

real estate reports

Subject Property

2505 Cedar Creek Dr
Melissa
TX 75454
APN: R-12688-00E-0100-1

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Data Provided By: Rolando Lopez

Kenya Adams

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Subject Property : **2505 Cedar Creek Dr Melissa TX 75454**

Owner Information

Owner Name : **Oneal Malaika**

Mailing Address : **2505 Cedar Creek Dr, Melissa TX 75454-9835 R006**

Owner Occupied
Indicator :

Location Information

Legal Description : **Legacy Ranch Phase 2 (cml), Blk E, Lot 10**

County : **Collin, Tx**

Alternate APN : **2859169**

Census Tract / Block : **302.06 / 2**

Subdivision : **Legacy Ranch Ph 2**

Legal Lot : **10**

School District : **Melissa Isd**

Legal Block : **E**

Munic/Township : **Melissa**

APN : **R-12688-00E-0100-1**

Neighbor Code : **N12308**

Last Market Sale Information

Recording/Sale Date : **05/24/2023 / 05/23/2023**

1st Mtg Amount/Type : **\$624,680 / Cnv**

Sale Price : **\$780,850**

1st Mtg Document # : **56657**

Sale Type : **Estimated**

1st Mtg Term : **30**

Document # : **56656**

Price Per SqFt : **\$226.73**

Deed Type : **Special Warranty Deed**

Title Company : **Simplifile Lc E-recording**

Seller Name : **Bloomfield Homes Lp**

Property Characteristics

Gross Area : **4,109**

of Stories : **2**

Cooling Type : **Central**

Living Area : **3,444**

Parking Type : **Attached
Garage**

Exterior wall : **Brick**

Total Rooms : **9**

Garage Area : **450**

Interior Wall : **Drywall**

Bedrooms : **5**

Foundation : **Slab**

Porch Type : **Covered Porch**

Bath(F/H) : **2 / 1**

Construction : **Wood**

Air Cond : **Central**

Fireplace : **Y / 1**

Heat Type : **Central**

Floor Cover : **Carpet**

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



Property Detail

Property Information

Land Use : **Sfr**

Lot Acres : **0.18**

State Use : **Residential
Single Family**

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

Lot Size : **7,797**

Tax Information

Total Value : **\$617,394**

Tax Year : **2025**

MELISSA CITY Tax / **\$2,803.68/.45412**
Rate :

Land Value : **\$155,000**

Property Tax : **\$11,787.16**

COLLIN COUNTY **\$922.03/.14934**
Tax / Rate :

Improvement **\$462,394**
Value :

Tax Rate Area : **GCN**

COLLIN CO **\$501.45/.08122**
COMMUNITY
COLLEGE Tax /
Rate :

Assessed Year : **2025**

Homeowner **Homestead**
Exemption :

MELISSA ISD Tax / **\$7,559.99/1.2245**
Rate :

Improve % : **75%**

Market Value : **\$617,394**

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$780,850	\$253,750	\$1,000,000	\$615,483
Bldg/Living Area	3444	2928	3854	3246
Price Per Square Foot	\$226.73	\$74	\$325	\$189.87
Year Built	2022	1985	2024	2014
Lot Size	7,797	5,265	163,215	27,716
Bedrooms	5	3	7	4
Bathrooms	3	2	5	3
Stories	2	1	2	2
Total Assessed Value	\$617,394	\$240,279	\$723,611	\$490,314
Distance From Subject	0	0.07	0.87	0.4

Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	2505 Cedar Creek Dr	780,850	617,394	05/24/2023	5	3	3,444	7,797	2022		
1	807 Ridgehurst Rd	699,437.5	621,183	06/05/2025	5	3	3,422	8,843	2023	0.07	
2	811 Ridgehurst Rd		627,624	07/23/2025	5	3	3,457	8,712	2023	0.09	
3	814 Dove Haven Ln	711,312.5	581,168	05/29/2025	4	3	3,256	7,187	2022	0.1	
4	2409 Gentle Knoll Dr	765,937.5	293,287	09/11/2025	4	4	3,854	7,971	2024	0.18	PD
5	1003 Ridgehurst Rd	580,117.86	240,279	09/05/2025	4	4	3,021	8,320	2024	0.21	PD
6	1005 Ridgehurst Rd	525,000	255,134	04/30/2025	4	4	3,429	8,320	2024	0.22	PD
7	2304 Vista Ridge Rd		586,908	09/24/2025	4	3	3,296	6,752	2021	0.24	
8	1101 Hickory Chase Ln	293,558.75	476,539	05/30/2025	4	2	3,296	7,187	2024	0.31	PD
9	2304 River Trl	734,896.25	467,111	08/25/2025	4	4	3,613	6,621	2024	0.34	
10	2417 Pheasant Run		427,557	01/30/2026	3	3	2,929	10,223	2003	0.34	
11	291 Big Bear Dr	450,000	419,429	06/27/2025	3	3	2,938	6,363	2005	0.36	



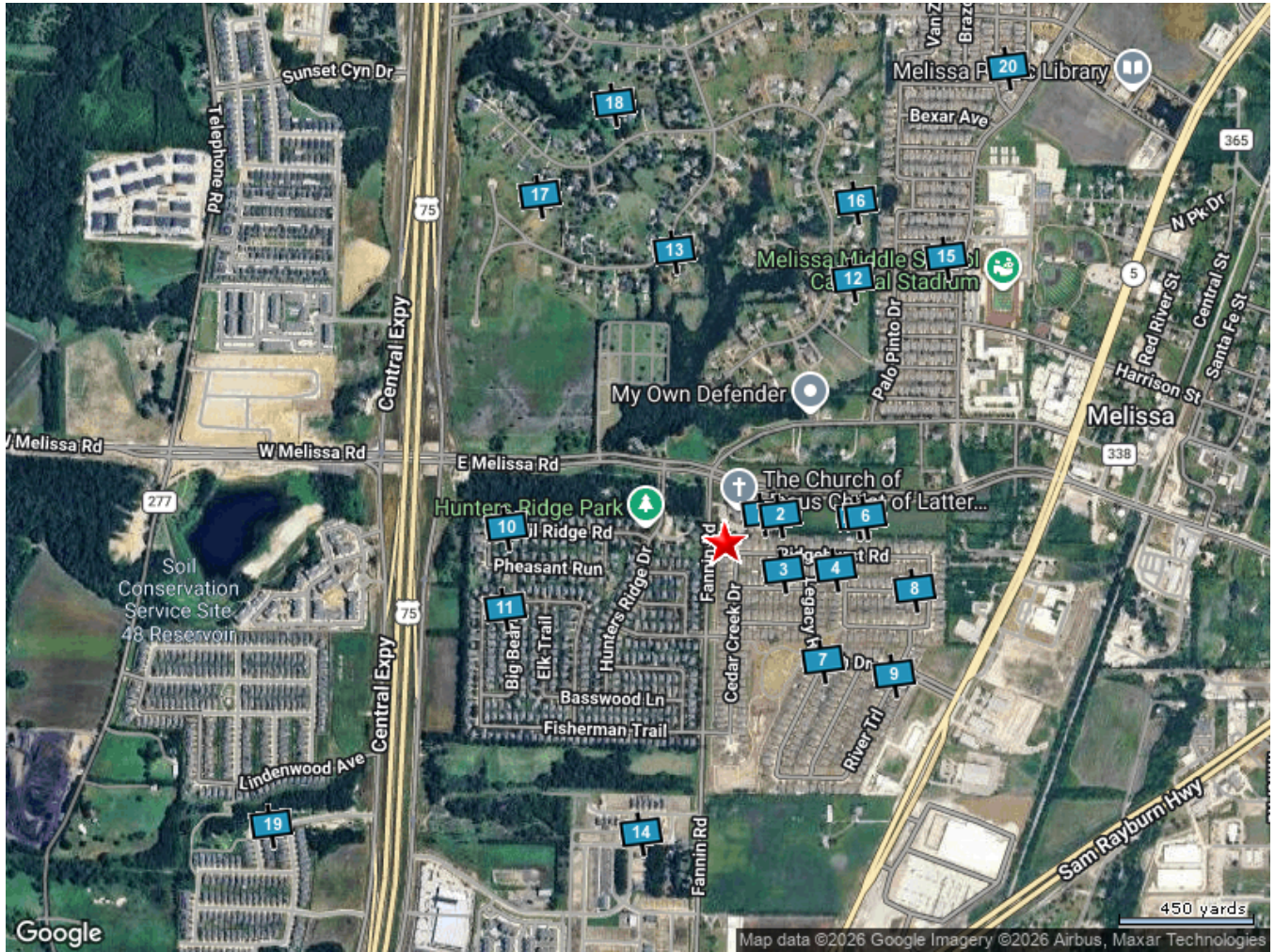
Comparables

12	33 Meadowcreek Dr	715,000	723,611	06/25/2025	4	3	3,159	80,429	1997	0.46	
13	43 Country Ridge Rd	1,000,000	708,948	03/05/2025	4	2	3,076	163,215	1986	0.46	
14	530 Willow Grove Way	693,812.5	365,706	03/18/2025	4	3	3,182	6,316	2024	0.48	AG
15	1115 Gaines Rd		424,688	06/10/2025	4	3	2,928	5,265	2012	0.56	
16	27 Meadowcreek Dr		702,354	04/03/2025	5	4	3,601	72,728	1985	0.57	
17	92 Country Ridge Ct	253,750	249,879	10/27/2025	7	5	3,433	51,009	2024	0.61	RESI
18	8 Brookhollow Cir	715,000	681,322	06/24/2025	4	4	2,993	75,520	1999	0.71	
19	1904 Boulder Creek Trl		499,766	10/06/2025	4	4	3,112	5,750	2021	0.84	PD
20	3302 Founders Way	478,937.5	453,779	09/30/2025	4	3	2,928	7,597	2014	0.87	

Distressed Sales =

Comparables

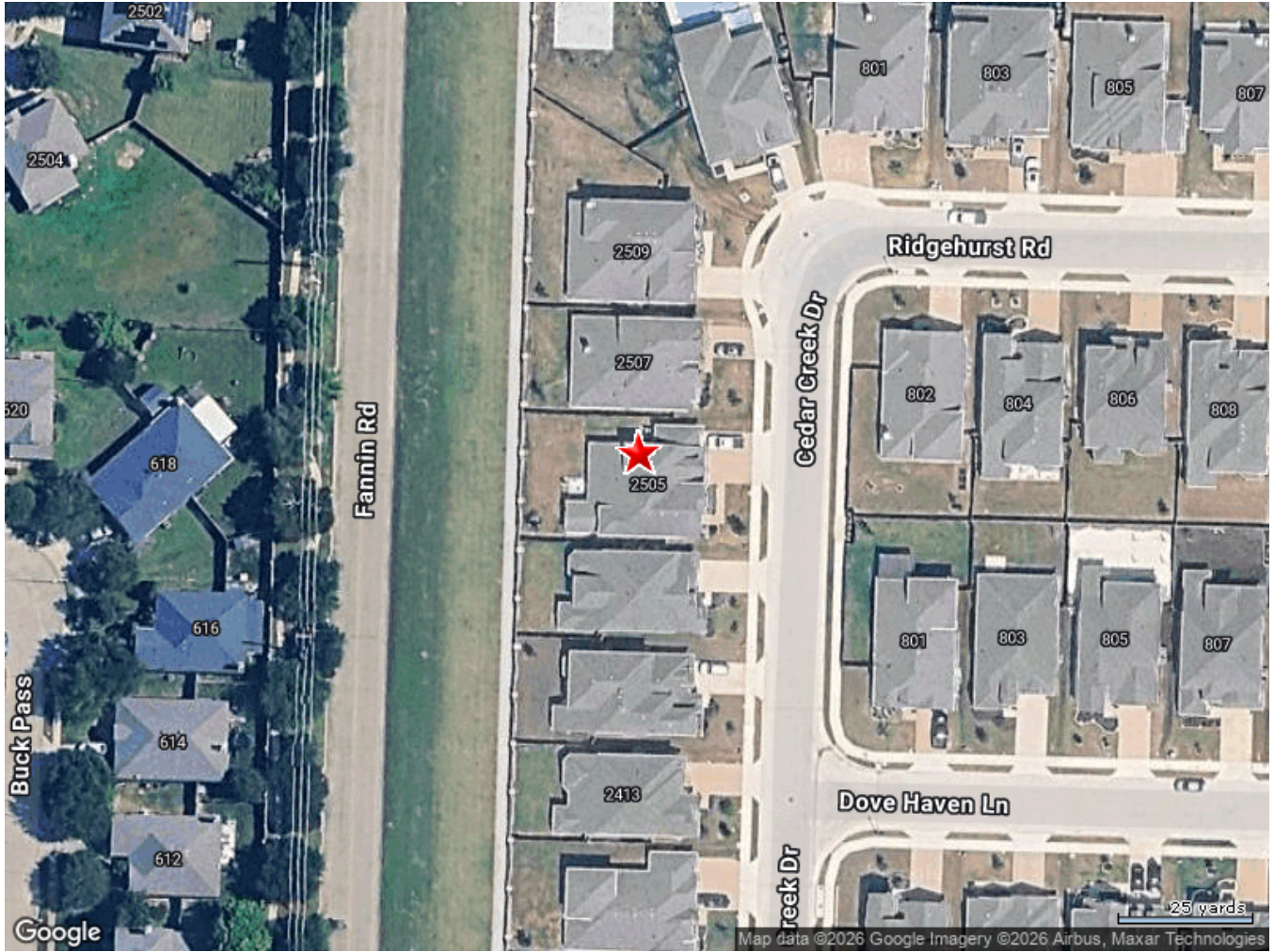
Map





Street Map

Subject Property : **2505 Cedar Creek Dr Melissa TX 75454**



Sales History

Rec. Date : **05/24/2023**
Sale Date : **05/23/2023**
Sale Price : **\$780,850**
Rec.Doc.No : **56656**
Doc. Type : **SPECIAL
WARRANTY
DEED**
Sale Price Type : **ESTIMATED**
Buyer : **Oneal Malaika**
Seller : **Bloomfield
Homes Lp**
Title Company : **Simplifile Lc E-
recording**
Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date : **05/24/2023**
Mtg. Amt : **\$624,680**
Mtg. Doc. No : **56657**
Doc. Type : **DEED OF TRUST**
Loan Type : **CONVENTIONAL**
Mtg. Rate Type :
Mtg. Term : **30 Years**
Mtg. Rate :
Lender : **Amsw Lndg**
Borrower 1 : **Oneal Malaika**
Borrower 2 :
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Melissa Ridge Education Center Distance **0.49 Miles**

3233 W Fannin Rd Melissa TX 75454

Telephone : **(972) 837-4387**

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

Lowest Grade : **Pre-K**

Highest Grade : **Pre-K**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **240**

Total Expenditure/Student :

Sumeer Elememtery Distance **0.77 Miles**

1910 Greer Way Melissa TX 75454

Telephone : **(214) 386-2800**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **797**

Total Expenditure/Student :

Harry Mckillop Elementary Distance **1.57 Miles**

3509 Liberty Way Melissa TX 75454

Telephone : **(972) 837-2632**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **944**

Total Expenditure/Student :



Willow Wood Elementary

Distance **1.94 Miles**

5780 Parkdale Dr Mckinney TX 75071

Telephone : **(972) 837-2411**

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

Lowest Grade : **K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **694**

Total Expenditure/Student :

Middle Schools

Melissa Middle

Distance **0.73 Miles**

3150 Cardinal Dr Melissa TX 75454

Telephone : **(972) 837-4355**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **1472**

Total Expenditure/Student :



Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Elite Usa	280 Big Bear Dr Melissa Tx	(817) 919-5119	0.36

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Ck Catering & Personal Chef	516 Teal Ln Melissa Tx	(760) 985-9504	0.19
Mi-primo.com Llc	2413 Pheasant Run Melissa Tx	(214) 307-3111	0.32
The Valley Coffee Shop Llc	2405 Mckinney St Melissa Tx	(469) 432-5053	0.42
San Marcos Mexican Grill Llc	3330 Fannin Rd Melissa Tx	(972) 837-4100	0.57

Health Care Services

Name	Address	Telephone	Distance (Miles)
Willow Hospice Llc	202 Fisherman Trl Melissa Tx	(469) 667-4787	0.47
Rockstar Nursing	1108 Gaines Rd Melissa Tx	(214) 548-6872	0.57
Dmd Tae Kwon Do Llc	3105 Palo Pinto Dr Melissa Tx	(214) 774-4957	0.59
Honey Cheruiyot, Md. Pllc	3107 Palo Pinto Dr Melissa Tx	(469) 617-3387	0.6

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Leslie Church	38 Meadowcreek Dr Melissa Tx	(214) 405-1819	0.39
Ceo Church	1111 Gaines Rd Melissa Tx	(336) 693-3799	0.55
First Baptist Church Of Melissa, Texas	2101 E Melissa Rd Melissa Tx	(972) 837-2022	1.0

Shopping

Name	Address	Telephone	Distance (Miles)
Irriscapeone	209 Fisherman Trl Melissa Tx	(972) 832-2301	0.42
Complicated Stylez L.l.c.	1800 E Melissa Rd Melissa Tx	(469) 516-3130	0.8
Herbs & More	3 Trailridge Dr Melissa Tx	(972) 838-2642	0.86
Finer Finishes	9 Country Ridge Rd Melissa Tx	(214) 548-6794	0.91



Neighbors

2502 DEER RUN CT

Distance **0.05 Miles**

Owner Name : Aldredge Ryan	Subdivision : Hunters Ridge Ph 1
Sale Date : 04/25/2013	Recording Date : 05/01/2013
Total Value : \$401,235	Sale Price : \$134,871.36
Bed / Bath : 4 / 3	Property Tax : \$7,660.29
Land Use : Sfr	Lot Acres : 0.35
Stories : 2	Living Area : 3,066
Yr Blt / Eff Yr Blt : 2005 / 2010	APN : R-4986-00A-0040-1

805 RIDGEHURST RD

Distance **0.06 Miles**

Owner Name : Carroll Christopher Thomas	Subdivision : Legacy Ranch Ph 2
Sale Date : 05/26/2023	Recording Date : 05/26/2023
Total Value : \$617,762	Sale Price : \$493,595
Bed / Bath : 5 / 3	Property Tax : \$11,794.18
Land Use : Sfr	Lot Acres : 0.20
Stories : 2	Living Area : 3,303
Yr Blt / Eff Yr Blt : 2022 / 2022	APN : R-12688-00E-0160-1

610 BUCK PASS

Distance **0.07 Miles**

Owner Name : Arden Richard P	Recording Date : 07/06/2023
Sale Date : 07/06/2023	Sale Price : \$362,600
Total Value : \$336,952	Property Tax : \$6,433.02
Land Use : Sfr	Lot Acres : 0.14
Stories : 2	Living Area : 2,121
Yr Blt / Eff Yr Blt : 2002 / 2010	APN : R-4986-00A-0190-1
Subdivision : Hunters Ridge Ph 1	

801 EMBERS LN

Distance **0.07 Miles**

Owner Name : Deen Richard	Subdivision : Legacy Ranch Ph 1
Sale Date : 07/18/2025	Recording Date : 07/21/2025
Total Value : \$109,620	Sale Price : \$362,500
Bed / Bath : 4 / 3	Property Tax : \$2,092.84
Land Use : Residential (nec)	Lot Acres : 0.17
Stories : 2	Living Area : 2,770
Yr Blt / Eff Yr Blt : 2025 /	APN : R-12308-00G-0100-1



Neighbors

2402 BUCK PASS

Distance **0.08 Miles**

Owner Name : Kennedy Collin	Recording Date : 04/03/2006
Sale Date : 03/27/2006	Sale Price : \$131,404
Total Value : \$327,958	Property Tax : \$6,261.31
Land Use : Sfr	Lot Acres : 0.16
Stories : 2	Living Area : 2,121
Yr Blt / Eff Yr Blt : 2002 / 2010	APN : R-4986-00B-0070-1
Subdivision : Hunters Ridge Ph 1	

811 DOVE HAVEN LN

Distance **0.08 Miles**

Owner Name : Khair Aasim U	Subdivision : Legacy Ranch Ph 2
Sale Date : 08/11/2023	Recording Date : 08/11/2023
Total Value : \$499,115	Sale Price : \$641,250
Bed / Bath : 4 / 4	Property Tax : \$9,529
Land Use : Sfr	Lot Acres : 0.14
Stories : 2	Living Area : 2,813
Yr Blt / Eff Yr Blt : 2023 / 2023	APN : R-12688-00H-0150-1

606 BUCK PASS

Distance **0.09 Miles**

Owner Name : Palmer Keith	Recording Date : 09/28/2006
Sale Date : 09/20/2006	Sale Price : \$133,000
Total Value : \$299,376	Property Tax : \$5,715.62
Land Use : Sfr	Lot Acres : 0.14
Stories : 1	Living Area : 1,561
Yr Blt / Eff Yr Blt : 2002 / 2010	APN : R-4986-00A-0210-1
Subdivision : Hunters Ridge Ph 1	

2401 CEDAR CREEK DR

Distance **0.09 Miles**

Owner Name : Deriggi Philip	Subdivision : Legacy Ranch Ph 2
Sale Date : 04/09/2024	Recording Date : 04/09/2024
Total Value : \$561,597	Sale Price : \$295,679.72
Bed / Bath : 3 / 2	Property Tax : \$10,721.89
Land Use : Sfr	Lot Acres : 0.17
Stories : 2	Living Area : 2,445
Yr Blt / Eff Yr Blt : 2023 / 2023	APN : R-12688-00E-0010-1



Neighbors

809 EMBERS LN

Distance **0.1 Miles**

Owner Name : Khan Mohamed N	Subdivision : Legacy Ranch Ph 1
Sale Date : 12/16/2021	Recording Date : 12/20/2021
Total Value : \$710,584	Sale Price : \$594,155
Bed / Bath : 4 / 3	Property Tax : \$13,566.32
Land Use : Sfr	Lot Acres : 0.18
Stories : 2	Living Area : 4,397
Yr Blt / Eff Yr Blt : 2021 / 2021	APN : R-12308-00G-0060-1

602 BUCK PASS

Distance **0.11 Miles**

Owner Name : Hover Patrick	Recording Date : 03/14/2023
Sale Date : 03/10/2023	Sale Price : \$143,750
Total Value : \$336,952	Property Tax : \$6,433.02
Land Use : Sfr	Lot Acres : 0.14
Stories : 2	Living Area : 2,121
Yr Blt / Eff Yr Blt : 2002 / 2010	APN : R-4986-00A-0230-1
Subdivision : Hunters Ridge Ph 1	

Demographics

Census Tract / block: 302.06 / 2 Year: 2020

Household

Population		Population by Age	
Count:	5,801	0 - 11	
Estimate Current Year:	5,801	12 - 17	
Estimate in 5 Years:	5,801	18 - 24	7.86%
Growth Last 5 Years:		25 - 64	57.04%
Growth Last 10 Years:		65 - 74	2.4%
		75+	
Household Size		Household Income	
Current Year:	1,777	0 - \$25,000	6.75%
Average Current Year:	3.26	\$25,000 - \$35,000	0%
Estimate in 5 Years:	1,777	\$35,000 - \$50,000	1.46%
Growth Last 5 Years:		\$50,000 - \$75,000	10.07%
Growth Last 10 Years:		\$75,000 - \$100,000	8.61%
Male Population:	49.68%	Above \$100,000	73.1%
Female Population:	50.32%	Average Household Income:	\$155,941
Married People:	67.71%		
Unmarried People:	32.29%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	8.56%
\$300 - \$799:	7.63%	\$100,000 - \$150,000:	1.73%
\$800 - \$1,999:	32.78%	\$150,000 - \$200,000:	0%
Over \$2,000:	59.59%	\$200,000 - \$300,000:	9.42%
Median Home Value:	\$380,900	\$300,000 - \$500,000:	54.35%
Unit Occupied Owner:	84.81%	Above \$500,000:	25.95%
Median Mortgage:	\$1,318		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	15.19%	1999 - 2000	
Median Gross Rent:	\$2,301	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	1.18%
\$750 - \$999	0%	1970 - 1979	0.56%
\$1000 and Over	100%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	0.39%	Not Enrolled in School:	65.93%
Private Pre-Primary School:	0.89%	Not A High School Graduate:	2.77%
Public School:	24.25%	Graduate Of High School:	25.29%
Private School:	9.81%	Attended Some College:	7.84%
Public College:	0.99%	College Graduate:	50.33%
Private College:	5.72%	Graduate Degree:	13.77%

Workforce

Occupation:			
Manager/Prof:	48.32%	Private Worker:	86.92%
Technical:		Government Worker:	7.85%
Sales:	32.96%	Self Employed Worker:	2.46%
Administrative:		Unpaid Family Worker:	0.22%
Private House Hold:		Farming:	7.98%
Service:	7.32%	Skilled:	
Protective Services:		Blue-Collar:	11.4%

Commute Time	
Less Than 15 Min:	16.44%
15 min - 28 min:	15.3%
30 min - 57 min:	57.81%
Over 60 min:	10.45%