

# real estate reports

## Subject Property

421 Forrest Ln  
Corsicana  
TX 75110  
APN: 25897

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Pearson

Data Provided By: Rolando Lopez

Aubrey Pearson

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Subject Property : **421 Forrest Ln Corsicana TX 75110**

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## Owner Information

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Owner Name : **Macmillan William**  
Mailing Address : **864 County Road 478, Centerville TX 75833-1826 R003**  
Owner Occupied **A**  
Indicator :

## Location Information

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Legal Description : **C0000 Corsicana Blk 1029p Lot 20 .212 Acres (79 X 117)**  
County : **Navarro, Tx** Alternate APN : **C0000001029P020000**  
Census Tract / Block : **9702.00 / 2** Subdivision : **Corsicana**  
Legal Lot : **20** Map Reference : **1391-N**  
Legal Block : **1029P** School District : **Corsicana Isd**  
Market Area : **48** Munic/Township : **Corsicana**  
APN : **25897**

## Last Market Sale Information

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Recording/Sale Date : **12/13/2024 / 12/09/2024** 1st Mtg Amount/Type : **\$156,000 / Cnv**  
Sale Price : **\$195,000** 1st Mtg Document # : **11679**  
Sale Type : **Estimated** 1st Mtg Term : **30**  
Document # : **11678** Price Per SqFt : **\$127.62**  
Deed Type : **Warranty Deed**  
Title Company : **Micro Title Navarro Cnty Llc**  
Lender : **Fairway Independent Mtg Corp**  
Seller Name : **Grant Leshia S & Eric J**

## Prior Sale Information

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Prior Rec/Sale Date : **12/04/2019 / 12/04/2019** Prior Deed Type : **Warranty Deed**  
Prior Sale Price : **\$130,822.27** Prior Lender : **Fairway Independent Mtg Corp**  
Prior Doc Number : **9734** Prior 1st Mtg Amt/Type : **\$129,527 / Fha**



# Property Detail

## Property Characteristics

Gross Area : <b>1,528</b>	Year Built / Eff : <b>1970</b>	Roof Material : <b>Composition Shingle</b>
Living Area : <b>1,528</b>	# of Stories : <b>1</b>	Porch Type : <b>Open Porch</b>
Bath(F/H) : <b>2</b>	Parking Type : <b>Carport</b>	Floor Cover : <b>Carpet</b>

## Property Information

Land Use : <b>Sfr</b>	Lot Acres : <b>0.21</b>	Lot Width/Depth : <b>79 X 117</b>
County Use : <b>Sgl-fam-res-home</b>	Lot Size : <b>9,235</b>	

## Tax Information

Total Value : <b>\$212,230</b>	Property Tax : <b>\$4,000.96</b>	NAVARRO COUNTY Tax / Rate : <b>\$731.13/.3445</b>
Land Value : <b>\$41,590</b>	Tax Rate Area : <b>GNV</b>	NAVARRO COLLEGE Tax / Rate : <b>\$212.44/.1001</b>
Improvement Value : <b>\$170,640</b>	Market Value : <b>\$212,230</b>	NAVARRO FLOOD CONTROL Tax / Rate : <b>\$11.67/.0055</b>
Assessed Year : <b>2025</b>	Water Tax : <b>NFL</b>	NAVARRO ROAD AND BRIDGE Tax / Rate : <b>\$147.92/.0697</b>
Improve % : <b>80%</b>	CITY OF CORSICANA Tax / Rate : <b>\$1,068.37/.5034</b>	CORSICANA ISD Tax / Rate : <b>\$1,829.42/.862</b>
Tax Year : <b>2025</b>		

# Comparables

## Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$195,000	\$53,500	\$317,250	\$221,751
Bldg/Living Area	1528	1322	1740	1528
Price Per Square Foot	\$127.62	\$31	\$196	\$145.28
Year Built	1970	1915	2002	1975
Lot Size	9,235	3,615	15,377	9,368
Bedrooms				
Bathrooms	2	1	3	2
Stories	1	1	1	1
Total Assessed Value	\$212,230	\$128,760	\$276,662	\$203,961
Distance From Subject	0	0.07	0.51	0.34

## Summary of Comparables

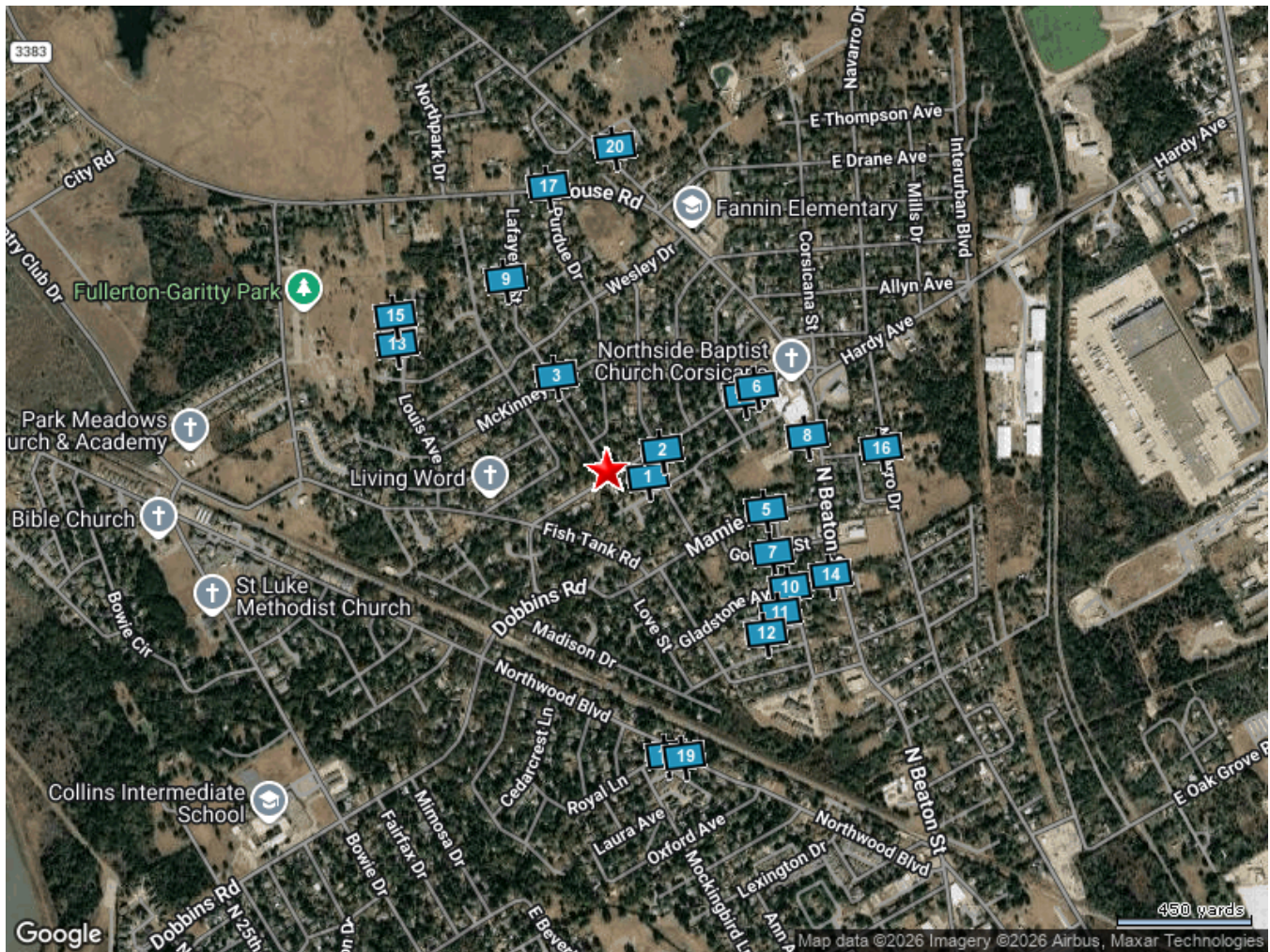
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	421 Forrest Ln	195,000	212,230	12/13/2024		2	1,528	9,235	1970		
1	405 Fairmont Ave	255,837.5	224,260	12/16/2025		2	1,367	12,153	1975	0.07	
2	400 Fairmont Ave		197,375	01/09/2026		2	1,560	9,714	1975	0.09	
3	2916 Lafayette St	293,750	209,454	07/24/2025		2	1,602	12,371	1971	0.17	
4	220 Fairmont Ave	187,500	177,870	05/09/2025		2	1,440	10,280	1970	0.25	
5	204 Gorman St	247,925.71	128,760	09/12/2025			1,372	8,843		0.26	
6	216 Fairmont Ave		184,300	11/12/2025		1	1,398	8,451	1970	0.27	
7	204 Gladstone St	213,216.05	165,170	04/11/2025		2	1,451	8,625	1975	0.3	
8	2524 N Beaton St	53,500	159,110	04/22/2025		1	1,728	13,460	1915	0.32	
9	3120 Lafayette St		238,310	02/03/2026			1,640	9,191	1986	0.34	
10	200 Churchill Ave		202,610	09/17/2025		2	1,605	9,278	1975	0.35	
11	209 Churchill Ave	223,133.24	211,548	07/28/2025		2	1,560	9,365	1975	0.36	
12	220 Hampton Ave	198,340.77	167,950	10/23/2025		2	1,468	7,492	1975	0.37	
13	3100 Louis Ave		220,820	12/30/2025		2	1,454	8,407	1980	0.39	
14	2208 N Beaton St		231,864	08/19/2025			1,322	11,064		0.4	
15	3112 Louis Ave	294,637.5	276,662	08/21/2025		3	1,504	15,377	1980	0.42	

# Comparables

16	2408 Navarro Dr	188,423.58	225,340	06/03/2025		1,578	7,196	1984	0.44
17	3304 Purdue Dr	187,500	210,730	03/28/2025	2	1,740	9,583	1972	0.46
18	634 Mockingbird Pl		209,190	03/17/2025		1,356	3,615	1996	0.47
19	616 Mockingbird Pl	317,250	271,010	09/02/2025		1,735	5,401	2002	0.48
20	3528 N Beaton St		166,894	10/14/2025	2	1,680	7,492	1968	0.51

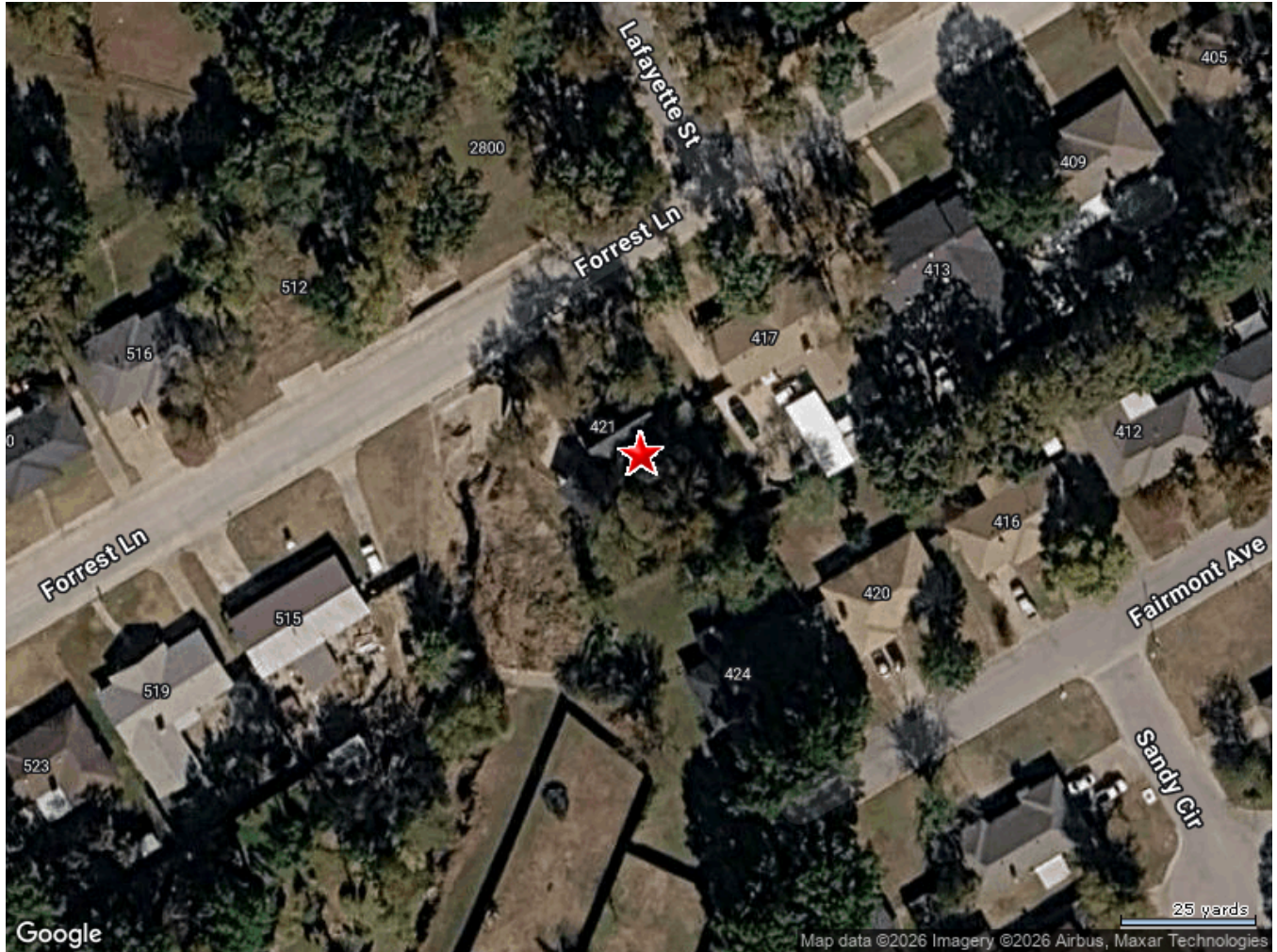
**Distressed Sales =**

**Map**





Subject Property : **421 Forrest Ln Corsicana TX 75110**



# Transaction History

## Sales History

Rec. Date :	<b>12/13/2024</b>	<b>12/04/2019</b>	<b>01/09/2019</b>	<b>05/22/2003</b>
Sale Date :	<b>12/09/2024</b>	<b>12/04/2019</b>	<b>01/08/2019</b>	<b>05/22/2003</b>
Sale Price :	<b>\$195,000</b>	<b>\$130,822.27</b>	<b>\$128,424.53</b>	
Rec.Doc.No :	<b>11678</b>	<b>9734</b>	<b>230</b>	<b>1632-866</b>
Doc. Type :	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>	<b>WARRANTY DEED</b>
Sale Price Type :	<b>ESTIMATED</b>	<b>ESTIMATED</b>	<b>ESTIMATED</b>	
Buyer :	<b>Macmillan William</b>	<b>Grant Leshia S &amp; Eric J</b>	<b>Hayden Parker &amp; Sydney C</b>	<b>Blackman Wayne &amp; Trema</b>
Seller :	<b>Grant Leshia S &amp; Eric J</b>	<b>Hayden Parker &amp; Sydney C</b>	<b>Blackman Wayne &amp; Trema</b>	<b>Heaton Jeffery S &amp; Melissa W</b>
Title Company :	<b>Micro Title Navarro Cnty Llc</b>	<b>Micro Title Navarro Cnty Llc</b>	<b>Navarro Cnty Abs Co</b>	
Other Doc No :				

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Rec. Date :	<b>02/11/1999</b>
Sale Date :	<b>02/10/1999</b>
Sale Price :	
Rec.Doc.No :	<b>1432-725</b>
Doc. Type :	<b>DEED (REG)</b>
Sale Price Type :	
Buyer :	<b>Owner Record</b>
Seller :	<b>Bennett Carol L</b>
Title Company :	
Other Doc No :	

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# Transaction History

## Mortgage History

### 1st Mortgage Details

Mtg. Date :	<b>12/13/2024</b>	<b>09/12/2023</b>	<b>06/09/2021</b>	<b>12/04/2019</b>
Mtg. Amt :	<b>\$156,000</b>	<b>\$5,790</b>	<b>\$141,517</b>	<b>\$129,527</b>
Mtg. Doc. No :	<b>11679</b>	<b>8609</b>	<b>6052</b>	<b>9735</b>
Doc. Type :	<b>DEED OF TRUST</b>	<b>DEED OF TRUST</b>	<b>MORTGAGE MODIFICATION AGREEMNT</b>	<b>DEED OF TRUST</b>
Loan Type :	<b>CONVENTIONAL</b>	<b>FHA</b>	<b>CONVENTIONAL</b>	<b>FHA</b>
Mtg. Rate Type :			<b>FIXED RATE LOAN</b>	
Mtg. Term :	<b>30 Years</b>	<b>28 Years</b>	<b>30 Years</b>	<b>30 Years</b>
Mtg. Rate :			<b>3.25</b>	
Lender :	<b>Fairway Independent Mtg Corp</b>	<b>Secretary/hsng &amp; Urban Dev</b>	<b>Lakeview Ln Servicing Llc</b>	<b>Fairway Independent Mtg Corp</b>
Borrower 1 :	<b>Macmillan William</b>	<b>Grant Ieshia S</b>	<b>Grant Ieshia S</b>	<b>Grant Leshia S</b>
Borrower 2 :		<b>Grant Eric J</b>	<b>Grant Eric J</b>	<b>Grant Eric J</b>
Borrower 3 :				
Borrower 4 :				

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Mtg. Date :	<b>01/09/2019</b>
Mtg. Amt :	<b>\$127,153</b>
Mtg. Doc. No :	<b>231</b>
Doc. Type :	<b>DEED OF TRUST</b>
Loan Type :	<b>FHA</b>
Mtg. Rate Type :	
Mtg. Term :	<b>30 Years</b>
Mtg. Rate :	
Lender :	<b>Cherry Crk Mtg Co Inc</b>
Borrower 1 :	<b>Hayden Parker</b>
Borrower 2 :	<b>Hayden Sydney C</b>
Borrower 3 :	
Borrower 4 :	

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Public Schools :

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**Elementary Schools**

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**Fannin Elementary**

Distance **0.49 Miles**

3201 N Beaton Corsicana TX 75110

Telephone : **(903) 874-3728**

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

Lowest Grade : **K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **422**

Total Expenditure/Student :

**Bowie Elementary**

Distance **0.91 Miles**

1800 Bowie Dr Corsicana TX 75110

Telephone : **(903) 872-6541**

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

Lowest Grade : **K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **504**

Total Expenditure/Student :

**Sam Houston Elementary**

Distance **1.75 Miles**

1213 W 4th Ave Corsicana TX 75110

Telephone : **(903) 874-6971**

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

Lowest Grade : **Pre-K**

Highest Grade : **4th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **427**

Total Expenditure/Student :



**Middle Schools**

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**Collins Intermediate**

Distance **0.75 Miles**

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1500 Dobbins Rd Corsicana TX 75110

Telephone : **(903) 872-3979**

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

Lowest Grade : **5th**

Highest Grade : **6th**

Kindergarten : **No**

School Enrollment :

Enrollment : **889**

Total Expenditure/Student :

## Local Business

### Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Dance Connection, Inc.	808 Northwood Blvd Corsicana Tx	(903) 874-4281	0.3
Festival Of Lights	113 E Thompson St Corsicana Tx	(903) 467-6364	0.67
Pro Coin Entertainment, L.I.c.	1600 Crestmont Ave Corsicana Tx	(903) 879-2373	0.96

### Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Rainbow Room	600 Northwood Blvd Corsicana Tx	(903) 874-3021	0.38
Smoothie Queen Smoothie Drinks	1321 N Beaton St Corsicana Tx	(346) 774-0412	0.93

### Health Care Services

Name	Address	Telephone	Distance (Miles)
Harmony House	509 Lakewood Ave Corsicana Tx	(903) 872-1234	0.3
Jones David	821 Cedar Crest Ln Corsicana Tx	(903) 872-7310	0.43
Douglas B. Hibbs, Md, PLLC	1400 Bowie Cir Corsicana Tx	(903) 654-2781	0.64
Home Helpers Direct Link	308 E Garrity St Corsicana Tx	(903) 872-9155	0.72

### Hospitality

Name	Address	Telephone	Distance (Miles)
Harbor Inn Club, Inc	304 Forrest Ln Corsicana Tx	(903) 874-1304	0.21

### Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Smith Alvin Rev	504 Edgewood Ave Corsicana Tx	(903) 872-7100	0.16
Northside Baptist Church	215 Forrest Ln Corsicana Tx	(903) 874-4272	0.25
Northside Baptist Church	2800 N Beaton St Corsicana Tx	(903) 872-5601	0.35
Greater Love Outreach Fellowship Church	404 Hutson Dr Corsicana Tx	(903) 872-3947	0.36



# Local Business

## Shopping

Name	Address	Telephone	Distance (Miles)
Papa's Puzzle Shop	812 Madison Dr Corsicana Tx	(903) 257-6315	0.22
Corsicana Glass & Mirror	2400 N Beaton St Corsicana Tx	(903) 872-6526	0.35
Dolgencorp, Llc	2401 N Beaton St Corsicana Tx	(903) 875-9571	0.44
Mq Food Mart No 1	1900 N Beaton St Corsicana Tx	(903) 874-3358	0.5



# Neighbors

## 417 FORREST LN

Distance **0.02 Miles**

Owner Name : <b>Wommack Malcolm R</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>06/08/2001</b>	Recording Date : <b>06/11/2001</b>
Total Value : <b>\$183,906</b>	Property Tax : <b>\$3,467</b>
Bed / Bath : <b>/ 2</b>	Lot Acres : <b>0.27</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,810</b>
Stories : <b>1</b>	APN : <b>25896</b>
Yr Blt / Eff Yr Blt : <b>1970 /</b>	

## 424 FAIRMONT AVE

Distance **0.02 Miles**

Owner Name : <b>Croom David</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>07/06/1999</b>	Recording Date : <b>08/17/1999</b>
Total Value : <b>\$140,349</b>	Property Tax : <b>\$2,645.86</b>
Bed / Bath : <b>/ 2</b>	Lot Acres : <b>0.26</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,392</b>
Stories : <b>1</b>	APN : <b>25802</b>
Yr Blt / Eff Yr Blt : <b>1975 /</b>	

## 420 FAIRMONT AVE

Distance **0.03 Miles**

Owner Name : <b>Tidwell Marliegh</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>01/14/2025</b>	Recording Date : <b>01/15/2025</b>
Total Value : <b>\$227,040</b>	Sale Price : <b>\$225,000</b>
Bed / Bath : <b>/ 2</b>	Property Tax : <b>\$4,280.16</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.22</b>
Stories : <b>1</b>	Living Area : <b>1,640</b>
Yr Blt / Eff Yr Blt : <b>1975 /</b>	APN : <b>25801</b>

## 413 FORREST LN

Distance **0.03 Miles**

Owner Name : <b>Bruton Andrew Scott</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>10/21/2022</b>	Recording Date : <b>10/24/2022</b>
Total Value : <b>\$324,040</b>	Sale Price : <b>\$306,437.03</b>
Bed / Bath : <b>/ 2</b>	Property Tax : <b>\$6,108.80</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.27</b>
Stories : <b>1</b>	Living Area : <b>2,752</b>
Yr Blt / Eff Yr Blt : <b>1970 /</b>	APN : <b>25895</b>



# Neighbors

**515 FORREST LN**

Distance **0.04 Miles**

Owner Name : <b>Whitehead Jeffery M</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>11/30/2001</b>	Recording Date : <b>01/14/2002</b>
Total Value : <b>\$172,020</b>	Property Tax : <b>\$3,242.92</b>
Bed / Bath : <b>/ 2</b>	Lot Acres : <b>0.27</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,945</b>
Stories : <b>1</b>	APN : <b>25905</b>
Yr Blt / Eff Yr Blt : <b>1970 /</b>	

**416 FAIRMONT AVE**

Distance **0.04 Miles**

Owner Name : <b>Miller Carl</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>12/18/2015</b>	Recording Date : <b>12/21/2015</b>
Total Value : <b>\$201,944</b>	Sale Price : <b>\$117,500</b>
Bed / Bath : <b>/ 2</b>	Property Tax : <b>\$3,807.05</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.22</b>
Stories : <b>1</b>	Living Area : <b>1,508</b>
Yr Blt / Eff Yr Blt : <b>1975 /</b>	APN : <b>25800</b>

**519 FORREST LN**

Distance **0.05 Miles**

Owner Name : <b>Miller Rachel</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>02/16/2018</b>	Recording Date : <b>02/16/2018</b>
Total Value : <b>\$203,203</b>	Property Tax : <b>\$3,830.78</b>
Bed / Bath : <b>/ 2</b>	Lot Acres : <b>0.22</b>
Land Use : <b>Sfr</b>	Living Area : <b>1,825</b>
Stories : <b>1</b>	APN : <b>25904</b>
Yr Blt / Eff Yr Blt : <b>1970 /</b>	

**421 FAIRMONT AVE**

Distance **0.05 Miles**

Owner Name : <b>Croft Curtis</b>	Subdivision : <b>Corsicana</b>
Sale Date : <b>09/06/2013</b>	Recording Date : <b>09/11/2013</b>
Total Value : <b>\$240,500</b>	Sale Price : <b>\$86,000</b>
Bed / Bath : <b>/ 2</b>	Property Tax : <b>\$4,533.91</b>
Land Use : <b>Sfr</b>	Lot Acres : <b>0.28</b>
Stories : <b>1</b>	Living Area : <b>1,638</b>
Yr Blt / Eff Yr Blt : <b>1975 /</b>	APN : <b>25818</b>



# Neighbors

**2801 LAFAYETTE ST**

Distance **0.05 Miles**

Owner Name : **Miller Dana Susan**

Subdivision : **Corsicana**

Sale Date : **06/03/2004**

Recording Date : **06/10/2004**

Total Value : **\$216,512**

Property Tax : **\$4,081.68**

Bed / Bath : **/ 2**

Lot Acres : **0.28**

Land Use : **Sfr**

Living Area : **2,083**

Stories : **1**

APN : **25183**

Yr Blt / Eff Yr Blt : **1971 /**

# Demographics

Census Tract / block: 9702.00 / 2 Year: 2020

## Household

Population		Population by Age	
Count:	5,813	0 - 11	
Estimate Current Year:	6,350	12 - 17	
Estimate in 5 Years:	9,046	18 - 24	8.17%
Growth Last 5 Years:	2.1%	25 - 64	50.09%
Growth Last 10 Years:	-168.53%	65 - 74	14.93%
		75+	
Household Size		Household Income	
Current Year:	2,151	0 - \$25,000	18.46%
Average Current Year:	2.68	\$25,000 - \$35,000	6.83%
Estimate in 5 Years:	3,034	\$35,000 - \$50,000	8.79%
Growth Last 5 Years:	5.39%	\$50,000 - \$75,000	14.04%
Growth Last 10 Years:	0.64%	\$75,000 - \$100,000	6.83%
Male Population:	48.06%	Above \$100,000	45.05%
Female Population:	51.94%	Average Household Income:	\$75,993
Married People:	54.59%		
Unmarried People:	45.41%		

## Housing

Median Mortgage Payments		Home Values	
Under \$300:	6.51%	Below \$100,000:	19.93%
\$300 - \$799:	35.95%	\$100,000 - \$150,000:	15.68%
\$800 - \$1,999:	50.21%	\$150,000 - \$200,000:	10.43%
Over \$2,000:	7.34%	\$200,000 - \$300,000:	33.36%
Median Home Value:	\$207,500	\$300,000 - \$500,000:	18.68%
Unit Occupied Owner:	55.74%	Above \$500,000:	1.92%
Median Mortgage:	\$566		



# Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	44.26%	1999 - 2000	
Median Gross Rent:	\$1,267	1995 - 1998	
Less Than \$499	1.64%	1990 - 1994	
\$500 - \$749	31.19%	1980 - 1989	13.72%
\$750 - \$999	4.4%	1970 - 1979	34.97%
\$1000 and Over	62.77%	1900 - 1969	19.83%

## Education

Enrollment			
Public Pre-Primary School:	2.1%	Not Enrolled in School:	75.91%
Private Pre-Primary School:	0.04%	Not A High School Graduate:	16.94%
Public School:	21.85%	Graduate Of High School:	34.36%
Private School:	2.24%	Attended Some College:	23.07%
Public College:	2.05%	College Graduate:	20.13%
Private College:	2.2%	Graduate Degree:	5.5%

## Workforce

Occupation:			
Manager/Prof:	27.19%	Private Worker:	80.49%
Technical:		Government Worker:	5.65%
Sales:	19.47%	Self Employed Worker:	0.42%
Administrative:		Unpaid Family Worker:	5.51%
Private House Hold:		Farming:	4.74%
Service:	21.37%	Skilled:	
Protective Services:		Blue-Collar:	31.96%
Commute Time			
Less Than 15 Min:	49.92%		
15 min - 28 min:	37.4%		
30 min - 57 min:	4.29%		
Over 60 min:	8.39%		