

real estate reports

Subject Property

909 Hillside Dr
Richardson
TX 75081
APN: 42-04650-001-013-0000

Prepared For:

Lindsay Contreras

Requested By:

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

Data Provided By:

kylie@keytitlegroup.com

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Subject Property : **909 Hillsdale Dr Richardson TX 75081**

Owner Information

Owner Name : **Loveridge Harold J / Loveridge Donna S**

Mailing Address : **10502 Markison Rd # 551830, Dallas TX 75238-9998**

Owner Occupied
Indicator :

Location Information

Legal Description : **College Park Blk A Lt 13 Vol92244/1048 Ex112492 Co-dallas**

County : **Dallas, Tx**

Subdivision : **College Park**

Census Tract / Block : **190.39 / 2**

Map Reference : **17-M / 42-04650**

Legal Lot : **13**

School District : **Richardson Isd**

Legal Block : **A**

Munic/Township : **Richardson**

Market Area : **23**

Neighbor Code : **2RSM28**

APN : **42-04650-001-013-0000**

Last Market Sale Information

Recording/Sale Date : **/ 11/24/1992**

Deed Type : **Deed (reg)**

Document # : **92244-1048**

Seller Name : **Owner Record**

Prior Sale Information

Prior Rec/Sale Date : **/ 09/26/1989**

Prior Deed Type : **Deed (reg)**

Prior Sale Price : **\$105,000**

Property Characteristics

Gross Area : **2,549**

Parking Type : **Attached
Garage**

Heat Type : **Central**

Living Area : **2,112**

Garage Area : **437**

Cooling Type : **Central**

Bedrooms : **3**

Garage **1**
Capacity :

Exterior wall : **Brick Veneer**

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

Roof Type : **Hip**

Air Cond : **Central**

Fireplace : **Y / 1**

Foundation : **Slab**

Condition : **Average**

Year Built / Eff : **1974 / 1974**

Roof Material : **Composition
Shingle**

Other Rooms : **Kitchen**

of Stories : **1**



Property Detail

Property Information

Land Use : Sfr	Lot Acres : 0.21	Water Type : Public
County Use : Sfr	Lot Size : 9,126	Sewer Type : Type Unknown
Zoning : Z276	Lot Width/Depth : 73 X 125	

Tax Information

Total Value : \$353,200	Tax Year : 2025	DALLAS COUNTY \$761.15/.2155 Tax / Rate :
Land Value : \$100,000	Property Tax : \$7,704.90	RICHARDSON \$1,914.98/.54218 Tax / Rate :
Improvement Value : \$253,200	Tax Rate Area : DC	RICHARDSON ISD \$3,903.57/1.1052 Tax / Rate :
Assessed Year : 2025	Homeowner Exemption : Homestead	PARKLAND HOSPITAL \$748.78/.212 Tax / Rate :
Improve % : 72%	Market Value : \$353,200	DALLAS CNTY COMMUNITY COLLEGE \$376.42/.10658 Tax / Rate :

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$283,750	\$682,813	\$455,139
Bldg/Living Area	2112	1911	2417	2125
Price Per Square Foot		\$139	\$344	\$216.61
Year Built	1974	1973	1981	1976
Lot Size	9,126	4,831	27,634	10,695
Bedrooms	3	3	4	4
Bathrooms	2	2	3	3
Stories	1	1	2	1
Total Assessed Value	\$353,200	\$345,000	\$561,930	\$445,716
Distance From Subject	0	0.07	0.3	0.18

Summary of Comparables

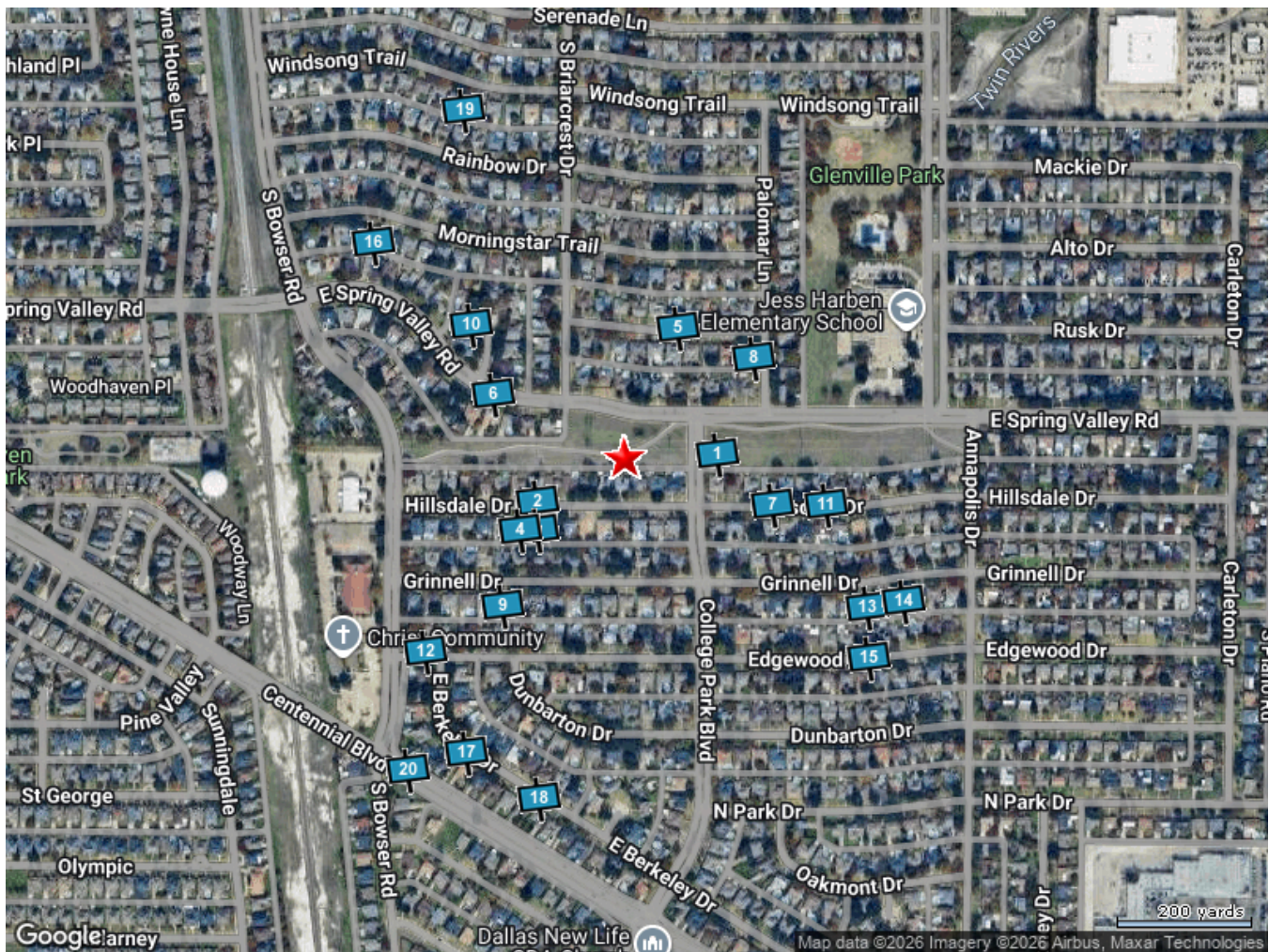
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	909 Hillsdale Dr		353,200		3	2	2,112	9,126	1974		Z276
1	1001 Hillsdale Dr	424,375	447,060	08/13/2025	4	3	2,210	10,711	1975	0.07	Z276
2	814 Hillsdale Dr	629,287.5	426,410	01/02/2026	3	3	1,911	8,377	1975	0.08	Z276
3	815 Grinnell Dr	494,860.61	418,600	10/03/2025	4	3	2,258	9,200	1974	0.09	Z276
4	813 Grinnell Dr	324,875	405,120	08/22/2025	4	2	2,111	9,200	1974	0.1	Z276
5	1110 Sundial Dr		486,380	07/29/2025	4	3	2,358	9,749	1978	0.11	Z276
6	1002 E Spring Valley Rd	518,750	494,360	12/10/2025	4	3	2,383	13,525	1975	0.11	Z276
7	1006 Hillsdale Dr	425,000	383,960	02/24/2026	3	3	2,121	9,200	1973	0.12	Z276
8	1119 E Spring Valley Rd	445,000	446,410	12/04/2025	3	2	2,177	4,831	1981	0.13	Z276
9	811 Edgewood Dr	562,500	561,930	03/14/2025	4	3	2,075	9,448	1975	0.15	Z276
10	1 Spring Valley Ct		459,260	09/26/2025	4	3	2,388	16,483	1976	0.16	Z276
11	1104 Hillsdale Dr	449,000	554,620	09/18/2025	4	3	2,046	9,200	1975	0.17	Z276
12	900 E Berkeley Dr		400,190	03/24/2025	4	3	2,121	11,874	1977	0.22	Z276
13	1109 Edgewood Dr	358,125	345,000	02/16/2026	3	3	2,049	9,701	1973	0.23	Z276

Comparables

14	1203 Edgewood Dr		392,450	09/18/2025	4	2	1,969	9,074	1973	0.25	Z276
15	1108 Edgewood Dr	393,750	440,770	03/14/2025	3	2	1,966	8,947	1975	0.25	Z276
16	807 E Spring Valley Rd	682,812.5	560,030	11/11/2025	3	2	1,985	8,590	1976	0.26	Z276
17	912 E Berkeley Dr	400,000	393,070	07/07/2025	4	3	1,966	9,074	1978	0.27	Z276
18	922 E Berkeley Dr	283,750	451,650	11/17/2025	3	2	2,038	9,074	1977	0.28	Z276
19	909 Rainbow Dr	435,000	489,230	06/25/2025	4	3	2,417	10,001	1976	0.3	Z276
20	1101 S Bowser Rd		357,810	05/12/2025	3	2	1,947	27,634	1978	0.3	Z276

Distressed Sales =

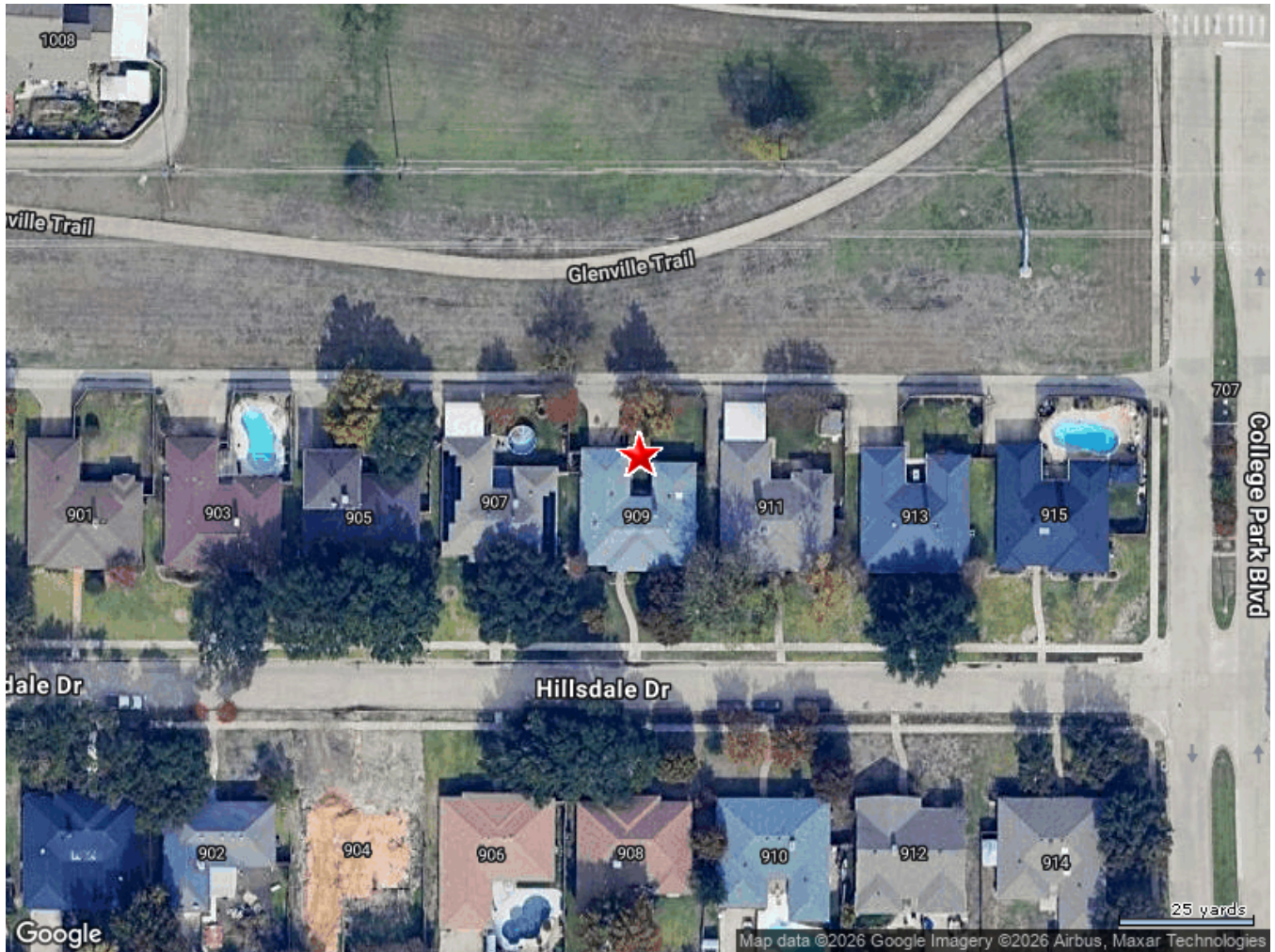
Map





Street Map

Subject Property : **909 Hillsdale Dr Richardson TX 75081**





Transaction History

No transaction history data for selected property.



Public Schools :

Elementary Schools

Jess Harben Elementary

Distance **0.24 Miles**

600 S Glenville Dr Richardson TX 75081

Telephone : **(469) 593-8800**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **377**

Total Expenditure/Student :

Mark Twain Elementary

Distance **0.78 Miles**

1200 Larkspur Dr Richardson TX 75081

Telephone : **(469) 593-4800**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **454**

Total Expenditure/Student :

Springridge Elementary

Distance **1.1 Miles**

1801 E Spring Vly Rd Richardson TX 75081

Telephone : **(469) 593-8600**

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

Lowest Grade : **K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **274**

Total Expenditure/Student :



Richland Elementary

Distance **1.11 Miles**

550 Park Bend Richardson TX 75081

Telephone : **(469) 593-4650**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **609**

Total Expenditure/Student :

Middle Schools

Liberty J H

Distance **1 Miles**

10330 Lawler Rd Dallas TX 75243

Telephone : **(469) 593-7888**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **542**

Total Expenditure/Student :

Apollo J H

Distance **1.27 Miles**

1600 Apollo Rd Richardson TX 75081

Telephone : **(469) 593-7900**

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

Lowest Grade : **7th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **617**

Total Expenditure/Student :



Jackson Technology Center

Distance **1.99 Miles**

1310 Bobbie Ln Garland TX 75042

Telephone : **(972) 494-8362**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **1143**

Total Expenditure/Student :

High Schools

Berkner High School

Distance **0.92 Miles**

1600 E Spring Vly Rd Richardson TX 75081

Telephone : **(469) 593-7000**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2312**

Total Expenditure/Student :

Advanced Placement : **No**

Richland Collegiate H S Of Math Science Engineerin

Distance **1.68 Miles**

12800 Abrams Rd Dallas TX 75243

Telephone : **(972) 761-6888**

School District : **Richland Collegiate High School**

Lowest Grade : **11th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **275**

Total Expenditure/Student :

Advanced Placement : **No**

Evolution Academy Charter School

Distance **1.92 Miles**

1101 S Sherman St Richardson TX 75081

Telephone : **(972) 907-3755**

School District : **Evolution Academy Charter School**

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **241**

Total Expenditure/Student :

Advanced Placement : **No**



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Swing Swang Golf, Llc	1113 E Spring Valley Rd Richardson Tx	(214) 549-5676	0.09
Sea Of Flame	1301 Hillsdale Dr Richardson Tx	(786) 382-6688	0.29
Assimba Club	811 Napier Dr Richardson Tx	(972) 231-4347	0.38
Jsl Creative Art	1102 Kenshire Ln Richardson Tx	(972) 690-5480	0.41

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Cosic Check Cashing, Inc.	904 Hillsdale Dr Richardson Tx	(469) 583-8912	0.05
Titlemax Of Texas, Inc.	1328 E Belt Line Rd Richardson Tx	(972) 850-5845	0.6
Comerica Bank	1201 E Belt Line Rd Richardson Tx	(972) 630-3030	0.61
Pnb Remittance Centers, Inc.	940 E Belt Line Rd Ste 13 Richardson Tx	(972) 470-9910	0.65

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Zhou Xie, Inc.	1003 Edgewood Dr Richardson Tx	(972) 494-3990	0.15
Mimiki Sushi Inc	1109 Oakmont Dr Richardson Tx	(469) 835-4311	0.36
Ha Thai	1216 Serenade Ln Richardson Tx	(972) 803-8556	0.41
Second Site Commissary, Llc	1107 Kenshire Ln Richardson Tx	(214) 394-6769	0.44

Health Care Services

Name	Address	Telephone	Distance (Miles)
Frisco Behavioral Health Group Llc	814 Hillsdale Dr Richardson Tx	(972) 238-9990	0.08
Bautista Dental Lab	924 Dunbarton Dr Richardson Tx	(214) 353-2754	0.22
Kasodel Home Health Services, Llc	809 Woodway Ln Richardson Tx	(972) 437-3004	0.32
Living Well Therapy Partners, Pllc	1300 Mackie Dr Richardson Tx	(214) 356-4602	0.35



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
New City Fellowship Dallas	815 Grinnell Dr Richardson Tx	(336) 409-9463	0.09
Jehovah's Witnesses	800 S Bowser Rd Richardson Tx	(972) 231-9110	0.21
Christ Community	701 Centennial Blvd Richardson Tx	(972) 991-0200	0.26
Normandy Community Church, Inc.	926 E Berkeley Dr Richardson Tx	(214) 418-6630	0.28

Personal Services

Name	Address	Telephone	Distance (Miles)
Cobb Fitness Llc	915 Edgewood Dr Richardson Tx	(972) 480-8550	0.13
Beverly Hills Nails, University Park, Inc.	1021 Sunningdale Richardson Tx	(214) 350-3801	0.49
Desai Fitness Llc	904 Audelia Rd 908 Richardson Tx	(972) 808-6768	0.6
Excel Fitness Dfw 33, Llc	1306 E Belt Line Rd Richardson Tx	(469) 242-0467	0.62

Shopping

Name	Address	Telephone	Distance (Miles)
Tokyo Asia Fusion Food, Inc.	614 S Briarcrest Dr Richardson Tx	(214) 668-1338	0.1
Candy Bagarozzo	3 Spring Valley Ct Richardson Tx	(972) 238-8698	0.18
Ledrec, Inc.	1102 Dunbarton Dr Richardson Tx	(214) 669-8747	0.26
Kayson Global Inc	610 Olympic Richardson Tx	(972) 876-9870	0.54



Neighbors

700 S GROVE RD

Distance **0.04 Miles**

Owner Name : Texas Utilities Elec Co	Property Tax : \$537.95
Total Value : \$24,660	Lot Acres : 1.37
Land Use : Electrical Facility	APN : 65-16161-050-001-0000

912 HILLSDALE DR

Distance **0.05 Miles**

Owner Name : Corral Antonio Michael	Subdivision : College Park Add
Sale Date : 09/14/2021	Recording Date : 09/20/2021
Total Value : \$392,000	Sale Price : \$459,538
Bed / Bath : 3 / 2	Property Tax : \$8,551.30
Land Use : Sfr	Lot Acres : 0.25
Stories : 1	Living Area : 2,010
Yr Blt / Eff Yr Blt : 1973 / 1983	APN : 42-04650-002-015-0000

904 HILLSDALE DR

Distance **0.05 Miles**

Owner Name : Cosic Smajo	Subdivision : College Park
Sale Date : 08/04/2011	Recording Date : 08/09/2011
Total Value : \$697,830	Sale Price : \$125,000
Bed / Bath : 4 / 4	Property Tax : \$15,222.85
Land Use : Sfr	Lot Acres : 0.21
Stories : 1	Living Area : 2,439
Yr Blt / Eff Yr Blt : 2024 / 2024	APN : 42-04650-002-011-0000

900 HILLSDALE DR

Distance **0.07 Miles**

Owner Name : Ezechi Obiora N	Subdivision : College Park
Sale Date : 08/05/2021	Recording Date : 08/11/2021
Total Value : \$519,950	Sale Price : \$536,750
Bed / Bath : 4 / 3	Property Tax : \$11,342.48
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 2,355
Yr Blt / Eff Yr Blt : 1975 / 1995	APN : 42-04650-002-009-0000



Neighbors

903 GRINNELL DR

Distance **0.07 Miles**

Owner Name : Paul Dieter B	Subdivision : College Park
Total Value : \$371,550	Property Tax : \$8,105.20
Bed / Bath : 3 / 3	Lot Acres : 0.21
Land Use : Sfr	Living Area : 2,041
Stories : 1	APN : 42-04650-002-023-0000
Yr Blt / Eff Yr Blt : 1973 / 1973	

1001 HILLSDALE DR

Distance **0.07 Miles**

Owner Name : Khan Majid A	Subdivision : College Park
Sale Date : 08/08/2025	Recording Date : 08/13/2025
Total Value : \$447,060	Sale Price : \$424,375
Bed / Bath : 4 / 3	Property Tax : \$9,752.41
Land Use : Sfr	Lot Acres : 0.25
Stories : 1	Living Area : 2,210
Yr Blt / Eff Yr Blt : 1975 / 1975	APN : 42-04650-016-001-0000

813 HILLSDALE DR

Distance **0.08 Miles**

Owner Name : Contreras Victor Manuel	Subdivision : College Park
Sale Date : 03/29/2021	Recording Date : 04/01/2021
Total Value : \$409,120	Sale Price : \$358,005.61
Bed / Bath : 3 / 2	Property Tax : \$8,924.77
Land Use : Sfr	Lot Acres : 0.21
Stories : 1	Living Area : 1,924
Yr Blt / Eff Yr Blt : 1974 / 1984	APN : 42-04650-001-007-0000

1103 E SPRING VALLEY RD

Distance **0.08 Miles**

Owner Name : Blair Joe Allen	Subdivision : College Park East
Sale Date : 02/21/2014	Recording Date : 02/24/2014
Total Value : \$533,260	Sale Price : \$269,562.50
Bed / Bath : 3 / 3	Property Tax : \$11,632.83
Land Use : Sfr	Lot Acres : 0.24
Stories : 1	Living Area : 2,712
Yr Blt / Eff Yr Blt : 1978 / 1978	APN : 42-04770-008-019-0000



Neighbors

1113 E SPRING VALLEY RDDistance **0.1 Miles**

Owner Name : Upham Steven R	Subdivision : College Park East
Total Value : \$551,260	Property Tax : \$12,025.49
Bed / Bath : 5 / 4	Lot Acres : 0.23
Land Use : Sfr	Living Area : 3,493
Stories : 1.5	APN : 42-04770-008-014-0000
Yr Blt / Eff Yr Blt : 1981 / 1981	

1001 GRINNELL DRDistance **0.1 Miles**

Owner Name : Gonzales Richard	Subdivision : College Park
Sale Date : 11/21/2002	Recording Date : 12/05/2002
Total Value : \$431,720	Property Tax : \$9,417.78
Bed / Bath : 4 / 2	Lot Acres : 0.25
Land Use : Sfr	Living Area : 2,046
Stories : 1	APN : 42-04650-014-028-0000
Yr Blt / Eff Yr Blt : 1975 / 1975	

Demographics

Census Tract / block: 190.39 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,635	0 - 11	
Estimate Current Year:	4,327	12 - 17	
Estimate in 5 Years:	1,504	18 - 24	7.88%
Growth Last 5 Years:	-11.77%	25 - 64	47.7%
Growth Last 10 Years:	-176.29%	65 - 74	11.32%
		75+	
Household Size		Household Income	
Current Year:	2,105	0 - \$25,000	12.68%
Average Current Year:	2.68	\$25,000 - \$35,000	7.7%
Estimate in 5 Years:	1,286	\$35,000 - \$50,000	5.08%
Growth Last 5 Years:	-10.5%	\$50,000 - \$75,000	18%
Growth Last 10 Years:	-3.21%	\$75,000 - \$100,000	14.49%
Male Population:	46.21%	Above \$100,000	42.04%
Female Population:	53.79%	Average Household Income:	\$90,339
Married People:	51.01%		
Unmarried People:	48.99%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	3.82%
\$300 - \$799:	17.07%	\$100,000 - \$150,000:	2.36%
\$800 - \$1,999:	52.85%	\$150,000 - \$200,000:	5.61%
Over \$2,000:	30.08%	\$200,000 - \$300,000:	33.25%
Median Home Value:	\$314,700	\$300,000 - \$500,000:	54.15%
Unit Occupied Owner:	58.43%	Above \$500,000:	0.81%
Median Mortgage:	\$1,131		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	41.57%	1999 - 2000	
Median Gross Rent:	\$1,823	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	17.02%
\$750 - \$999	11.01%	1970 - 1979	44.16%
\$1000 and Over	88.99%	1900 - 1969	29.43%

Education

Enrollment			
Public Pre-Primary School:	1.55%	Not Enrolled in School:	72.93%
Private Pre-Primary School:	0.79%	Not A High School Graduate:	15.53%
Public School:	25.33%	Graduate Of High School:	10.2%
Private School:	1.74%	Attended Some College:	22.53%
Public College:	7.53%	College Graduate:	36.2%
Private College:	0.66%	Graduate Degree:	15.53%

Workforce

Occupation:			
Manager/Prof:	46.1%	Private Worker:	81.17%
Technical:		Government Worker:	8.1%
Sales:	24.21%	Self Employed Worker:	1.69%
Administrative:		Unpaid Family Worker:	4.52%
Private House Hold:		Farming:	2.86%
Service:	20.41%	Skilled:	
Protective Services:		Blue-Collar:	9.28%
Commute Time			
Less Than 15 Min:	5.7%		
15 min - 28 min:	39.33%		
30 min - 57 min:	49.04%		
Over 60 min:	5.94%		

County: DALLAS

Violent Crime (Ratio)

Assault

	County	State	Nation
Total:	1:72	1:69	1:87
Gun:	1:1,262	1:1,682	1:2,070
Knife:	1:1,674	1:1,732	1:2,402

Homicide

	County	State	Nation
Total:	1:15,520	1:22,678	1:20,935
Manslaughter:	1:null	1:1,238,625	1:522,140

Robbery

	County	State	Nation
Total:	1:503	1:857	1:878
Gun:	1:908	1:1,755	1:2,429
Knife:	1:7,639	1:10,617	1:12,854

Non Violent Crime (Ratio)

Burglary

	County	State	Nation
Total:	1:98	1:127	1:149
Forced Entry:	1:123	1:196	1:263
Non-Forcible:	1:529	1:402	1:463
Attempted:	1:4,533	1:3,605	1:2,450

Motor Vehicle Theft

	County	State	Nation
Total:	1:241	1:400	1:408
Auto:	1:561	1:722	1:618
Truck/Bus:	1:667	1:1,209	1:3,019



Document Images

No document images for selected property.