

real estate reports

Subject Property

2621 Spade St
Anna
TX 75409
APN: R-13234-00V-0200-W

Prepared For:

Data Provided By:

KEY TITLE GROUP

Requested By:

Misty Di Paola
Key Title - DFW
Email: misty@keytitlegroupdfw.com

Data Provided By:

KEY TITLE GROUP

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Subject Property : **2621 Spade St Anna TX 75409**

Owner Information

Owner Name : **Costa Maria Clara Oliveira Santos**

Mailing Address : **2621 Spade St, Anna TX 75409-1468**

Location Information

Legal Description : **Churchill Phase 2a, Blk V, Lot 20; * See R-13234-00v-0200-1 For Other Entities ***

County : **Collin, Tx**

Alternate APN : **2905360**

Census Tract / Block : **302.07 / 1**

Subdivision : **Churchill Ph 2a**

Legal Lot : **20**

Munic/Township : **Anna**

Legal Block : **V**

Neighbor Code : **N13229**

APN : **R-13234-00V-0200-W**

Owner Transfer Information

Recording/Sale Date : **Year /**

Property Characteristics

Gross Area : **2,130**

of Stories : **1**

Cooling Type : **Central**

Living Area : **1,706**

Parking Type : **Attached Garage**

Exterior wall : **Brick**

Total Rooms : **6**

Garage Area : **424**

Interior Wall : **Drywall**

Bedrooms : **3**

Foundation : **Slab**

Porch Type : **Covered Porch**

Bath(F/H) : **2**

Construction : **Wood**

Air Cond : **Central**

Year Built / Eff : **2024**

Heat Type : **Central**

Floor Cover : **Carpet**

Property Information

Land Use : **Residential (nec)**

Lot Acres : **0.13**

State Use : **Vacant Residential**

County Use : **Vacant-platted-lot-comm**

Lot Size : **5,663**

Tax Information

Total Value : **\$239,092**

Assessed Year : **2025**

Property Tax : **\$2,390.92**

Land Value : **\$94,500**

Improve % : **60%**

Market Value : **\$239,092**

Improvement Value : **\$144,592**

Tax Year : **2025**

VAN ALSTYNE **\$2,390.92/1**
MUD #3 Tax /
Rate :



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$265,041	\$421,950	\$338,233
Bldg/Living Area	1706	1523	1938	1660
Price Per Square Foot		\$174	\$241	\$203.01
Year Built	2024	2024	2024	2024
Lot Size	5,663	4,792	9,148	5,663
Bedrooms	3	3	3	3
Bathrooms	2	2	2	2
Stories	1	1	2	1
Total Assessed Value	\$239,092	\$133,303	\$325,271	\$224,846
Distance From Subject	0	0.01	0.66	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	2621 Spade St		239,092		3	2	1,706	5,663	2024		
1	2600 Spade St	411,102.5	149,257	03/24/2025	3	2	1,706	9,148	2024	0.01	
2	2615 Hawkins St	330,000	133,303	04/02/2025	3	2	1,706	4,792	2024	0.07	
	2600 Freeman St	265,041.17	325,271	04/02/2025	3	2	1,523	6,098	2024	0.14	
4	2919 Plum Creek Rd	311,504.2	210,675	05/06/2025			1,524	4,792	2024	0.61	
5	2916 Kimberwick Dr	277,462.15	309,817	02/24/2025			1,524	4,792	2024	0.61	
6	2913 Kimberwick Dr	314,990	210,675	05/02/2025			1,524	4,792	2024	0.61	
7	2905 Kimberwick Dr	335,185.67	227,655	06/12/2025			1,746	4,792	2024	0.62	
8	2901 Kimberwick Dr	421,950	220,125	03/28/2025			1,938	4,792	2024	0.62	
9	2833 Kimberwick Dr	376,863.75	236,835	06/02/2025			1,746	6,970	2024	0.66	

Distressed Sales =



Comparables

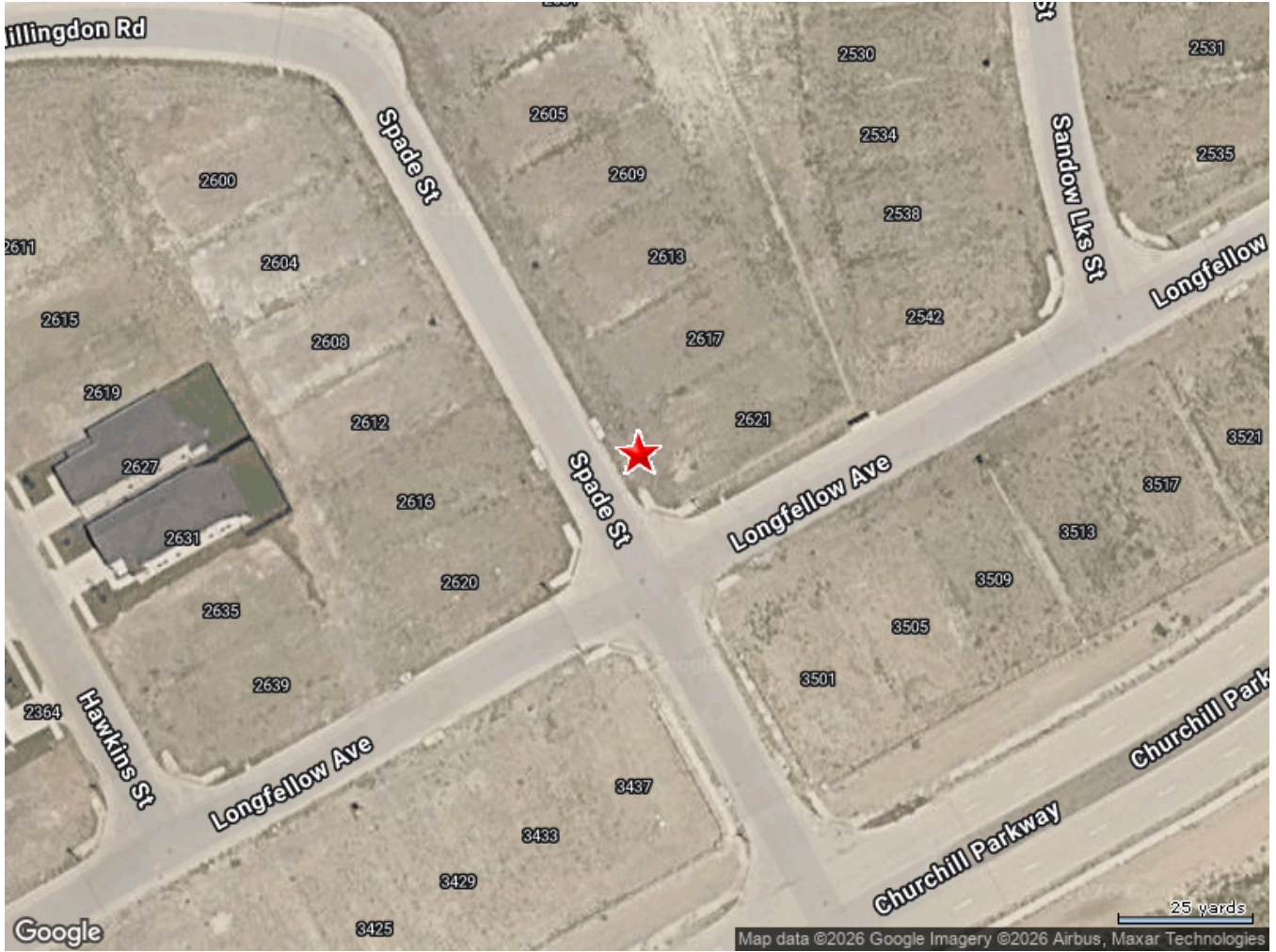
Map

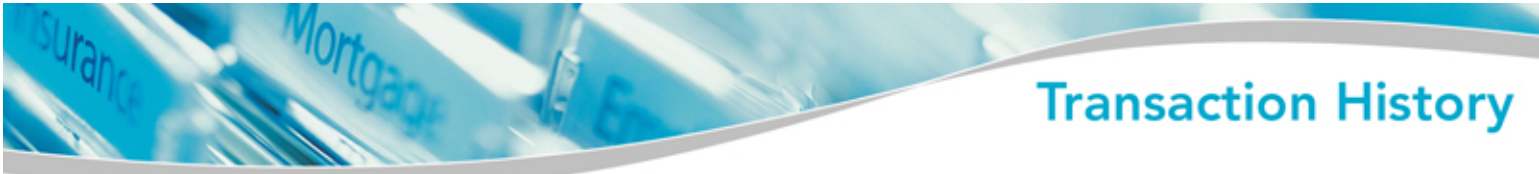




Street Map

Subject Property : **2621 Spade St Anna TX 75409**





Transaction History

No transaction history data for selected property.



Schools

No local schools data for selected property.



Local Business

No local business data for selected property.



Neighbors

2601 SPADE ST

Distance **0 Miles**

Owner Name : Beazer Homes Texas	Property Tax : \$900
Total Value : \$90,000	Lot Acres : 0.18
Land Use : Residential Lot	APN : R-13234-00V-0250-W
Subdivision : Churchill Ph 2a	

2601 SPADE ST

Distance **0 Miles**

Owner Name : Beazer Homes Texas Lp	Recording Date : 12/05/2024
Sale Date : 12/04/2024	Property Tax : \$2,164.83
Total Value : \$90,000	Lot Acres : 0.18
Land Use : Residential Lot	APN : R-13234-00V-0250-1
Subdivision : Churchill Ph 2a	

2605 SPADE ST

Distance **0 Miles**

Owner Name : Beazer Homes Texas Lp	Recording Date : 12/05/2024
Sale Date : 12/04/2024	Property Tax : \$2,164.83
Total Value : \$90,000	Lot Acres : 0.15
Land Use : Residential Lot	APN : R-13234-00V-0240-1
Subdivision : Churchill Ph 2a	

2605 SPADE ST

Distance **0 Miles**

Owner Name : Beazer Homes Texas	Property Tax : \$900
Total Value : \$90,000	Lot Acres : 0.15
Land Use : Residential Lot	APN : R-13234-00V-0240-W
Subdivision : Churchill Ph 2a	

2609 SPADE ST

Distance **0 Miles**

Owner Name : Rowe Zachary	Recording Date : 09/05/2025
Sale Date : 09/05/2025	Sale Price : \$449,987.50
Total Value : \$90,000	Property Tax : \$2,164.83
Land Use : Residential Lot	Lot Acres : 0.15
Subdivision : Churchill Ph 2a	APN : R-13234-00V-0230-1



Neighbors

2609 SPADE ST

Distance **0 Miles**

Owner Name : Beazer Homes Texas	Property Tax : \$900
Total Value : \$90,000	Lot Acres : 0.15
Land Use : Residential Lot	APN : R-13234-00V-0230-W
Subdivision : Churchill Ph 2a	

2613 SPADE ST

Distance **0 Miles**

Owner Name : Beazer Homes Texas	Property Tax : \$900
Total Value : \$90,000	Lot Acres : 0.14
Land Use : Residential Lot	APN : R-13234-00V-0220-W
Subdivision : Churchill Ph 2a	

2613 SPADE ST

Distance **0 Miles**

Owner Name : Beazer Homes Texas Lp	Recording Date : 12/05/2024
Sale Date : 12/04/2024	Property Tax : \$2,164.83
Total Value : \$90,000	Lot Acres : 0.14
Land Use : Residential Lot	APN : R-13234-00V-0220-1
Subdivision : Churchill Ph 2a	

2617 SPADE ST

Distance **0 Miles**

Owner Name : Zagurski Matthew	Recording Date : 06/16/2025
Sale Date : 06/16/2025	Sale Price : \$280,180.06
Total Value : \$90,000	Property Tax : \$2,164.83
Land Use : Residential Lot	Lot Acres : 0.13
Subdivision : Churchill Ph 2a	APN : R-13234-00V-0210-1

2617 SPADE ST

Distance **0 Miles**

Owner Name : Zagurski Matthew	Property Tax : \$900
Total Value : \$90,000	Lot Acres : 0.13
Land Use : Residential Lot	APN : R-13234-00V-0210-W
Subdivision : Churchill Ph 2a	

Demographics

Census Tract / block: 302.07 / 1 Year: 2020

Household

Population		Population by Age	
Count:	17,538	0 - 11	
Estimate Current Year:	17,538	12 - 17	
Estimate in 5 Years:	17,538	18 - 24	9%
Growth Last 5 Years:		25 - 64	53.42%
Growth Last 10 Years:		65 - 74	4.36%
		75+	
Household Size		Household Income	
Current Year:	5,344	0 - \$25,000	4.68%
Average Current Year:	3.28	\$25,000 - \$35,000	0.39%
Estimate in 5 Years:	5,344	\$35,000 - \$50,000	10.55%
Growth Last 5 Years:		\$50,000 - \$75,000	24.12%
Growth Last 10 Years:		\$75,000 - \$100,000	7.49%
Male Population:	44.86%	Above \$100,000	52.77%
Female Population:	55.14%	Average Household Income:	\$107,792
Married People:	66.49%		
Unmarried People:	33.51%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	5.14%	Below \$100,000:	5.84%
\$300 - \$799:	3.27%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	27.4%	\$150,000 - \$200,000:	2.84%
Over \$2,000:	64.19%	\$200,000 - \$300,000:	21.68%
Median Home Value:	\$386,100	\$300,000 - \$500,000:	49.98%
Unit Occupied Owner:	91.65%	Above \$500,000:	19.66%
Median Mortgage:	\$1,553		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	8.35%	1999 - 2000	
Median Gross Rent:	\$2,344	1995 - 1998	
Less Than \$499	7.01%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	0%
\$750 - \$999	2.6%	1970 - 1979	1.82%
\$1000 and Over	90.39%	1900 - 1969	9.84%

Education

Enrollment			
Public Pre-Primary School:	0.28%	Not Enrolled in School:	69.48%
Private Pre-Primary School:	0%	Not A High School Graduate:	6.27%
Public School:	29.53%	Graduate Of High School:	21.47%
Private School:	0.99%	Attended Some College:	26.19%
Public College:	3.44%	College Graduate:	36.49%
Private College:	0.64%	Graduate Degree:	9.58%

Workforce

Occupation:			
Manager/Prof:	48.12%	Private Worker:	80.41%
Technical:		Government Worker:	11%
Sales:	19.53%	Self Employed Worker:	1.67%
Administrative:		Unpaid Family Worker:	3.27%
Private House Hold:		Farming:	4.8%
Service:	15.03%	Skilled:	
Protective Services:		Blue-Collar:	17.33%

Commute Time	
Less Than 15 Min:	8.55%
15 min - 28 min:	44.07%
30 min - 57 min:	34.3%
Over 60 min:	13.07%

County: COLLIN

Violent Crime (Ratio)

Assault

	County	State	Nation
Total:	1:135	1:69	1:87
Gun:	1:4,505	1:1,682	1:2,070
Knife:	1:4,316	1:1,732	1:2,402

Homicide

	County	State	Nation
Total:	1:103,049	1:22,678	1:20,935
Manslaughter:	1:412,195	1:1,238,625	1:522,140

Robbery

	County	State	Nation
Total:	1:2,130	1:857	1:878
Gun:	1:4,738	1:1,755	1:2,429
Knife:	1:30,533	1:10,617	1:12,854

Non Violent Crime (Ratio)

Burglary

	County	State	Nation
Total:	1:237	1:127	1:149
Forced Entry:	1:427	1:196	1:263
Non-Forcible:	1:594	1:402	1:463
Attempted:	1:5,251	1:3,605	1:2,450

Motor Vehicle Theft

	County	State	Nation
Total:	1:902	1:400	1:408
Auto:	1:1,728	1:722	1:618
Truck/Bus:	1:3,220	1:1,209	1:3,019



Document Images

No document images for selected property.