

real estate reports

Subject Property

2132 Hondo Ave
Dallas
TX 75219
APN: 00-00020-934-100-0100

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Aubrey Pearson

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Subject Property : **2132 Hondo Ave Dallas TX 75219**

Owner Information

Owner Name : **Scallion Tony Lynn**

Mailing Address : **2132 Hondo Ave, Dallas TX 75219-2413 C002**

Owner Occupied
Indicator :

Location Information

Legal Description : **Clifton Place 2 15/2268 N 25 Ft Lt 12 Acs 0.0861**

County : **Dallas, Tx**

Map Reference : **44-D**

Census Tract / Block : **4.01 / 2**

School District : **Dallas Isd**

Legal Lot : **12**

Munic/Township : **Dallas**

APN : **00-00020-934-100-0100**

Neighbor Code : **5DSD06**

Subdivision : **Clifton Place #2**

Owner Transfer Information

Recording/Sale Date : **Year /**

Property Characteristics

Gross Area : **3,144**

of Stories : **3**

Heat Type : **Central**

Living Area : **2,724**

Roof Type : **Flat**

Cooling Type : **Central**

Bedrooms : **4**

Foundation : **Slab**

Exterior wall : **Stucco**

Bath(F/H) : **4 / 1**

Roof Material : **Composition
Shingle**

Air Cond : **Central**

Year Built / Eff : **2022 / 2022**

Construction : **Frame**

Condition : **Excellent**

Property Information

Land Use : **Duplex**

Zoning : **Z239**

Lot Size : **3,851**

County Use : **Mfr - Duplexes**

Lot Acres : **0.09**

Lot Width/Depth : **25 X 150**



Property Detail

Tax Information

Total Value : \$769,400	Tax Year : 2025	DALLAS COUNTY \$1,658.06/.2155 Tax / Rate :
Land Value : \$200,000	Property Tax : \$17,132.31	DALLAS (CITY) \$5,376.57/.6988 Tax / Rate :
Improvement \$569,400 Value :	Tax Rate Area : DC	DALLAS ISD Tax / \$7,646.57/.99384 Rate :
Assessed Year : 2025	Homeowner Homestead Exemption :	PARKLAND \$1,631.13/.212 HOSPITAL Tax / Rate :
Improve % : 74%	Market Value : \$769,400	DALLAS CNTY \$819.99/.10658 COMMUNITY COLLEGE Tax / Rate :



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$708,938	\$708,938	\$708,938
Bldg/Living Area	2724	2394	2952	2611
Price Per Square Foot		\$285	\$285	\$285.17
Year Built	2022	1924	2023	1990
Lot Size	3,851	3,585	4,038	3,762
Bedrooms	4	3	3	3
Bathrooms	5	4	4	4
Stories	3	3	3	3
Total Assessed Value	\$769,400	\$392,640	\$1,026,000	\$721,260
Distance From Subject	0	0.24	0.92	0.49

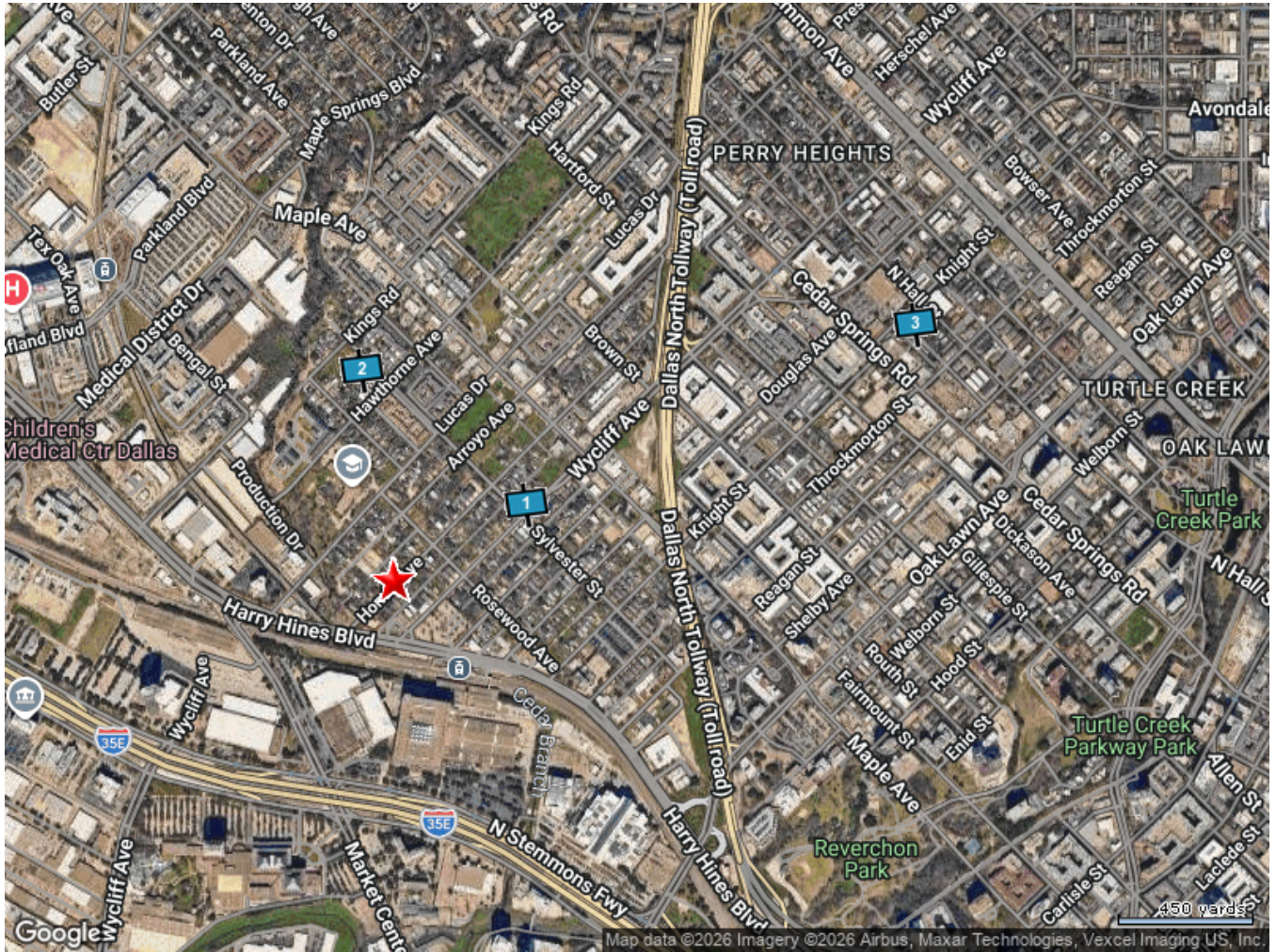
Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2132 Hondo Ave		769,400		4	5	2,724	3,851	2022		Z239
1	2346 Wycliff Ave		1,026,000	10/20/2025	3	4	2,952	3,585	2023	0.24	Z239
2	2313 Hawthorne Ave		745,140	07/22/2025	3	4	2,394	3,663	2023	0.33	Z239
3	4019 Roswell St	708,937.5	392,640	07/31/2025	3	4	2,486	4,038	1924	0.92	Z239

Distressed Sales =

Comparables

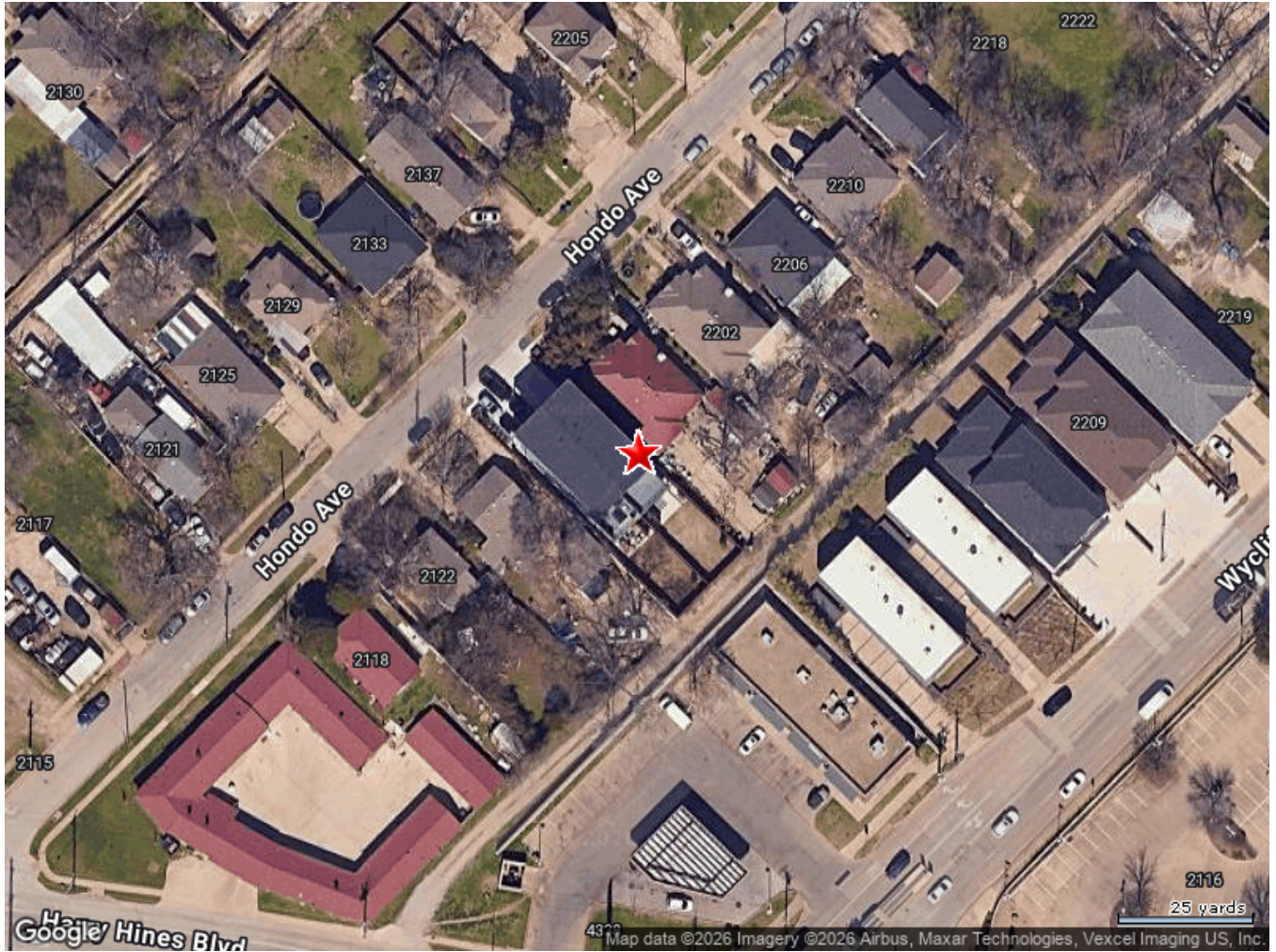
Map





Street Map

Subject Property : **2132 Hondo Ave Dallas TX 75219**



Mortgage History

1st Mortgage Details

Mtg. Date : **10/14/2025**
Mtg. Amt : **\$918,733**
Mtg. Doc. No : **215968**
Doc. Type : **MORTGAGE
MODIFICATION
AGREEMNT**
Loan Type : **CONVENTIONAL**
Mtg. Rate Type :
Mtg. Term : **40 Years**
Mtg. Rate : **7.25**
Lender : **Guild Mtg**
Borrower 1 : **Scallion Tony L**
Borrower 2 :
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Esperanza Medrano Elementary Distance 0.2 Miles

2221 Lucas Dr Dallas TX 75219

Telephone : (972) 794-3300

School District : Dallas Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 357

Total Expenditure/Student :

Personalized Learning Preparatory At Sam Houston Distance 0.77 Miles

2827 Throckmorton Ave Dallas TX 75219

Telephone : (972) 749-5800

School District : Dallas Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 5th

Kindergarten : Yes

School Enrollment :

Enrollment : 263

Total Expenditure/Student :

Montessori Academy At Onesimo Hernandez Elementary Distance 1.15 Miles

5555 Maple Ave Dallas TX 75235

Telephone : (972) 925-2700

School District : Dallas Independent School District (isd)

Lowest Grade : Pre-K

Highest Grade : 7th

Kindergarten : Yes

School Enrollment :

Enrollment : 353

Total Expenditure/Student :



Callier Center Pre-school Deaf (0-5)

Distance **1.32 Miles**

1966 Inwood Rd Dallas TX 75235

Telephone : **(972) 982-1036**

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

Lowest Grade : **Pre-K**

Highest Grade : **Pre-K**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **59**

Total Expenditure/Student :

Middle Schools

Dallas Hybrid Preparatory At Stephen J Hay

Distance **1.37 Miles**

3801 Herschel Ave Dallas TX 75219

Telephone : **(972) 925-3700**

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

Lowest Grade : **3rd**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **148**

Total Expenditure/Student :

Thomas J Rusk Middle

Distance **1.38 Miles**

2929 Inwood Rd Dallas TX 75235

Telephone : **(972) 925-2000**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **378**

Total Expenditure/Student :



William B Travis Vanguard Academy Of Academically Tag

Distance **1.43 Miles**

3001 Mckinney Ave Dallas TX 75204

Telephone : **(972) 794-7500**

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

Lowest Grade : **4th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **501**

Total Expenditure/Student :

High Schools

North Dallas High School

Distance **1.79 Miles**

3120 N Haskell Ave Dallas TX 75204

Telephone : **(972) 925-1500**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **1276**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Ct Design Gallery Llc	2050 N Stemmons Fwy Unit Dallas Tx	(214) 741-4305	0.2
Gorrod Gallery, Inc.	2050 N Stemmons Fwy Unit Dallas Tx	(214) 752-4099	0.2
Martys Live	4207 Maple Ave Dallas Tx	(214) 599-2151	0.43
Fossil Gate Farms, Llc	2363 Reagan St Dallas Tx	(940) 240-8071	0.47

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Cash Your Gold & More	2050 N Stemmons Fwy Dallas Tx	(214) 238-3657	0.2
Populus Financial Group, Inc.	4346 Maple Ave Dallas Tx	(214) 521-4245	0.4
Maplemark Bank	4143 Maple Ave Ste 100 Dallas Tx	(866) 698-5760	0.55
Brenham Capital Management, L.p.	3963 Maple Ave Ste 200 Dallas Tx	(214) 451-6595	0.56

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
The Arc Draffhouse	4246 Harry Hines Blvd Dallas Tx	(469) 399-0437	0.14
Spiros Inc	4434 Harry Hines Blvd Dallas Tx	(214) 521-0992	0.16
La Onda De Dallas	4234 Harry Hines Blvd Ste Dallas Tx	(214) 918-1654	0.18
Levy Premium Foodservice Llc	2100 N Stemmons Fwy Dallas Tx	(214) 746-3651	0.19

Health Care Services

Name	Address	Telephone	Distance (Miles)
Qbd Wellness Llc	2050 N Stemmons Fwy Ste 7 Dallas Tx	(214) 634-9126	0.2
Aleshia C. Edwards, Crna, P.c.	2268 Alterbrook Ln Dallas Tx	(706) 825-7200	0.28
Comfort Care Hospice, Llc	4100 Harry Hines Blvd Ste Dallas Tx	(214) 954-7285	0.33
Caplan Home Care, Llc	4305 Maple Ave Ste B Dallas Tx	(214) 363-3400	0.37

Hospitality

Name	Address	Telephone	Distance (Miles)
The Living Inn	4354 Harry Hines Blvd Dallas Tx	(214) 443-9474	0.05



Local Business

Route 66 Inc	2050 N Stemmons Fwy Ste 1 Dallas Tx	(214) 549-8195	0.2
Market Center Dfw Hotel, Llc	4500 Harry Hines Blvd Dallas Tx	(214) 219-3333	0.21
Dallas Suites, Llc	2101 N Stemmons Fwy Dallas Tx	(214) 747-3000	0.39

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Ebenezer Iglesia Bautista	4231 Maple Ave Dallas Tx	(214) 252-9347	0.39
One Voice Student Missions	1350 Manufacturing St Ste Dallas Tx	(425) 445-0804	0.58
Upper Room Dallas	1350 Manufacturing St Ste Dallas Tx	(972) 590-8555	0.58
Upper Room Global, Inc.	1350 Manufacturing St Ste Dallas Tx	(214) 454-7127	0.58

Personal Services

Name	Address	Telephone	Distance (Miles)
Performance Gx	4238 Maple Ave Dallas Tx	(214) 306-5964	0.43
V-spa	2201 N Stemmons Fwy Dallas Tx	(214) 761-7800	0.46
Jamc Fit Llc	4210 Fairmount St Apt 309 Dallas Tx	(469) 694-2434	0.52
Hunger In The Wild Llc	1350 Manufacturing St Dallas Tx	(682) 558-3165	0.58

Shopping

Name	Address	Telephone	Distance (Miles)
Wtc Sundries Shop	2050 N Stemmons Fwy Unit Dallas Tx	(214) 752-6212	0.2
Rasikmani Corporation	2050 N Stemmons Fwy Unit Dallas Tx	(214) 752-6212	0.2
Binswanger Enterprises, Llc	4222 Harry Hines Blvd Dallas Tx	(214) 520-6583	0.23
7-eleven	4331 Maple Ave Dallas Tx	(214) 520-6158	0.36



2130 HONDO AVE

Distance **0 Miles**

Owner Name : Scallion Tony L	Subdivision : Clifton Place 02
Sale Date : 03/07/2024	Recording Date : 03/08/2024
Total Value : \$769,400	Sale Price : \$1,017,500
Bed / Bath : 4 / 5	Property Tax : \$17,132.31
Land Use : Duplex	Lot Acres : 0.09
Stories : 3	Living Area : 2,724
Yr Blt / Eff Yr Blt : 2022 / 2022	APN : 00-00020-934-100-0000

2134 HONDO AVE

Distance **0.01 Miles**

Owner Name : Reyes Maria Alejandra	Subdivision : Clifton Place 02
Sale Date : 11/16/2004	Recording Date : 11/22/2004
Total Value : \$548,870	Sale Price : \$10,108
Bed / Bath : 3 / 2	Property Tax : \$12,221.74
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 1,603
Yr Blt / Eff Yr Blt : 2004 / 2004	APN : 00-00020-933-800-0000

2126 HONDO AVE

Distance **0.01 Miles**

Owner Name : Mercado Salvador Sanchez	Subdivision : Clifton Place 02
Sale Date : 09/09/2013	Recording Date : 09/17/2013
Total Value : \$429,770	Property Tax : \$9,569.73
Bed / Bath : 2 / 1	Lot Acres : 0.19
Land Use : Sfr	Living Area : 1,042
Stories : 1	APN : 00-00020-934-400-0000
Yr Blt / Eff Yr Blt : 1932 / 1932	

2202 HONDO AVE

Distance **0.02 Miles**

Owner Name : Hernandez Juan Carlos	Subdivision : Clifton Place 02
Sale Date : 11/16/2004	Recording Date : 11/22/2004
Total Value : \$539,660	Sale Price : \$47,880
Bed / Bath : 3 / 2	Property Tax : \$12,016.66
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 1,540
Yr Blt / Eff Yr Blt : 2004 / 2004	APN : 00-00020-933-500-0000



Neighbors

2129 WYCLIFF AVE

Distance **0.02 Miles**

Owner Name : Brizzi Antonino Li	Subdivision : Clifton Place 2 Add
Sale Date : 10/12/2015	Recording Date : 10/13/2015
Total Value : \$555,000	Sale Price : \$396,000
Bed / Bath : 2 / 2	Property Tax : \$12,358.24
Land Use : Duplex	Lot Acres : 0.07
Stories : 2	Living Area : 1,218
Yr Blt / Eff Yr Blt : 2014 / 2014	APN : 00-00020-936-200-0000

2206 HONDO AVE

Distance **0.03 Miles**

Owner Name : Suarez Alejandro	Subdivision : Clifton Place 02
Sale Date : 10/29/2025	Recording Date : 10/29/2025
Total Value : \$517,620	Property Tax : \$11,525.90
Bed / Bath : 3 / 2	Lot Acres : 0.18
Land Use : Sfr	Living Area : 1,426
Stories : 1	APN : 00-00020-933-200-0000
Yr Blt / Eff Yr Blt : 2001 / 2001	

4340 HARRY HINES BLVD

Distance **0.04 Miles**

Owner Name : Skl Investment Co Ltd	Subdivision : S K Lee
Sale Date : 11/20/1998	Recording Date : 03/12/1999
Total Value : \$1,258,320	Property Tax : \$28,019.14
Land Use : Food Stores	Lot Acres : 0.56
Stories : 1	Living Area : 4,070
Yr Blt / Eff Yr Blt : 2001 /	APN : 00-22680-015-21A-0000

2210 HONDO AVE

Distance **0.04 Miles**

Owner Name : J C Leasing Llp	Recording Date : 08/07/2008
Sale Date : 07/01/2008	Sale Price : \$50,593
Total Value : \$455,000	Property Tax : \$10,131.53
Bed / Bath : 3 / 2	Lot Acres : 0.19
Land Use : Sfr	Living Area : 1,317
Stories : 1	APN : 00-00020-932-900-0000
Yr Blt / Eff Yr Blt : 2003 / 2003	



Neighbors

2127 WYCLIFF AVE

Distance **0.04 Miles**

Owner Name : Terlingo John Gerard Jr	Subdivision : Clifton Place #2 Add
Total Value : \$608,540	Property Tax : \$13,550.42
Bed / Bath : 2 / 2	Lot Acres : 0.08
Land Use : Duplex	Living Area : 1,218
Stories : 2	APN : 00-00020-936-200-0100
Yr Blt / Eff Yr Blt : 2014 / 2014	

4354 HARRY HINES BLVD

Distance **0.04 Miles**

Owner Name : Smr Family li	Subdivision : Clifton Place 02
Sale Date : 10/23/2002	Recording Date : 01/14/2003
Total Value : \$696,960	Property Tax : \$15,519.28
Land Use : Motel	Lot Acres : 0.51
Stories : 1	Living Area : 5,676
Yr Blt / Eff Yr Blt : 1950 /	APN : 00-00020-935-000-0000

Demographics

Census Tract / block: 4.01 / 2 Year: 2020

Household

Population		Population by Age	
Count:	4,666	0 - 11	
Estimate Current Year:	3,899	12 - 17	
Estimate in 5 Years:	1,901	18 - 24	9.92%
Growth Last 5 Years:	-31.4%	25 - 64	68.17%
Growth Last 10 Years:	-52.93%	65 - 74	8.38%
		75+	
Household Size		Household Income	
Current Year:	2,101	0 - \$25,000	18.23%
Average Current Year:	1.92	\$25,000 - \$35,000	4.43%
Estimate in 5 Years:	3,146	\$35,000 - \$50,000	18.51%
Growth Last 5 Years:	16.94%	\$50,000 - \$75,000	25.37%
Growth Last 10 Years:	31.14%	\$75,000 - \$100,000	6.52%
Male Population:	56.15%	Above \$100,000	26.94%
Female Population:	43.85%	Average Household Income:	\$58,232
Married People:	34.07%		
Unmarried People:	65.93%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	7.1%
\$300 - \$799:	23.5%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	34.97%	\$150,000 - \$200,000:	0%
Over \$2,000:	41.53%	\$200,000 - \$300,000:	50.27%
Median Home Value:	\$285,600	\$300,000 - \$500,000:	35.52%
Unit Occupied Owner:	8.71%	Above \$500,000:	7.1%
Median Mortgage:	\$1,502		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	91.29%	1999 - 2000	
Median Gross Rent:	\$1,649	1995 - 1998	
Less Than \$499	0.73%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	7.75%
\$750 - \$999	4.9%	1970 - 1979	11.49%
\$1000 and Over	94.37%	1900 - 1969	12.07%

Education

Enrollment			
Public Pre-Primary School:	0.51%	Not Enrolled in School:	72.47%
Private Pre-Primary School:	0%	Not A High School Graduate:	20.94%
Public School:	22.36%	Graduate Of High School:	17.36%
Private School:	5.16%	Attended Some College:	18.36%
Public College:	13.2%	College Graduate:	28.21%
Private College:	4.96%	Graduate Degree:	15.12%

Workforce

Occupation:			
Manager/Prof:	34.59%	Private Worker:	69.35%
Technical:		Government Worker:	11.9%
Sales:	17.76%	Self Employed Worker:	1.62%
Administrative:		Unpaid Family Worker:	1.76%
Private House Hold:		Farming:	9.64%
Service:	26.41%	Skilled:	
Protective Services:		Blue-Collar:	21.24%

Commute Time	
Less Than 15 Min:	40.32%
15 min - 28 min:	37.84%
30 min - 57 min:	20.1%
Over 60 min:	1.74%