

# real estate reports

## Subject Property

3058 Hardy St  
Fort Worth  
TX 76106  
APN: 01814230

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Becerra

Data Provided By: Rolando Lopez

Tiffany Becerra

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Subject Property : **3058 Hardy St Fort Worth TX 76106**

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## Owner Information

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Owner Name : **Jdfw Investments Llc**  
Mailing Address : **6050 Forest River Dr, Fort Worth TX 76112-1000 C021**  
Vesting Codes : **// Corporation**  
Owner Occupied **A**  
Indicator :

## Location Information

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Legal Description : **Morgan Heights Subdivision Block 39 Lot 2**  
County : **Tarrant, Tx** Alternate APN : **26710392**  
Census Tract / Block : **1002.01 / 3** Subdivision : **Morgan Heights Sub**  
Legal Lot : **2** Map Reference : **62-D / 2048-412**  
Legal Block : **39** School District : **Fort Worth Isd**  
Market Area : **102** Munic/Township : **Fort Worth**  
APN : **01814230**

## Last Market Sale Information

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Recording/Sale Date : **08/23/2024 / 08/23/2024** Deed Type : **Warranty Deed**  
Document # : **224150854**  
Title Company : **Providence Title**  
Seller Name : **Espinoza Hector**

## Prior Sale Information

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Prior Rec/Sale Date : **12/22/2021 / 12/17/2021** Prior Deed Type : **Warranty Deed**  
Prior Sale Price : **\$200,000** Prior 1st Mtg Amt/Type : **\$160,000 / Conv**  
Prior Doc Number : **221372927**

## Property Information

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Land Use : **Residential Lot** Lot Acres : **0.16** Lot Size : **6,750**  
County Use : **Vacnt-platted-lot-res**



# Property Detail

## Tax Information

Total Value : <b>\$47,250</b>	Tax Rate Area : <b>220</b>	ISD - FORT WORTH <b>\$430.27/1.0624</b> Tax / Rate :
Land Value : <b>\$47,250</b>	Market Value : <b>\$47,250</b>	TARRANT REGIONAL WATER <b>\$10.81/.0267</b> DIST Tax / Rate :
Assessed Year : <b>2024</b>	Water Tax : <b>223</b>	TARRANT COUNTY <b>\$73.91/.1825</b> HOSP DIST Tax / Rate :
Tax Year : <b>2024</b>	TARRANT COUNTY <b>\$75.94/.1875</b> Tax / Rate :	TARRANT COUNTY <b>\$45.47/.11228</b> COLLEGE DIST Tax / Rate :
Property Tax : <b>\$908.76</b>	CITY OF FORT <b>\$272.36/.6725</b> WORTH Tax / Rate :	

# Comparables

## Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$249,375	\$249,375	\$249,375
Bldg/Living Area				
Price Per Square Foot				
Year Built				
Lot Size	6,750	2,247	14,580	6,716
Bedrooms				
Bathrooms				
Stories				
Total Assessed Value	\$47,250	\$15,729	\$56,580	\$42,699
Distance From Subject	0	0.01	0.96	0.57

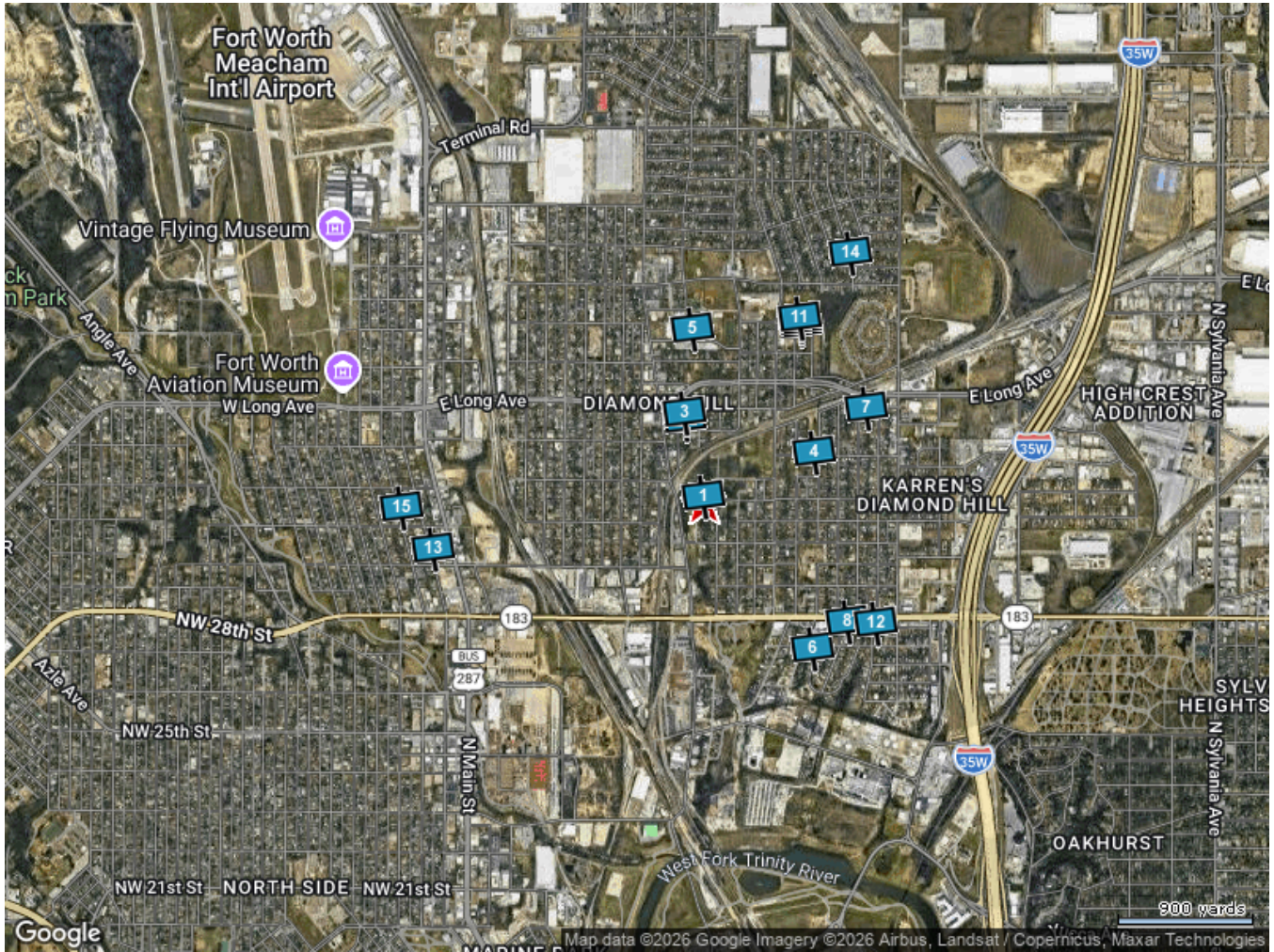
## Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3058 Hardy St		47,250	08/23/2024				6,750			
1	3060 Hardy St		47,250	03/11/2025				6,750		0.01	
2	3256 Strohl St		49,100	08/08/2025				7,100		0.27	
3	3260 Strohl St		49,100	08/08/2025				7,100		0.29	
4	3161 Hutchinson St		49,500	04/17/2025				7,500		0.38	
5	1409 Ne 34th St		56,580	10/10/2025				14,580		0.54	
6	2602 Malone St	249,375	41,160	06/16/2025				5,880		0.58	
7	3262 Runnels St		28,980	09/26/2025				4,140		0.59	
8	2668 Hale Ave		15,729	04/15/2025				2,247		0.59	
9	3500 Oscar Ave		37,800	01/15/2026				5,400		0.64	
10	3502 Oscar Ave		37,800	10/08/2025				5,400		0.64	
11	3504 Oscar Ave		37,800	10/08/2025				5,400		0.65	
12	2400 Irion Ave		50,280	10/23/2025				8,280		0.67	
13	2823 Ellis Ave		49,000	09/08/2025				7,000		0.87	
14	2129 Ne 36th St		41,412	05/13/2025				6,960		0.91	
15	2919 N Houston St		49,000	11/26/2025				7,000		0.96	

# Comparables

Distressed Sales =

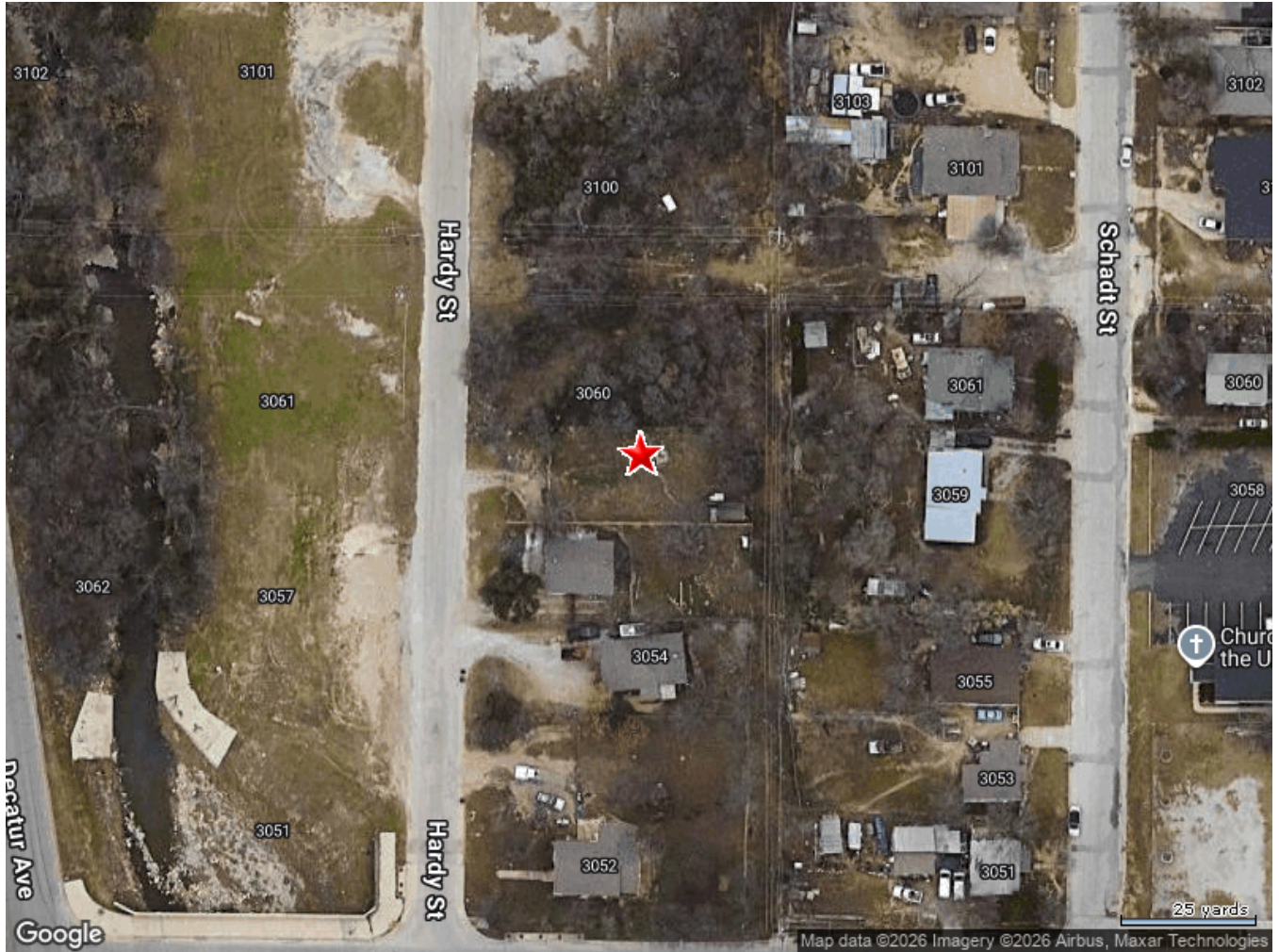
Map





# Street Map

Subject Property : **3058 Hardy St Fort Worth TX 76106**





# Transaction History

## Sales History

Rec. Date :	<b>08/23/2024</b>	<b>12/22/2021</b>	<b>12/06/2004</b>
Sale Date :	<b>08/23/2024</b>	<b>12/17/2021</b>	<b>11/18/2004</b>
Sale Price :		<b>\$200,000</b>	
Rec.Doc.No :	<b>224150854</b>	<b>221372927</b>	<b>204375553</b>
Doc. Type :	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>
Sale Price Type :		<b>ESTIMATED</b>	
Buyer :	<b>Jdfw Investments Ll</b>	<b>Espinoza Hector</b>	<b>Colomo Juan A &amp; Delia O</b>
Seller :	<b>Espinoza Hector</b>	<b>Pena Carmelita</b>	<b>Stewart Calvin E &amp; Gracia R</b>
Title Company :	<b>Providence Title</b>	<b>Texas Title Co.</b>	<b>American Title Co</b>
Other Doc No :			

## Mortgage History

### 1st Mortgage Details

Mtg. Date :	<b>05/14/2025</b>	<b>09/05/2023</b>	<b>12/22/2021</b>
Mtg. Amt :	<b>\$436,850</b>	<b>\$52,500</b>	<b>\$160,000</b>
Mtg. Doc. No :	<b>225086490</b>	<b>223159480</b>	<b>221372928</b>
Doc. Type :	<b>CONSTRUCTION DEED OF TRUST</b>	<b>DEED OF TRUST</b>	<b>DEED OF TRUST</b>
Loan Type :			<b>CONVENTIONAL</b>
Mtg. Rate Type :			
Mtg. Term :	<b>1 Years</b>	<b>1 Years</b>	
Mtg. Rate :			
Lender :	<b>Rflf 4 Llc</b>		<b>Bosse Indg Llc</b>
Borrower 1 :	<b>Jdfw Investments Ll</b>	<b>Espinoza Hector</b>	<b>Espinoza Hector</b>
Borrower 2 :			
Borrower 3 :			
Borrower 4 :			



Public Schools :

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**Elementary Schools**

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**Diamond Hill Elementary**

Distance **0.35 Miles**

2000 Dewey St Fort Worth TX 76106

Telephone : **(817) 815-0400**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **481**

Total Expenditure/Student :

**Helbing Elementary**

Distance **0.7 Miles**

3524 N Crump St Fort Worth TX 76106

Telephone : **(817) 815-0500**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **357**

Total Expenditure/Student :

**Moore M H Elementary**

Distance **0.81 Miles**

1809 Ne 36th St Fort Worth TX 76106

Telephone : **(817) 815-0600**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **439**

Total Expenditure/Student :



**Cesar Chavez Pri**

Distance **1.03 Miles**

3710 Deen Rd Fort Worth TX 76106

Telephone : **(817) 378-5000**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **472**

Total Expenditure/Student :

**Middle Schools**

**Meacham Middle**

Distance **0.72 Miles**

3600 Weber St Fort Worth TX 76106

Telephone : **(817) 815-0200**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **675**

Total Expenditure/Student :

**Kirkpatrick Middle**

Distance **1.4 Miles**

3201 Refugio Ave Fort Worth TX 76106

Telephone : **(817) 814-4200**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **465**

Total Expenditure/Student :



**Elder Middle**

Distance **1.7 Miles**

709 Nw 21st Fort Worth TX 76164

Telephone : **(817) 814-4100**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **763**

Total Expenditure/Student :

**High Schools**

**Diamond Hill-jarvis High School**

Distance **0.62 Miles**

1411 Maydell St Fort Worth TX 76106

Telephone : **(817) 815-0000**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **926**

Total Expenditure/Student :

Advanced Placement : **No**

**Detent Center**

Distance **1.76 Miles**

2701 Kimbo Rd Fort Worth TX 76111

Telephone : **(817) 814-2963**

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

Lowest Grade : **7th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **94**

Total Expenditure/Student :

Advanced Placement : **No**

## Local Business

### Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Billy Bob's Texas, Inc.	2520 Rodeo Plz Fort Worth Tx	(817) 624-7117	0.87
Rodeo Plaza Inc.	121 E Exchange Ave Fort Worth Tx	(817) 625-1025	0.94
City Of Fort Worth	121 E Exchange Ave Fort Worth Tx	(817) 625-1025	0.94

### Banks / Financial

Name	Address	Telephone	Distance (Miles)
Titlemax Of Texas, Inc.	209 Ne 28th St # 109 Fort Worth Tx	(817) 317-8911	0.69
Rapid Ca H, Inc.	2812 N Main St Fort Worth Tx	(817) 626-2774	0.76
Cashmax Title & Loan	2516 Ne 28th St Ste 118 Fort Worth Tx	(682) 503-7169	0.8
Pls Financial Services, Inc.	2737 N Main St Fort Worth Tx	(817) 887-2028	0.81

### Eating / Drinking

Name	Address	Telephone	Distance (Miles)
El Metate Food To Go	1705 Ne 28th St Fort Worth Tx	(817) 624-9403	0.3
Lisa Fried Chicken	1400 E Long Ave Fort Worth Tx	(817) 626-1190	0.4
Taqueria Temo	3410 Decatur Ave Fort Worth Tx	(817) 625-4561	0.44
China Buffet	243 Ne 28th St Fort Worth Tx	(817) 378-9988	0.62

### Health Care Services

Name	Address	Telephone	Distance (Miles)
Olga Naranjo	2200 Ne 28th St Fort Worth Tx	(817) 625-5112	0.53
Spectra Care	2223 Ne 28th St Fort Worth Tx	(817) 624-3193	0.54
Jon B Spain	2223 Ne 28th St Fort Worth Tx	(817) 624-3193	0.54
Dfw Dental Lab	3310 N Calhoun St Fort Worth Tx	(817) 831-8822	0.6

### Hospitality

Name	Address	Telephone	Distance (Miles)
Bhavani Ma Corporation	2520 Ne 28th St Fort Worth Tx	(817) 624-3104	0.79
Cowboy Inn	3107 N Main St Fort Worth Tx	(817) 626-6593	0.88



Stockyards Station Hotel, L.p.	132 E Exchange Ave Fort Worth Tx	(817) 626-6000	0.97
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### Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Gospel Way Church	3125 N Hays St Fort Worth Tx	(817) 360-7976	0.21
Rios De Agua Viva Iglesia Cristiana	3050 Schwartz Ave Fort Worth Tx	(817) 378-9994	0.24
Iglesia Misionera Bibilca	3005 Oscar Ave Fort Worth Tx	(682) 250-3303	0.29
Solid Rock Tabernacle	3404 Oscar Ave Fort Worth Tx	(817) 793-2881	0.51

### Personal Services

Name	Address	Telephone	Distance (Miles)
Real Steel	3108 Grover Ave Fort Worth Tx	(817) 891-5429	0.57

### Shopping

Name	Address	Telephone	Distance (Miles)
Kareem Group, Inc.	1300 E Long Ave Fort Worth Tx	(817) 500-7700	0.38
3d Food Mart	1300 E Long Ave Fort Worth Tx	(817) 625-9897	0.38
A & E Speedy's Food Store	1300 E Long Ave Fort Worth Tx	(817) 625-9897	0.38
Benny Brady Inc	1200 E Long Ave Fort Worth Tx	(817) 624-0900	0.39



# Neighbors

**3106 HARDY ST**

Distance **0.05 Miles**

Owner Name : <b>Fort Worth City Of</b>	Recording Date : <b>00/00/2012</b>
Sale Date : <b>06/14/2012</b>	Property Tax : <b>\$181.74</b>
Total Value : <b>\$8,100</b>	Lot Acres : <b>0.31</b>
Land Use : <b>Commercial Lot</b>	APN : <b>02751178</b>
Subdivision : <b>Shoe &amp; Leather Companys Add</b>	

**3101 HARDY ST**

Distance **0.06 Miles**

Owner Name : <b>Fort Worth City Of</b>	Subdivision : <b>Shoe &amp; Leather Companys Add</b>
Sale Date : <b>06/14/2012</b>	Recording Date : <b>00/00/2012</b>
Total Value : <b>\$490,822</b>	Property Tax : <b>\$11,013.45</b>
Land Use : <b>Commercial Building</b>	Lot Acres : <b>0.43</b>
Stories : <b>1</b>	Living Area : <b>6,000</b>
Yr Blt / Eff Yr Blt : <b>1978 /</b>	APN : <b>02751089</b>

**3108 HARDY ST**

Distance **0.07 Miles**

Owner Name : <b>Potter Jerry W</b>	Subdivision : <b>Shoe &amp; Leather Companys Add</b>
Sale Date : <b>04/19/2004</b>	Recording Date : <b>04/23/2004</b>
Total Value : <b>\$153,883</b>	Sale Price : <b>\$49,210</b>
Bed / Bath : <b>2 / 1</b>	Property Tax : <b>\$1,396.35</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.16</b>
Stories : <b>1</b>	Living Area : <b>744</b>
Yr Blt / Eff Yr Blt : <b>1940 /</b>	APN : <b>02751151</b>

**3107 HARDY ST**

Distance **0.07 Miles**

Owner Name : <b>Fort Worth City Of</b>	Subdivision : <b>Shoe &amp; Leather Companys Add</b>
Sale Date : <b>06/14/2012</b>	Recording Date : <b>00/00/2012</b>
Total Value : <b>\$3,125</b>	Property Tax : <b>\$70.12</b>
Land Use : <b>Commercial Lot</b>	Lot Acres : <b>0.14</b>
Yr Blt / Eff Yr Blt : <b>1978 /</b>	APN : <b>02751119</b>



# Neighbors

**3110 HARDY ST**

Distance **0.08 Miles**

Owner Name : <b>Blanco Jesus Sr</b>	Subdivision : <b>Shoe &amp; Leather Companys Add</b>
Sale Date : <b>02/03/2025</b>	Recording Date : <b>02/06/2025</b>
Total Value : <b>\$44,888</b>	Property Tax : <b>\$1,007.24</b>
Bed / Bath : <b>2 / 1</b>	Lot Acres : <b>0.16</b>
Land Use : <b>Residential (nec)</b>	Living Area : <b>880</b>
Stories : <b>2</b>	APN : <b>02751143</b>
Yr Blt / Eff Yr Blt : <b>1950 /</b>	

**3055 DECATUR AVE**

Distance **0.08 Miles**

Owner Name : <b>Pena Daniel</b>	Recording Date : <b>02/17/1998</b>
Sale Date : <b>02/12/1998</b>	Sale Price : <b>\$36,575</b>
Total Value : <b>\$128,511</b>	Property Tax : <b>\$2,883.63</b>
Land Use : <b>Commercial Building</b>	Lot Acres : <b>0.49</b>
Stories : <b>1</b>	Living Area : <b>3,360</b>
Yr Blt / Eff Yr Blt : <b>1955 /</b>	APN : <b>01001566</b>
Subdivision : <b>Fostepco Heights Add</b>	

**3109 HARDY ST**

Distance **0.09 Miles**

Owner Name : <b>Fort Worth City Of</b>	Subdivision : <b>Shoe &amp; Leather Companys Add</b>
Sale Date : <b>06/14/2012</b>	Recording Date : <b>00/00/2012</b>
Total Value : <b>\$3,750</b>	Property Tax : <b>\$84.14</b>
Land Use : <b>Commercial Lot</b>	Lot Acres : <b>0.14</b>
Yr Blt / Eff Yr Blt : <b>1978 /</b>	APN : <b>02751135</b>

**3015 DECATUR AVE**

Distance **0.09 Miles**

Owner Name : <b>Macias Jose Manuel</b>	Subdivision : <b>Fostepco Heights Add</b>
Sale Date : <b>10/25/2012</b>	Recording Date : <b>10/30/2012</b>
Total Value : <b>\$142,278</b>	Property Tax : <b>\$3,192.55</b>
Land Use : <b>Commercial Building</b>	Lot Acres : <b>0.24</b>
Stories : <b>1</b>	Living Area : <b>3,524</b>
Yr Blt / Eff Yr Blt : <b>1958 /</b>	APN : <b>01001574</b>



# Neighbors

## 3111 DECATUR AVE

Distance **0.1 Miles**

Owner Name : **Fort Worth City Of**

Property Tax : **\$175.91**

Total Value : **\$7,840**

Lot Acres : **0.09**

Land Use : **Commercial Lot**

APN : **40606341**

## 1301 NE 29TH ST

Distance **0.15 Miles**

Owner Name : **Garrett James R**

Property Tax : **\$3,859.47**

Total Value : **\$172,000**

Lot Acres : **0.34**

Land Use : **Commercial Building**

Living Area : **3,200**

Stories : **1**

APN : **04146565**

Yr Blt / Eff Yr Blt : **1975 /**

# Demographics

Census Tract / block: 1002.01 / 3 Year: 2020

## Household

Population		Population by Age	
Count:	5,243	0 - 11	
Estimate Current Year:	5,556	12 - 17	
Estimate in 5 Years:	7,004	18 - 24	6.31%
Growth Last 5 Years:	10.76%	25 - 64	41.92%
Growth Last 10 Years:	-286.23%	65 - 74	3.22%
		75+	
Household Size		Household Income	
Current Year:	1,336	0 - \$25,000	23.35%
Average Current Year:	3.92	\$25,000 - \$35,000	11.08%
Estimate in 5 Years:	1,955	\$35,000 - \$50,000	12.35%
Growth Last 5 Years:	11.68%	\$50,000 - \$75,000	30.54%
Growth Last 10 Years:	1.58%	\$75,000 - \$100,000	13.62%
Male Population:	39.16%	Above \$100,000	9.06%
Female Population:	60.84%	Average Household Income:	\$54,262
Married People:	45.17%		
Unmarried People:	54.83%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	6.91%	Below \$100,000:	13.32%
\$300 - \$799:	31.25%	\$100,000 - \$150,000:	15.95%
\$800 - \$1,999:	56.91%	\$150,000 - \$200,000:	22.2%
Over \$2,000:	4.93%	\$200,000 - \$300,000:	42.6%
Median Home Value:	\$194,400	\$300,000 - \$500,000:	5.92%
Unit Occupied Owner:	45.51%	Above \$500,000:	0%
Median Mortgage:	\$721		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	54.49%	1999 - 2000	
Median Gross Rent:	\$1,349	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	2.3%
\$750 - \$999	4.42%	1970 - 1979	6.12%
\$1000 and Over	95.58%	1900 - 1969	61.86%

## Education

Enrollment			
Public Pre-Primary School:	1.96%	Not Enrolled in School:	60.53%
Private Pre-Primary School:	0%	Not A High School Graduate:	49.43%
Public School:	39.47%	Graduate Of High School:	29.58%
Private School:	0%	Attended Some College:	11.23%
Public College:	1.98%	College Graduate:	8.62%
Private College:	0%	Graduate Degree:	1.15%

## Workforce

Occupation:			
Manager/Prof:	9.11%	Private Worker:	81.28%
Technical:		Government Worker:	6.59%
Sales:	13.34%	Self Employed Worker:	0%
Administrative:		Unpaid Family Worker:	6.04%
Private House Hold:		Farming:	24.26%
Service:	31.17%	Skilled:	
Protective Services:		Blue-Collar:	46.38%

Commute Time	
Less Than 15 Min:	19.86%
15 min - 28 min:	41.28%
30 min - 57 min:	19.92%
Over 60 min:	18.95%