

real estate reports



Subject Property

11630 Rupley Ln
Dallas
TX 75218
APN: 00-00057-453-700-0000

Prepared For: Aubrey
Pearson

Data Provided By: Rolando Lopez

Aubrey Pearson

Disclaimer

This REiSource report is provided "as is" without warranty of any kind, either express or implied, including without limitations any warranties of merchantability or fitness for a particular purpose. There is no representation of warranty that this information is complete or free from error, and the provider does not assume, and expressly disclaims, any liability to any person or entity for loss or damage caused by errors or omissions in this REiSource report without a title insurance policy.

The information contained in the REiSource report is delivered from your Title Company, who reminds you that you have the right as a consumer to compare fees and serviced levels for Title, Escrow, and all other services associated with property ownership, and to select providers accordingly. Your home is the largest investment you will make in your lifetime and you should demand the very best.

Subject Property : **11630 Rupley Ln Dallas TX 75218**

Owner Information

Owner Name : **Gatesway Investments Llc**
Mailing Address : **115 Garden Grove Ln, Red Oak TX 75154-0163 R016**
Vesting Codes : **// Corporation**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Gaston Park Blk 16/6363 Lt 7 Vol2005097/00180 Dd05082005 Co-dc**
County : **Dallas, Tx** Subdivision : **Gaston Park**
Census Tract / Block : **128.02 / 3** Map Reference : **38-C / 00-0005-7453**
Legal Lot : **7** School District : **Dallas Isd**
Legal Block : **16/63** Munic/Township : **Dallas**
Market Area : **12** Neighbor Code : **3DSG01**
APN : **00-00057-453-700-0000**

Last Market Sale Information

Recording/Sale Date : **07/08/2025 / 07/02/2025** 1st Mtg Amount/Type : **\$174,250 / Cnv**
Sale Price : **\$217,812** 1st Mtg Document # : **141391**
Sale Type : **Estimated** 1st Mtg Term : **1**
Document # : **141390** Price Per SqFt : **\$123.34**
Deed Type : **Special Warranty Deed**
Title Company : **Spartan Title**
Seller Name : **Texan Mutual Llc**

Prior Sale Information

Prior Rec/Sale Date : **07/03/2025 / 07/02/2025** Prior Deed Type : **Warranty Deed**
Prior Doc Number : **139138**



Property Detail

Property Characteristics

Gross Area : 1,766	Garage Area : 480	Heat Type : Central
Living Area : 1,766	Garage Capacity : 2	Cooling Type : Central
Bedrooms : 3	Roof Type : Gable	Exterior wall : Asbestos Shingle
Bath(F/H) : 1	Foundation : Pier	Air Cond : Window
Year Built / Eff : 1950 / 1950	Roof Material : Composition Shingle	Condition : Good
# of Stories : 1.5	Construction : Frame	Other Rooms : Kitchen
Parking Type : Detached Garage		

Property Information

Land Use : Sfr	Lot Acres : 0.17	Water Type : Public
County Use : Sfr	Lot Size : 7,205	Sewer Type : Type Unknown
Zoning : Z298	Lot Width/Depth : 60 X 118	

Tax Information

Total Value : \$274,560	Tax Year : 2025	DALLAS (CITY) Tax / Rate : \$1,918.63/.6988
Land Value : \$100,000	Property Tax : \$6,113.65	DALLAS ISD Tax / Rate : \$2,728.67/.99384
Improvement Value : \$174,560	Tax Rate Area : DC	PARKLAND HOSPITAL Tax / Rate : \$582.07/.212
Assessed Year : 2025	Market Value : \$274,560	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$292.61/.10658
Improve % : 64%	DALLAS COUNTY Tax / Rate : \$591.68/.2155	

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$217,812.5	\$242,375	\$850,000	\$440,411
Bldg/Living Area	1766	1531	2013	1752
Price Per Square Foot	\$123.34	\$150	\$460	\$248.71
Year Built	1950	1945	1965	1955
Lot Size	7,205	6,961	14,776	9,135
Bedrooms	3	2	4	3
Bathrooms	1	1	3	2
Stories	1.5	1	1	1
Total Assessed Value	\$274,560	\$220,170	\$558,730	\$400,078
Distance From Subject	0	0.13	0.76	0.49

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	11630 Rupley Ln	217,812.5	274,560	07/08/2025	3	1	1,766	7,205	1950		Z298
1	11442 Lanewood Cir		231,670	07/30/2025	3	1	1,671	6,961	1951	0.13	Z298
2	1907 El Capitan Dr	320,625	311,820	03/28/2025	3	1	1,680	8,398	1956	0.15	Z298
3	11382 Rupley Ln	375,000	439,130	02/05/2026	3	3	1,732	7,954	1955	0.26	Z298
4	11366 Gatewood Pl	347,096.6	350,000	03/18/2025	3	2	1,669	11,805	1960	0.29	Z298
5	11329 Gatewood Pl	541,875	503,300	05/13/2025	4	3	1,957	13,430	1960	0.36	Z298
6	11340 Rupley Ln	505,000	505,000	05/15/2025	3	2	1,824	8,085	1958	0.36	Z298
7	11731 Strand St		275,800	09/04/2025	3	2	1,648	7,431	1953	0.38	Z298
8	2304 San Francisco Dr	375,000	264,550	12/29/2025	2	1	1,531	8,398	1955	0.4	Z298
	12102 Holt Dr	242,375	220,170	01/13/2026	3	2	1,547	7,662	1945	0.4	
10	11246 Lanewood Cir		526,020	06/06/2025	3	2	1,724	8,194	1957	0.49	Z298
11	11122 Flamingo Ln	631,250	408,110	05/13/2025	3	2	1,766	7,806	1955	0.54	Z298
12	2205 N Farola Dr		391,750	08/20/2025	3	2	1,998	9,583	1950	0.56	



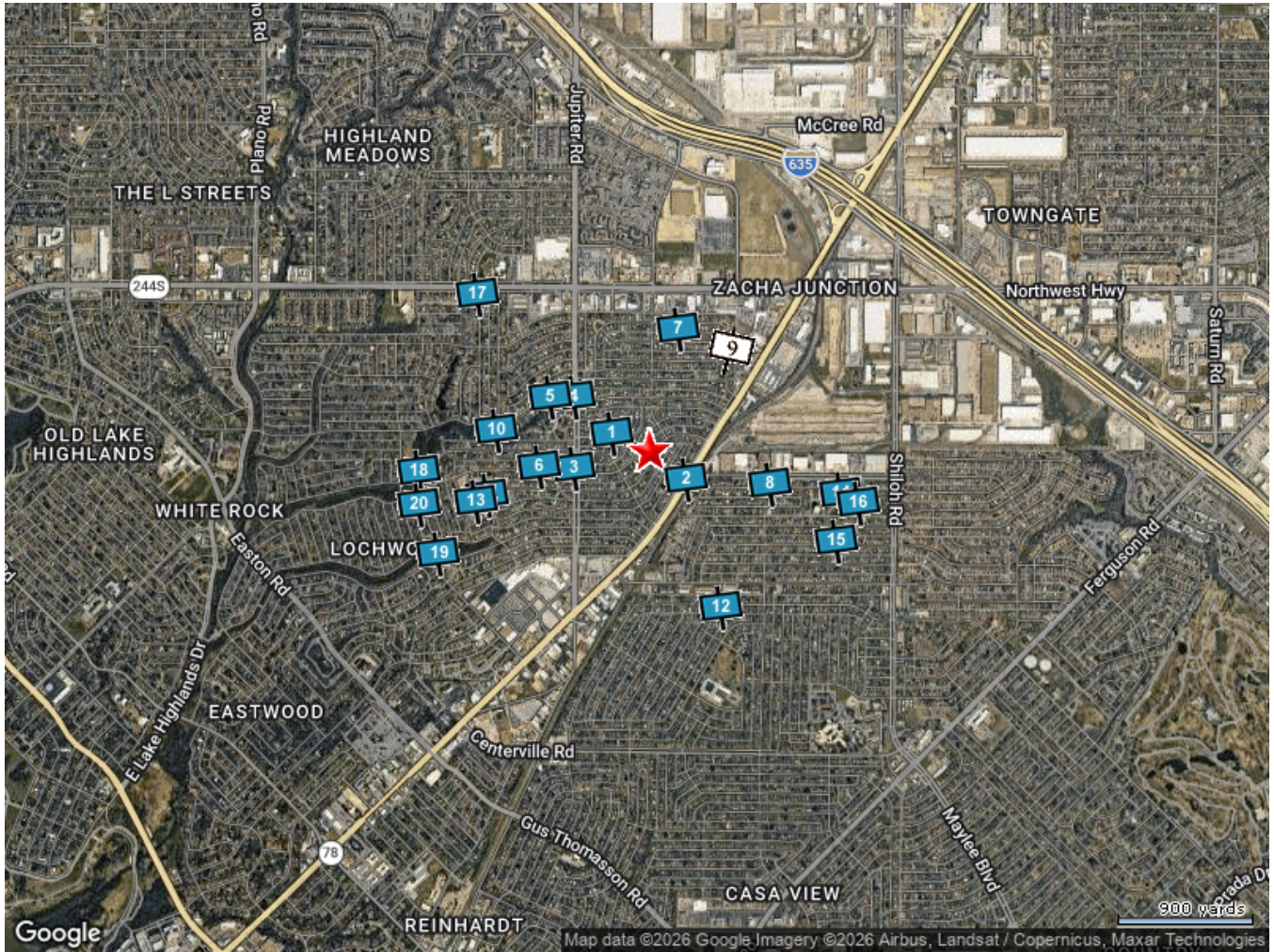
Comparables

13	11104 Flamingo Ln		551,870	08/11/2025	3	2	1,741	10,380	1955	0.58	Z298
14	2619 Costa Mesa Dr		292,050	07/29/2025	3	2	1,616	7,462	1954	0.62	Z298
15	2614 Tolosa Dr	301,500	324,540	01/23/2026	4	2	2,013	7,719	1953	0.66	Z298
16	2718 Costa Mesa Dr	330,000	294,000	04/04/2025	3	2	1,907	7,640	1953	0.68	Z298
17	12303 Brookmeadow Ln		502,630	05/05/2025		2	1,705	8,006	1965	0.73	Z298
18	11016 Lippitt Ave	515,000	545,560	12/22/2025	2	2	1,744	12,990	1955	0.74	Z298
19	11521 Lochwood Blvd	850,000	558,730	05/07/2025	3	3	1,846	14,776	1954	0.75	Z298
20	11622 Lochwood Blvd	390,625	504,860	07/24/2025	3	3	1,725	8,015	1955	0.76	Z298

Distressed Sales =

Comparables

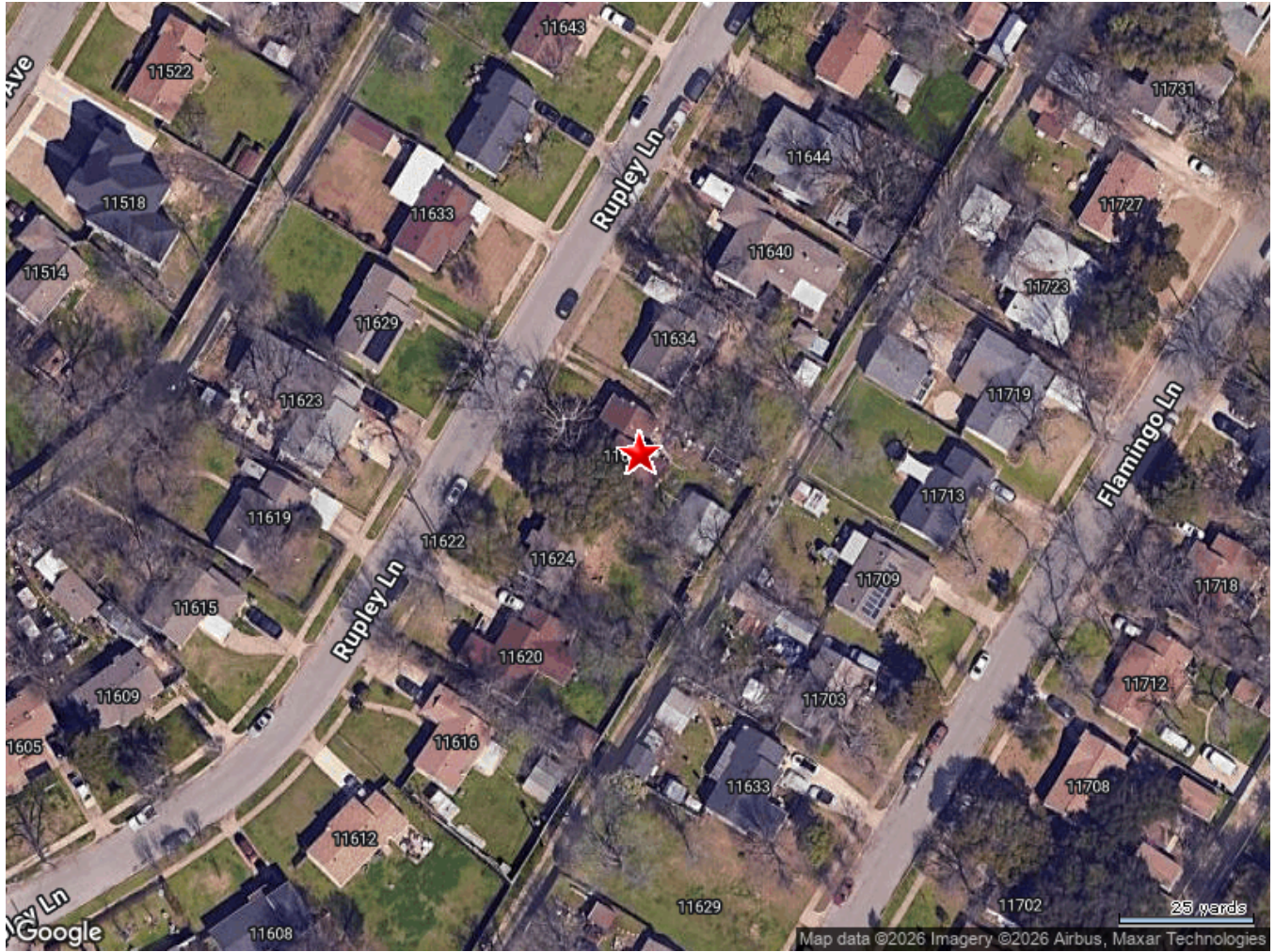
Map

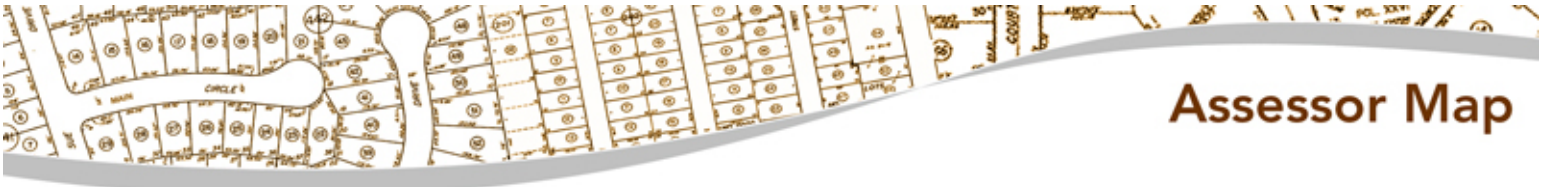




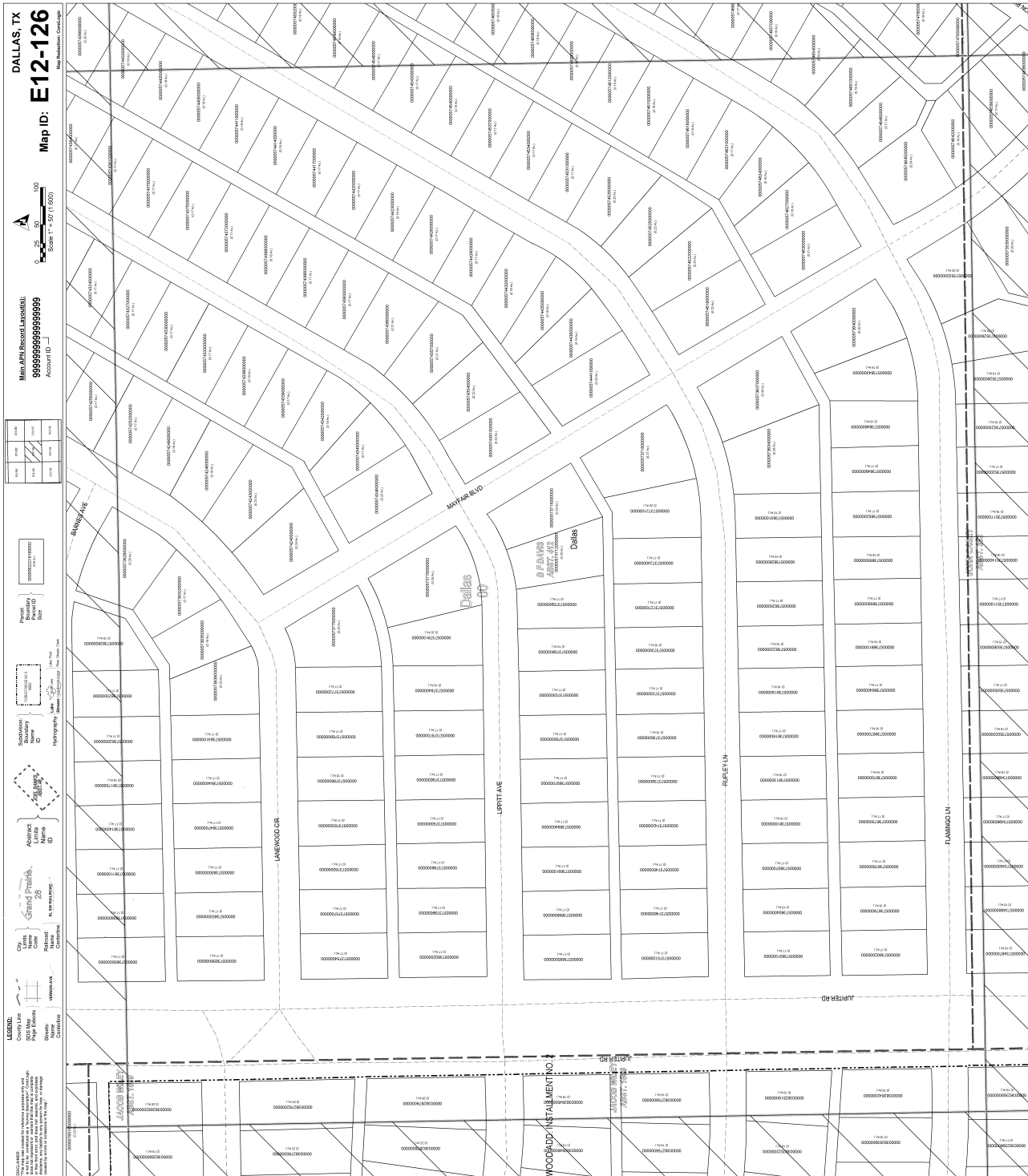
Street Map

Subject Property : **11630 Rupley Ln Dallas TX 75218**





Assessor Map



DALLAS, TX
 Main APN Record Layout ID: 990000000000000000
 Account ID: 990000000000000000
 Map ID: E12-126
 Map Information: Contour

Scale 1" = 50' (1:500)

Parcel: 000000000000000000
 Parcel: 000000000000000000
 Parcel: 000000000000000000

Subdivision Name: 000000000000000000
 Hydrography: 000000000000000000

Address Name: 000000000000000000
 Address ID: 000000000000000000

Grid Points: 000000000000000000
 Grid: 000000000000000000

LEGEND:
 County Line
 Precinct Boundary
 Street
 Contour

Transaction History

Sales History

Rec. Date :	07/08/2025	07/03/2025	05/18/2005
Sale Date :	07/02/2025	07/02/2025	05/08/2005
Sale Price :	\$217,812.50		
Rec.Doc.No :	141390	139138	97-180
Doc. Type :	SPECIAL WARRANTY DEED	WARRANTY DEED	WARRANTY DEED
Sale Price Type :	ESTIMATED		
Buyer :	Gatesway Investments Llc	Texan Mutual Llc	Bronaugh Brenda R
Seller :	Texan Mutual Llc	Lake Brenda R & Charles	Parrott Henry H & Iva J
Title Company :	Spartan Title	Simplifile Lc E- recording	
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	07/08/2025
Mtg. Amt :	\$174,250
Mtg. Doc. No :	141391
Doc. Type :	DEED OF TRUST
Loan Type :	CONVENTIONAL
Mtg. Rate Type :	
Mtg. Term :	1 Years
Mtg. Rate :	
Lender :	Boomerang Fin Sub-reit Llc
Borrower 1 :	Gatesway Investments Llc
Borrower 2 :	
Borrower 3 :	
Borrower 4 :	



Public Schools :

Elementary Schools

Martha Turner Reilly Elementary Distance **0.54 Miles**

11230 Lippitt Ave Dallas TX 75218

Telephone : **(972) 749-7800**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **477**

Total Expenditure/Student :

Casa View Elementary Distance **0.71 Miles**

2100 N Farola Dr Dallas TX 75228

Telephone : **(972) 749-7700**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **590**

Total Expenditure/Student :

Personalized Learning Academy At Highland Meadows Distance **1.16 Miles**

8939 Whitewing Ln Dallas TX 75238

Telephone : **(972) 502-5200**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **647**

Total Expenditure/Student :



Charles A Gill Elementary

Distance **1.28 Miles**

10910 Ferguson Rd Dallas TX 75228

Telephone : **(972) 749-8400**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **612**

Total Expenditure/Student :

Middle Schools

Robert T Hill Middle

Distance **1.48 Miles**

505 Easton Rd Dallas TX 75218

Telephone : **(972) 502-5700**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **786**

Total Expenditure/Student :

High Schools

Bryan Adams H S Leadership Academy

Distance **1.99 Miles**

2101 Millmar Dr Dallas TX 75228

Telephone : **(972) 502-4900**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2253**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Gjt China Bowl Express, L.p.	11555 Jupiter Rd # A Dallas Tx	(214) 367-8888	0.39
Aiki Muay Thai Boxing Gym, Llc	11251 Carissa Cir Dallas Tx	(214) 566-0877	0.65
The Angelus Band	11738 Sahara Way Dallas Tx	(940) 206-1375	0.66
American Karate And Self Defense	10918 Garland Rd Dallas Tx	(214) 327-8585	0.84

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Gruner Enterprises, Llc	11700 Garland Rd Dallas Tx	(214) 778-1112	0.22
Western Union	11403 Garland Rd Dallas Tx	(214) 572-0720	0.45
Pls Chk Cashers	11403 Garland Rd Dallas Tx	(214) 572-0720	0.45
Cash Auto Sales	12083 Garland Rd Dallas Tx	(214) 319-6669	0.52

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Cain's Bread Distribution Llc	11325 Flamingo Ln Dallas Tx	(214) 680-0490	0.34
Siete 7 Salsas Taqueria	11555 Jupiter Rd Dallas Tx	(972) 807-6255	0.39
Pizza Man	11555 Jupiter Rd Dallas Tx	(469) 726-2104	0.39
China Bowl Inc	11555 Jupiter Rd Dallas Tx	(214) 319-8388	0.39

Health Care Services

Name	Address	Telephone	Distance (Miles)
Robert Jahon & Co., Llc	11354 Fernald Ave Dallas Tx	(214) 437-3684	0.41
Del Rey Dental, Pllc	11525 Jupiter Rd Dallas Tx	(469) 917-7444	0.41
Usrc East Dallas, Llc	11255 Garland Rd Ste 1160 Dallas Tx	(214) 273-2649	0.63
Emeka Vincent Nwokedi O D	11255 Garland Rd Ste 1130 Dallas Tx	(214) 575-7668	0.63

Hospitality

Name	Address	Telephone	Distance (Miles)
Budget Inn Llc	12425 E Northwest Hwy Dallas Tx	(214) 327-3278	0.93



Slaxmi, Llc	12425 E Northwest Hwy Dallas Tx	(214) 327-3278	0.93
-------------	---------------------------------	----------------	------

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Living Chrt Church	12020 Jupiter Rd Dallas Tx	(214) 327-3366	0.35
Victory Assembly Of God Dallas	1724 Barnes Bridge Rd Dallas Tx	(214) 327-6787	0.37
Casa Linda United Methodist Church, Dallas, Texas	1800 Barnes Bridge Rd Dallas Tx	(214) 321-2601	0.38
Aquarian Foundation Inc	2351 Santa Anna Ave Ste 1 Dallas Tx	(214) 341-9972	0.41

Personal Services

Name	Address	Telephone	Distance (Miles)
Excel Fitness Dfw 24, Llc	11255 Garland Rd Ste 101 Dallas Tx	(972) 316-7250	0.61
Yf Bethanny, Llc	11411 E Northwest Hwy Dallas Tx	(469) 341-2550	0.7
Cross Fit Fch	10872 Caprock Cir Dallas Tx	(214) 770-8426	0.92
Crossfit Repurpose	10872 Caprock Cir Dallas Tx	(214) 868-3725	0.92

Shopping

Name	Address	Telephone	Distance (Miles)
Two Over Coffee, Llc	11618 Flamingo Ln Dallas Tx	(214) 437-6086	0.08
Surplus Group, Llc	2121 Santa Anna Ave Ste 1 Dallas Tx	(214) 321-4200	0.26
Super Save	1727 Barnes Bridge Rd Dallas Tx	(469) 857-5911	0.31
Fiesta Mart, L.I.c.	11445 Garland Rd Dallas Tx	(214) 324-0111	0.34



Neighbors

11624 RUPLEY LN

Distance **0.01 Miles**

Owner Name : Kerns Larry M	Subdivision : Gaston Park
Sale Date : 05/29/2024	Recording Date : 06/10/2024
Total Value : \$209,560	Property Tax : \$4,666.29
Bed / Bath : 2 / 1	Lot Acres : 0.16
Land Use : Sfr	Living Area : 873
Stories : 1	APN : 00-00057-453-400-0000
Yr Blt / Eff Yr Blt : 1950 / 1950	

11634 RUPLEY LN

Distance **0.01 Miles**

Owner Name : Carris Emily	Subdivision : Gaston Park
Sale Date : 07/26/2018	Recording Date : 07/30/2018
Total Value : \$221,400	Sale Price : \$181,875
Bed / Bath : 3 / 1	Property Tax : \$4,929.94
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,007
Yr Blt / Eff Yr Blt : 1950 / 1950	APN : 00-00057-454-000-0000

11620 RUPLEY LN

Distance **0.02 Miles**

Owner Name : Corona Rodolfo	Subdivision : Gaston Park
Sale Date : 01/31/2001	Recording Date : 02/01/2001
Total Value : \$225,000	Sale Price : \$87,580.50
Bed / Bath : 3 / 1	Property Tax : \$5,010.10
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,300
Yr Blt / Eff Yr Blt : 1950 / 1950	APN : 00-00057-453-100-0000

11640 RUPLEY LN

Distance **0.02 Miles**

Owner Name : Delpho William D	Subdivision : Gaston Park
Sale Date : 09/01/2022	Recording Date : 09/06/2022
Total Value : \$301,450	Sale Price : \$157,000
Bed / Bath : 4 / 2	Property Tax : \$6,712.42
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,874
Yr Blt / Eff Yr Blt : 1950 / 1950	APN : 00-00057-454-300-0000



11709 FLAMINGO LN

Distance **0.03 Miles**

Owner Name : Hinojosa Alicia M	Subdivision : Gaston Park
Sale Date : 08/07/2002	Recording Date : 10/07/2002
Total Value : \$229,430	Sale Price : \$64,327.91
Bed / Bath : 2 / 1	Property Tax : \$5,108.74
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,088
Yr Blt / Eff Yr Blt : 1951 / 1951	APN : 00-00057-460-600-0000

11703 FLAMINGO LN

Distance **0.03 Miles**

Owner Name : Anderson Debra Z	Subdivision : Gaston Park
Sale Date : 12/22/2015	Recording Date : 01/08/2016
Total Value : \$225,000	Property Tax : \$5,010.10
Bed / Bath : 2 / 1	Lot Acres : 0.16
Land Use : Sfr	Living Area : 1,080
Stories : 1	APN : 00-00057-460-900-0000
Yr Blt / Eff Yr Blt : 1951 / 1951	

11629 RUPLEY LN

Distance **0.03 Miles**

Owner Name : Mcvay Melinda R	Subdivision : Gaston Park
Sale Date : 08/30/2024	Recording Date : 09/03/2024
Total Value : \$211,530	Sale Price : \$219,811.35
Bed / Bath : 2 / 1	Property Tax : \$4,710.16
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 864
Yr Blt / Eff Yr Blt : 1950 / 1950	APN : 00-00057-442-600-0000

11633 RUPLEY LN

Distance **0.03 Miles**

Owner Name : Guerra Ernest	Subdivision : Gaston Park
Sale Date : 01/26/2016	Recording Date : 01/27/2016
Total Value : \$226,000	Sale Price : \$115,150
Bed / Bath : 2 / 1	Property Tax : \$5,032.36
Land Use : Sfr	Lot Acres : 0.15
Stories : 1	Living Area : 1,080
Yr Blt / Eff Yr Blt : 1950 / 1950	APN : 00-00057-442-300-0000



Neighbors

11644 RUPLEY LN

Distance **0.03 Miles**

Owner Name : Castanon Pascual	Subdivision : Gaston Park
Sale Date : 07/31/2006	Recording Date : 08/11/2006
Total Value : \$224,500	Sale Price : \$82,792.50
Bed / Bath : 3 / 1	Property Tax : \$4,998.96
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,036
Yr Blt / Eff Yr Blt : 1950 / 1950	APN : 00-00057-454-600-0000

11639 RUPLEY LN

Distance **0.04 Miles**

Owner Name : Reszi Sfr Master Fund I Llc	Subdivision : Gaston Park
Sale Date : 03/07/2022	Recording Date : 03/09/2022
Total Value : \$243,070	Property Tax : \$5,412.46
Bed / Bath : 3 / 2	Lot Acres : 0.16
Land Use : Sfr	Living Area : 1,099
Stories : 1	APN : 00-00057-442-000-0000
Yr Blt / Eff Yr Blt : 1950 / 1960	

Demographics

Census Tract / block: 128.02 / 3 Year: 2020

Household

Population		Population by Age	
Count:	5,012	0 - 11	
Estimate Current Year:	5,012	12 - 17	
Estimate in 5 Years:	5,012	18 - 24	4.61%
Growth Last 5 Years:		25 - 64	62.71%
Growth Last 10 Years:		65 - 74	5.83%
		75+	
Household Size		Household Income	
Current Year:	2,146	0 - \$25,000	11.74%
Average Current Year:	2.34	\$25,000 - \$35,000	2.75%
Estimate in 5 Years:	2,146	\$35,000 - \$50,000	7.88%
Growth Last 5 Years:		\$50,000 - \$75,000	5.27%
Growth Last 10 Years:		\$75,000 - \$100,000	12.58%
Male Population:	50.52%	Above \$100,000	59.79%
Female Population:	49.48%	Average Household Income:	\$130,000
Married People:	60.25%		
Unmarried People:	39.75%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.83%	Below \$100,000:	4.16%
\$300 - \$799:	14%	\$100,000 - \$150,000:	9.77%
\$800 - \$1,999:	34.68%	\$150,000 - \$200,000:	4.85%
Over \$2,000:	49.5%	\$200,000 - \$300,000:	10.03%
Median Home Value:	\$385,500	\$300,000 - \$500,000:	48.74%
Unit Occupied Owner:	73.9%	Above \$500,000:	22.45%
Median Mortgage:	\$1,432		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	26.1%	1999 - 2000	
Median Gross Rent:	\$1,575	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	2.56%
\$750 - \$999	1.61%	1970 - 1979	6.9%
\$1000 and Over	98.39%	1900 - 1969	87.84%

Education

Enrollment			
Public Pre-Primary School:	0%	Not Enrolled in School:	79.69%
Private Pre-Primary School:	0.3%	Not A High School Graduate:	9.71%
Public School:	18.83%	Graduate Of High School:	12.53%
Private School:	1.48%	Attended Some College:	12.85%
Public College:	3.21%	College Graduate:	43.16%
Private College:	0.32%	Graduate Degree:	21.76%

Workforce

Occupation:			
Manager/Prof:	58.17%	Private Worker:	78.59%
Technical:		Government Worker:	3.05%
Sales:	12.12%	Self Employed Worker:	2.52%
Administrative:		Unpaid Family Worker:	5.6%
Private House Hold:		Farming:	6.35%
Service:	11.27%	Skilled:	
Protective Services:		Blue-Collar:	18.43%
Commute Time			
Less Than 15 Min:	10.42%		
15 min - 28 min:	53.59%		
30 min - 57 min:	33.24%		
Over 60 min:	2.75%		