

real estate reports

Subject Property

1400 Bennett Dr
Arlington
TX 76013
APN: 03035980

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Data Provided By: Rolando Lopez

Carmen Garcia

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Subject Property : **1400 Bennett Dr Arlington TX 76013**

Owner Information

Owner Name : **Miller Tj / Miller Denise**
Mailing Address : **4908 Wagon Wheel Rd, Joshua TX 76058-5123 R004**
Vesting Codes : **Husband/wife / /**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Sunset Addition Block 1 Lot 11**
County : **Tarrant, Tx** Alternate APN : **40850111**
Census Tract / Block : **1224.02 / 2** Subdivision : **Sunset Add**
Legal Lot : **11** Map Reference : **82-Q / 2114-384**
Legal Block : **1** School District : **Arlington Isd**
Market Area : **83** Munic/Township : **Arlington**
APN : **03035980**

Last Market Sale Information

Recording/Sale Date : **05/02/2023 / 04/28/2023** 1st Mtg Amount/Type : **\$180,000 / Pp**
Sale Price : **\$225,000** 1st Mtg Document # : **223075110**
Sale Type : **Estimated** 1st Mtg Term : **1**
Document # : **223075109** Price Per SqFt : **\$215.11**
Deed Type : **Warranty Deed**
Title Company : **Old Republic Title**
Lender : **Private Individual**
Seller Name : **Anderson Marc L & Gay**

Prior Sale Information

Prior Rec/Sale Date : **04/01/2008 / 03/24/2008** Prior Lender : **Ctx Mtg Co Llc**
Prior Sale Price : **\$59,663.73** Prior 1st Mtg Amt/Type : **\$59,073 / Fha**
Prior Doc Number : **208112160** Prior 1st Mtg Rate/Type : **\$6.50**
Prior Deed Type : **Warranty Deed**



Property Detail

Property Characteristics

Gross Area : 1,046	Bath(F/H) : 1	Roof Material : Composition Shingle
Living Area : 1,046	Year Built / Eff : 1951	Heat Type : Space
Above Grade : 870	# of Stories : 1	Cooling Type : Space
Bedrooms : 2	Foundation : Pier	Floor Cover : Hardwood

Property Information

Land Use : Sfr	Lot Acres : 0.17	Lot Size : 7,250
County Use : Resid Single Family		

Tax Information

Total Value : \$214,411	Tax Year : 2024	CITY OF ARLINGTON Tax / Rate : \$1,286.04/.5998
Land Value : \$58,000	Property Tax : \$4,686.13	ISD - ARLINGTON Tax / Rate : \$2,366.03/1.1035
Improvement Value : \$156,411	Tax Rate Area : 220	TARRANT COUNTY HOSP DIST Tax / Rate : \$391.30/.1825
Assessed Year : 2024	Market Value : \$214,411	TARRANT COUNTY COLLEGE DIST Tax / Rate : \$240.74/.11228
Improve % : 73%	TARRANT COUNTY Tax / Rate : \$402.02/.1875	

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$225,000	\$187,500	\$437,500	\$252,836
Bldg/Living Area	1046	910	1199	1041
Price Per Square Foot	\$215.11	\$199	\$469	\$249.75
Year Built	1951	1951	1963	1955
Lot Size	7,250	6,750	9,620	8,277
Bedrooms	2	2	3	3
Bathrooms	1	1	2	1
Stories	1	1	1	1
Total Assessed Value	\$214,411	\$74,604	\$268,571	\$214,570
Distance From Subject	0	0.07	0.7	0.54

Summary of Comparables

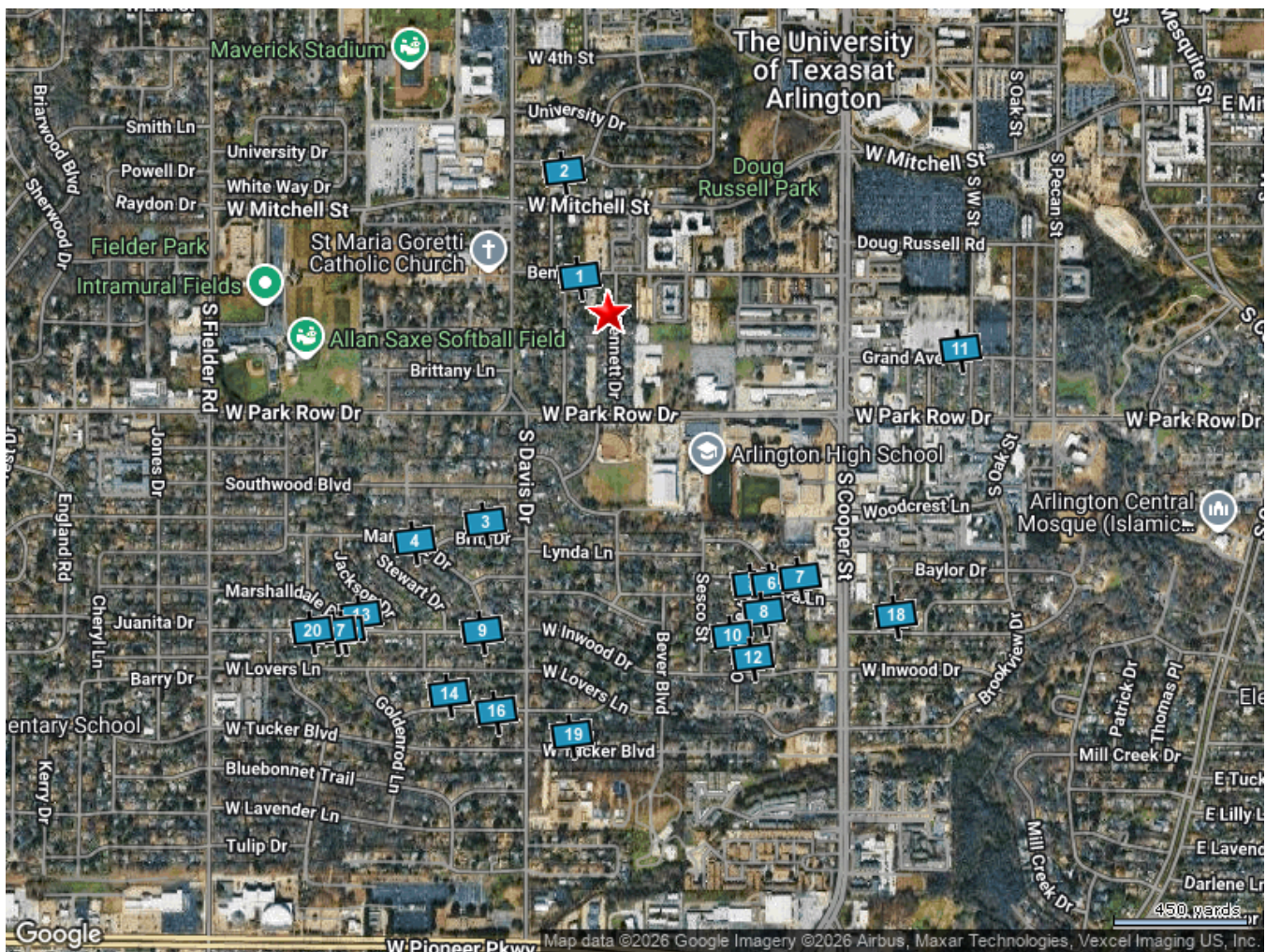
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1400 Bennett Dr	225,000	214,411	05/02/2023	2	1	1,046	7,250	1951		
1	1307 Paxton Ave	437,500	247,135	06/02/2025	3	1	932	9,300	1953	0.07	
2	1101 Hollis St		207,933	10/02/2025	3	1	1,049	7,363	1963	0.23	
3	1210 Britt Dr	282,635.37	229,034	06/20/2025	3	1	1,026	8,220	1952	0.39	
4	1715 Stewart Dr	288,575	216,391	09/15/2025	3	1	960	7,500	1953	0.48	
5	1807 Oak Tree Ln	242,967.62	233,011	05/08/2025	3	1	1,042	7,500	1953	0.5	
6	1806 Donna St	206,250	216,091	06/20/2025	2	1	910	7,620	1953	0.51	
7	1805 Donna St	227,992.35	233,390	03/26/2025	3	1	1,018	8,342	1953	0.53	
8	1814 Donna St	239,000.34	230,577	05/20/2025	3	2	1,025	7,500	1953	0.54	
9	1211 W Lovers Ln		211,786	04/23/2025	3	1	1,084	8,580	1958	0.55	
10	1820 Oak Tree Ln	269,743.73	218,591	11/26/2025	2	1	915	8,125	1953	0.56	
11	1410 S West St		180,424	09/04/2025	3	1	1,064	6,750	1951	0.57	
12	922 W Inwood Dr	187,500	268,571	08/26/2025	3	1	942	7,500	1953	0.6	
13	1404 Marshalldale Dr	242,250	247,098	08/25/2025	3	2	1,122	9,300	1958	0.63	
14	1218 Mockingbird Ln	237,017.71	218,096	09/11/2025	3	1	1,116	9,372	1955	0.66	

Comparables

15	1407 W Lovers Ln	228,092.34	215,139	06/20/2025	3	1	1,123	8,450	1955	0.66
16	1207 W Tucker Blvd	241,875	226,031	07/30/2025	3	2	1,199	9,372	1955	0.67
17	1409 W Lovers Ln	228,092.34	206,257	04/24/2025	3	1	1,032	8,450	1956	0.67
18	606 Lynda Ln		74,604	06/26/2025	3	2	1,184	9,620	1958	0.67
19	1124 W Tucker Blvd		209,603	09/16/2025	3	1	1,084	8,220	1953	0.68
20	1415 W Lovers Ln	233,050.43	201,633	06/17/2025	3	1	988	8,450	1956	0.7

Distressed Sales =

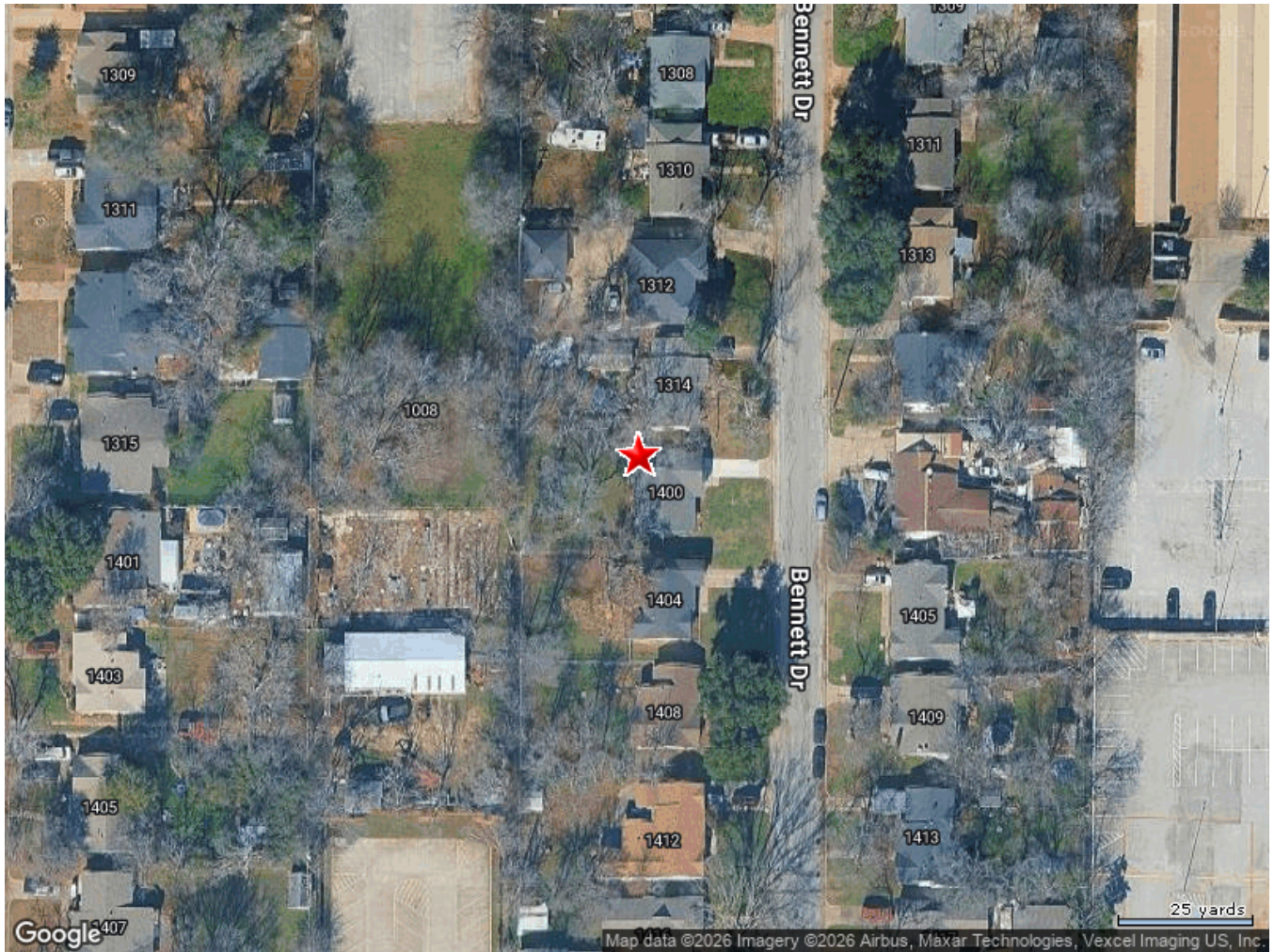
Map





Street Map

Subject Property : **1400 Bennett Dr Arlington TX 76013**



Sales History

Rec. Date :	05/02/2023	04/01/2008
Sale Date :	04/28/2023	03/24/2008
Sale Price :	\$225,000	\$59,663.73
Rec.Doc.No :	223075109	208112160
Doc. Type :	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED	ESTIMATED
Buyer :	Miller Tj & Denise	Anderson Marc L
Seller :	Anderson Marc L & Gay	Pace Ronald R & Nancy C
Title Company :	Old Republic Title	Rattikin Title Co.
Other Doc No :		

Mortgage History

1st Mortgage Details

Mtg. Date :	05/02/2023	04/01/2008
Mtg. Amt :	\$180,000	\$59,073
Mtg. Doc. No :	223075110	208112161
Doc. Type :	DEED OF TRUST	DEED OF TRUST
Loan Type :	PRIVATE PARTY LENDER	FHA
Mtg. Rate Type :		
Mtg. Term :	1 Years	30 Years
Mtg. Rate :		6.50
Lender :	Private Individual	Ctx Mtg Co Llc
Borrower 1 :	Miller Tj	Anderson Marc L
Borrower 2 :	Miller Denise	
Borrower 3 :		
Borrower 4 :		



Public Schools :

Elementary Schools

Swift Elementary

Distance **0.59 Miles**

1101 S Fielder Rd Arlington TX 76013

Telephone : **(682) 867-4100**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **562**

Total Expenditure/Student :

South Davis Elementary

Distance **0.75 Miles**

2001 S Davis Dr Arlington TX 76013

Telephone : **(682) 867-3800**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **686**

Total Expenditure/Student :

Newman International Academy Of Arlington

Distance **1.06 Miles**

2011 S Fielder Rd Arlington TX 76013

Telephone : **(682) 207-5175**

School District : **Newman International Academy Of Arlington**

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **648**

Total Expenditure/Student :



Hill Elementary

Distance **1.32 Miles**

2020 W Tucker Blvd Arlington TX 76013

Telephone : **(682) 867-2300**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **533**

Total Expenditure/Student :

Middle Schools

Carter J H

Distance **1.21 Miles**

701 Tharp St Arlington TX 76010

Telephone : **(682) 867-1700**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **798**

Total Expenditure/Student :

Bailey J H

Distance **1.59 Miles**

2411 Winewood Arlington TX 76013

Telephone : **(682) 867-0700**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **764**

Total Expenditure/Student :



Gunn J H

Distance **1.93 Miles**

3000 S Fielder Rd Arlington TX 76015

Telephone : **(682) 867-5400**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **874**

Total Expenditure/Student :

High Schools

Arlington High School

Distance **0.34 Miles**

818 W Park Row Arlington TX 76013

Telephone : **(682) 867-8100**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2501**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Goodtimes Chorus	1400 S Cooper St Arlington Tx	(682) 233-3606	0.3
United Performing Arts Guild	1118 W Inwood Dr Arlington Tx	(817) 266-5404	0.5
Ill Vibez Llc	412 W Park Row Dr Arlington Tx	(682) 667-5874	0.58
Brookview Swimming Pool Club, Inc.	613 W Inwood Dr Arlington Tx	(817) 992-5457	0.65

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Envios Y Multiservicios Jimmy	530 W Park Row Dr Arlington Tx	(817) 987-1050	0.55
Toledo Finance, Corp.	1836 S Cooper St Arlington Tx	(817) 460-1593	0.62
Lattimore Mortgage Services	313 Sunset Ct Arlington Tx	(817) 261-5643	0.72
Crosscountry Mortgage, Llc	1205 W Abram St Ste 1 Arlington Tx	(817) 860-3232	0.92

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Osiris Lounge	809 W Park Row Dr Arlington Tx	(469) 427-7616	0.25
Sushi & Ramen Japanese Restaurant	803 W Park Row Dr Arlington Tx	(817) 277-1025	0.28
Jnh Food Llc	781 W Park Row Dr Arlington Tx	(817) 276-1199	0.29
Star India	703 W Park Row Dr Arlington Tx	(817) 265-9020	0.3

Health Care Services

Name	Address	Telephone	Distance (Miles)
H Hank	1010 W Mitchell St Arlington Tx	(817) 274-0215	0.19
Harmon V Jacobs Dds	1010 W Mitchell St Arlington Tx	(817) 265-0871	0.19
Prosthо Works P C	1022 W Mitchell St Arlington Tx	(817) 275-8651	0.2
John T Goodman Dds Inc	1022 W Mitchell St Arlington Tx	(817) 275-8651	0.2

Hospitality

Name	Address	Telephone	Distance (Miles)
Extended Stay America	1118 Hollis St Arlington Tx	(817) 263-9006	0.16



Om Shiv Hari Corporation Llc	703 Benge Dr Arlington Tx	(817) 860-2323	0.36
Vanco International Corp	703 Benge Dr Ste 101 Arlington Tx	(817) 860-2323	0.36
Graham South, Llc	719 W Abram St Arlington Tx	(817) 262-5600	0.94

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
The University Catholic Community	1010 Benge Dr Arlington Tx	(817) 460-1155	0.08
University Baptist Church Of Arlington Inc	1013 W Park Row Dr Arlington Tx	(682) 323-5083	0.1
Jehovah's Witness	1115 W Park Row Dr Arlington Tx	(817) 277-2535	0.1
Covenant Christian Church - Arlington	3572 Sevilla Dr Frisco Tx	(469) 970-2555	0.24

Personal Services

Name	Address	Telephone	Distance (Miles)
The Pamper House Inc	203 Hancock St Arlington Tx	(817) 860-4415	0.86
Tmh Aesthetics Pllc	715 W Abram St Arlington Tx	(817) 658-9257	0.94

Shopping

Name	Address	Telephone	Distance (Miles)
Kold Spot Number Thirty Two	1207 Fm Rd 157 Arlington Tx	(682) 518-1033	0.42
Housecrafters	608 Grand Ave Arlington Tx	(817) 460-8400	0.45
William Mart	621 Woodcrest Ln Arlington Tx	(817) 538-9026	0.49
International Foodland Corp	1729 S Cooper St Arlington Tx	(817) 277-1611	0.58



Neighbors

1312 BENNETT DRDistance **0.02 Miles**

Owner Name : Hoyt Brian	Subdivision : Sunset Add
Sale Date : 05/20/2016	Recording Date : 05/23/2016
Total Value : \$278,000	Sale Price : \$160,000
Bed / Bath : 4 / 2	Property Tax : \$6,075.91
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,509
Yr Blt / Eff Yr Blt : 2011 /	APN : 03036006

1008 BENGÉ DRDistance **0.02 Miles**

Owner Name : Uta Catholic Student Center	Property Tax : \$98.35
Total Value : \$4,500	Lot Acres : 0.07
Land Use : Commercial Lot	APN : 04036174

1310 BENNETT DRDistance **0.03 Miles**

Owner Name : Meidani Aria	Subdivision : Sunset Add
Sale Date : 02/28/2024	Recording Date : 02/28/2024
Total Value : \$241,328	Sale Price : \$222,500
Bed / Bath : 3 / 1	Property Tax : \$4,527.66
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 816
Yr Blt / Eff Yr Blt : 1954 /	APN : 03036014

1317 BENNETT DRDistance **0.03 Miles**

Owner Name : Nguyen John T	Property Tax : \$2.18
Sale Date : 08/16/1989	Lot Acres : 0.04
Total Value : \$100	APN : 04036190
Land Use : Residential Lot	

1315 BENNETT DRDistance **0.04 Miles**

Owner Name : Stone Susan Lee	Yr Blt / Eff Yr Blt : 1954 /
Sale Date : 09/29/1994	Subdivision : University Bap Church Sub
Total Value : \$206,569	Property Tax : \$2,710.34
Bed / Bath : 3 / 1	Lot Acres : 0.16
Land Use : Sfr	Living Area : 1,064
Stories : 1	APN : 41406125



Neighbors

1405 BENNETT DR

Distance **0.04 Miles**

Owner Name : Gayton Ralph	Subdivision : Sunset Add
Sale Date : 07/20/2006	Recording Date : 07/25/2006
Total Value : \$206,696	Sale Price : \$75,580.54
Bed / Bath : 2 / 1	Property Tax : \$3,447.70
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 974
Yr Blt / Eff Yr Blt : 1951 /	APN : 03036170

1313 BENNETT DR

Distance **0.04 Miles**

Owner Name : Aguilar Josias	Subdivision : University Bap Church Sub
Sale Date : 05/12/2003	Recording Date : 05/13/2003
Total Value : \$187,025	Property Tax : \$4,087.58
Bed / Bath : 3 / 1	Lot Acres : 0.16
Land Use : Sfr	Living Area : 860
Stories : 1	APN : 41406117
Yr Blt / Eff Yr Blt : 1954 /	

1416 BENNETT DR

Distance **0.04 Miles**

Owner Name : Stinson Eddie	Subdivision : Sunset Add
Sale Date : 10/23/2014	Recording Date : 10/24/2014
Total Value : \$243,411	Property Tax : \$5,319.95
Bed / Bath : 3 / 1	Lot Acres : 0.17
Land Use : Sfr	Living Area : 1,245
Stories : 1	APN : 03035948
Yr Blt / Eff Yr Blt : 1951 /	

1311 BENNETT DR

Distance **0.05 Miles**

Owner Name : Heredia Rudis R	Subdivision : University Bap Church Sub
Sale Date : 12/20/2024	Recording Date : 12/26/2024
Total Value : \$183,972	Sale Price : \$265,537.50
Bed / Bath : 3 / 1	Property Tax : \$4,020.85
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 816
Yr Blt / Eff Yr Blt : 1954 /	APN : 41406133



Neighbors

1010 BERGE DR

Distance **0.05 Miles**

Owner Name : **Uta Catholic Student Center**

Recording Date : **04/05/2004**

Sale Date : **04/02/2004**

Property Tax : **\$11,557.77**

Total Value : **\$528,819**

Lot Acres : **1.02**

Land Use : **Commercial Building**

Living Area : **4,750**

Stories : **1**

APN : **04036166**

Demographics

Census Tract / block: 1224.02 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,810	0 - 11	
Estimate Current Year:	4,810	12 - 17	
Estimate in 5 Years:	4,810	18 - 24	45.7%
Growth Last 5 Years:		25 - 64	37.48%
Growth Last 10 Years:		65 - 74	7.57%
		75+	
Household Size		Household Income	
Current Year:	1,428	0 - \$25,000	27.59%
Average Current Year:	2.37	\$25,000 - \$35,000	10.36%
Estimate in 5 Years:	1,428	\$35,000 - \$50,000	8.12%
Growth Last 5 Years:		\$50,000 - \$75,000	17.3%
Growth Last 10 Years:		\$75,000 - \$100,000	6.93%
Male Population:	50.62%	Above \$100,000	29.69%
Female Population:	49.38%	Average Household Income:	\$60,238
Married People:	26.91%		
Unmarried People:	73.09%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	4.45%	Below \$100,000:	0%
\$300 - \$799:	24.58%	\$100,000 - \$150,000:	13.35%
\$800 - \$1,999:	59.53%	\$150,000 - \$200,000:	3.18%
Over \$2,000:	11.44%	\$200,000 - \$300,000:	32.63%
Median Home Value:	\$304,300	\$300,000 - \$500,000:	45.97%
Unit Occupied Owner:	33.05%	Above \$500,000:	4.87%
Median Mortgage:	\$722		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	66.95%	1999 - 2000	
Median Gross Rent:	\$1,292	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	10.11%	1980 - 1989	10.64%
\$750 - \$999	31.43%	1970 - 1979	8.16%
\$1000 and Over	58.47%	1900 - 1969	37.48%

Education

Enrollment			
Public Pre-Primary School:	1.03%	Not Enrolled in School:	36.78%
Private Pre-Primary School:	0.55%	Not A High School Graduate:	0.82%
Public School:	53.29%	Graduate Of High School:	9.23%
Private School:	9.93%	Attended Some College:	15.86%
Public College:	48.87%	College Graduate:	46.1%
Private College:	9.04%	Graduate Degree:	27.99%

Workforce

Occupation:			
Manager/Prof:	49.33%	Private Worker:	52.21%
Technical:		Government Worker:	33.17%
Sales:	19.75%	Self Employed Worker:	3.52%
Administrative:		Unpaid Family Worker:	2.4%
Private House Hold:		Farming:	2.06%
Service:	21.29%	Skilled:	
Protective Services:		Blue-Collar:	9.63%

Commute Time	
Less Than 15 Min:	26.26%
15 min - 28 min:	42.55%
30 min - 57 min:	27.74%
Over 60 min:	3.44%