

real estate reports

Subject Property

900 Meadowlark Dr
Mansfield
TX 76063
APN: 01961292

Prepared For: **Jes
Youngblood**

Data Provided By: **Rolando Lopez**

Requested By: **Jes Youngblood**

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Subject Property : **900 Meadowlark Dr Mansfield TX 76063**

Owner Information

Owner Name : **Brooks Marcie Gayle / Brooks Patrick Nevin**
Mailing Address : **901 Meadowlark Dr, Mansfield TX 76063-1573 C001**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **North Ridge Sub (mansfield) Block 15 Lot 60**
County : **Tarrant, Tx** Alternate APN : **301801560**
Census Tract / Block : **1113.07 / 2** Subdivision : **North Ridge Sub**
Legal Lot : **60** Map Reference : **124-J / 2108-328**
Legal Block : **15** School District : **Mansfield Isd**
Market Area : **89** Munic/Township : **Mansfield**
APN : **01961292**

Last Market Sale Information

Recording/Sale Date : **09/23/2020 / 09/21/2020** 1st Mtg Amount/Type : **\$100,000 / Cnv**
Sale Price : **\$125,000** 1st Mtg Document # : **220241570**
Sale Type : **Estimated** 1st Mtg Term : **20**
Document # : **220241569** Price Per SqFt : **\$112.92**
Deed Type : **Warranty Deed**
Title Company : **Other**
Lender : **Wells Fargo Bk Na**
Seller Name : **Powell James E & Melody D**

Property Characteristics

Gross Area : 1,107	Year Built / Eff : 1970	Cooling Type : Central
Living Area : 1,107	# of Stories : 1	Porch Type : Porch
Above Grade : 1107	Foundation : Slab	Pool : Pool
Bedrooms : 3	Roof Material : Composition Shingle	Air Cond : Central
Bath(F/H) : 2	Heat Type : Central	Floor Cover : Carpet



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.36	Water Type : Type Unknown
County Use : Resid Single Family	Lot Size : 15,840	

Tax Information

Total Value : \$186,851	Tax Year : 2024	CITY OF MANSFIELD Tax / Rate : \$1,205.19/.645
Land Value : \$45,000	Property Tax : \$4,249.33	ISD - MANSFIELD Tax / Rate : \$2,142.99/1.1469
Improvement Value : \$141,851	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$341/.1825
Assessed Year : 2024	Market Value : \$186,851	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$209.80/.11228
Improve % : 76%	TARRANT COUNTY Tax / Rate : \$350.35/.1875	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$125,000	\$49,980	\$292,188	\$228,806
Bldg/Living Area	1107	1107	1216	1173
Price Per Square Foot	\$112.92	\$41	\$244	\$197.41
Year Built	1970	1971	1989	1986
Lot Size	15,840	5,000	9,025	6,195
Bedrooms	3	3	3	3
Bathrooms	2	1	2	2
Stories	1	1	2	1
Total Assessed Value	\$186,851	\$182,482	\$262,889	\$225,321
Distance From Subject	0	0.08	0.27	0.2

Summary of Comparables

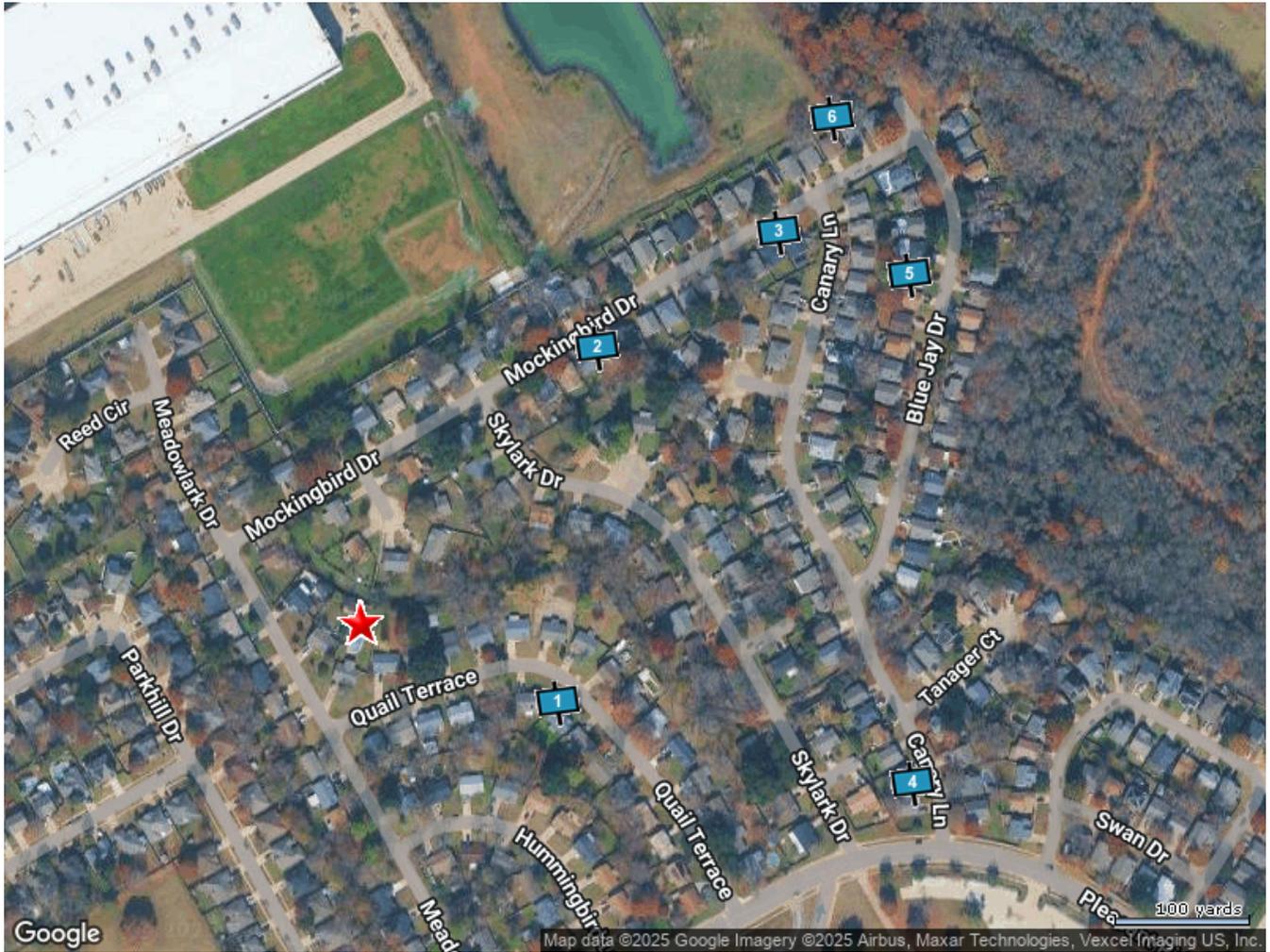
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	900 Meadowlark Dr	125,000	186,851	09/23/2020	3	2	1,107	15,840	1970		
1	815 Quail Ter	275,237.5	182,482	07/31/2025	3	2	1,126	7,344	1971	0.08	
2	506 Mockingbird Dr	49,980	262,889	02/26/2025	3	2	1,216	5,800	1989	0.14	
3	524 Mockingbird Dr		202,981	02/06/2025	3	2	1,197	5,000	1989	0.23	
4	801 Canary Ln	269,500	216,985	08/14/2025	3	2	1,197	9,025	1988	0.23	
5	1005 Blue Jay Dr	257,125	224,502	07/22/2025	3	1	1,107	5,000	1989	0.26	
6	533 Mockingbird Dr	292,187.5	262,084	06/20/2025	3	2	1,197	5,000	1989	0.27	

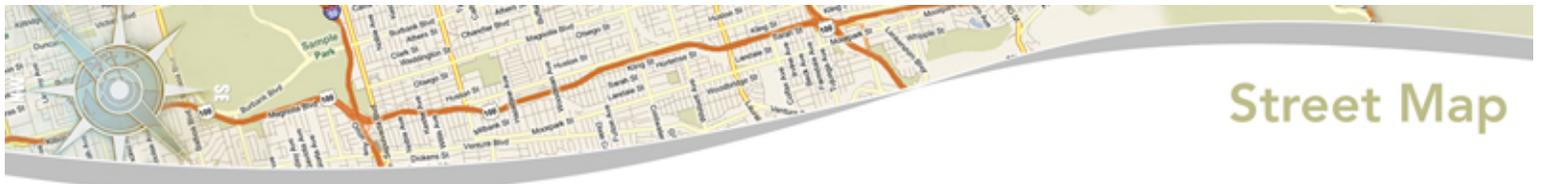
Distressed Sales =



Comparables

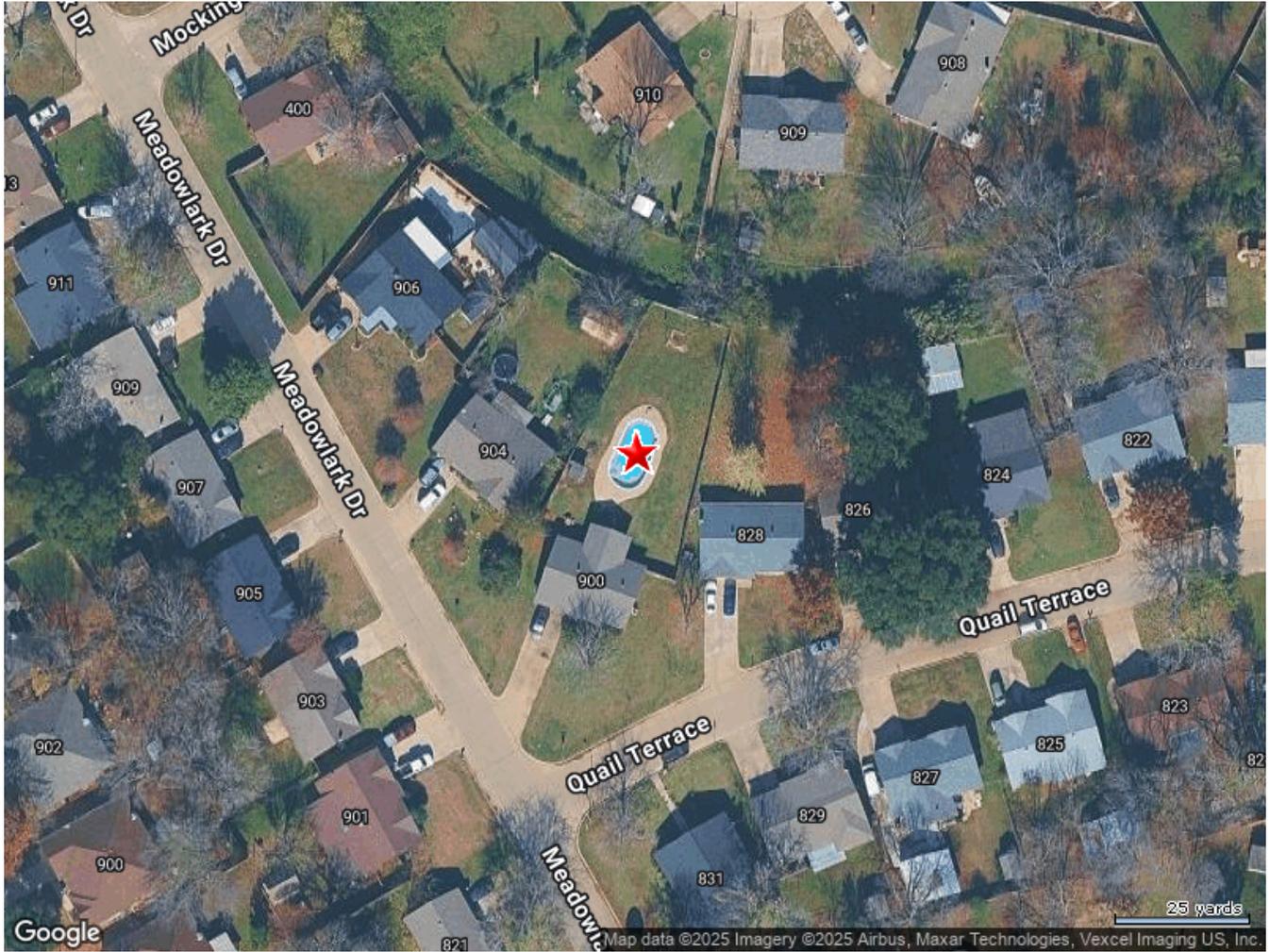
Map

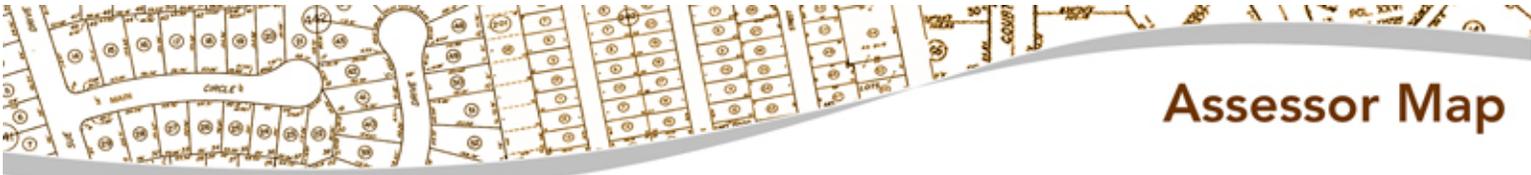




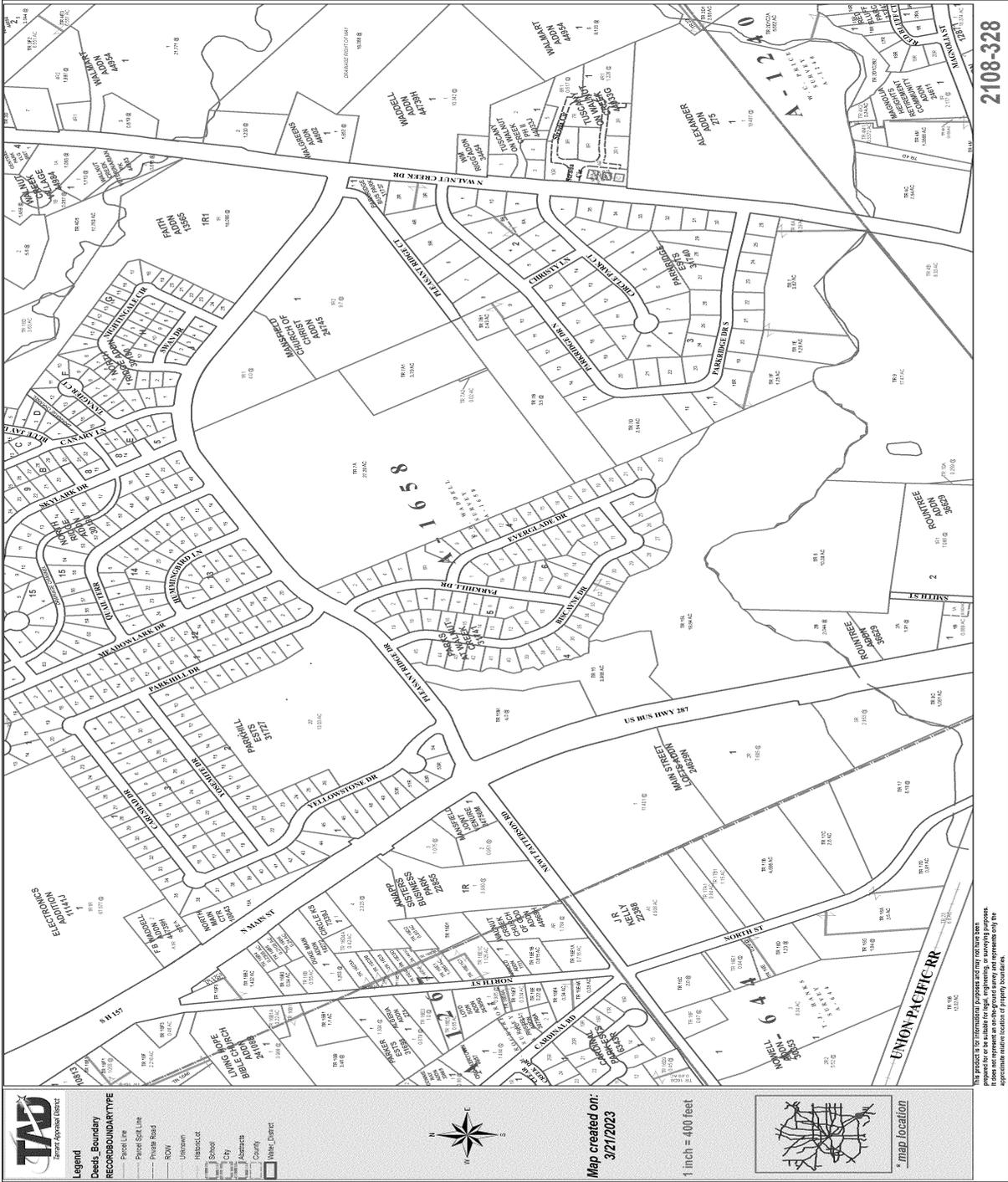
Street Map

Subject Property : **900 Meadowlark Dr Mansfield TX 76063**





Assessor Map



This product is for informational purposes only and may not be used for legal, engineering, or surveying purposes. CoreLogic does not warrant the accuracy or completeness of the information presented on this map. CoreLogic is not responsible for any errors or omissions on this map.

Customer Name : Rolando Lopez
 Customer Company Name : Harbor Town Title
 Prepared On : 12/01/2025
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Sales History

Rec. Date : **09/23/2020**
Sale Date : **09/21/2020**
Sale Price : **\$125,000**
Rec.Doc.No : **220241569**
Doc. Type : **WARRANTY
DEED**
Sale Price Type : **ESTIMATED**
Buyer : **Brooks Patrick N
& Marcie G**
Seller : **Powell James E
& Melody D**
Title Company : **Other**
Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date : **09/23/2020**
Mtg. Amt : **\$100,000**
Mtg. Doc. No : **220241570**
Doc. Type : **DEED OF TRUST**
Loan Type : **CONVENTIONAL**
Mtg. Rate Type :
Mtg. Term : **20 Years**
Mtg. Rate :
Lender : **Wells Fargo Bk
Na**
Borrower 1 : **Brooks Patrick N**
Borrower 2 : **Brooks Marcie
G**
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Alice Ponder Elementary Distance **0.23 Miles**

101 Pleasant Ridge Dr Mansfield TX 76063

Telephone : **(817) 299-7700**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **664**

Total Expenditure/Student :

Erma Nash Elementary Distance **1.03 Miles**

1050 Magnolia St Mansfield TX 76063

Telephone : **(817) 299-6900**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **634**

Total Expenditure/Student :

Mary Jo Sheppard Elementary Distance **1.66 Miles**

1701 Fm 1187 Mansfield TX 76063

Telephone : **(817) 299-6600**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **456**

Total Expenditure/Student :



J L Boren Elementary

Distance **1.74 Miles**

1401 Country Club Dr Mansfield TX 76063

Telephone : **(817) 299-7740**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **656**

Total Expenditure/Student :

Middle Schools

Rogene Worley Middle

Distance **0.25 Miles**

500 Pleasant Ridge Dr Mansfield TX 76063

Telephone : **(682) 314-5100**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **672**

Total Expenditure/Student :

Brooks Wester Middle

Distance **1.31 Miles**

1520 N Walnut Creek Dr Mansfield TX 76063

Telephone : **(682) 314-1800**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **923**

Total Expenditure/Student :

Asa E Low Junior Intermediate

Distance **1.58 Miles**

1526 N Walnut Creek Dr Mansfield TX 76063

Telephone : **(817) 299-3640**

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

Lowest Grade : **5th**

Highest Grade : **6th**

Kindergarten : **No**

School Enrollment :

Enrollment : **640**

Total Expenditure/Student :



Donna Shepard Academy

Distance **1.62 Miles**

1280 Fm 1187 Mansfield TX 76063

Telephone : **(817) 299-5940**

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

Lowest Grade : **5th**

Highest Grade : **6th**

Kindergarten : **No**

School Enrollment :

Enrollment : **821**

Total Expenditure/Student :

High Schools

Mansfield Legacy High School

Distance **0.63 Miles**

1263 N Main Mansfield TX 76063

Telephone : **(682) 314-0600**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2539**

Total Expenditure/Student :

Advanced Placement : **No**

The Phoenix Academy

Distance **1.11 Miles**

902 E Broad St Mansfield TX 76063

Telephone : **(682) 314-1700**

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

Lowest Grade : **10th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **69**

Total Expenditure/Student :

Advanced Placement : **No**

Tarrant County J J A E P

Distance **1.12 Miles**

902 E Broad St Mansfield TX 76063

Telephone : **(682) 314-1700**

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

Lowest Grade : **7th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **3**

Total Expenditure/Student :

Advanced Placement : **No**



Mansfield Frontier Stem Academy

Distance **1.48 Miles**

1120 W Debbie Ln Mansfield TX 76063

Telephone : **(682) 314-1600**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **307**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Kmrk2 Inc.	821 Yellowstone Dr Mansfield Tx	(817) 768-8937	0.28
Nito Entertainment, Llc	752 N Main St Unit 941 Mansfield Tx	(817) 455-5620	0.34
Trendbeast Athletics Llc	752 N Main St Unit 1923 Mansfield Tx	(682) 282-5929	0.34
Mansfield Philharmonic	752 N Main St Unit 1253 Mansfield Tx	(281) 639-4887	0.34

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Ss Brown Funding, Inc.	752 N Main St Mansfield Tx	(817) 539-1201	0.34
The Movement Llc	751 N Main St Mansfield Tx	(303) 945-3310	0.39
Your Loan Depot	900 N Walnut Creek Dr Ste Mansfield Tx	(903) 875-0912	0.55
Populus Financial Group, Inc	980 N Walnut Creek Dr Ste Mansfield Tx	(682) 518-8168	0.56

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
In-n-out Burgers	1221 Highway 287 N Mansfield Tx	(800) 786-1000	0.49
Panda Express, Inc.	1171 Highway 287 N Mansfield Tx	(817) 453-8735	0.5
Metroplex Multifoods, Inc.	1101 Highway 287 N Mansfield Tx	(817) 477-1983	0.52
Mkv Enterprises, Inc.	1001 Highway 287 N Mansfield Tx	(817) 473-3260	0.53

Health Care Services

Name	Address	Telephone	Distance (Miles)
Custom Health Oils	745 Nightingale Cir Mansfield Tx	(817) 709-9291	0.27
Lone Star Visiting Caregivers Llc	752 N Main St Unit 1880 Mansfield Tx	(682) 203-4126	0.34
Serving J.o.y Llc	752 N Main St Unit 1337 Mansfield Tx	(833) 222-4277	0.34
Jason N Gross Dc	951 N Walnut Creek Dr Ste Mansfield Tx	(817) 225-4082	0.45

Hospitality

Name	Address	Telephone	Distance (Miles)
Island Hospitality Management, Inc.	1480 Highway 287 N Mansfield Tx	(817) 473-2700	0.65
Castleblack Mansfield Owner, Llc	1480 Highway 287 N Mansfield Tx	(817) 473-2700	0.65
Castleblack Owner Holdings, Llc	1480 Highway 287 N Mansfield Tx	(817) 473-2700	0.65
Ndrv Hospitality, Llc	775 Highway 287 N Mansfield Tx	(707) 350-0285	0.73

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Wits-end Ministry	1001 Blue Jay Dr Mansfield Tx	(682) 518-7395	0.25
Vint Hargrave Llc	752 N Main St Mansfield Tx	(325) 518-0862	0.34
First United Methodist Church, Mansfield, Texas Inc	601 Pleasant Ridge Dr Mansfield Tx	(817) 477-2287	0.4
Northside Church Of Christ Of Mansfield, Texas Incorporated	580 Pleasant Ridge Dr Mansfield Tx	(817) 453-4404	0.41

Personal Services

Name	Address	Telephone	Distance (Miles)
D & M Fitness, Inc.	751 N Main St Mansfield Tx	(214) 394-7194	0.39
Fit Tribe Gym, Llc	2750 N Main St Mansfield Tx	(817) 241-5007	0.6
Docs Gym	1101 N Walnut Creek Dr Mansfield Tx	(817) 648-6999	0.63
Zin Pedi Spa	920 Highway 287 N Mansfield Tx	(817) 539-7334	0.76

Shopping

Name	Address	Telephone	Distance (Miles)
Big Lots, Inc.	989 N Walnut Creek Dr Ste Mansfield Tx	(817) 539-7609	0.41
The Sherwin-williams Company	1425 Highway 287 N Mansfield Tx	(817) 477-5600	0.49
7-eleven, Inc.	1100 Highway 287 N Mansfield Tx	(817) 473-1375	0.64
Walmart Inc.	930 N Walnut Creek Dr Ste Mansfield Tx	(817) 473-3014	0.68



Neighbors

828 QUAIL TER

Distance **0.01 Miles**

Owner Name : Grelard Lilia A O	Subdivision : North Ridge Sub
Sale Date : 11/19/2024	Recording Date : 11/21/2024
Total Value : \$156,363	Property Tax : \$3,555.97
Bed / Bath : 3 / 2	Lot Acres : 0.23
Land Use : Sfr	Living Area : 1,269
Stories : 1	APN : 01961284
Yr Blt / Eff Yr Blt : 1971 /	

904 MEADOWLARK DR

Distance **0.01 Miles**

Owner Name : Camacho Jose Odilon Castillo	Subdivision : North Ridge Sub
Sale Date : 03/24/2016	Recording Date : 03/29/2016
Total Value : \$193,047	Sale Price : \$152,500
Bed / Bath : 3 / 2	Property Tax : \$4,390.23
Land Use : Sfr	Lot Acres : 0.26
Stories : 1	Living Area : 1,254
Yr Blt / Eff Yr Blt : 1971 /	APN : 01961306

826 QUAIL TER

Distance **0.02 Miles**

Owner Name : Alexis Court Properties Llc	Subdivision : North Ridge Sub
Sale Date : 08/19/2015	Recording Date : 08/25/2015
Total Value : \$184,951	Property Tax : \$4,206.11
Bed / Bath : 3 / 2	Lot Acres : 0.20
Land Use : Sfr	Living Area : 1,126
Stories : 1	APN : 01961276
Yr Blt / Eff Yr Blt : 1972 /	



Neighbors

906 MEADOWLARK DR

Distance **0.02 Miles**

Owner Name : Bowen Gregory P	Subdivision : North Ridge Sub
Sale Date : 10/30/2013	Recording Date : 11/01/2013
Total Value : \$243,939	Sale Price : \$112,062.53
Bed / Bath : 3 / 2	Property Tax : \$5,154.57
Land Use : Sfr	Lot Acres : 0.24
Stories : 1	Living Area : 1,703
Yr Blt / Eff Yr Blt : 1970 /	APN : 01961314

824 QUAIL TER

Distance **0.04 Miles**

Owner Name : Brister George M	Subdivision : North Ridge Sub
Total Value : \$229,609	Property Tax : \$4,871.90
Bed / Bath : 3 / 2	Lot Acres : 0.20
Land Use : Sfr	Living Area : 1,717
Stories : 1	APN : 01961268
Yr Blt / Eff Yr Blt : 1971 /	

910 MOCKINGBIRD CT

Distance **0.04 Miles**

Owner Name : Fields Glenda Jacobs Nail	Yr Blt / Eff Yr Blt : 1975 /
Sale Date : 11/20/1986	Subdivision : North Ridge Sub
Total Value : \$237,775	Property Tax : \$4,531.29
Bed / Bath : 3 / 2	Lot Acres : 0.23
Land Use : Sfr	Living Area : 1,186
Stories : 1	APN : 01960903

909 MOCKINGBIRD CT

Distance **0.04 Miles**

Owner Name : Hinkel Jeffery D	Subdivision : North Ridge Sub
Sale Date : 07/18/2008	Recording Date : 07/22/2008
Total Value : \$180,734	Sale Price : \$104,410.77
Bed / Bath : 3 / 2	Property Tax : \$4,110.22
Land Use : Sfr	Lot Acres : 0.27
Stories : 1	Living Area : 1,321
Yr Blt / Eff Yr Blt : 1973 /	APN : 01960911



Neighbors

400 MOCKINGBIRD DR

Distance **0.04 Miles**

Owner Name : **Williams Brenneth**

Subdivision : **North Ridge Sub**

Sale Date : **05/27/2021**

Recording Date : **06/04/2021**

Total Value : **\$187,389**

Sale Price : **\$198,340.77**

Bed / Bath : **3 / 2**

Property Tax : **\$4,261.55**

Land Use : **Sfr**

Lot Acres : **0.22**

Stories : **1**

Living Area : **1,284**

Yr Blt / Eff Yr Blt : **1970 /**

APN : **01961322**

903 MEADOWLARK DR

Distance **0.04 Miles**

Owner Name : **Garropy Mary A**

Subdivision : **North Ridge Sub**

Sale Date : **12/09/2016**

Recording Date : **12/20/2016**

Total Value : **\$179,085**

Property Tax : **\$4,072.72**

Bed / Bath : **3 / 2**

Lot Acres : **0.15**

Land Use : **Sfr**

Living Area : **1,107**

Stories : **1**

APN : **01960369**

Yr Blt / Eff Yr Blt : **1971 /**

829 QUAIL TER

Distance **0.04 Miles**

Owner Name : **Hinson Pamela D**

Subdivision : **North Ridge Sub**

Sale Date : **05/24/2004**

Recording Date : **06/09/2004**

Total Value : **\$245,870**

Sale Price : **\$90,440**

Bed / Bath : **3 / 2**

Property Tax : **\$5,245.63**

Land Use : **Sfr**

Lot Acres : **0.16**

Stories : **1**

Living Area : **1,853**

Yr Blt / Eff Yr Blt : **1971 /**

APN : **01960644**

Demographics

Census Tract / block: 1113.07 / 2 Year: 2020

Household

Population		Population by Age	
Count:	3,287	0 - 11	
Estimate Current Year:	3,145	12 - 17	
Estimate in 5 Years:	2,637	18 - 24	7.15%
Growth Last 5 Years:	0.91%	25 - 64	59.57%
Growth Last 10 Years:	-147.35%	65 - 74	2.28%
		75+	
Household Size		Household Income	
Current Year:	1,168	0 - \$25,000	10.87%
Average Current Year:	2.81	\$25,000 - \$35,000	2.91%
Estimate in 5 Years:	849	\$35,000 - \$50,000	22.77%
Growth Last 5 Years:	-6.51%	\$50,000 - \$75,000	22.43%
Growth Last 10 Years:	12.11%	\$75,000 - \$100,000	14.21%
Male Population:	42.93%	Above \$100,000	26.8%
Female Population:	57.07%	Average Household Income:	\$64,123
Married People:	45.72%		
Unmarried People:	54.28%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	17.72%
\$300 - \$799:	40.51%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	46.2%	\$150,000 - \$200,000:	13.61%
Over \$2,000:	13.29%	\$200,000 - \$300,000:	29.75%
Median Home Value:	\$265,000	\$300,000 - \$500,000:	31.96%
Unit Occupied Owner:	27.05%	Above \$500,000:	6.96%
Median Mortgage:	\$955		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	72.95%	1999 - 2000	
Median Gross Rent:	\$1,612	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	4.78%
\$750 - \$999	4.23%	1970 - 1979	10.19%
\$1000 and Over	95.77%	1900 - 1969	5.25%

Education

Enrollment			
Public Pre-Primary School:	2.31%	Not Enrolled in School:	65%
Private Pre-Primary School:	0.37%	Not A High School Graduate:	4.13%
Public School:	32.08%	Graduate Of High School:	28.14%
Private School:	2.92%	Attended Some College:	27.02%
Public College:	5.08%	College Graduate:	33.91%
Private College:	2.55%	Graduate Degree:	6.8%

Workforce

Occupation:			
Manager/Prof:	26.74%	Private Worker:	66.21%
Technical:		Government Worker:	7.75%
Sales:	32.7%	Self Employed Worker:	0.49%
Administrative:		Unpaid Family Worker:	10.57%
Private House Hold:		Farming:	3.36%
Service:	26.14%	Skilled:	
Protective Services:		Blue-Collar:	14.43%

Commute Time	
Less Than 15 Min:	29.58%
15 min - 28 min:	25.03%
30 min - 57 min:	35.82%
Over 60 min:	9.57%