

real estate reports

Subject Property

624 Lookout Point Ave
Aledo
TX 76008
APN: R000104210

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Data Provided By: Rolando Lopez

Victoria Avelar

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Subject Property : **624 Lookout Point Ave Aledo TX 76008**

Owner Information

Owner Name : **Winans Michael**

Mailing Address : **624 Lookout Point Ave, Aledo TX 76008-1549 R010**

Owner Occupied
Indicator :

Location Information

Legal Description : **Acres: 0.171 Lot: 7 Blk: C Subd: Parks Of Aledo Point Vista Ph 1**

County : **Parker, Tx**

APN : **R000104210**

Census Tract / Block : **1407.07 / 2**

Alternate APN : **1607100C00700**

Legal Lot : **7**

Subdivision : **Parks Of Aledo Point**

Legal Block : **C**

School District : **Aledo Isd**

Market Area : **147**

Munic/Township : **Aledo**

Last Market Sale Information

Recording/Sale Date : **06/14/2023 / 06/14/2023**

Deed Type : **Special Warranty Deed**

Document # : **15378**

Title Company : **Rattikin Title Co.**

Seller Name : **Westbrook Project Mgmt Llc**

Prior Sale Information

Prior Rec/Sale Date : **01/26/2018 / 01/26/2018**

Prior Deed Type : **Warranty Deed**

Prior Sale Price : **\$397,093.62**

Prior Lender : **Colonial Nat'l Mtg**

Prior Doc Number : **1904**

Prior 1st Mtg Amt/Type : **\$393,162 / Fha**

Property Characteristics

Gross Area : **3,165**

of Stories : **2**

Garage Area : **455**

Living Area : **2,710**

Parking Type : **Attached
Garage**

Porch Type : **Covered Porch**

Year Built / Eff : **2017**

Property Information

Land Use : **Sfr**

Lot Size : **7,449**

State Use : **Sgl-fam-res-
home**

Lot Acres : **0.17**



Property Detail

Tax Information

Total Value : \$564,719	Homeowner Exemption : Homestead	COLLEGE Tax / Rate : \$599.09/.10609
Assessed Year : 2025	Market Value : \$608,770	EMERGENCY SERVICE DIST 1 Tax / Rate : \$564.72/.1
Tax Year : 2025	Fire Dept Tax : ES1	HOSPITAL Tax / Rate : \$474.76/.08407
Property Tax : \$11,999.04	ALEDO ISD Tax / Rate : \$6,743.87/1.1942	PARKER CO LATERAL ROAD Tax / Rate : \$282.63/.05005
Tax Rate Area : PAR	CITY OF ALEDO Tax / Rate : \$2,006.75/.35535	PARKER CO GENERAL Tax / Rate : \$1,327.21/.23502

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$458,754	\$880,000	\$627,809
Bldg/Living Area	2710	2370	3062	2791
Price Per Square Foot		\$159	\$314	\$226.07
Year Built	2017	1997	2024	2019
Lot Size	7,449	6,490	235,224	20,316
Bedrooms				
Bathrooms				
Stories	2	1	2	2
Total Assessed Value	\$564,719	\$454,110	\$748,380	\$595,841
Distance From Subject	0	0.09	0.53	0.37

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	624 Lookout Point Ave		564,719	06/14/2023			2,710	7,449	2017		
1	617 Prairie Ave		622,070	05/28/2025			2,827	7,623	2018	0.09	
2	633 Prairie Ave		664,290				3,059	7,928	2018	0.13	
3	539 Point Vista Dr	660,611.14	637,029	08/11/2025			3,062	9,627	2019	0.19	
4	704 Tallgrass Dr	637,000	596,082	03/28/2025			2,992	8,973	2019	0.23	
5	712 Tallgrass Dr	615,000	566,379	09/02/2025			2,566	7,492	2019	0.25	
6	579 Point Vista Dr	682,500	672,914	07/22/2025			2,906	10,454	2019	0.31	
7	587 Point Vista Dr	880,000	573,480	06/10/2025			2,803	10,454	2019	0.34	
8	608 Point Vista Dr		586,814	10/01/2025			2,825	8,538	2020	0.37	
9	616 Point Vista Dr	642,625	545,408	10/23/2025			2,619	8,538	2019	0.39	
10	286 Observation Dr N	604,687.5	537,500	04/15/2025			2,784	8,189	2021	0.41	
11	111 Blue Stem Ln		566,449	10/29/2025			2,753	10,019	2013	0.42	
12	219 Observation Dr N	555,292.5	454,110	04/28/2025			2,876	7,928	2024	0.43	
13	623 Point Vista Dr	825,000	622,908	10/21/2025			2,873	10,934	2019	0.43	

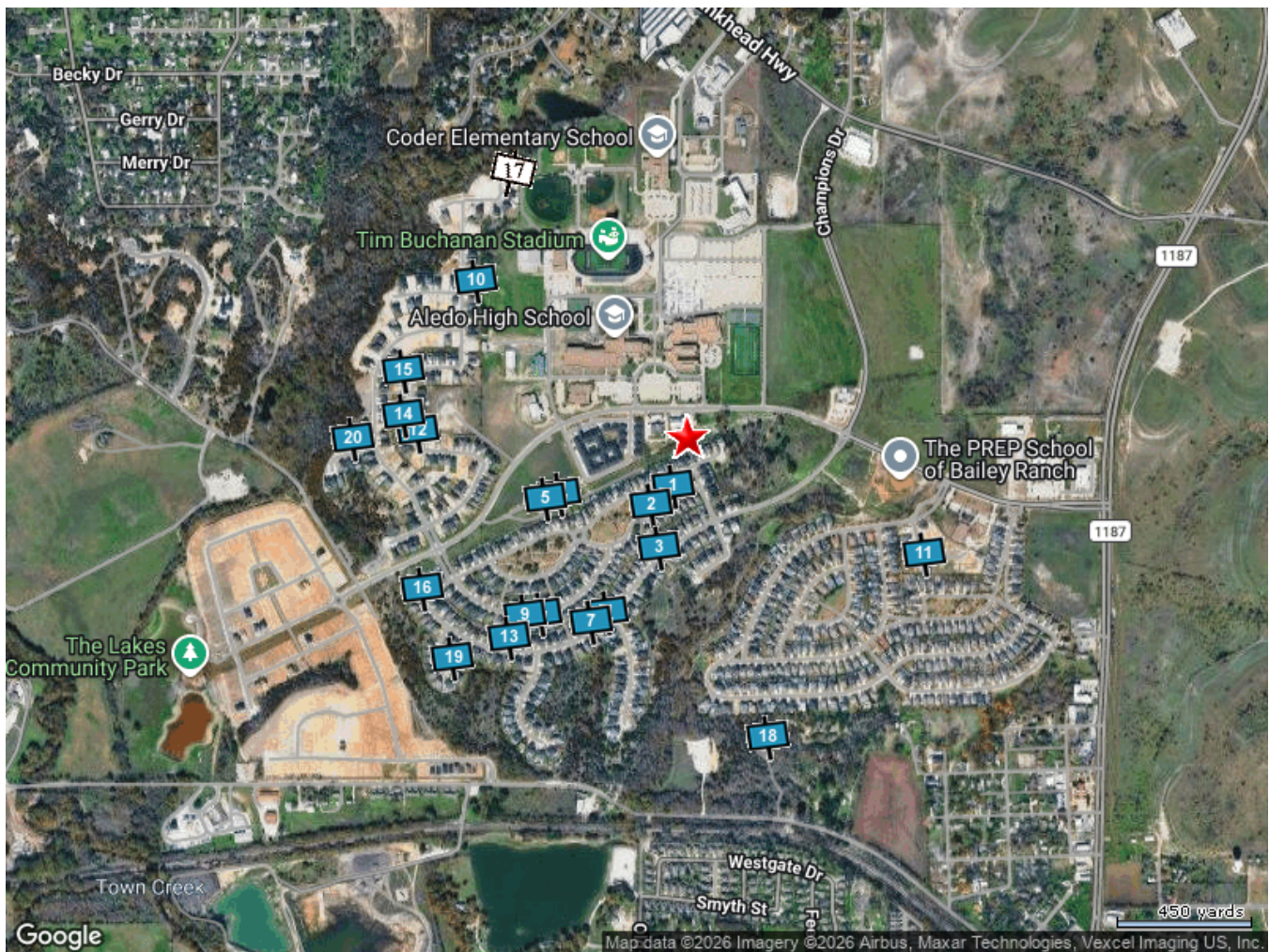


Comparables

14	225 Observation Dr N	458,754.12	631,460	10/06/2025		2,825	7,928	2022	0.45
15	239 Observation Dr N	556,896.83	557,910	07/18/2025		2,370	6,490	2023	0.46
16	667 Point Vista Dr	470,400	591,412	07/01/2025		2,957	8,451	2019	0.49
	510 Eagle Ct E	530,250	544,100	08/25/2025		2,443	11,631	2023	0.5
18	504 Underwood Rd		748,380	09/10/2025		2,977	235,224	1997	0.5
19	424 Sundown Trl	670,312.5	610,118	11/13/2025		2,895	12,110	2019	0.52
20	303 Highland Ct		588,000	01/12/2026		2,409	7,797	2022	0.53

Distressed Sales =

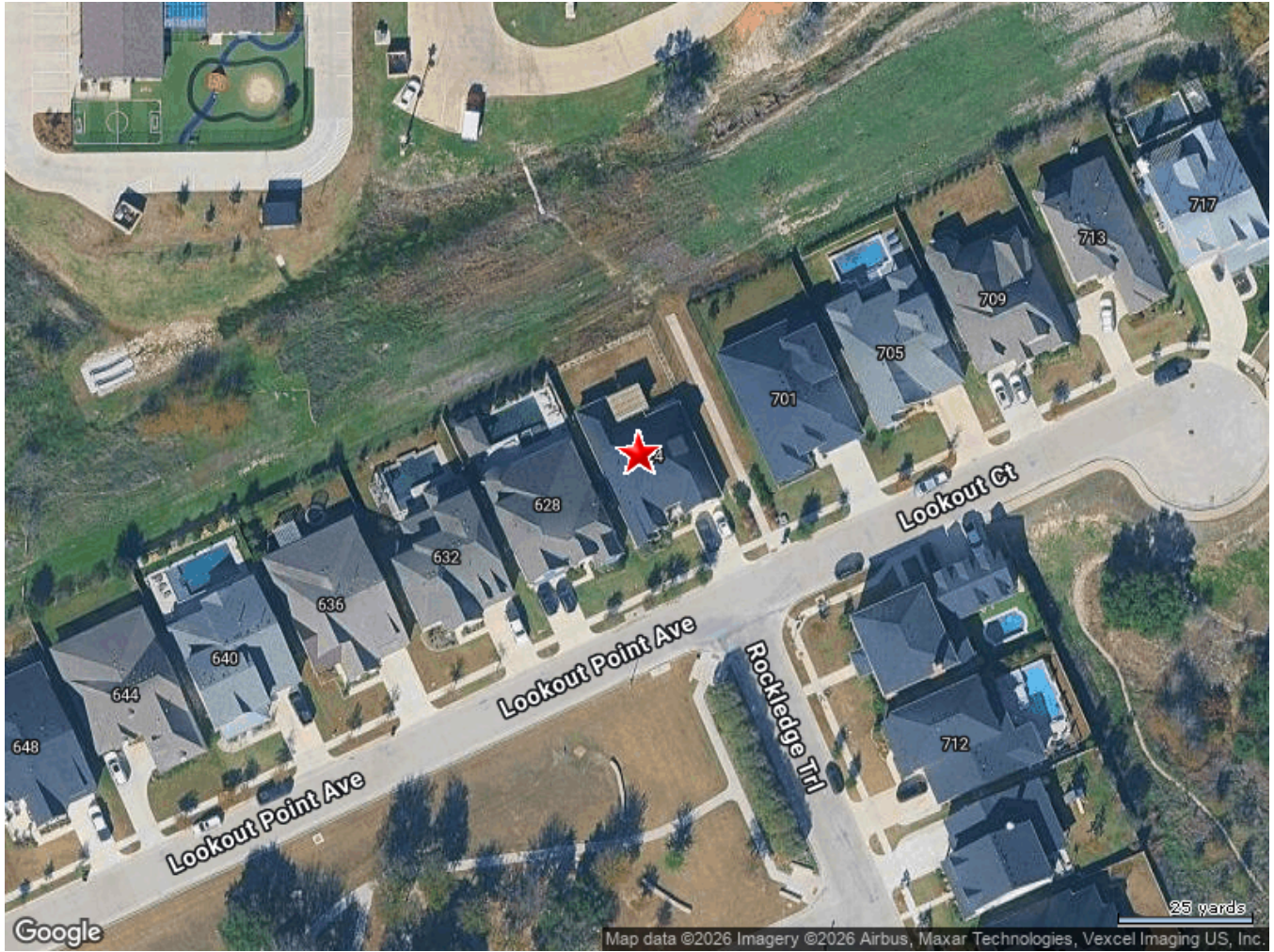
Map





Street Map

Subject Property : **624 Lookout Point Ave Aledo TX 76008**



Transaction History

Sales History

Rec. Date :	06/14/2023	01/26/2018	04/19/2017
Sale Date :	06/14/2023	01/26/2018	04/18/2017
Sale Price :		\$397,093.62	\$375,000
Rec.Doc.No :	15378	1904	9292
Doc. Type :	SPECIAL WARRANTY DEED	WARRANTY DEED	SPECIAL WARRANTY DEED
Sale Price Type :		ESTIMATED	ESTIMATED
Buyer :	Winans Michael T & Taryn A	Winans Michael	Clarity Homes Ltd
Seller :	Westbrook Project Mgmt Llc	Clarity Homes Ltd	Poa Point Vista Llc
Title Company :	Rattikin Title Co.	Attorney Only	
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	06/01/2021	01/26/2018	04/19/2017
Mtg. Amt :	\$383,000	\$393,162	\$300,000
Mtg. Doc. No :	21334	1905	9293
Doc. Type :	DEED OF TRUST	DEED OF TRUST	CONSTRUCTION DEED OF TRUST
Loan Type :	CONVENTIONAL	FHA	
Mtg. Rate Type :			ADJUSTABLE INT RATE LOAN
Mtg. Term :	30 Years	30 Years	
Mtg. Rate :			
Lender :	Guaranteed Rate Inc	Colonial Nat'l Mtg	Legacytexas Bk
Borrower 1 :	Winans Michael	Winans Michael	Clarity Homes Ltd
Borrower 2 :	Winans Taryn A		
Borrower 3 :			
Borrower 4 :			



Public Schools :

Elementary Schools

Coder Elementary

Distance **0.49 Miles**

12 Vernon Rd Aledo TX 76008

Telephone : **(817) 441-6095**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **587**

Total Expenditure/Student :

Early Childhood Academy

Distance **1.35 Miles**

408 Fm 1187 S Aledo TX 76008

Telephone : **(817) 207-3015**

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

Lowest Grade : **Pre-K**

Highest Grade : **Pre-K**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **149**

Total Expenditure/Student :

Vandagriff Elementary

Distance **1.93 Miles**

151 Fm 5 S Aledo TX 76008

Telephone : **(817) 441-8771**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **672**

Total Expenditure/Student :



Mccall Elementary

Distance **1.95 Miles**

400 Scenic Trl Willow Park TX 76087

Telephone : **(817) 441-4500**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **633**

Total Expenditure/Student :

Middle Schools

Aledo Middle

Distance **1.46 Miles**

416 Fm 1187 S Aledo TX 76008

Telephone : **(817) 441-5198**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **955**

Total Expenditure/Student :

High Schools

Aledo High School

Distance **0.21 Miles**

1000 Bailey Ranch Rd Aledo TX 76008

Telephone : **(817) 441-8711**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1660**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Ride For Heroes, Inc.	1000 Bailey Ranch Rd Aledo Tx	(214) 762-2842	0.21
Aledo Martial Arts	A 285 Highland Dr Aledo Tx	(817) 734-5800	0.35
8 Step / Kung Fu Usa, Inc.	106 Grey Stone St Aledo Tx	(817) 917-8013	0.36
Aledo Academy Of Ballet	10303 E Bankhead Hwy Aledo Tx	(469) 667-4312	0.77

Banks / Financial

Name	Address	Telephone	Distance (Miles)
First Bank	900 Bailey Ranch Rd Aledo Tx	(817) 953-8727	0.23
First Financial Bank National Association	505 N Fm 1187 Aledo Tx	(817) 441-9552	0.81

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Aledo Donuts	701 F M Rd Aledo Tx	(817) 441-0011	0.35
East Parker Coffee Company	108 Jearl St Aledo Tx	(817) 441-7770	0.73
Subway Sandwiches	311 N Fm 1187 Aledo Tx	(817) 441-1182	0.94
Ervin Operations, Llc	300 N Fm 1187 Aledo Tx	(817) 441-6999	1.0

Health Care Services

Name	Address	Telephone	Distance (Miles)
Heather D. Volkman, D.o., Dermatology, Pllc	707 Rosewood Pl Aledo Tx	(817) 994-5166	0.26
Hans Zambrano	"" Aledo Tx	(817) 441-1613	0.32
Park Willow Medical Associates	132 El Chico Trl Aledo Tx	(817) 441-9252	0.35
Surgfirst Assisting, Llc	212 Blue Stem Ln Aledo Tx	(817) 233-2027	0.66

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Mg Hoops For Him	"" Aledo Tx	(806) 685-8132	0.35
Living Water Church	342 Sw Alsbury Aledo Tx	(817) 295-9008	0.35



Local Business

Faith Presbyterian Church Of East Tucker County	301 Bailey Ranch Rd Aledo Tx	(817) 441-6262	0.45
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Personal Services

Name	Address	Telephone	Distance (Miles)
Tara Mccall Fitness, Llc	633 Prairie Ave Aledo Tx	(817) 658-8838	0.13
Crossfit Aledo	10333 E Bankhead Hwy Aledo Tx	(817) 899-7472	0.72
Body By Chop Llc	681 Bear Cat Rd Aledo Tx	(682) 808-8635	0.88
Fortified Fitness Llc	9744 E Bankhead Hwy Aledo Tx	(817) 500-5888	0.98

Shopping

Name	Address	Telephone	Distance (Miles)
Blacklands Investment Corporation	421 N Fm 1187 Aledo Tx	(817) 441-8981	0.85
K And K Fencing Llc	147 Prairie Ridge Dr Aledo Tx	(817) 219-0649	0.92
Mingos Llc	9744 E Bankhead Hwy Aledo Tx	(952) 221-4010	0.98



Neighbors

995 BAILEY RANCH RD

Distance **0.06 Miles**

Owner Name : **Rfa Partners Llc**
Total Value : **\$1,400,000**
Land Use : **Office Building**
Subdivision : **Reading Friends**

Property Tax : **\$29,746.92**
Lot Acres : **2.03**
Living Area : **6,064**
APN : **R000108461**

532 POINT VISTA DR

Distance **0.16 Miles**

Owner Name : **Wauson Jared**
Sale Date : **07/29/2020**
Total Value : **\$721,535**
Land Use : **Sfr**
Stories : **2**
Yr Blt / Eff Yr Blt : **2020 /**
Subdivision : **Parks/aledo Point Vista Ph 2**

Recording Date : **07/29/2020**
Sale Price : **\$437,500**
Property Tax : **\$15,331.03**
Lot Acres : **0.20**
Living Area : **3,485**
APN : **R000107209**

536 POINT VISTA DR

Distance **0.17 Miles**

Owner Name : **Honeycutt Family Trust**
Sale Date : **12/13/2021**
Total Value : **\$568,935**
Land Use : **Sfr**
Stories : **2**
Yr Blt / Eff Yr Blt : **2019 /**
Subdivision : **Parks/aledo Point Vista Ph 2**

Recording Date : **12/14/2021**
Sale Price : **\$560,000**
Property Tax : **\$12,088.62**
Lot Acres : **0.20**
Living Area : **2,842**
APN : **R000107208**

533 POINT VISTA DR

Distance **0.18 Miles**

Owner Name : **Corby Kathleen**
Sale Date : **04/16/2021**
Total Value : **\$561,876**
Land Use : **Sfr**
Stories : **1**
Yr Blt / Eff Yr Blt : **2020 /**
Subdivision : **Parks/aledo Point Vista Ph 2**

Recording Date : **04/21/2021**
Sale Price : **\$406,251.25**
Property Tax : **\$11,938.63**
Lot Acres : **0.22**
Living Area : **2,701**
APN : **R000107210**



Neighbors

540 POINT VISTA DR

Distance **0.18 Miles**

Owner Name : Carroll Matthew D	Recording Date : 09/28/2020
Sale Date : 09/28/2020	Sale Price : \$436,562.50
Total Value : \$593,094	Property Tax : \$12,601.94
Land Use : Sfr	Lot Acres : 0.20
Stories : 1	Living Area : 2,869
Yr Blt / Eff Yr Blt : 2020 /	APN : R000107207
Subdivision : Parks/aledo Point Vista Ph 2	

539 POINT VISTA DR

Distance **0.19 Miles**

Owner Name : Thomas Matthew	Recording Date : 08/11/2025
Sale Date : 08/11/2025	Sale Price : \$660,611.14
Total Value : \$637,029	Property Tax : \$13,535.46
Land Use : Sfr	Lot Acres : 0.22
Stories : 2	Living Area : 3,062
Yr Blt / Eff Yr Blt : 2019 /	APN : R000107211
Subdivision : Parks/aleoo Point Vista Ph 2	

544 POINT VISTA DR

Distance **0.19 Miles**

Owner Name : Owings Marc G	Recording Date : 06/15/2020
Sale Date : 06/15/2020	Sale Price : \$351,861.25
Total Value : \$645,245	Property Tax : \$13,710.04
Land Use : Sfr	Lot Acres : 0.20
Stories : 2	Living Area : 3,205
Yr Blt / Eff Yr Blt : 2019 /	APN : R000107206
Subdivision : Parks/aledo Ph 2	

Demographics

Census Tract / block: 1407.07 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,102	0 - 11	
Estimate Current Year:	4,102	12 - 17	
Estimate in 5 Years:	4,102	18 - 24	3.66%
Growth Last 5 Years:		25 - 64	52%
Growth Last 10 Years:		65 - 74	8.02%
		75+	
Household Size		Household Income	
Current Year:	1,311	0 - \$25,000	2.36%
Average Current Year:	3.13	\$25,000 - \$35,000	5.57%
Estimate in 5 Years:	1,311	\$35,000 - \$50,000	2.82%
Growth Last 5 Years:		\$50,000 - \$75,000	10.45%
Growth Last 10 Years:		\$75,000 - \$100,000	6.48%
Male Population:	50.44%	Above \$100,000	72.31%
Female Population:	49.56%	Average Household Income:	\$171,237
Married People:	77.78%		
Unmarried People:	22.22%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0.48%	Below \$100,000:	5.56%
\$300 - \$799:	12.18%	\$100,000 - \$150,000:	3.55%
\$800 - \$1,999:	21.61%	\$150,000 - \$200,000:	5.16%
Over \$2,000:	65.73%	\$200,000 - \$300,000:	9.35%
Median Home Value:	\$557,100	\$300,000 - \$500,000:	17.98%
Unit Occupied Owner:	94.58%	Above \$500,000:	58.39%
Median Mortgage:	\$2,657		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	5.42%	1999 - 2000	
Median Gross Rent:	\$1,885	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	1.47%
\$750 - \$999	4.55%	1970 - 1979	14.43%
\$1000 and Over	95.45%	1900 - 1969	7%

Education

Enrollment			
Public Pre-Primary School:	1%	Not Enrolled in School:	68.56%
Private Pre-Primary School:	1.64%	Not A High School Graduate:	2.06%
Public School:	26.3%	Graduate Of High School:	11.37%
Private School:	5.14%	Attended Some College:	18.4%
Public College:	5.88%	College Graduate:	44.35%
Private College:	1.46%	Graduate Degree:	23.82%

Workforce

Occupation:			
Manager/Prof:	67.67%	Private Worker:	64.38%
Technical:		Government Worker:	14.3%
Sales:	17.7%	Self Employed Worker:	0.76%
Administrative:		Unpaid Family Worker:	7.18%
Private House Hold:		Farming:	5.07%
Service:	5.61%	Skilled:	
Protective Services:		Blue-Collar:	9.01%

Commute Time	
Less Than 15 Min:	10%
15 min - 28 min:	37.09%
30 min - 57 min:	42.91%
Over 60 min:	10%