

real estate reports

Subject Property

2321 Warwick Ave
Grand Prairie
TX 75052
APN: 28-27656-0JJ-007-0000

Prepared For: Krystal Raya

Data Provided By: Rolando Lopez

Krystal Raya

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Subject Property : **2321 Warwick Ave Grand Prairie TX 75052**

Owner Information

Owner Name : **Miller James R / Miller Julie I**
Mailing Address : **5631 Pleasant Ridge Rd, Dallas TX 75236-2228 R083**
Vesting Codes : **Husband/wife / /**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Oak Hollow Ph 7 Blk Jj Lt 7 Vol2002015/11480 Dd12282001 Co-dc**
County : **Dallas, Tx** Subdivision : **Oak Hollow Ph 07**
Census Tract / Block : **164.10 / 1** Map Reference : **61-S / 28-27656**
Legal Lot : **7** School District : **Grand Prairie Isd**
Legal Block : **JJ** Munic/Township : **Grand Prairie**
Market Area : **275** Neighbor Code : **4PSK03**
APN : **28-27656-0JJ-007-0000**

Last Market Sale Information

Recording/Sale Date : **01/23/2002 / 12/28/2001** 1st Mtg Amount/Type : **\$99,920 / Cnv**
Sale Price : **\$132,893** 1st Mtg Int. Rate/Type : **/ Fixed Rate Loan**
Sale Type : **Estimated** 1st Mtg Document # : **15-11484**
Document # : **15-11480** 1st Mtg Term : **30**
Deed Type : **Warranty Deed** Price Per SqFt : **\$57.04**
Lender : **Countrywide Hm Lns Inc**
Seller Name : **Jackson Skip & Pamela**

Prior Sale Information

Prior Rec/Sale Date : **/ 02/07/1996** Prior Deed Type : **Deed (reg)**
Prior Sale Price : **\$101,500**



Property Detail

Property Characteristics

Gross Area : 2,804	Parking Type : Attached Garage	Cooling Type : Central
Living Area : 2,330	Garage Area : 474	Exterior wall : Brick Veneer
Bedrooms : 4	Roof Type : Gable	Patio Type : Deck
Bath(F/H) : 2 / 1	Foundation : Slab	Air Cond : Central
Fireplace : Y / 1	Roof Material : Composition Shingle	Condition : Average
Year Built / Eff : 1985 / 1985	Construction : Brick	Other Rooms : Kitchen
# of Stories : 2	Heat Type : Central	

Property Information

Land Use : Sfr	Lot Acres : 0.17	Water Type : Public
County Use : Sfr	Lot Size : 7,449	Sewer Type : Type Unknown
Zoning : Z236	Lot Width/Depth : 60 X 108	

Tax Information

Total Value : \$349,120	Tax Year : 2024	GRAND PRAIRIE \$2,304.19/.66 Tax / Rate :
Land Value : \$50,000	Property Tax : \$7,857.98	GRND PRAIRIE ISD \$3,692.64/1.0577 Tax / Rate :
Improvement Value : \$299,120	Tax Rate Area : DC	PARKLAND \$740.13/.212 HOSPITAL Tax / Rate :
Assessed Year : 2024	Market Value : \$349,120	DALLAS CNTY \$368.65/.1056 COMMUNITY COLLEGE Tax / Rate :
Improve % : 86%	DALLAS COUNTY \$752.35/.2155 Tax / Rate :	

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$132,893.6	\$125,000	\$510,625	\$355,865
Bldg/Living Area	2330	2000	2674	2244
Price Per Square Foot	\$57.04	\$54	\$218	\$156.75
Year Built	1985	1965	2003	1986
Lot Size	7,449	6,804	392,040	44,556
Bedrooms	4	3	4	4
Bathrooms	3	2	3	2
Stories	2	1	2	1
Total Assessed Value	\$349,120	\$228,000	\$404,010	\$341,655
Distance From Subject	0	0.04	0.97	0.52

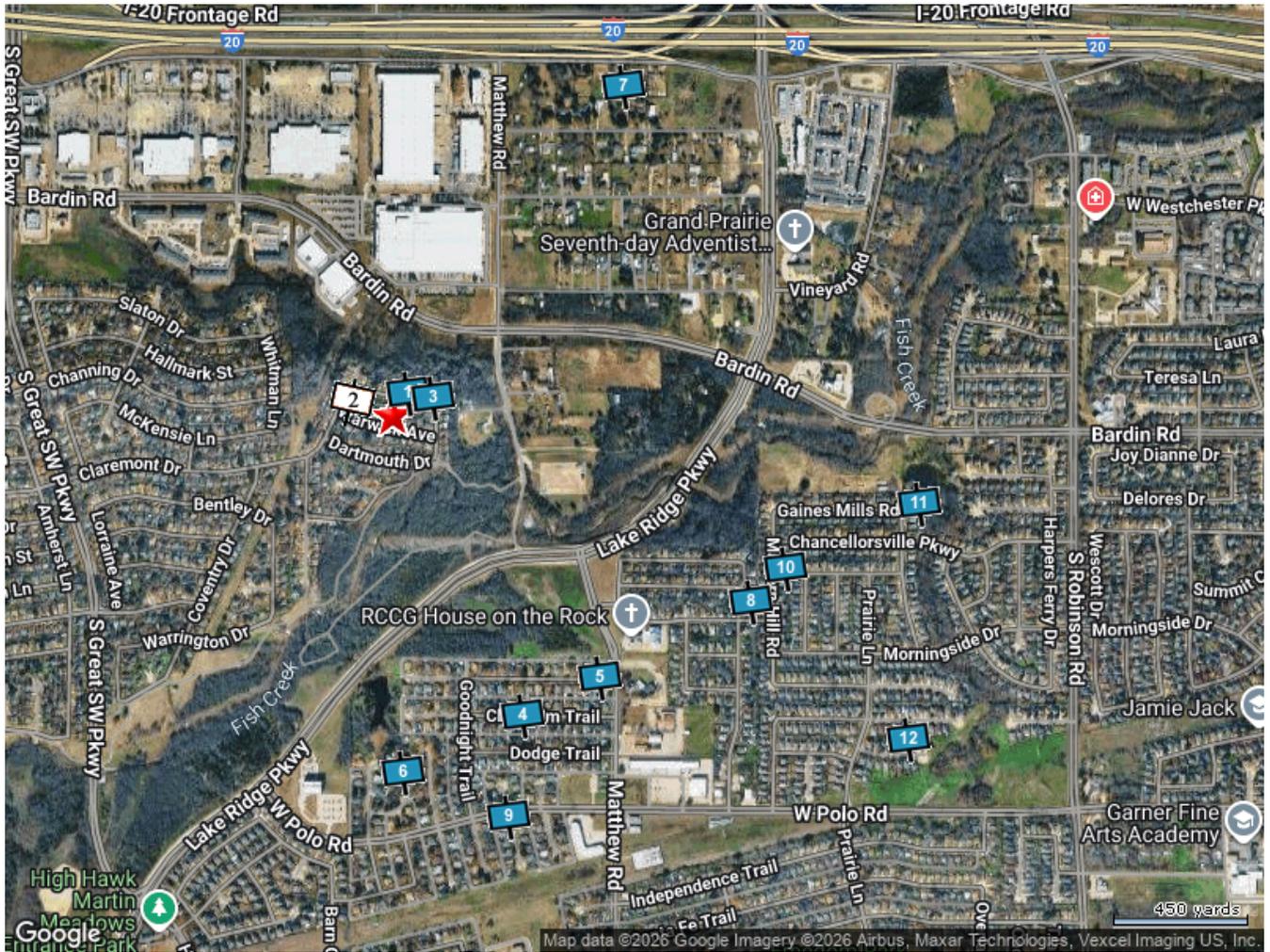
Summary of Comparables

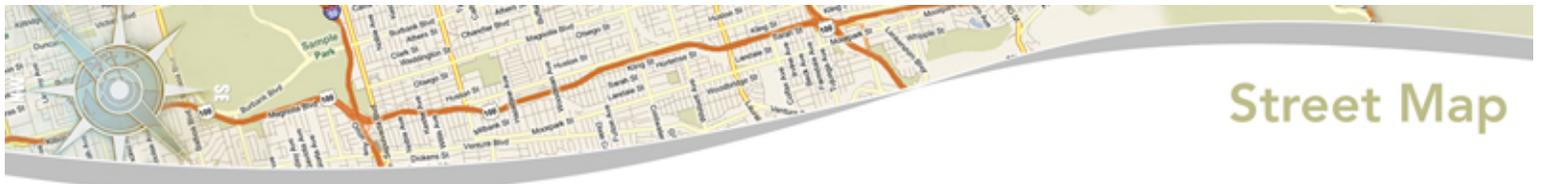
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2321 Warwick Ave	132,893.6	349,120	01/23/2002	4	3	2,330	7,449	1985		Z236
1	2314 Warwick Ave	396,682.55	350,120	06/11/2025	4	3	2,330	7,344	1985	0.04	Z236
	2341 Warwick Ave	353,204.74	359,120	03/10/2025	4	3	2,330	7,022	1985	0.07	Z236
3	2302 Warwick Ave	430,244.5	357,120	07/10/2025	4	3	2,330	9,074	1985	0.07	Z236
4	1918 Dodge Trl		308,610	05/01/2025	4	2	2,061	9,762	1977	0.52	Z236
5	1806 Chisholm Trl		328,910	07/25/2025	3	2	2,020	9,762	1978	0.53	Z236
6	2106 Acer Ct	340,154.87	311,440	10/06/2025	3	2	2,044	21,684	1979	0.57	Z236
7	1652 Ernie Ln	436,350.3	228,000	08/25/2025	3	2	2,000	37,462	1965	0.63	Z312
8	4620 Betts Dr	125,000	404,010	01/23/2025	4	2	2,314	13,098	1999	0.65	Z313
9	4710 Zanes Ct	371,875	310,550	12/09/2025	3	2	2,120	9,439	1978	0.67	Z236
10	4450 Malvern Hill Rd	357,013.79	346,440	11/14/2025	4	3	2,231	6,804	1999	0.67	Z236
11	4430 Sharpsburg Dr	510,625	394,470	04/02/2025	3	3	2,674	11,177	1998	0.85	Z236
12	1007 Boscombe Ct	237,500	401,070	08/05/2025	3	2	2,473	392,040	2003	0.97	Z236

Distressed Sales =

Comparables

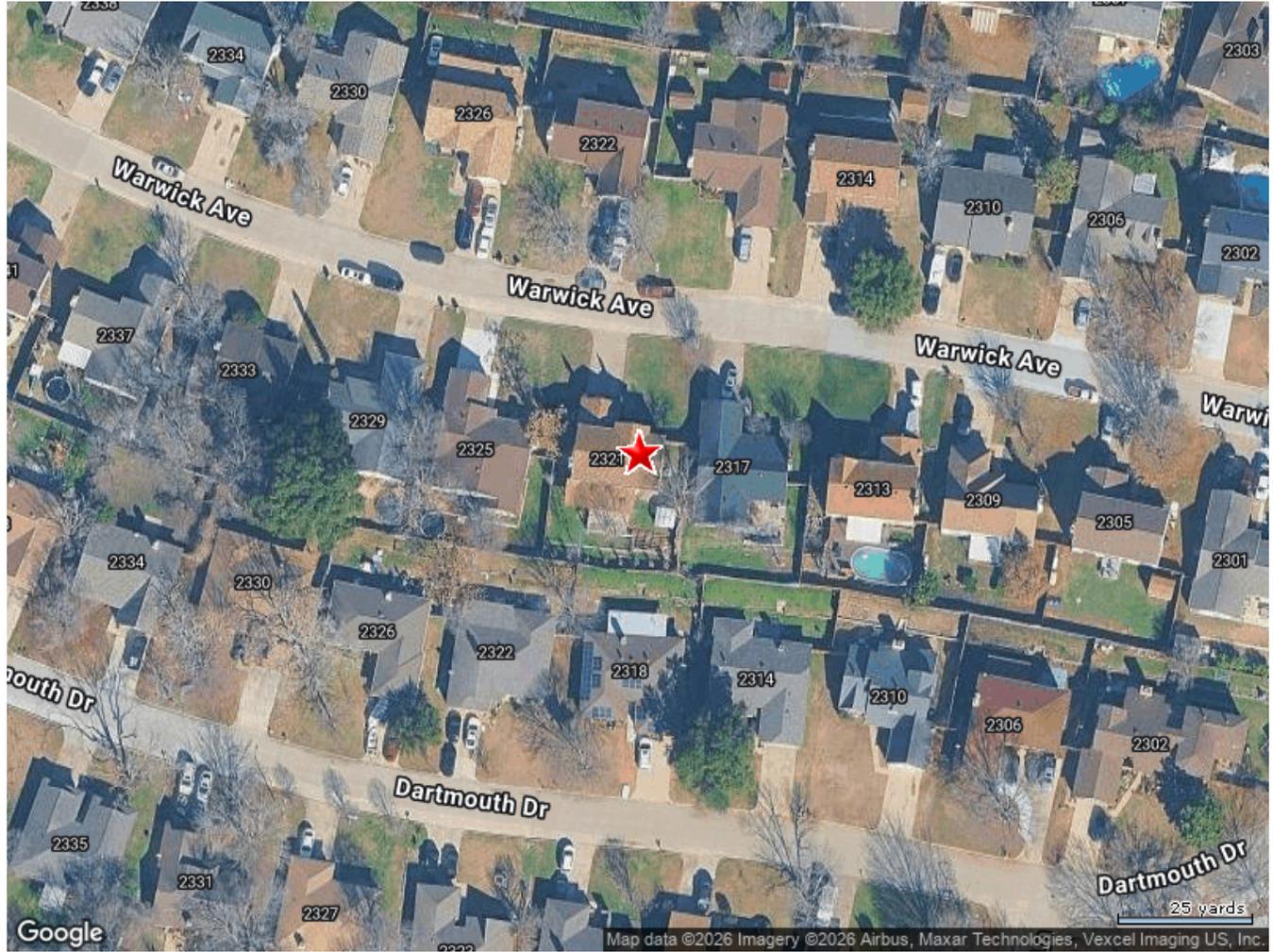
Map





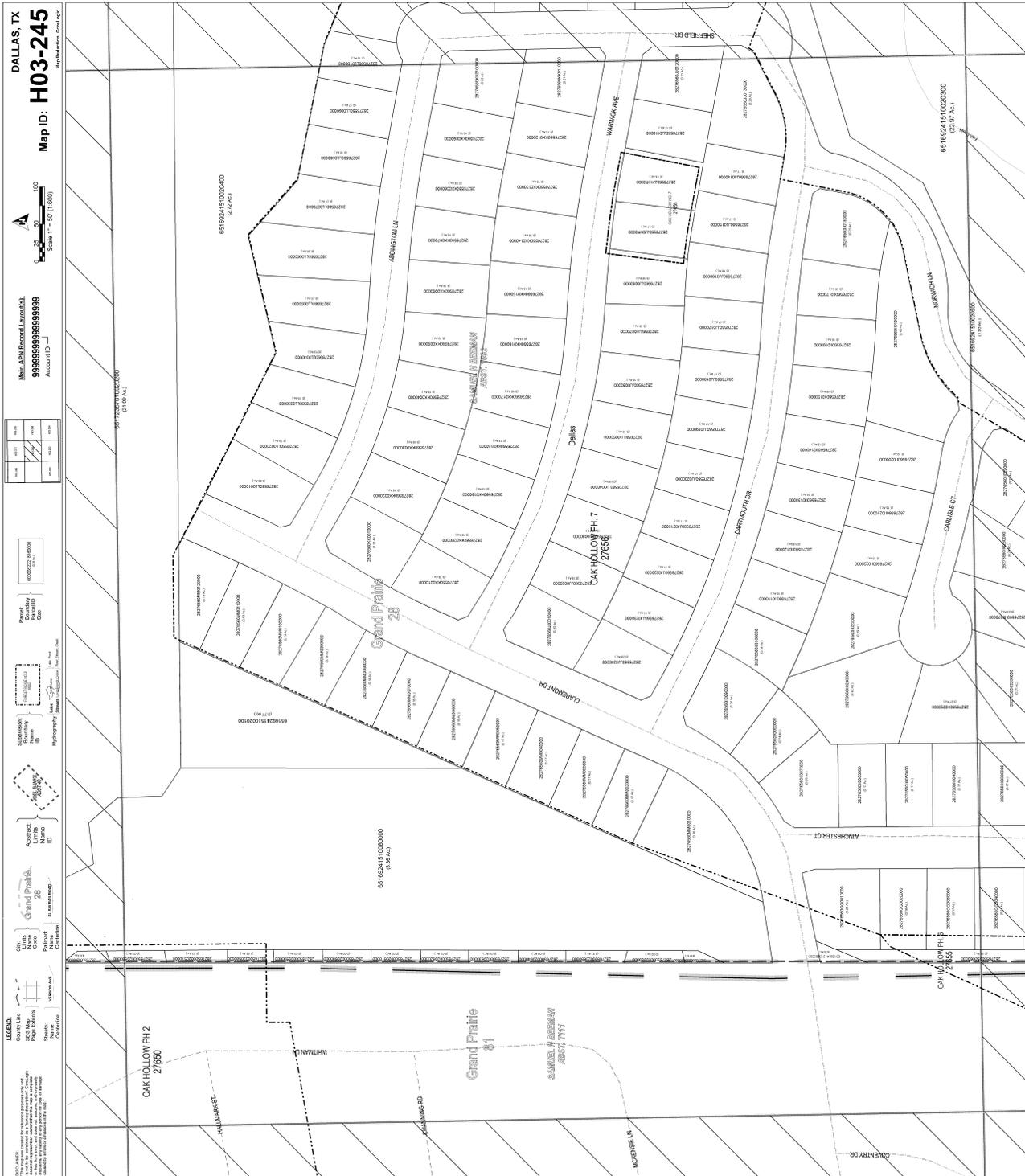
Street Map

Subject Property : **2321 Warwick Ave Grand Prairie TX 75052**





Assessor Map



Customer Name : Rolando Lopez
 Customer Company Name : Key Title - DFW
 Prepared On : 01/13/2026
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Sales History

Rec. Date : **01/23/2002**
 Sale Date : **12/28/2001**
 Sale Price : **\$132,893.60**
 Rec.Doc.No : **15-11480**
 Doc. Type : **WARRANTY DEED**
 Sale Price Type : **ESTIMATED**
 Buyer : **Miller James R & Julie I**
 Seller : **Jackson Skip & Pamela**
 Title Company :
 Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date :	06/16/2011	01/23/2002	09/20/2001
Mtg. Amt :	\$70,600	\$99,920	\$101,900
Mtg. Doc. No :	154745	15-11484	184-3318
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL	CONVENTIONAL	CONVENTIONAL
Mtg. Rate Type :		FIXED RATE LOAN	
Mtg. Term :	10 Years	30 Years	15 Years
Mtg. Rate :			
Lender :	Bank Of America	Countrywide Hm Lns Inc	Home Ln Corp
Borrower 1 :	Miller James R	Miller James R	Jackson Skip
Borrower 2 :	Miller Julie I	Miller Julie I	Jackson Pamela D
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Starrett Elementary Distance 0.84 Miles

2675 Fairmont Dr Grand Prairie TX 75052

Telephone : (682) 867-0400

School District : Arlington Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 6th

Kindergarten : Yes

School Enrollment :

Enrollment : 521

Total Expenditure/Student :

Suzanna Dickinson Montessori Academy Distance 0.87 Miles

1902 Palmer Trl Grand Prairie TX 75052

Telephone : (972) 641-1664

School District : Grand Prairie Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 429

Total Expenditure/Student :

Florence Hill Elementary Distance 1.23 Miles

4213 Robinson Rd Grand Prairie TX 75052

Telephone : (972) 264-0802

School District : Grand Prairie Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 448

Total Expenditure/Student :



Iltexas Grand Prairie Elementary

Distance **1.41 Miles**

3501 Great Southwest Pkwy Grand Prairie TX 75052

Telephone : **(469) 348-9760**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **931**

Total Expenditure/Student :

Middle Schools

Harry S Truman Middle

Distance **1.03 Miles**

1501 Coffeyville Trl Grand Prairie TX 75052

Telephone : **(972) 641-7676**

School District : **Grand Prairie Independent School District (isd)**

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **473**

Total Expenditure/Student :

Iltexas Grand Prairie Middle

Distance **1.41 Miles**

3501 Great Southwest Pkwy Grand Prairie TX 75052

Telephone : **(469) 348-7960**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **464**

Total Expenditure/Student :



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Sonshine Swim	4609 Opelousas Ct Grand Prairie Tx	(214) 677-2032	0.54
Mark Viskozki Golf Management, Inc.	818 Tangle Ridge Dr Grand Prairie Tx	(972) 299-6837	0.59
Baw Sports Club	2601 Chatham Ct Grand Prairie Tx	(972) 602-0266	0.64
Amanda's Dance Express & Co	1700 W Polo Rd Ste 120 Grand Prairie Tx	(972) 602-8811	0.68

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Woodforest National Bank	2225 W Interstate 20 Grand Prairie Tx	(972) 641-8125	0.49
Helping Hands Household H 3 Cooperative Association	2216 Bald Eagle Way Grand Prairie Tx	(972) 804-2476	0.66
Bank Of America, National Association	2405 W Interstate 20 Grand Prairie Tx	(972) 352-4010	0.66
First National Bank Texas	2525 W Interstate 20 Grand Prairie Tx	(972) 623-2700	0.67

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Affairs By Tre'jon	4101 Devon Ct Grand Prairie Tx	(972) 602-8131	0.42
Rosa Rafael De La	2517 Claremont Dr Grand Prairie Tx	(972) 606-1754	0.47
Deli Management, Inc.	2103 W Interstate 20 Grand Prairie Tx	(972) 602-4305	0.48
Mcdonald's	2225 W Interstate 20 Grand Prairie Tx	(972) 352-5454	0.5

Health Care Services

Name	Address	Telephone	Distance (Miles)
Family Ties Senior Citizens' Home	2109 Butterfield Trl Grand Prairie Tx	(972) 647-4096	0.4
Envision Eye	2225 W Interstate 20 Grand Prairie Tx	(972) 602-3937	0.47
Chris Truong Dds	2308 Bardin Rd Ste 100 Grand Prairie Tx	(972) 660-8457	0.49
Great Southwest Family Dental Management, Inc.	2308 Bardin Rd Ste 100 Grand Prairie Tx	(972) 660-8457	0.49



Hospitality

Name	Address	Telephone	Distance (Miles)
Orion Lodging Llc	2123 W Interstate 20 Grand Prairie Tx	(972) 606-1111	0.57
South Gp Enterprise Llc	2131 W Interstate 20 Grand Prairie Tx	(214) 412-3220	0.57
Jupiter Hotels Llc	2131 W Interstate 20 Grand Prairie Tx	(972) 602-8206	0.57
Comfort Suites	2504 W Interstate 20 Grand Prairie Tx	(214) 412-1022	0.78

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Hernandez David Etux Chri	2534 Bentley Dr Grand Prairie Tx	(972) 988-0002	0.46
The Redeemed Christian Church Of God House On The Rock	4437 Matthew Rd Grand Prairie Tx	(972) 602-8959	0.5
Colonial Baptist Church	1514 Bardin Rd Grand Prairie Tx	(469) 249-2079	0.5
Freedom Church	4501 Matthew Rd Grand Prairie Tx	(972) 602-9485	0.57

Shopping

Name	Address	Telephone	Distance (Miles)
Walmart Inc.	2225 W Interstate 20 Grand Prairie Tx	(972) 623-3960	0.47
Sam's West, Inc.	2325 W Interstate 20 Grand Prairie Tx	(972) 660-3246	0.55
United Nutrition, Inc.	1522 Vineyard Rd Grand Prairie Tx	(817) 821-3042	0.56
North Texas Pecan	4618 Opelousas Ct Grand Prairie Tx	(817) 226-8083	0.58



Neighbors

2317 WARWICK AVE

Distance **0.01 Miles**

Owner Name : Dunn Randall	Subdivision : Oak Hollow Ph 07
Sale Date : 08/03/2007	Recording Date : 08/06/2007
Total Value : \$267,960	Sale Price : \$97,755
Bed / Bath : 3 / 2	Property Tax : \$6,031.23
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,612
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-008-0000

2325 WARWICK AVE

Distance **0.01 Miles**

Owner Name : Ari David	Subdivision : Oak Hollow Ph 07
Sale Date : 11/01/2019	Recording Date : 11/04/2019
Total Value : \$330,910	Sale Price : \$295,687.50
Bed / Bath : 4 / 2	Property Tax : \$7,448.11
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,986
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-006-0000

2318 DARTMOUTH DR

Distance **0.02 Miles**

Owner Name : Mendoza Florentin	Subdivision : Oak Hollow Ph 07
Sale Date : 10/31/2019	Recording Date : 11/01/2019
Total Value : \$296,660	Sale Price : \$166,250
Bed / Bath : 3 / 2	Property Tax : \$6,677.21
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,667
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-017-0000

2322 DARTMOUTH DR

Distance **0.02 Miles**

Owner Name : Solis Cipriano Sanchez	Subdivision : Oak Hollow Ph 07
Sale Date : 06/13/2005	Recording Date : 06/21/2005
Total Value : \$287,460	Sale Price : \$137,655
Bed / Bath : 3 / 2	Property Tax : \$6,470.14
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,611
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-018-0000



Neighbors

2314 DARTMOUTH DRDistance **0.02 Miles**

Owner Name : Rodriguez Maria A	Subdivision : Oak Hollow Ph 07
Sale Date : 04/27/2023	Recording Date : 04/27/2023
Total Value : \$328,920	Sale Price : \$291,653.66
Bed / Bath : 3 / 2	Property Tax : \$7,403.31
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,802
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-016-0000

2313 WARWICK AVEDistance **0.03 Miles**

Owner Name : Gomez Fernando E	Subdivision : Oak Hollow Ph 07 Rep
Sale Date : 05/28/2004	Recording Date : 06/03/2004
Total Value : \$349,120	Sale Price : \$132,274.65
Bed / Bath : 4 / 3	Property Tax : \$7,857.98
Land Use : Sfr	Lot Acres : 0.16
Stories : 2	Living Area : 2,330
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-09R-0000

2329 WARWICK AVEDistance **0.03 Miles**

Owner Name : Cavazos Tanya B	Subdivision : Oak Hollow Ph 07
Sale Date : 04/14/2025	Recording Date : 04/16/2025
Total Value : \$287,600	Sale Price : \$277,677.28
Bed / Bath : 3 / 2	Property Tax : \$6,473.29
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 1,612
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-005-0000

2326 DARTMOUTH DRDistance **0.03 Miles**

Owner Name : Lopez Mary K	Recording Date : 10/20/1992
Total Value : \$259,680	Sale Price : \$98,930
Bed / Bath : 3 / 2	Property Tax : \$5,844.86
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,338
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-0JJ-019-0000
Subdivision : Oak Hollow Ph 07	



Neighbors

2318 WARWICK AVE

Distance **0.03 Miles**

Owner Name : Calhoun Bobby L	Subdivision : Oak Hollow Ph 07
Total Value : \$307,400	Property Tax : \$6,918.94
Bed / Bath : 3 / 2	Lot Acres : 0.17
Land Use : Sfr	Living Area : 1,612
Stories : 1	APN : 28-27656-OKK-015-0000
Yr Blt / Eff Yr Blt : 1985 / 1985	

2322 WARWICK AVE

Distance **0.03 Miles**

Owner Name : Sanchez James	Subdivision : Oak Hollow Ph 07
Sale Date : 03/07/2003	Recording Date : 05/23/2003
Total Value : \$295,050	Sale Price : \$107,030.71
Bed / Bath : 3 / 2	Property Tax : \$6,640.97
Land Use : Sfr	Lot Acres : 0.18
Stories : 1.5	Living Area : 1,871
Yr Blt / Eff Yr Blt : 1985 / 1985	APN : 28-27656-OKK-016-0000

Demographics

Census Tract / block: 164.10 / 1 Year: 2020

Household

Population		Population by Age	
Count:	4,980	0 - 11	
Estimate Current Year:	5,208	12 - 17	
Estimate in 5 Years:	6,229	18 - 24	7.29%
Growth Last 5 Years:	-2.89%	25 - 64	62.21%
Growth Last 10 Years:	-183.22%	65 - 74	5.14%
		75+	
Household Size		Household Income	
Current Year:	1,740	0 - \$25,000	8.51%
Average Current Year:	2.85	\$25,000 - \$35,000	0%
Estimate in 5 Years:	3,289	\$35,000 - \$50,000	7.59%
Growth Last 5 Years:	10.34%	\$50,000 - \$75,000	26.15%
Growth Last 10 Years:	1.04%	\$75,000 - \$100,000	9.66%
Male Population:	49.52%	Above \$100,000	48.1%
Female Population:	50.48%	Average Household Income:	\$94,286
Married People:	55.97%		
Unmarried People:	44.03%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0.68%
\$300 - \$799:	13.5%	\$100,000 - \$150,000:	2.48%
\$800 - \$1,999:	53.56%	\$150,000 - \$200,000:	8.1%
Over \$2,000:	32.93%	\$200,000 - \$300,000:	43.81%
Median Home Value:	\$290,800	\$300,000 - \$500,000:	40.29%
Unit Occupied Owner:	76.61%	Above \$500,000:	4.65%
Median Mortgage:	\$1,123		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	23.39%	1999 - 2000	
Median Gross Rent:	\$2,101	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	12.85%
\$750 - \$999	0%	1970 - 1979	11.39%
\$1000 and Over	100%	1900 - 1969	2.92%

Education

Enrollment			
Public Pre-Primary School:	1.02%	Not Enrolled in School:	72.64%
Private Pre-Primary School:	0.53%	Not A High School Graduate:	8.54%
Public School:	22.98%	Graduate Of High School:	20.37%
Private School:	4.39%	Attended Some College:	19.71%
Public College:	9.47%	College Graduate:	47.37%
Private College:	1.39%	Graduate Degree:	4.02%

Workforce

Occupation:			
Manager/Prof:	44.39%	Private Worker:	59.89%
Technical:		Government Worker:	27.36%
Sales:	16.92%	Self Employed Worker:	2.8%
Administrative:		Unpaid Family Worker:	6.23%
Private House Hold:		Farming:	8.04%
Service:	16.46%	Skilled:	
Protective Services:		Blue-Collar:	22.23%
Commute Time			
Less Than 15 Min:	21.4%		
15 min - 28 min:	40.75%		
30 min - 57 min:	28.82%		
Over 60 min:	9.04%		