

real estate reports

Subject Property

3039 Tenor Way
Sachse
TX 75048
APN: 48-00070-00B-024-0000

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Subject Property : **3039 Tenor Way Sachse TX 75048**

Owner Information

Owner Name : **Atkinson Hansa J**
Mailing Address : **3039 Tenor Way, Sachse TX 75048-4892 R021**
Vesting Codes : **Unmarried Woman / /**
Owner Occupied
Indicator :

Location Information

Legal Description : **Aria Ph 1 Blk B Lt 24 Acs 0.0660**
County : **Dallas, Tx** Subdivision : **Aria Ph 1**
Census Tract / Block : **181.43 / 2** Map Reference : **20-C**
Legal Lot : **24** School District : **Garland Isd**
Legal Block : **B** Munic/Township : **Sachse**
APN : **48-00070-00B-024-0000** Neighbor Code : **3GS122**

Last Market Sale Information

Recording/Sale Date : **10/13/2023 / 10/13/2023** 1st Mtg Amount/Type : **\$358,378 / Fha**
Sale Price : **\$361,961** 1st Mtg Document # : **210049**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **210048** Price Per SqFt : **\$236.58**
Deed Type : **Warranty Deed**
Title Company : **25607**
Seller Name : **Brightland Hms Ltd**

Property Characteristics

Gross Area : **1,992** # of Stories : **2** Heat Type : **Central**
Living Area : **1,530** Roof Type : **Hip** Cooling Type : **Central**
Bedrooms : **2** Foundation : **Slab** Exterior wall : **Brick Veneer**
Bath(F/H) : **2 / 1** Roof Material : **Composition Shingle** Air Cond : **Central**
Year Built / Eff : **2023 / 2023** Construction : **Brick** Condition : **Excellent**

Property Information

Land Use : **Townhouse/rowhouse** Zoning : **Z236** Lot Size : **1,045,440**
County Use : **Sfr - Townhouses** Lot Acres : **24.00**



Property Detail

Tax Information

Total Value : \$348,870	Tax Year : 2025	DALLAS COUNTY Tax / Rate : \$751.81/.2155
Land Value : \$80,000	Property Tax : \$8,217.25	SACHSE Tax / Rate : \$2,269.11/.65042
Improvement Value : \$268,870	Tax Rate Area : DC	GARLAND ISD Tax / Rate : \$4,084.92/1.1709
Assessed Year : 2025	Homeowner Exemption : Homestead	PARKLAND HOSPITAL Tax / Rate : \$739.60/.212
Improve % : 77%	Market Value : \$348,870	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$371.81/.10658



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$361,961.78	\$142,100	\$407,388	\$291,493
Bldg/Living Area	1530	1530	1575	1541
Price Per Square Foot	\$236.58	\$93	\$266	\$190.52
Year Built	2023	2022	2024	2023
Lot Size	1,045,440	2,846	1,219,680	588,772
Bedrooms	2	2	3	3
Bathrooms	3	3	3	3
Stories	2	2	2	2
Total Assessed Value	\$348,870	\$335,990	\$356,400	\$347,533
Distance From Subject	0	0.02	0.14	0.07

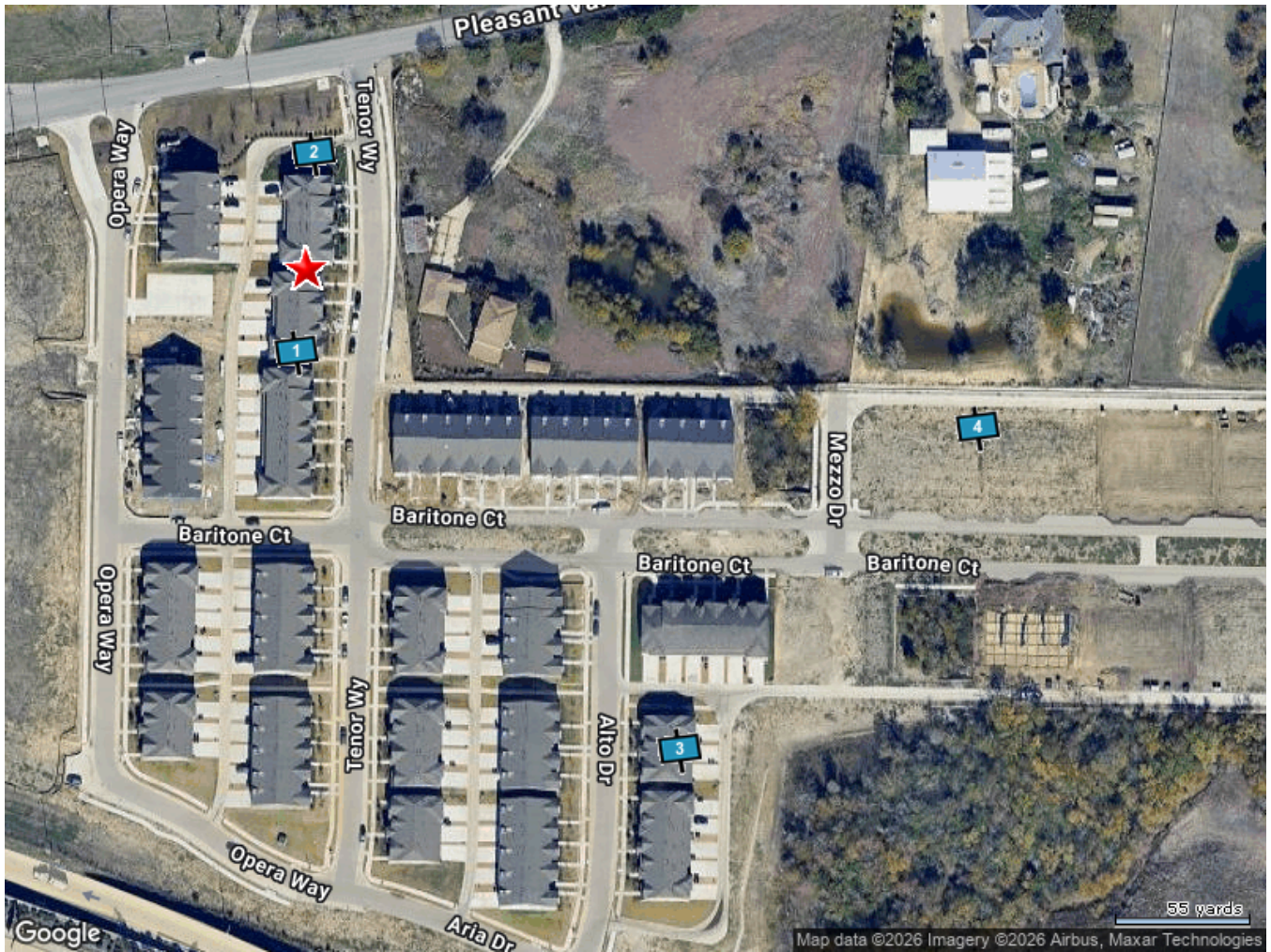
Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	3039 Tenor Way	361,961.78	348,870	10/13/2023	2	3	1,530	1,045,440	2023		Z236
1	3023 Tenor Way	142,100	348,870	04/22/2025	2	3	1,530	871,200	2023	0.02	Z236
2	3055 Tenor Way	407,387.5	335,990	04/10/2025	3	3	1,530	1,219,680	2022	0.02	Z236
3	2926 Alto Dr		356,400	09/29/2025	3	3	1,575	261,360	2023	0.12	Z236
4	6125 Baritone Ct	324,990	348,870	03/28/2025	3	3	1,530	2,846	2024	0.14	Z236

Distressed Sales =

Comparables

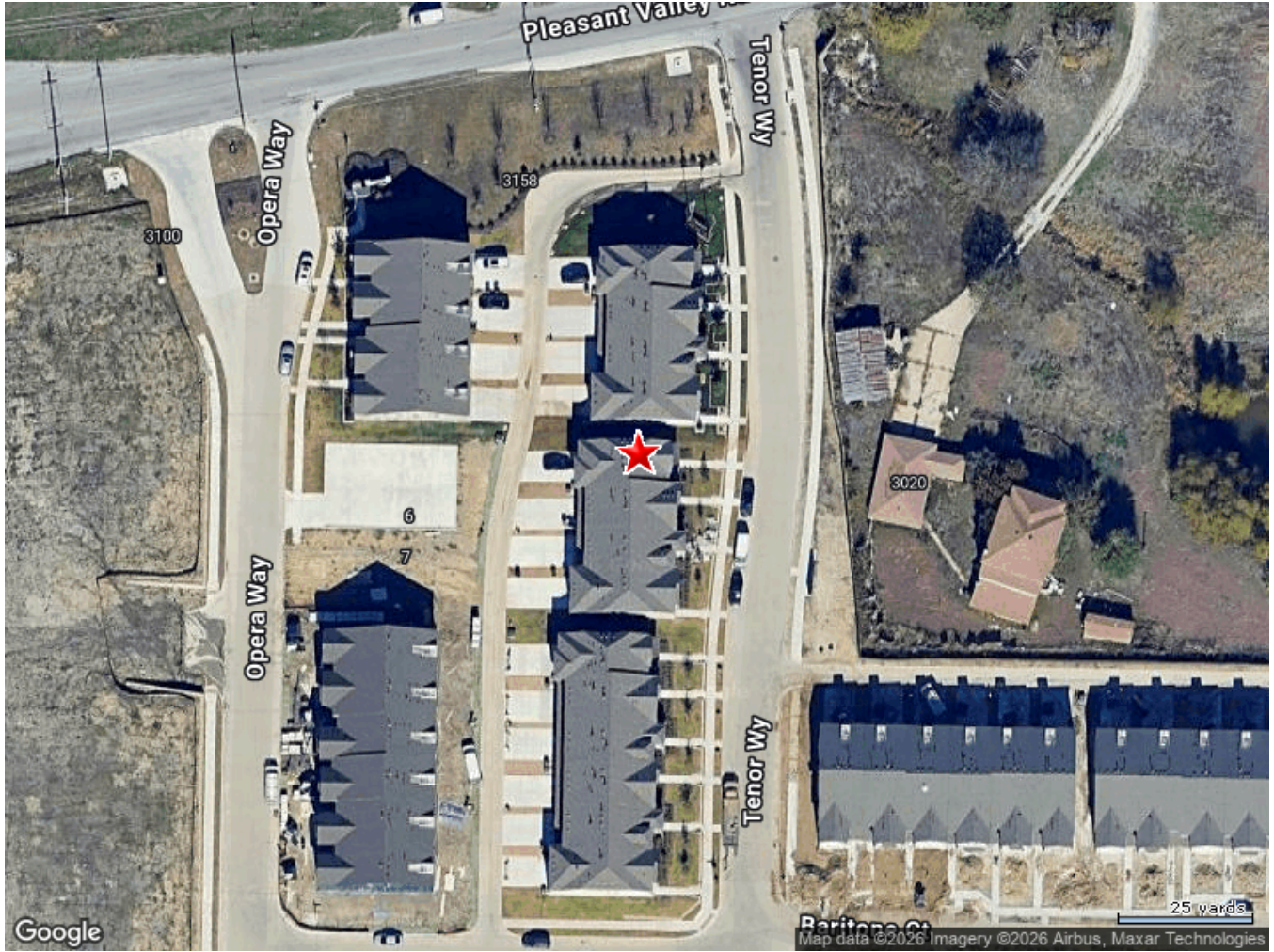
Map





Street Map

Subject Property : **3039 Tenor Way Sachse TX 75048**



Sales History

Rec. Date : **10/13/2023**
Sale Date : **10/13/2023**
Sale Price : **\$361,961.78**
Rec.Doc.No : **210048**
Doc. Type : **WARRANTY
DEED**
Sale Price Type : **ESTIMATED**
Buyer : **Atkinson Hansa
J**
Seller : **Brightland Hms
Ltd**
Title Company : **25607**
Other Doc No :

Mortgage History

1st Mortgage Details

Mtg. Date : **10/13/2023**
Mtg. Amt : **\$358,378**
Mtg. Doc. No : **210049**
Doc. Type : **DEED OF TRUST**
Loan Type : **FHA**
Mtg. Rate Type :
Mtg. Term : **30 Years**
Mtg. Rate :
Lender : **Brookhollow
Mtg Svcs Ltd**
Borrower 1 : **Atkinson Hansa
J**
Borrower 2 :
Borrower 3 :
Borrower 4 :



Public Schools :

Elementary Schools

Robert B Sewell Elementary

Distance **0.86 Miles**

4400 Hudson Park Sachse TX 75048

Telephone : **(972) 675-3050**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **708**

Total Expenditure/Student :

Back Elementary

Distance **1.89 Miles**

7300 Bluebonnet Dr Rowlett TX 75089

Telephone : **(972) 475-1884**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **428**

Total Expenditure/Student :

Middle Schools

B G Hudson Middle

Distance **0.89 Miles**

4405 Hudson Dr Sachse TX 75048

Telephone : **(972) 675-3070**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **1165**

Total Expenditure/Student :



High Schools

Sachse High School

Distance **1.15 Miles**

3901 Miles Rd Sachse TX 75048

Telephone : **(972) 414-7450**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2908**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Royal Lane Private Club	4421 Merritt Rd Ste 100 Garland Tx	(972) 530-4829	0.95

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Ep Wing Store 1, Llc	4421 Merritt Rd Sachse Tx	(972) 530-4829	0.95
R3c Norcross, L.p.	4421 Merritt Rd Garland Tx	(972) 530-4829	0.95

Health Care Services

Name	Address	Telephone	Distance (Miles)
Sachse Family Eye Clinic Pllc	6401 Eastview Dr Sachse Tx	(972) 675-9626	0.38
Doan Wellness, Llc	3401 The Commons Pkwy Sachse Tx	(571) 232-3130	0.44
Trinity Regional Hospice Sachse Llc	4750 President George Bus Sachse Tx	(469) 962-2100	0.62
Columbia Medical Center Of Plano Subsidiary, L.p.	4750 President George Bus Sachse Tx	(469) 962-2100	0.65

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Pleasant Valley United Methodist Church	3015 Pleasant Valley Rd Garland Tx	(972) 412-9003	0.13
Perrin Ministries Inc	6713 Valley View Ln Sachse Tx	(972) 463-2609	0.69
Northplace Church Of The Assemblies Of God	2800 Pleasant Valley Rd Sachse Tx	(972) 495-1116	0.87

Shopping

Name	Address	Telephone	Distance (Miles)
Tom Thumb Food & Drugs, Inc.	Hwy 190 @ Pleasant Valley Garland Tx	(972) 675-8661	0.38



Neighbors

3035 TENOR WAY

Distance **0 Miles**

Owner Name : Haile Yibraleam A	Subdivision : Aria Ph 1
Sale Date : 10/16/2023	Recording Date : 10/17/2023
Total Value : \$354,230	Sale Price : \$351,464.85
Bed / Bath : 3 / 3	Property Tax : \$8,343.50
Land Use : Townhouse/rowhouse	Lot Acres : 23.00
Stories : 2	Living Area : 1,562
Yr Blt / Eff Yr Blt : 2023 / 2023	APN : 48-00070-00B-023-0000

3043 TENOR WAY

Distance **0.01 Miles**

Owner Name : Laroche John	Subdivision : Aria Ph 1
Sale Date : 08/22/2024	Recording Date : 08/23/2024
Total Value : \$398,380	Sale Price : \$411,557.83
Bed / Bath : 3 / 3	Property Tax : \$9,383.41
Land Use : Townhouse/rowhouse	Lot Acres : 25.00
Stories : 2	Living Area : 1,876
Yr Blt / Eff Yr Blt : 2022 / 2022	APN : 48-00070-00B-025-0000

3031 TENOR WAY

Distance **0.01 Miles**

Owner Name : Rodriguez Barbara A	Subdivision : Aria Ph 1
Sale Date : 10/27/2023	Recording Date : 10/27/2023
Total Value : \$363,270	Sale Price : \$369,990
Bed / Bath : 3 / 3	Property Tax : \$8,556.43
Land Use : Townhouse/rowhouse	Lot Acres : 22.00
Stories : 2	Living Area : 1,628
Yr Blt / Eff Yr Blt : 2023 / 2023	APN : 48-00070-00B-022-0000

3047 TENOR WAY

Distance **0.01 Miles**

Owner Name : Iradukunda Ange C	Subdivision : Aria Ph 1
Sale Date : 12/23/2024	Recording Date : 12/26/2024
Total Value : \$365,280	Sale Price : \$357,013.79
Bed / Bath : 3 / 3	Property Tax : \$8,603.77
Land Use : Townhouse/rowhouse	Lot Acres : 26.00
Stories : 2	Living Area : 1,628
Yr Blt / Eff Yr Blt : 2022 / 2022	APN : 48-00070-00B-026-0000



Neighbors

3027 TENOR WAY

Distance **0.01 Miles**

Owner Name : Khalid Mariya	Yr Blt / Eff Yr Blt : 2023 / 2023
Total Value : \$348,870	Property Tax : \$8,217.25
Bed / Bath : 3 / 3	Lot Acres : 21.00
Land Use : Townhouse/rowhouse	Living Area : 1,674
Stories : 2	APN : 48-00070-00B-021-0000

3051 TENOR WAY

Distance **0.01 Miles**

Owner Name : Reese Cenea N	Subdivision : Aria Ph 1
Sale Date : 12/20/2024	Recording Date : 12/23/2024
Total Value : \$354,230	Sale Price : \$371,878.97
Bed / Bath : 3 / 3	Property Tax : \$8,343.50
Land Use : Townhouse/rowhouse	Lot Acres : 27.00
Stories : 2	Living Area : 1,562
Yr Blt / Eff Yr Blt : 2022 / 2022	APN : 48-00070-00B-027-0000

3023 TENOR WAY

Distance **0.02 Miles**

Owner Name : Langford Jason E	Subdivision : Aria Ph 1
Sale Date : 04/17/2025	Recording Date : 04/22/2025
Total Value : \$348,870	Sale Price : \$142,100
Bed / Bath : 2 / 3	Property Tax : \$8,217.25
Land Use : Townhouse/rowhouse	Lot Acres : 20.00
Stories : 2	Living Area : 1,530
Yr Blt / Eff Yr Blt : 2023 / 2023	APN : 48-00070-00B-020-0000

3038 OPERA WAY

Distance **0.02 Miles**

Owner Name : Benson Sijournai S	Subdivision : Aria Ph 1
Sale Date : 11/15/2024	Recording Date : 11/22/2024
Total Value : \$411,080	Sale Price : \$416,515.92
Bed / Bath : 3 / 3	Property Tax : \$9,682.54
Land Use : Townhouse/rowhouse	Lot Acres : 0.06
Stories : 2	Living Area : 1,997
Yr Blt / Eff Yr Blt : 2024 / 2024	APN : 48-00070-00B-005-0000



Neighbors

3055 TENOR WAY

Distance **0.02 Miles**

Owner Name : Berisha Blerina	Subdivision : Aria Ph 1
Sale Date : 04/10/2025	Recording Date : 04/10/2025
Total Value : \$335,990	Sale Price : \$407,387.50
Bed / Bath : 3 / 3	Property Tax : \$7,913.88
Land Use : Townhouse/rowhouse	Lot Acres : 28.00
Stories : 2	Living Area : 1,530
Yr Blt / Eff Yr Blt : 2022 / 2022	APN : 48-00070-00B-028-0000

3042 OPERA WAY

Distance **0.02 Miles**

Owner Name : Shanklin Carly L	Subdivision : Aria Ph 1
Total Value : \$408,000	Property Tax : \$9,610
Bed / Bath : 3 / 3	Lot Acres : 4.00
Land Use : Townhouse/rowhouse	Living Area : 1,997
Stories : 2	APN : 48-00070-00B-004-0000
Yr Blt / Eff Yr Blt : 2022 / 2022	

Demographics

Census Tract / block: 181.43 / 2 Year: 2020

Household

Population		Population by Age	
Count:	6,397	0 - 11	
Estimate Current Year:	6,397	12 - 17	
Estimate in 5 Years:	6,397	18 - 24	10.33%
Growth Last 5 Years:		25 - 64	61.15%
Growth Last 10 Years:		65 - 74	5.69%
		75+	
Household Size		Household Income	
Current Year:	2,306	0 - \$25,000	12.62%
Average Current Year:	2.77	\$25,000 - \$35,000	3.51%
Estimate in 5 Years:	2,306	\$35,000 - \$50,000	6.42%
Growth Last 5 Years:		\$50,000 - \$75,000	3.21%
Growth Last 10 Years:		\$75,000 - \$100,000	8.33%
Male Population:	59.26%	Above \$100,000	65.92%
Female Population:	40.74%	Average Household Income:	\$148,958
Married People:	57.85%		
Unmarried People:	42.15%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	0%	Below \$100,000:	0%
\$300 - \$799:	4.35%	\$100,000 - \$150,000:	0%
\$800 - \$1,999:	19.71%	\$150,000 - \$200,000:	0.73%
Over \$2,000:	75.94%	\$200,000 - \$300,000:	10.58%
Median Home Value:	\$456,600	\$300,000 - \$500,000:	52.72%
Unit Occupied Owner:	71.73%	Above \$500,000:	35.97%
Median Mortgage:	\$1,803		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	28.27%	1999 - 2000	
Median Gross Rent:	\$1,617	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	0.92%
\$750 - \$999	0%	1970 - 1979	4.58%
\$1000 and Over	100%	1900 - 1969	0%

Education

Enrollment			
Public Pre-Primary School:	1.19%	Not Enrolled in School:	71.86%
Private Pre-Primary School:	0%	Not A High School Graduate:	2.06%
Public School:	24.45%	Graduate Of High School:	17.41%
Private School:	3.69%	Attended Some College:	24.53%
Public College:	5.92%	College Graduate:	43.64%
Private College:	2.75%	Graduate Degree:	12.37%

Workforce

Occupation:			
Manager/Prof:	57.75%	Private Worker:	67.99%
Technical:		Government Worker:	14.87%
Sales:	21.76%	Self Employed Worker:	6.81%
Administrative:		Unpaid Family Worker:	5.42%
Private House Hold:		Farming:	8.65%
Service:	5.7%	Skilled:	
Protective Services:		Blue-Collar:	14.8%

Commute Time	
Less Than 15 Min:	2.9%
15 min - 28 min:	31.44%
30 min - 57 min:	55.08%
Over 60 min:	10.58%