

# real estate reports

## Subject Property

1207 Highland Dr  
Arlington  
TX 76010  
APN: 00063479

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Edith Garcia

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Subject Property : **1207 Highland Dr Arlington TX 76010**

## Owner Information

Foreclosure Status: **REO SALE**

Owner Name : **Aguayo R Homes Llc**  
Mailing Address : **2433 Texas Plume Rd, Cedar Hill TX 75104-4515 R023**  
Vesting Codes : **// Corporation**  
Owner Occupied **A**  
Indicator :

## Location Information

Legal Description : **Arlington Estates Addition Block 6 Lot 28**  
County : **Tarrant, Tx** Alternate APN : **890628**  
Census Tract / Block : **1221.00 / 5** Subdivision : **Arlington Estates Add**  
Legal Lot : **28** Map Reference : **83-Q / 2126-380**  
Legal Block : **6** School District : **Arlington Isd**  
Market Area : **84** Munic/Township : **Arlington**  
APN : **00063479**

## Last Market Sale Information

Recording/Sale Date : **07/21/2025 / 07/18/2025** Deed Type : **Warranty Deed**  
Document # : **225131720**  
Title Company : **92425**  
Seller Name : **Key Funding Solutions Llc**

## Prior Sale Information

Prior Rec/Sale Date : **01/31/2022 / 01/28/2022** Prior Deed Type : **Warranty Deed**  
Prior Sale Price : **\$206,250** Prior 1st Mtg Amt/Type : **\$165,000 / Conv**  
Prior Doc Number : **222027751**

## Property Characteristics

Gross Area : **1,394** Year Built / Eff : **1955** Heat Type : **Space**  
Living Area : **1,394** # of Stories : **1** Cooling Type : **Space**  
Above Grade : **1394** Foundation : **Slab** Porch Type : **Porch**  
Bedrooms : **3** Roof Material : **Composition Shingle** Floor Cover : **Hardwood**  
Bath(F/H) : **2**



# Property Detail

## Property Information

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Land Use : **Residential (nec)**      Lot Acres : **0.28**      Lot Size : **12,000**  
County Use : **Vacnt-platted-lot-res**

## Tax Information

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Total Value : <b>\$40,000</b>	Property Tax : <b>\$874.23</b>	CITY OF <b>\$239.92/.5998</b> ARLINGTON Tax / Rate :
Land Value : <b>\$40,000</b>	Tax Rate Area : <b>220</b>	ISD - ARLINGTON <b>\$441.40/1.1035</b> Tax / Rate :
Assessed Year : <b>2024</b>	Market Value : <b>\$40,000</b>	TARRANT COUNTY <b>\$73/.1825</b> HOSP DIST Tax / Rate :
Tax Year : <b>2024</b>	TARRANT COUNTY <b>\$75/.1875</b> Tax / Rate :	TARRANT COUNTY <b>\$44.91/.11228</b> COLLEGE DIST Tax / Rate :



# Comparables

## Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price				
Bldg/Living Area	1394	1340	1340	1340
Price Per Square Foot				
Year Built	1955	1955	1955	1955
Lot Size	12,000	4,650	4,650	4,650
Bedrooms	3	3	3	3
Bathrooms	2	1	1	1
Stories	1	1	1	1
Total Assessed Value	\$40,000	\$18,600	\$18,600	\$18,600
Distance From Subject	0	0.1	0.1	0.1

## Summary of Comparables

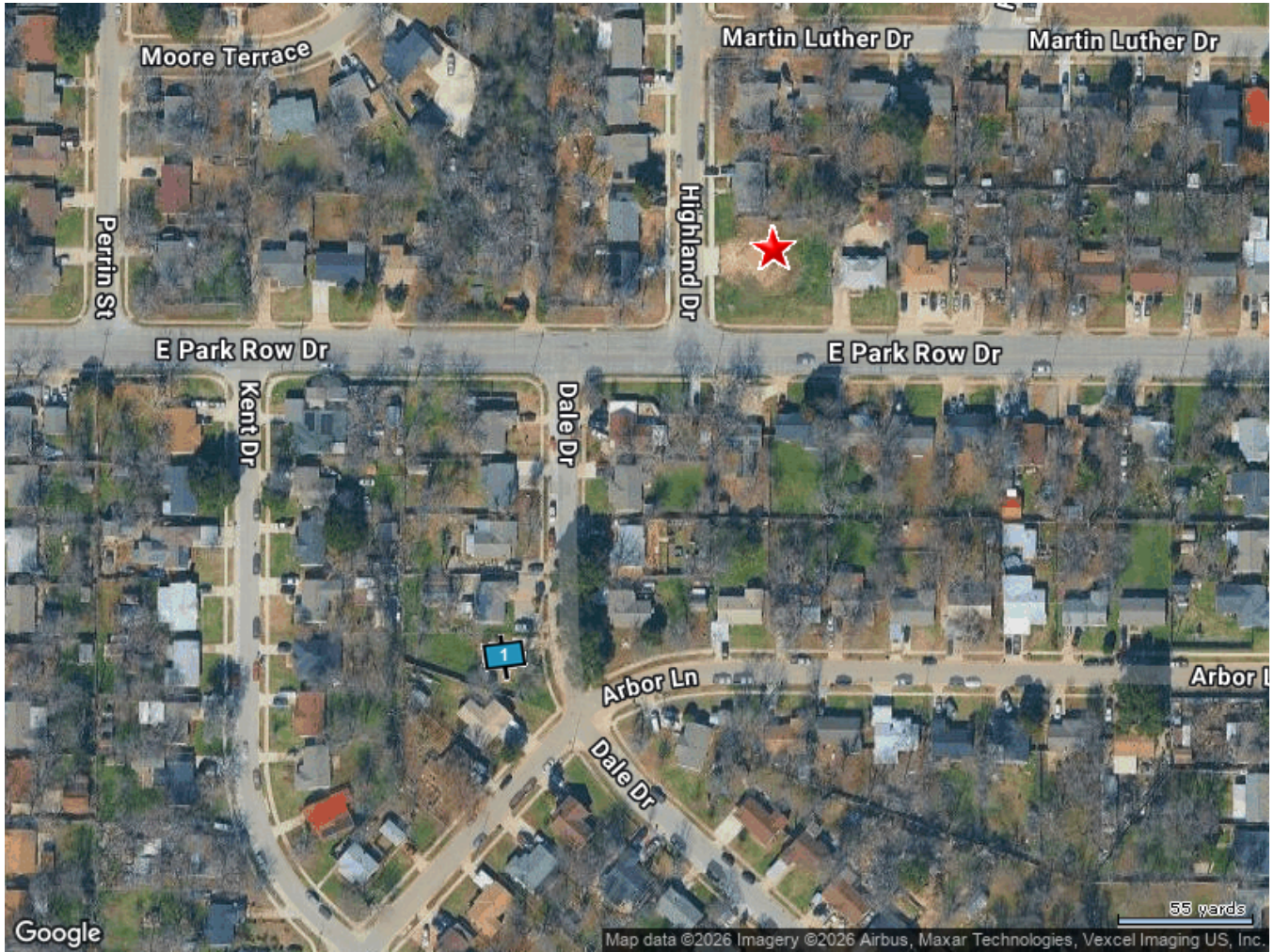
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1207 Highland Dr		40,000	07/21/2025	3	2	1,394	12,000	1955		
1	1508 Dale Dr		18,600	10/01/2025	3	1	1,340	4,650	1955	0.1	

**Distressed Sales =**



# Comparables

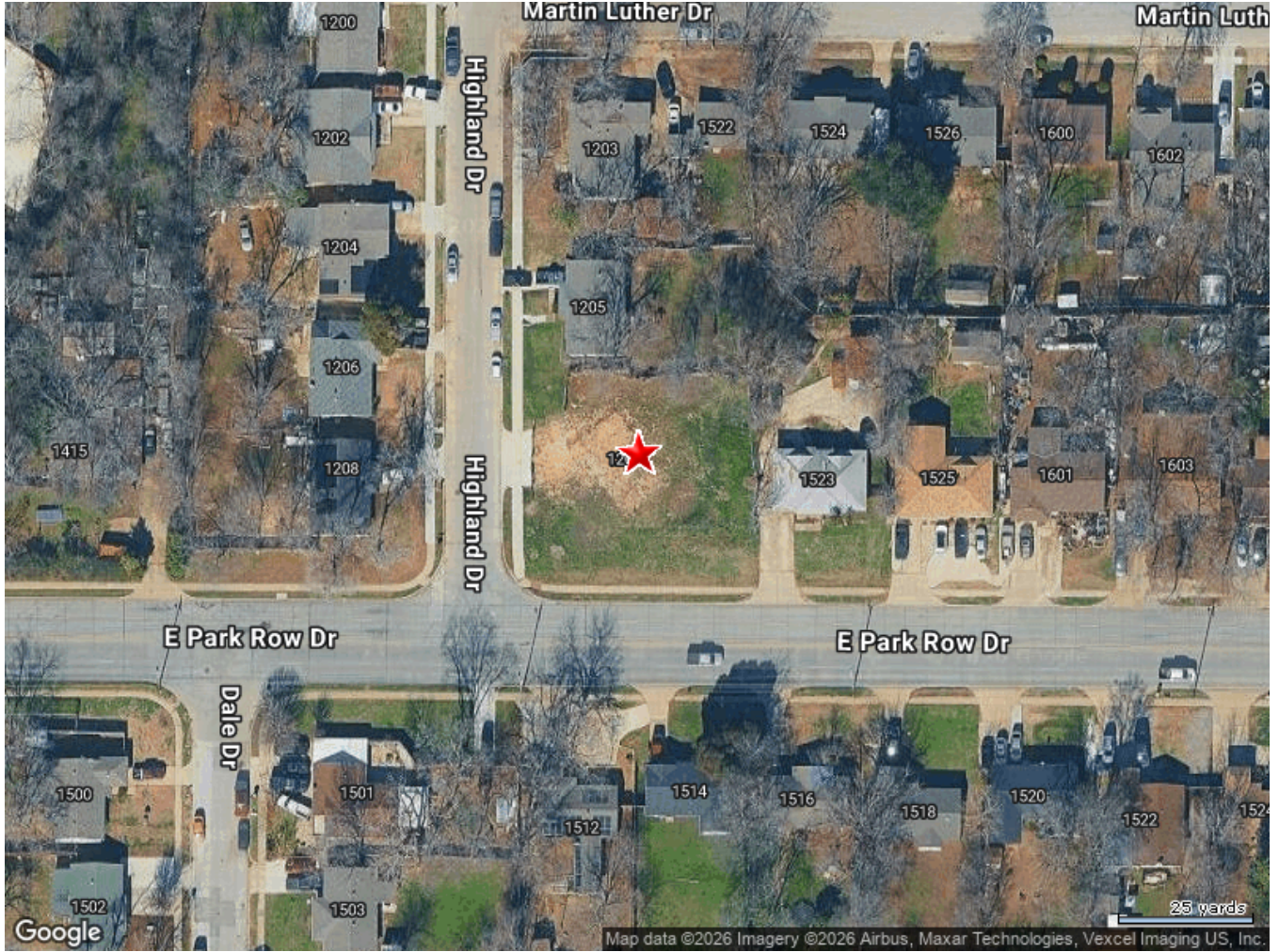
## Map





# Street Map

Subject Property : **1207 Highland Dr Arlington TX 76010**



# Assessor Map



# Transaction History

## Sales History

Rec. Date :	<b>07/21/2025</b>	<b>01/31/2022</b>	<b>10/13/2021</b>
Sale Date :	<b>07/18/2025</b>	<b>01/28/2022</b>	<b>10/11/2021</b>
Sale Price :		<b>\$206,250</b>	<b>\$122,000</b>
Rec.Doc.No :	<b>225131720</b>	<b>222027751</b>	<b>221298533</b>
Doc. Type :	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>FORECLOSURE DEED</b>
Sale Price Type :		<b>ESTIMATED</b>	
Buyer :	<b>Aguayo R Homes Llc</b>	<b>Key Lndg Solutions Llc</b>	<b>Trinity River Investments Llc</b>
Seller :	<b>Key Funding Solutions Llc</b>	<b>Trinity River Investments Llc</b>	<b>Nationstar Hecm Acquisition</b>
Title Company :	<b>92425</b>	<b>Providence Title</b>	<b>Attorney Only</b>
Other Doc No :			

## Mortgage History

### 1st Mortgage Details

Mtg. Date :	<b>01/31/2022</b>	<b>12/01/2009</b>	<b>12/01/2009</b>	<b>03/04/2002</b>
Mtg. Amt :	<b>\$165,000</b>	<b>\$1</b>	<b>\$108,000</b>	<b>\$42,400</b>
Mtg. Doc. No :	<b>222027752</b>	<b>209313759</b>	<b>209313758</b>	<b>202059747</b>
Doc. Type :	<b>DEED OF TRUST</b>	<b>EQUITY OR CREDIT LINE</b>	<b>EQUITY OR CREDIT LINE</b>	<b>DEED OF TRUST</b>
Loan Type :	<b>CONVENTIONAL</b>	<b>FHA</b>	<b>FHA</b>	<b>CONVENTIONAL</b>
Mtg. Rate Type :		<b>FIXED RATE LOAN</b>	<b>FIXED RATE LOAN</b>	<b>FIXED RATE LOAN</b>
Mtg. Term :				<b>10 Years</b>
Mtg. Rate :				
Lender :	<b>Easy Street Cap Invs Llc</b>	<b>Hud-housing/ urban Dev</b>	<b>Urban Fin'l Grp</b>	<b>New Century Mtg Corp</b>
Borrower 1 :	<b>Key Lndg Solutions Llc</b>	<b>Lewallen James W</b>	<b>Lewallen James W</b>	<b>Lewallen James W</b>
Borrower 2 :		<b>Lewallen Phyllis J</b>	<b>Lewallen Phyllis J</b>	<b>Lewallen Phyllis J</b>
Borrower 3 :				
Borrower 4 :				

## Foreclosure History

Doc Type :	<b>NOTICE OF SALE</b>	<b>APPOINT OF SUBSTITUTE TRUSTEE</b>
Recording Date :	<b>09/04/2021</b>	<b>12/02/2019</b>
Fore. Doc. No :		<b>219275596</b>
Orig Mtg Amt :	<b>\$108,000</b>	<b>\$108,000</b>
Orig Doc Date :	<b>10/30/2009</b>	<b>10/30/2009</b>
Lender Name :	<b>Champton Mtg Co</b>	<b>* Other Institutional Lenders</b>



Public Schools :

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**Elementary Schools**

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**Crow Leadership Academy**

Distance **0.49 Miles**

1201 Coke Dr Arlington TX 76010

Telephone : **(682) 867-1850**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **502**

Total Expenditure/Student :

**Rankin Elementary**

Distance **0.5 Miles**

1900 Oleander Dr Arlington TX 76010

Telephone : **(682) 867-2800**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **538**

Total Expenditure/Student :

**Berry Elementary**

Distance **0.74 Miles**

1800 Joyce St Arlington TX 76010

Telephone : **(682) 867-0850**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **657**

Total Expenditure/Student :



**Blanton Elementary**

Distance **0.85 Miles**

1900 S Collins St Arlington TX 76010

Telephone : **(682) 867-1000**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **469**

Total Expenditure/Student :

**Middle Schools**

**Carter J H**

Distance **0.83 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 :

**High Schools**

**Sam Houston High School**

Distance **1.38 Miles**

2000 Sam Houston Dr Arlington TX 76014

Telephone : **(682) 867-8200**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **3177**

Total Expenditure/Student :

Advanced Placement : **No**



**Arlington High School**

Distance **1.73 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)
Reynas Events	1600 New York Ave Arlington Tx	(214) 412-4761	0.35
Platinumiz Ent	1618 Daniel Dr Arlington Tx	(682) 216-1188	0.4
Smith Hugh Recreation Ctr	1815 New York Ave Arlington Tx	(817) 275-1351	0.61
Acme Rock Band Ltd. Co.	1717 Bradford Dr Arlington Tx	(817) 874-2033	0.64

### Banks / Financial

Name	Address	Telephone	Distance (Miles)
America Transfers Inc	1830 E Park Row Dr Arlington Tx	(800) 606-3334	0.3
Dandelion Payments, Inc.	1909 E Park Row Dr Arlington Tx	(817) 303-1392	0.43
American First National Bank	2200 New York Ave Arlington Tx	(817) 261-5585	0.87
Jpmorgan Chase Bank, National Association	1600 E Pioneer Pkwy Arlington Tx	(817) 548-4150	0.9

### Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Jack In The Box Inc.	1807 E Park Row Dr Arlington Tx	(817) 277-0782	0.23
Alfa & Omega 1405 Llc	1524 New York Ave Arlington Tx	(817) 987-1047	0.24
Mi Familia	1604 New York Ave Arlington Tx	(817) 635-1999	0.26
Meat & Greet Bbq Catering	1609 Tower Dr Arlington Tx	(817) 204-8170	0.32

### Health Care Services

Name	Address	Telephone	Distance (Miles)
David S Hunter Md	811 W Interstate 20 Arlington Tx	(817) 468-3393	0.17
All Orthodontics & Smiles Dental	1604 New York Ave Arlington Tx	(817) 635-0555	0.26
Hiren A. Patel, Dds, Pllc	1930 E Park Row Dr Arlington Tx	(817) 801-9500	0.5
Calab Lovers Lane House	1501 E Lovers Ln Arlington Tx	(817) 226-5553	0.51

### Hospitality

Name	Address	Telephone	Distance (Miles)
Viva Inn Inc	1904 E Pioneer Pkwy Arlington Tx	(817) 460-3993	0.88
New York Inn Inc	1904 E Pioneer Pkwy Arlington Tx	(817) 460-3993	0.88
Arlington Sapphire, Llc	1904 E Pioneer Pkwy Arlington Tx	(817) 460-3993	0.88
Dharmesh Patel	1904 E Pioneer Pkwy Arlington Tx	(817) 460-3993	0.88

### Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Iglesia Misionera Jesucristo Es El Senor	1701 Martin Luther Dr Arlington Tx	(817) 419-1046	0.13
Victory International Church, Inc.	1805 Everman Pkwy Arlington Tx	(817) 535-7091	0.16
The Anointed Rock Church	2221w E Arkansas Ln # 101 Arlington Tx	(817) 471-6891	0.17
Iglesia Antioquia	1700 New York Ave Arlington Tx	(817) 276-8276	0.41

### Personal Services

Name	Address	Telephone	Distance (Miles)
Bui, Phuong	1511 Regency Ct Apt 122 Arlington Tx	(817) 965-6901	0.95
Darden Alicia Abrin	401 S Collins St Arlington Tx	(817) 323-3517	0.99

### Shopping

Name	Address	Telephone	Distance (Miles)
Linkin Inc	1901 E Park Row Dr Arlington Tx	(817) 265-4686	0.37
Doris M Tiar	1815 Kent Dr Arlington Tx	(817) 275-2554	0.38
Family Dollar Stores, Llc	1401 New York Ave Ste 105 Arlington Tx	(817) 505-2546	0.41
Family Dollar Stores Of Texas, Llc	1401 New York Ave Ste 501 Arlington Tx	(817) 460-1419	0.41



# Neighbors

## 1525 E PARK ROW DR

Distance **0.03 Miles**

Owner Name : **Macias Carmen D**

Subdivision : **Arlington Estates Add**

Sale Date : **06/24/2003**

Recording Date : **12/09/2003**

Total Value : **\$224,772**

Sale Price : **\$23,938.67**

Bed / Bath : **3 / 2**

Property Tax : **\$3,050.90**

Land Use : **Sfr**

Lot Acres : **0.18**

Stories : **1**

Living Area : **1,344**

Yr Blt / Eff Yr Blt : **1955 /**

APN : **00063452**

## 1208 HIGHLAND DR

Distance **0.03 Miles**

Owner Name : **Pereyra Domingo**

Subdivision : **Arlington Estates Add**

Sale Date : **06/24/2014**

Recording Date : **06/26/2014**

Total Value : **\$200,811**

Sale Price : **\$90,000**

Bed / Bath : **3 / 1**

Property Tax : **\$4,327.44**

Land Use : **Sfr**

Lot Acres : **0.20**

Stories : **1**

Living Area : **1,008**

Yr Blt / Eff Yr Blt : **1955 /**

APN : **00062596**

## 1512 E PARK ROW DR

Distance **0.03 Miles**

Owner Name : **Menchaca Frank**

Subdivision : **Arlington Manor**

Sale Date : **10/19/2007**

Recording Date : **10/24/2007**

Total Value : **\$185,941**

Sale Price : **\$36,575**

Bed / Bath : **3 / 1**

Property Tax : **\$2,107.78**

Land Use : **Sfr**

Lot Acres : **0.18**

Stories : **1**

Living Area : **907**

Yr Blt / Eff Yr Blt : **1955 /**

APN : **00074314**

## 1206 HIGHLAND DR

Distance **0.03 Miles**

Owner Name : **Salinas Ma Ines Salazar**

Subdivision : **Arlington Estates Add**

Sale Date : **01/07/2021**

Recording Date : **01/11/2021**

Total Value : **\$261,912**

Sale Price : **\$217,125**

Bed / Bath : **3 / 2**

Property Tax : **\$5,724.30**

Land Use : **Sfr**

Lot Acres : **0.17**

Stories : **1**

Living Area : **1,256**

Yr Blt / Eff Yr Blt : **1955 /**

APN : **00062588**



**1204 HIGHLAND DR**

Distance **0.04 Miles**

Owner Name : <b>Bahena Anita B</b>	Subdivision : <b>Arlington Estates Add</b>
Sale Date : <b>05/06/2022</b>	Recording Date : <b>05/09/2022</b>
Total Value : <b>\$220,931</b>	Property Tax : <b>\$4,828.62</b>
Bed / Bath : <b>4 / 1</b>	Lot Acres : <b>0.17</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,295</b>
Stories : <b>1</b>	APN : <b>00062561</b>
Yr Blt / Eff Yr Blt : <b>1955 /</b>	

**1526 MARTIN LUTHER DR**

Distance **0.04 Miles**

Owner Name : <b>Koushan Michele</b>	Subdivision : <b>Arlington Estates Add</b>
Sale Date : <b>03/06/2006</b>	Recording Date : <b>03/13/2006</b>
Total Value : <b>\$210,000</b>	Sale Price : <b>\$85,120</b>
Bed / Bath : <b>3 / 1</b>	Property Tax : <b>\$2,870.55</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.18</b>
Stories : <b>1</b>	Living Area : <b>1,274</b>
Yr Blt / Eff Yr Blt : <b>1955 /</b>	APN : <b>00063193</b>

**1601 E PARK ROW DR**

Distance **0.04 Miles**

Owner Name : <b>Leon Albert Garcia</b>	Subdivision : <b>Arlington Estates Add</b>
Sale Date : <b>07/31/2006</b>	Recording Date : <b>08/04/2006</b>
Total Value : <b>\$193,232</b>	Sale Price : <b>\$79,002</b>
Bed / Bath : <b>3 / 1</b>	Property Tax : <b>\$4,223.25</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.18</b>
Stories : <b>1</b>	Living Area : <b>931</b>
Yr Blt / Eff Yr Blt : <b>1955 /</b>	APN : <b>00063444</b>

**1516 E PARK ROW DR**

Distance **0.04 Miles**

Owner Name : <b>Logan Shelly Marie</b>	Subdivision : <b>Arlington Manor</b>
Sale Date : <b>01/29/1998</b>	Recording Date : <b>02/04/1998</b>
Total Value : <b>\$184,654</b>	Sale Price : <b>\$40,275</b>
Bed / Bath : <b>3 / 1</b>	Property Tax : <b>\$2,097.46</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.18</b>
Stories : <b>1</b>	Living Area : <b>900</b>
Yr Blt / Eff Yr Blt : <b>1955 /</b>	APN : <b>00074292</b>



# Neighbors

## 1202 HIGHLAND DR

Distance **0.04 Miles**

Owner Name : <b>Ambriz Israel</b>	Subdivision : <b>Arlington Estates Add</b>
Sale Date : <b>08/26/2008</b>	Recording Date : <b>08/27/2008</b>
Total Value : <b>\$90,216</b>	Property Tax : <b>\$1,303.26</b>
Bed / Bath : <b>4 / 1</b>	Lot Acres : <b>0.17</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,176</b>
Stories : <b>1</b>	APN : <b>00062553</b>
Yr Blt / Eff Yr Blt : <b>1955 /</b>	

## 1600 MARTIN LUTHER DR

Distance **0.05 Miles**

Owner Name : <b>Leza Pedro</b>	Subdivision : <b>Arlington Estates Add</b>
Sale Date : <b>04/12/1999</b>	Recording Date : <b>04/19/1999</b>
Total Value : <b>\$119,896</b>	Sale Price : <b>\$54,995.51</b>
Bed / Bath : <b>3 / 1</b>	Property Tax : <b>\$2,370.61</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.18</b>
Stories : <b>1</b>	Living Area : <b>918</b>
Yr Blt / Eff Yr Blt : <b>1955 /</b>	APN : <b>00063207</b>

# Demographics

Census Tract / block: 1221.00 / 5 Year: 2020

## Household

Population		Population by Age	
Count:	6,637	0 - 11	
Estimate Current Year:	5,860	12 - 17	
Estimate in 5 Years:	3,561	18 - 24	10.79%
Growth Last 5 Years:	-3.68%	25 - 64	49.69%
Growth Last 10 Years:	-201.89%	65 - 74	8.24%
		75+	
Household Size		Household Income	
Current Year:	2,117	0 - \$25,000	10.72%
Average Current Year:	3.12	\$25,000 - \$35,000	11.48%
Estimate in 5 Years:	3,011	\$35,000 - \$50,000	23.67%
Growth Last 5 Years:	5.76%	\$50,000 - \$75,000	21.3%
Growth Last 10 Years:	3.71%	\$75,000 - \$100,000	18.28%
Male Population:	48.86%	Above \$100,000	14.55%
Female Population:	51.14%	Average Household Income:	\$54,074
Married People:	61.64%		
Unmarried People:	38.36%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	4.35%	Below \$100,000:	12.81%
\$300 - \$799:	38.36%	\$100,000 - \$150,000:	13.88%
\$800 - \$1,999:	49.78%	\$150,000 - \$200,000:	39.37%
Over \$2,000:	7.51%	\$200,000 - \$300,000:	28.14%
Median Home Value:	\$183,100	\$300,000 - \$500,000:	5.8%
Unit Occupied Owner:	74.87%	Above \$500,000:	0%
Median Mortgage:	\$1,058		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	25.13%	1999 - 2000	
Median Gross Rent:	\$1,589	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	9.69%
\$750 - \$999	6.17%	1970 - 1979	14.28%
\$1000 and Over	93.83%	1900 - 1969	74.11%

## Education

Enrollment			
Public Pre-Primary School:	0.13%	Not Enrolled in School:	71.48%
Private Pre-Primary School:	0%	Not A High School Graduate:	37.26%
Public School:	27.05%	Graduate Of High School:	40.02%
Private School:	1.47%	Attended Some College:	8.57%
Public College:	4.53%	College Graduate:	13.1%
Private College:	0.92%	Graduate Degree:	1.05%

## Workforce

Occupation:			
Manager/Prof:	17.99%	Private Worker:	83.55%
Technical:		Government Worker:	4.42%
Sales:	18.17%	Self Employed Worker:	0.55%
Administrative:		Unpaid Family Worker:	8.23%
Private House Hold:		Farming:	20.63%
Service:	27.78%	Skilled:	
Protective Services:		Blue-Collar:	36.07%

Commute Time	
Less Than 15 Min:	20.8%
15 min - 28 min:	26.05%
30 min - 57 min:	34.15%
Over 60 min:	19.01%