

real estate reports

Subject Property

5312 Black Hawk St
Dallas
TX 75212
APN: 00-00069-989-500-0000

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Aubrey Pearson

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Subject Property : **5312 Black Hawk St Dallas TX 75212**

Owner Information

Owner Name : **Springful Propertifs Ll**
Mailing Address : **Po Box 541476, Dallas TX 75354-1476 B013**
Vesting Codes : **// Corporation**
Owner Occupied **A**
Indicator :

Location Information

Legal Description : **Eagle Heights Development Co Blk H/7191 E 45' Lts 1 & 2-45x100 Blackhawk 100fr Kenesaw**
County : **Dallas, Tx** Subdivision : **Eagle Heights**
Census Tract / Block : **106.02 / 2** Map Reference : **42-U / 00-0006-9989**
Legal Lot : **1** School District : **Dallas Isd**
Legal Block : **H7191** Munic/Township : **Dallas**
Market Area : **14** Neighbor Code : **4DSD93**
APN : **00-00069-989-500-0000**

Last Market Sale Information

Recording/Sale Date : **11/13/2023 / 11/10/2023** Deed Type : **Warranty Deed**
Document # : **230822**
Title Company : **25601**
Seller Name : **Smith Cheryl D J**

Prior Sale Information

Prior Rec/Sale Date : **07/21/2021 / 07/06/2021** Prior Deed Type : **Warranty Deed**
Prior Sale Price : **\$287,438** Prior Lender : **Cardinal Fin'l Co Lp**
Prior Doc Number : **216333** Prior 1st Mtg Amt/Type : **\$229,950 / Conv**



Property Detail

Property Characteristics

Gross Area : 2,084	Parking Type : Attached Garage	Heat Type : Central
Living Area : 1,664	Garage Area : 420	Cooling Type : Central
Bedrooms : 4	Roof Type : Hip	Exterior wall : Brick Veneer
Bath(F/H) : 2	Foundation : Slab	Air Cond : Central
Fireplace : Y / 1	Roof Material : Composition Shingle	Condition : Excellent
Year Built / Eff : 2019 / 2019	Construction : Frame	Other Rooms : Kitchen
# of Stories : 1		

Property Information

Land Use : Sfr	Lot Acres : 0.10	Water Type : Public
County Use : Sfr	Lot Size : 4,500	Sewer Type : Type Unknown
Zoning : Z297	Lot Width/Depth : 45 X 100	

Tax Information

Total Value : \$295,890	Tax Year : 2025	DALLAS (CITY) Tax / Rate : \$2,067.68/.6988
Land Value : \$50,000	Property Tax : \$6,588.61	DALLAS ISD Tax / Rate : \$2,940.66/.99384
Improvement Value : \$245,890	Tax Rate Area : DC	PARKLAND HOSPITAL Tax / Rate : \$627.29/.212
Assessed Year : 2025	Market Value : \$295,890	DALLAS CNTY COMMUNITY COLLEGE Tax / Rate : \$315.34/.10658
Improve % : 83%	DALLAS COUNTY Tax / Rate : \$637.64/.2155	



Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price		\$322,304	\$378,832	\$341,960
Bldg/Living Area	1664	1428	1910	1667
Price Per Square Foot		\$179	\$212	\$196.34
Year Built	2019	1984	2024	2010
Lot Size	4,500	7,488	7,549	7,508
Bedrooms	4	3	4	3
Bathrooms	2	2	3	2
Stories	1	1	1	1
Total Assessed Value	\$295,890	\$269,480	\$384,930	\$311,410
Distance From Subject	0	0.31	0.87	0.55

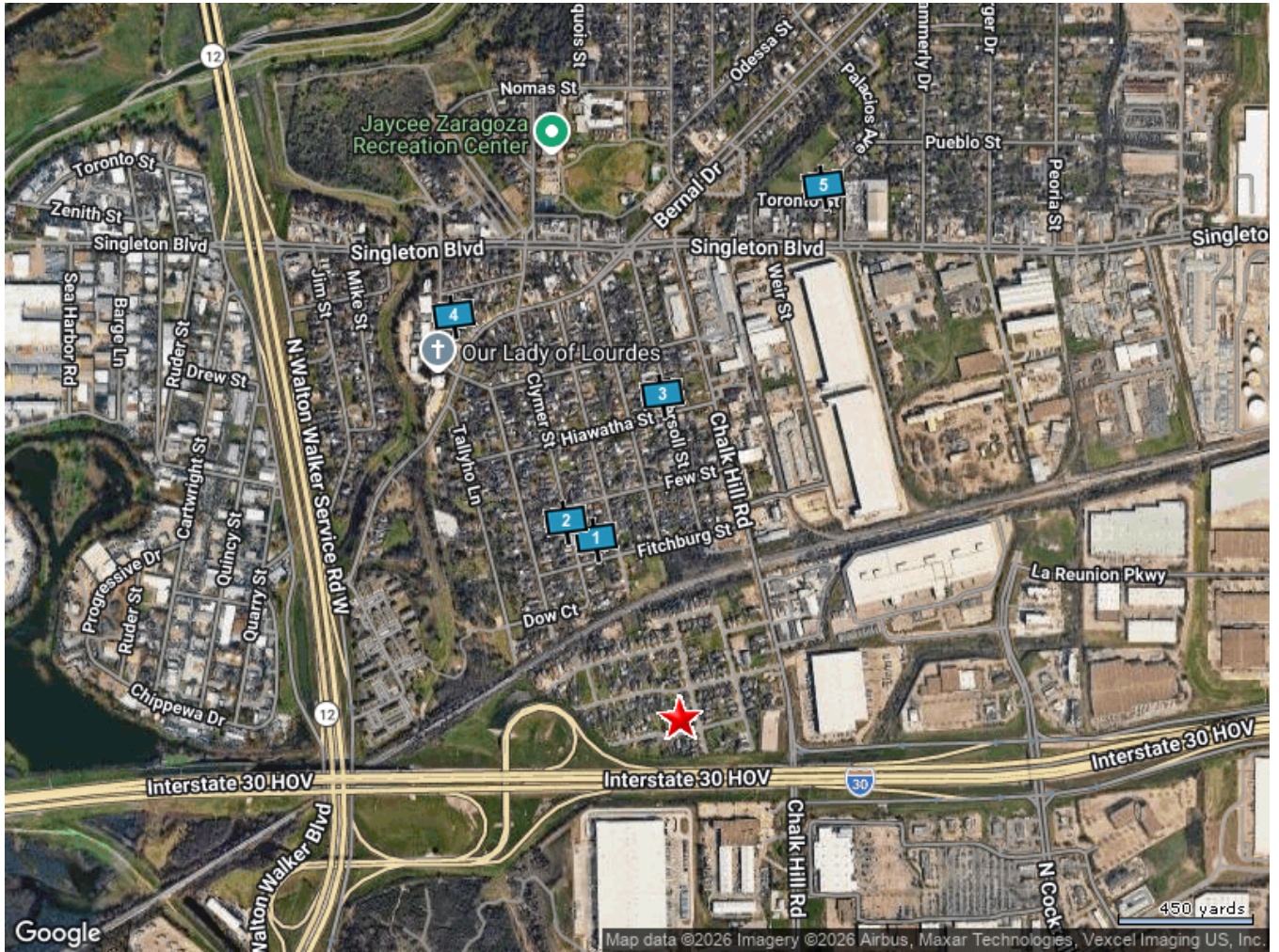
Summary of Comparables

#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	5312 Black Hawk St		295,890	11/13/2023	4	2	1,664	4,500	2019		Z297
1	2322 Clymer St		269,480	07/17/2025	3	2	1,428	7,501	1984	0.31	Z297
2	2411 Clymer St	322,304.13	317,710	09/30/2025	4	2	1,520	7,501	2016	0.35	Z297
3	2539 Ingersoll St		289,860	10/08/2025	3	2	1,657	7,501	2001	0.51	Z297
4	2820 Lapsley St	324,745.3	295,070	05/09/2025	3	3	1,818	7,488	2024	0.73	
5	4910 Toronto St	378,831.81	384,930	05/27/2025	4	2	1,910	7,549	2024	0.87	Z297

Distressed Sales =

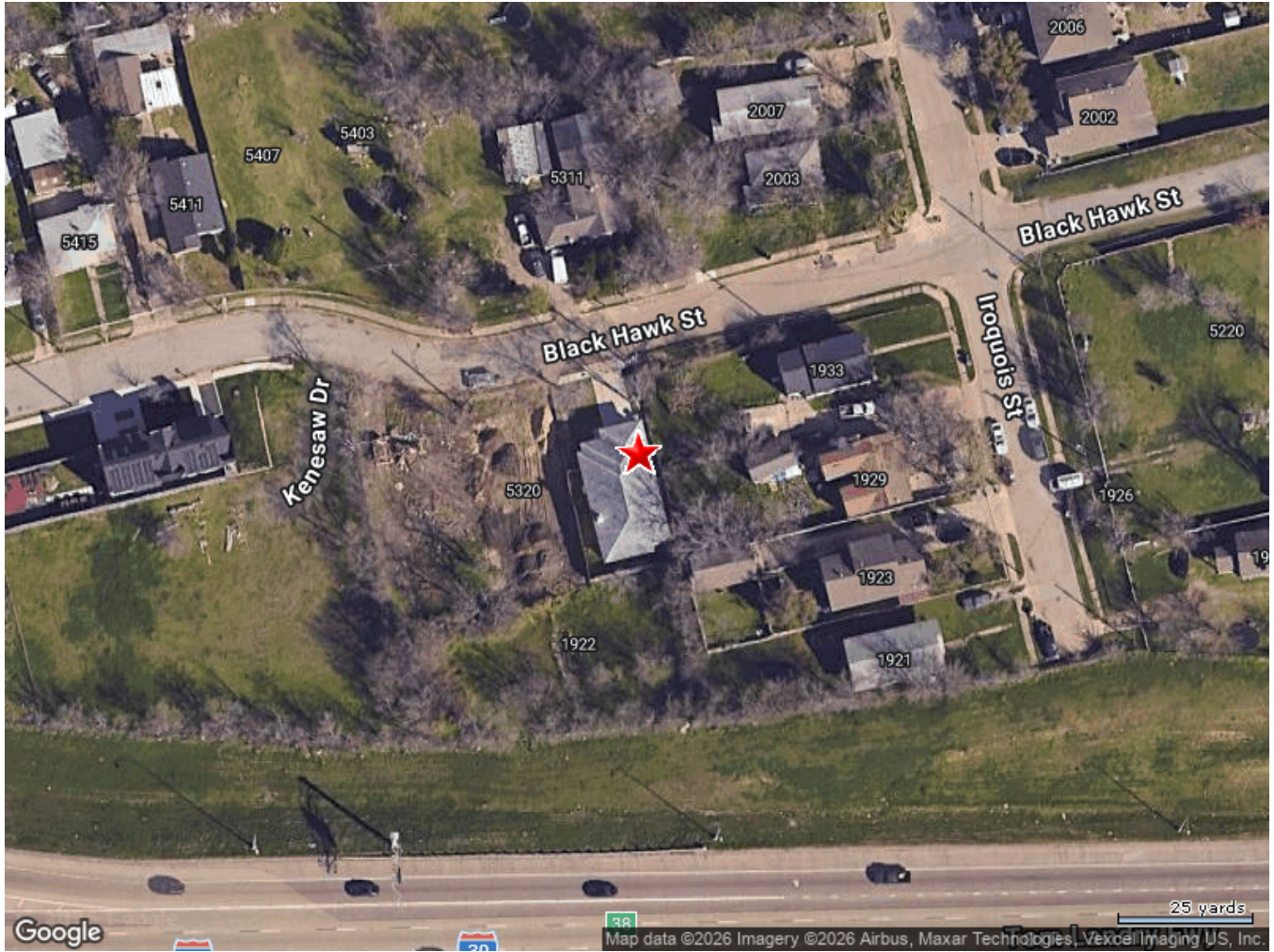
Comparables

Map





Subject Property : **5312 Black Hawk St Dallas TX 75212**



Transaction History

Sales History

Rec. Date :	11/13/2023	07/21/2021	01/24/2019	06/14/2018
Sale Date :	11/10/2023	07/06/2021	01/04/2019	06/12/2018
Sale Price :		\$287,438		\$15,000
Rec.Doc.No :	230822	216333	20206	156955
Doc. Type :	WARRANTY DEED	WARRANTY DEED	AFFIDAVIT	WARRANTY DEED
Sale Price Type :		ESTIMATED		ESTIMATED
Buyer :	Springful Propertifs Llc	Reynolds Tia	Smith Cheryl D	New Wave Holdings Llc
Seller :	Smith Cheryl D J	New Wave Holdings	Johnson Raymond L	Apex Financial Corp
Title Company :	25601	Simplifile Lc E-recording		
Other Doc No :				

Rec. Date :	05/31/2005
Sale Date :	05/26/2005
Sale Price :	
Rec.Doc.No :	105-17
Doc. Type :	WARRANTY DEED
Sale Price Type :	
Buyer :	Apex Financial Corp
Seller :	Wylie Jack E
Title Company :	
Other Doc No :	

Transaction History

Mortgage History

1st Mortgage Details

Mtg. Date :	07/21/2021	08/15/2018	07/18/2018	06/14/2018
Mtg. Amt :	\$229,950	\$120,000	\$120,000	\$12,000
Mtg. Doc. No :	216334	219508	191858	156956
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	CONVENTIONAL			CONVENTIONAL
Mtg. Rate Type :				
Mtg. Term :	30 Years	1 Years	1 Years	3 Years
Mtg. Rate :				
Lender :	Cardinal Fin'l Co Lp	Loan Ranger Cap Invs Llc	Loan Ranger Cap Invs Llc	Apex Fin'l
Borrower 1 :	Reynolds Tia	New Wave Holdings Llc	New Wave Holdings Llc	New Wave Holdings Llc
Borrower 2 :				
Borrower 3 :				
Borrower 4 :				



Public Schools :

Elementary Schools

Arcadia Park Elementary

Distance **0.62 Miles**

1300 N Justin Ave Dallas TX 75211

Telephone : **(972) 502-5300**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **610**

Total Expenditure/Student :

Gabe P Allen New Technical Academy

Distance **1.02 Miles**

5220 Nomias St Dallas TX 75212

Telephone : **(972) 794-5100**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **375**

Total Expenditure/Student :

Eladio R Martinez Learning Center

Distance **1.54 Miles**

4500 Bernal Dr Dallas TX 75212

Telephone : **(972) 794-6900**

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

Lowest Grade : **Pre-K**

Highest Grade : **6th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **582**

Total Expenditure/Student :

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Agustin Jasso	3114 Clymer St Dallas Tx	(469) 381-4454	0.94
City Of Dallas	3114 Clymer St Dallas Tx	(214) 670-6188	0.94
Ballroom Flores	4615 Singleton Blvd Dallas Tx	(972) 677-7327	0.98

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Wells Fargo Bank, National Association	1520 N Cockrell Hill Rd Dallas Tx	(214) 331-3622	0.7

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
The Best Hot Dog	1710 Chalk Hill Rd Dallas Tx	(817) 841-2523	0.31
Panda Restaurant Group, Inc.	4390 Dfw Tpke Ste 300 Dallas Tx	(214) 331-9090	0.41
Nine Zero Wings Llc	4351 Dfw Tpke Dallas Tx	(214) 634-9464	0.44
Muy Hamburger Partners, Llc	4380 Dfw Tpke Dallas Tx	(214) 302-0961	0.45

Health Care Services

Name	Address	Telephone	Distance (Miles)
Smile Care Orthodontics	4390 Dfw Tpke Ste 200 Dallas Tx	(214) 333-9800	0.41
Smile Workshop - Amarillo, Pllc	4390 Dfw Tpke Ste 200 Dallas Tx	(214) 333-9800	0.41
Children S Health Pediatric Group Cockrell Hill	4351 Dfw Tpke Ste 150 Dallas Tx	(469) 488-4300	0.44
M.d. Kids N Cockrell Hill	4351 Dfw Tpke Ste 150 Dallas Tx	(214) 586-3402	0.44

Hospitality

Name	Address	Telephone	Distance (Miles)
Fairfield Inn Suites Dallas West I 30	2100 N Cockrell Hill Rd Dallas Tx	(214) 200-3820	0.62
Inn Hampton And Suites	1718 N Cockrell Hill Rd Dallas Tx	(469) 906-1212	0.63



Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Capuchin Franciscan Friars Of Texas, Inc.	5605 Bernal Dr Dallas Tx	(214) 637-6673	0.68
Cursillo Center	5605 Bernal Dr Dallas Tx	(214) 631-7775	0.68
D&a Master Assembly	2810 Ingersoll St Dallas Tx	(214) 254-1707	0.7
God The Heart Of Jesus, Inc.	5105 Goodman St Dallas Tx	(214) 330-7947	0.81

Shopping

Name	Address	Telephone	Distance (Miles)
Eloy Alvarez	5419 Black Hawk St Dallas Tx	(678) 873-0304	0.08
Lowe's Home Centers, Llc	1710 Chalk Hill Rd Dallas Tx	(214) 257-1406	0.31
Dollar Tree, Inc.	4430 Dfw Tpke Dallas Tx	(214) 339-4170	0.42
Walmart Inc.	1521 N Cockrell Hill Rd Dallas Tx	(214) 330-7249	0.56



Neighbors

5316 BLACK HAWK ST

Distance **0.01 Miles**

Owner Name : Sin Min Y G	Subdivision : Eagle Heights
Sale Date : 12/03/2024	Recording Date : 12/05/2024
Total Value : \$277,070	Sale Price : \$351,955.71
Bed / Bath : 4 / 3	Property Tax : \$6,169.55
Land Use : Sfr	Lot Acres : 0.11
Stories : 2	Living Area : 1,592
Yr Blt / Eff Yr Blt : 2024 / 2024	APN : 00-00069-989-550-0000

1922 KENESAW DR

Distance **0.02 Miles**

Owner Name : Lara Pedro	Recording Date : 01/10/2017
Sale Date : 01/04/2017	Property Tax : \$1,113.36
Total Value : \$50,000	Lot Acres : 0.17
Land Use : Residential Lot	APN : 00-00069-990-100-0000
Subdivision : Eagle Heights	

1929 IROQUOIS ST

Distance **0.02 Miles**

Owner Name : Machado Enrique A M	Subdivision : Eagle Heights
Sale Date : 07/07/2023	Recording Date : 07/11/2023
Total Value : \$194,650	Sale Price : \$199,875
Bed / Bath : 2 / 1	Property Tax : \$4,334.29
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,022
Yr Blt / Eff Yr Blt : 1954 / 1954	APN : 00-00069-991-000-0000

1933 IROQUOIS ST

Distance **0.02 Miles**

Owner Name : Garza Alberto	Subdivision : Eagle Heights
Sale Date : 08/18/2025	Recording Date : 08/20/2025
Total Value : \$188,540	Sale Price : \$219,702.27
Bed / Bath : 3 / 1	Property Tax : \$4,198.24
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 891
Yr Blt / Eff Yr Blt : 1950 / 1950	APN : 00-00069-990-700-0000



Neighbors

5320 BLACK HAWK ST

Distance **0.02 Miles**

Owner Name : **Smith Cheryl Denise Johnson**

Recording Date : **02/14/2000**

Sale Date : **01/21/2000**

Property Tax : **\$1,113.36**

Total Value : **\$50,000**

Lot Acres : **0.11**

Land Use : **Residential Lot**

APN : **00-00069-989-800-0000**

Subdivision : **Eagle Heights**

1923 IROQUOIS ST

Distance **0.02 Miles**

Owner Name : **Rubio Maria**

Subdivision : **Eagle Heights**

Sale Date : **02/05/2004**

Recording Date : **02/17/2004**

Total Value : **\$252,860**

Property Tax : **\$5,630.46**

Bed / Bath : **3 / 2**

Lot Acres : **0.17**

Land Use : **Sfr**

Living Area : **1,250**

Stories : **1**

APN : **00-00069-991-300-0000**

Yr Blt / Eff Yr Blt : **2004 / 2004**

1921 IROQUOIS ST

Distance **0.03 Miles**

Owner Name : **Hill Wilbert A**

Yr Blt / Eff Yr Blt : **1990 / 1990**

Sale Date : **04/30/1989**

Subdivision : **Eagle Heights**

Total Value : **\$173,790**

Property Tax : **\$3,869.80**

Bed / Bath : **2 / 2**

Lot Acres : **0.22**

Land Use : **Sfr**

Living Area : **1,048**

Stories : **1**

APN : **00-00069-990-400-0000**

2003 IROQUOIS ST

Distance **0.03 Miles**

Owner Name : **Diversified Prfd Solution Llc**

Subdivision : **Eagle Ford Resub**

Sale Date : **06/15/2025**

Recording Date : **08/21/2025**

Total Value : **\$189,180**

Property Tax : **\$4,212.49**

Bed / Bath : **2 / 1**

Lot Acres : **0.13**

Land Use : **Sfr**

Living Area : **943**

Stories : **1**

APN : **00-00069-969-700-0000**

Yr Blt / Eff Yr Blt : **1950 / 1950**



Neighbors

2007 IROQUOIS ST

Distance **0.04 Miles**

Owner Name : Be Ze Investments Llc	Subdivision : Eagle Ford
Sale Date : 09/10/2019	Recording Date : 09/16/2019
Total Value : \$198,490	Property Tax : \$4,419.80
Bed / Bath : 2 / 1	Lot Acres : 0.13
Land Use : Sfr	Living Area : 1,008
Stories : 1	APN : 00-00069-970-000-0000
Yr Blt / Eff Yr Blt : 1945 / 1945	

1925 KENESAW DR

Distance **0.05 Miles**

Owner Name : Lara Pedro	Recording Date : 04/21/2004
Sale Date : 03/25/2004	Property Tax : \$1,113.36
Total Value : \$50,000	Lot Acres : 0.17
Land Use : Residential Lot	APN : 00-00069-989-200-0000
Subdivision : Eagle Heights	

Demographics

Census Tract / block: 106.02 / 2 Year: 2020

Household

Population		Population by Age	
Count:	3,015	0 - 11	
Estimate Current Year:	3,059	12 - 17	
Estimate in 5 Years:	3,240	18 - 24	11.01%
Growth Last 5 Years:	1.46%	25 - 64	44.31%
Growth Last 10 Years:	-189.22%	65 - 74	3.42%
		75+	
Household Size		Household Income	
Current Year:	881	0 - \$25,000	38.71%
Average Current Year:	3.41	\$25,000 - \$35,000	8.17%
Estimate in 5 Years:	814	\$35,000 - \$50,000	15.44%
Growth Last 5 Years:	1.59%	\$50,000 - \$75,000	10.22%
Growth Last 10 Years:	15.49%	\$75,000 - \$100,000	10.56%
Male Population:	44.31%	Above \$100,000	16.91%
Female Population:	55.69%	Average Household Income:	\$36,910
Married People:	46.84%		
Unmarried People:	53.16%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	3.68%	Below \$100,000:	30.34%
\$300 - \$799:	43.68%	\$100,000 - \$150,000:	5.75%
\$800 - \$1,999:	39.77%	\$150,000 - \$200,000:	9.43%
Over \$2,000:	12.87%	\$200,000 - \$300,000:	25.06%
Median Home Value:	\$215,700	\$300,000 - \$500,000:	24.14%
Unit Occupied Owner:	49.38%	Above \$500,000:	5.29%
Median Mortgage:	\$1,122		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	50.62%	1999 - 2000	
Median Gross Rent:	\$591	1995 - 1998	
Less Than \$499	27.95%	1990 - 1994	
\$500 - \$749	32.61%	1980 - 1989	3.87%
\$750 - \$999	11.18%	1970 - 1979	21.48%
\$1000 and Over	28.26%	1900 - 1969	36.31%

Education

Enrollment			
Public Pre-Primary School:	5.68%	Not Enrolled in School:	68.23%
Private Pre-Primary School:	0%	Not A High School Graduate:	34.06%
Public School:	30.45%	Graduate Of High School:	38.8%
Private School:	1.33%	Attended Some College:	16.07%
Public College:	4.35%	College Graduate:	7.77%
Private College:	1.33%	Graduate Degree:	3.29%

Workforce

Occupation:			
Manager/Prof:	25.62%	Private Worker:	79.82%
Technical:		Government Worker:	14.19%
Sales:	22.12%	Self Employed Worker:	0%
Administrative:		Unpaid Family Worker:	5.81%
Private House Hold:		Farming:	8.76%
Service:	21.38%	Skilled:	
Protective Services:		Blue-Collar:	30.88%

Commute Time	
Less Than 15 Min:	25.55%
15 min - 28 min:	35.51%
30 min - 57 min:	35.31%
Over 60 min:	3.63%