living Area : 1,494
Yr Blt / Eff Yr Blt : 2018 /	APN : 00868256
Subdivision : Englewood Heights Add	

3401 BURTON AVE

Distance **0.05 Miles**

Owner Name : Gaona Patricia	Subdivision : Englewood Heights Add
Sale Date : 11/09/2009	Recording Date : 11/16/2009
Total Value : \$93,220	Property Tax : \$2,091.75
Bed / Bath : 3 / 1	Lot Acres : 0.15
Land Use : Sfr	Living Area : 990
Stories : 1	APN : 00868485
Yr Blt / Eff Yr Blt : 1926 /	

3330 THANNISCH AVE

Distance **0.06 Miles**

Owner Name : Hernandez Catalina A	Subdivision : Englewood Heights Add
Sale Date : 11/19/2021	Recording Date : 11/23/2021
Total Value : \$169,220	Sale Price : \$145,415.76
Bed / Bath : 3 / 1	Property Tax : \$3,797.09
Land Use : Sfr	Lot Acres : 0.15
Stories : 1	Living Area : 1,014
Yr Blt / Eff Yr Blt : 1926 /	APN : 00866393



Neighbors

3418 BURTON AVE

Distance **0.06 Miles**

Owner Name : Gaona Patricia	Subdivision : Englewood Heights Add
Sale Date : 08/06/2013	Recording Date : 08/14/2013
Total Value : \$90,620	Property Tax : \$2,033.41
Bed / Bath : 3 / 1	Lot Acres : 0.14
Land Use : Sfr	Living Area : 1,008
Stories : 1	APN : 00868558
Yr Blt / Eff Yr Blt : 1940 /	

3414 BURTON AVE

Distance **0.06 Miles**

Owner Name : Gaona Filiberto Jr	Yr Blt / Eff Yr Blt : 1926 /
Sale Date : 08/14/1989	Subdivision : Englewood Heights Add
Total Value : \$95,838	Property Tax : \$2,150.49
Bed / Bath : 3 / 1	Lot Acres : 0.14
Land Use : Sfr	Living Area : 1,128
Stories : 1	APN : 00868531

3501 BURTON AVE # B

Distance **0.06 Miles**

Owner Name : Washington Carolyn S	Yr Blt / Eff Yr Blt : 1947 /
Sale Date : 03/23/1990	Subdivision : Englewood Heights Add
Total Value : \$132,134	Property Tax : \$1,671.95
Bed / Bath : 3 / 1	Lot Acres : 0.15
Land Use : Sfr	Living Area : 1,733
Stories : 1	APN : 00868949

3410 BURTON AVE

Distance **0.06 Miles**

Owner Name : Gaona Filiberto Jr	Recording Date : 03/06/2008
Sale Date : 03/03/2008	Property Tax : \$424.09
Total Value : \$18,900	Lot Acres : 0.14
Land Use : Residential Lot	APN : 00868523
Subdivision : Englewood Heights Add	



Neighbors

3428 BURTON AVE

Distance **0.06 Miles**

Owner Name : **Galvan Sergio**

Subdivision : **Englewood Heights Add**

Sale Date : **12/31/1996**

Recording Date : **03/12/1997**

Total Value : **\$99,383**

Sale Price : **\$34,034**

Bed / Bath : **3 / 1**

Property Tax : **\$1,185.16**

Land Use : **Sfr**

Lot Acres : **0.14**

Stories : **1**

Living Area : **1,100**

Yr Blt / Eff Yr Blt : **1932 /**

APN : **00868574**

3420 STRONG AVE

Distance **0.06 Miles**

Owner Name : **Moreno Benito**

Yr Blt / Eff Yr Blt : **1930 /**

Sale Date : **11/26/1990**

Subdivision : **Englewood Heights Add**

Total Value : **\$104,351**

Property Tax : **\$1,555.50**

Bed / Bath : **3 / 2**

Lot Acres : **0.15**

Land Use : **Sfr**

Living Area : **1,164**

Stories : **1**

APN : **00868175**

Demographics

Census Tract / block: 1046.01 / 1 Year: 2020

Household

Population		Population by Age	
Count:	5,561	0 - 11	
Estimate Current Year:	6,519	12 - 17	
Estimate in 5 Years:	12,308	18 - 24	13.32%
Growth Last 5 Years:	27.87%	25 - 64	46.39%
Growth Last 10 Years:	-170.94%	65 - 74	5.57%
		75+	
Household Size		Household Income	
Current Year:	1,380	0 - \$25,000	23.55%
Average Current Year:	4.03	\$25,000 - \$35,000	5.51%
Estimate in 5 Years:	2,149	\$35,000 - \$50,000	12.25%
Growth Last 5 Years:	22.1%	\$50,000 - \$75,000	30.43%
Growth Last 10 Years:	32.76%	\$75,000 - \$100,000	14.93%
Male Population:	51.57%	Above \$100,000	13.33%
Female Population:	48.43%	Average Household Income:	\$51,478
Married People:	43.63%		
Unmarried People:	56.37%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	6.75%	Below \$100,000:	27.63%
\$300 - \$799:	54%	\$100,000 - \$150,000:	18.38%
\$800 - \$1,999:	37.38%	\$150,000 - \$200,000:	33.75%
Over \$2,000:	1.88%	\$200,000 - \$300,000:	15.63%
Median Home Value:	\$153,100	\$300,000 - \$500,000:	3.25%
Unit Occupied Owner:	57.97%	Above \$500,000:	1.38%
Median Mortgage:	\$588		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	42.03%	1999 - 2000	
Median Gross Rent:	\$1,164	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	7.87%	1980 - 1989	5.41%
\$750 - \$999	2.43%	1970 - 1979	14.93%
\$1000 and Over	89.7%	1900 - 1969	73.49%

Education

Enrollment			
Public Pre-Primary School:	1.32%	Not Enrolled in School:	62.22%
Private Pre-Primary School:	0%	Not A High School Graduate:	42.44%
Public School:	35.45%	Graduate Of High School:	39.38%
Private School:	2.33%	Attended Some College:	12.95%
Public College:	4.74%	College Graduate:	5.23%
Private College:	1.29%	Graduate Degree:	0%

Workforce

Occupation:			
Manager/Prof:	11.12%	Private Worker:	82.96%
Technical:		Government Worker:	3.29%
Sales:	13.39%	Self Employed Worker:	1.16%
Administrative:		Unpaid Family Worker:	7.7%
Private House Hold:		Farming:	24.91%
Service:	33.05%	Skilled:	
Protective Services:		Blue-Collar:	42.44%
Commute Time			
Less Than 15 Min:	21.83%		
15 min - 28 min:	54.28%		
30 min - 57 min:	18.91%		
Over 60 min:	4.99%		