

real estate reports

Subject Property

1918 Lamont Dr
Garland
TX 75040
APN: 26-62170-007-004-0000

Crystal Jones

Data Provided By: Rolando Lopez

Crystal Jones

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Subject Property : **1918 Lamont Dr Garland TX 75040**

Owner Information

Owner Name : **Moeller Xe Thi**
Mailing Address : **1918 Lamont Dr, Garland TX 75040-4609 C091**
Owner Occupied
Indicator :

Location Information

Legal Description : **Village Glen 1 Blk 7 Lot 4**
County : **Dallas, Tx** Subdivision : **Village Glen 01**
Census Tract / Block : **188.01 / 1** Map Reference : **19A-N / 26-62170**
Legal Lot : **4** School District : **Garland Isd**
Legal Block : **7** Munic/Township : **Garland**
Market Area : **24** Neighbor Code : **3GSL15**
APN : **26-62170-007-004-0000**

Last Market Sale Information

Recording/Sale Date : **03/04/2010 / 03/02/2010** 1st Mtg Amount/Type : **\$106,043 / Fha**
Sale Price : **\$107,103** 1st Mtg Document # : **52400**
Sale Type : **Estimated** 1st Mtg Term : **30**
Document # : **52399** Price Per SqFt : **\$65.19**
Deed Type : **Special Warranty Deed**
Title Company : **Other**
Lender : **Bank Of America**
Seller Name : **Banco Popular North America**

Prior Sale Information

Prior Rec/Sale Date : **08/10/2006 / 07/31/2006** Prior Lender : **Banco Popular North America**
Prior Sale Price : **\$135,194.50** Prior 1st Mtg Amt/Type : **\$101,650 / Conv**
Prior Doc Number : **293484** Prior 1st Mtg Rate/Type : **\$10.75 / Adjustable Int Rate Loan**
Prior Deed Type : **Warranty Deed**



Property Detail

Property Characteristics

Gross Area : 2,103	Parking Type : Attached Garage	Heat Type : Central
Living Area : 1,643	Garage Area : 460	Cooling Type : Central
Bedrooms : 3	Roof Type : Gable	Exterior wall : Brick Veneer
Bath(F/H) : 2	Foundation : Slab	Air Cond : Central
Fireplace : Y / 1	Roof Material : Composition Shingle	Condition : Good
Year Built / Eff : 1980 / 1980	Construction : Brick	Other Rooms : Kitchen
# of Stories : 1		

Property Information

Land Use : Sfr	Lot Acres : 0.16	Water Type : Public
County Use : Sfr	Lot Size : 7,022	Sewer Type : Type Unknown
Zoning : Z390	Lot Width/Depth : 60 X 117	

Tax Information

Total Value : \$306,730	Tax Year : 2025	DALLAS COUNTY \$661/.2155 Tax / Rate :
Land Value : \$65,000	Property Tax : \$7,345.33	GARLAND Tax / \$2,115.66/.68975 Rate :
Improvement Value : \$241,730	Tax Rate Area : DC	GARLAND ISD \$3,591.50/1.1709 Tax / Rate :
Assessed Year : 2025	Homeowner Exemption : Homestead	PARKLAND \$650.27/.212 HOSPITAL Tax / Rate :
Improve % : 79%	Market Value : \$306,730	DALLAS CNTY \$326.90/.10658 COMMUNITY COLLEGE Tax / Rate :

Comparables

Sales Analysis

Criteria	Subject Property	Low	High	Average
Sale Price	\$107,103.43	\$265,500	\$399,000	\$334,934
Bldg/Living Area	1643	1419	1872	1615
Price Per Square Foot	\$65.19	\$179	\$264	\$203.96
Year Built	1980	1963	1983	1977
Lot Size	7,022	6,961	17,929	8,275
Bedrooms	3	3	4	3
Bathrooms	2	2	2	2
Stories	1	1	1	1
Total Assessed Value	\$306,730	\$229,000	\$339,080	\$297,506
Distance From Subject	0	0.06	0.46	0.28

Summary of Comparables

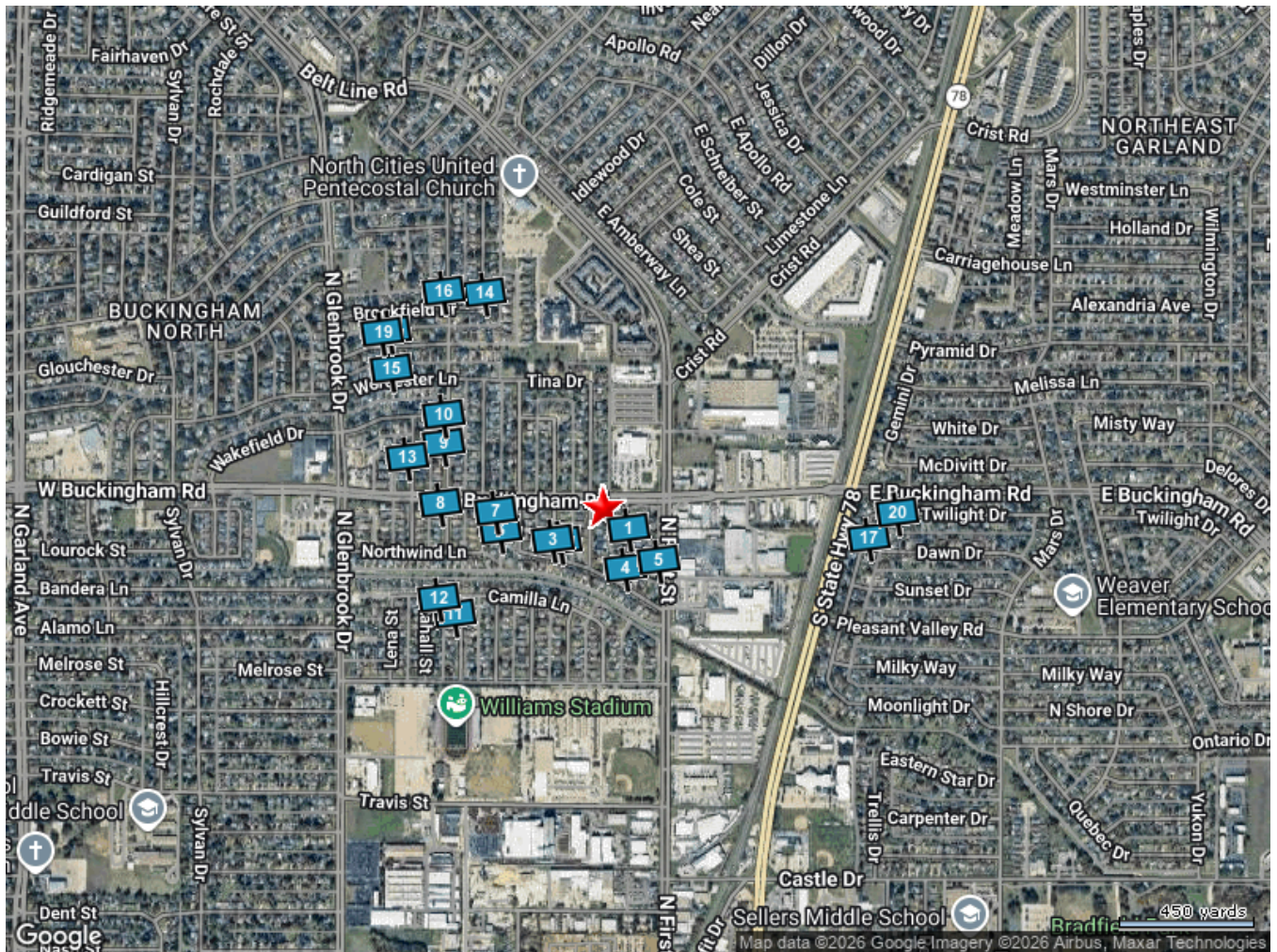
#	Address	Sale Price	Total Assessed Value	Sale Date	Bed	Bath	Living Area	Lot Size	Year Built	Dist (Miles)	Zoning
S	1918 Lamont Dr	107,103.43	306,730	03/04/2010	3	2	1,643	7,022	1980		Z390
1	1817 Vine Dr	309,937.5	273,310	02/03/2026	3	2	1,711	7,004	1980	0.06	Z390
2	306 Lucinda Dr	265,500	229,000	09/03/2025	3	2	1,419	7,118	1980	0.09	Z390
3	310 Lucinda Dr	325,000	256,800	07/23/2025	3	2	1,711	7,118	1980	0.1	Z390
4	122 Lucinda Dr	347,900	304,540	06/13/2025	3	2	1,711	7,910	1980	0.11	Z390
5	105 Lucinda Dr	338,100	275,000	05/21/2025	3	2	1,607	17,929	1980	0.13	Z390
6	502 Northwind Ln		302,020	06/16/2025	3	2	1,443	8,695	1980	0.17	Z390
7	1906 Glencrest Ln	348,750	270,000	11/03/2025	3	2	1,711	7,819	1980	0.17	Z390
8	1909 Glenbrook Meadows Dr		254,800	05/02/2025	3	2	1,419	6,961	1979	0.26	Z390
9	2009 Glenbrook Meadows Dr	326,562.5	332,280	02/27/2026	3	2	1,658	7,131	1978	0.27	Z386
10	2025 Glenbrook Meadows Dr	354,375	333,000	04/10/2025	3	2	1,668	7,131	1978	0.29	Z386
11	1517 Salazar St	342,138.51	318,260	10/28/2025	3	2	1,610	7,070	1983	0.29	Z390
12	1606 Rahall St	399,000	296,400	02/12/2026	3	2	1,512	7,070	1981	0.3	Z390
13	2001 Glenwick Ln		319,500	11/04/2025	3	2	1,569	8,969	1978	0.32	Z386

Comparables

14	542 Brookfield Dr	322,304.13	309,660	06/17/2025	3	2	1,680	7,501	1978	0.38	Z390
15	710 Worcester Ln	293,875	306,900	12/24/2025	3	2	1,640	7,131	1976	0.4	Z386
16	602 Brookfield Dr	370,203.75	339,080	02/23/2026	4	2	1,872	11,117	1974	0.42	Z390
17	1826 Mercury Dr		305,590	07/11/2025	3	2	1,615	9,374	1963	0.42	Z390
18	710 Woodcastle Dr	302,369.76	289,630	05/19/2025	3	2	1,472	7,475	1977	0.43	Z386
19	714 Woodcastle Dr	378,000	337,010	04/22/2025	3	2	1,690	7,475	1975	0.44	Z386
20	505 Dawn Dr		297,340	01/20/2026	3	2	1,572	7,501	1965	0.46	Z390

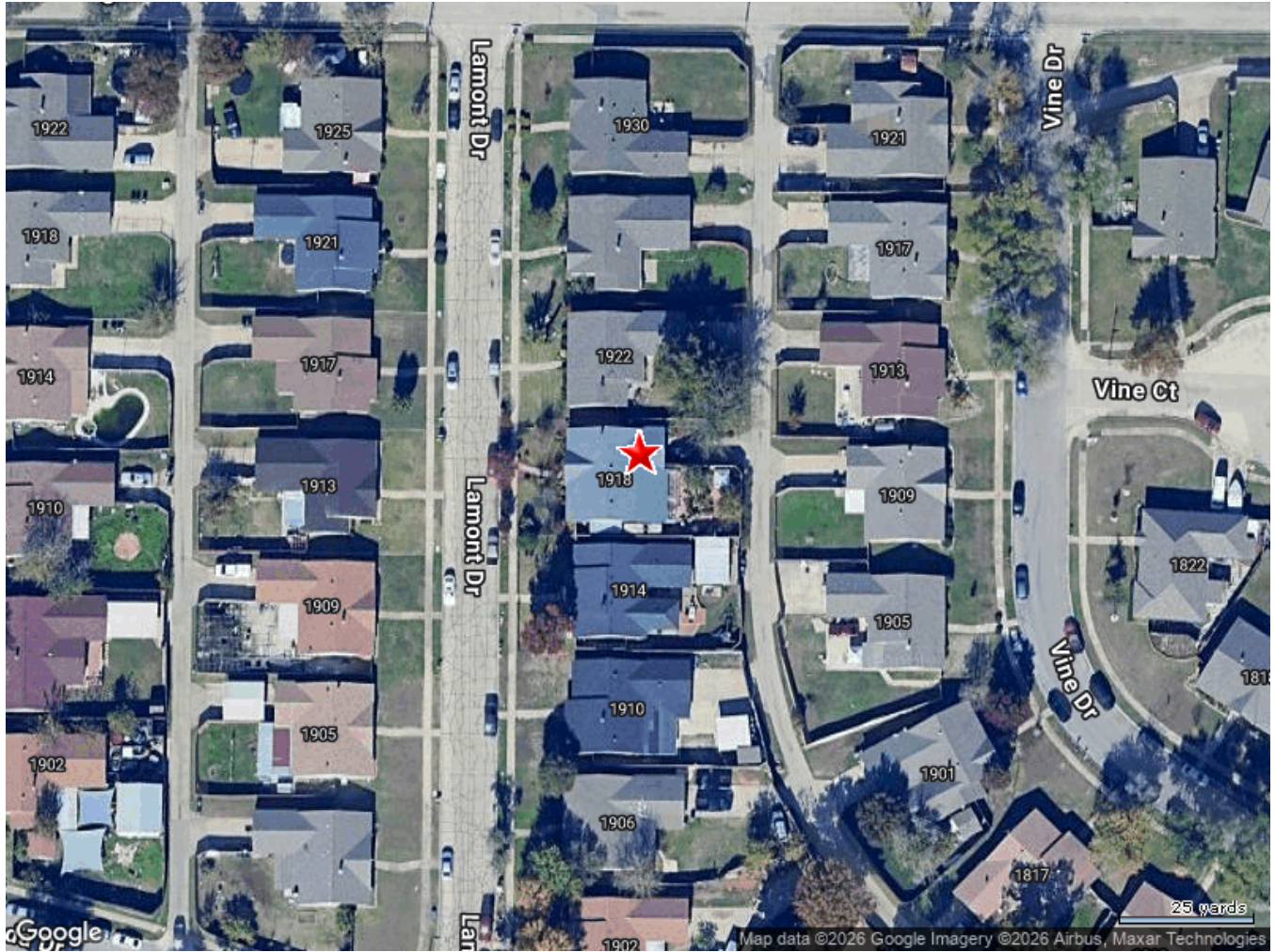
Distressed Sales =

Map





Subject Property : **1918 Lamont Dr Garland TX 75040**



Transaction History

Sales History

Rec. Date :	03/04/2010	10/14/2009	08/10/2006
Sale Date :	03/02/2010	10/06/2009	07/31/2006
Sale Price :	\$107,103.43	\$100,033	\$135,194.50
Rec.Doc.No :	52399	291757	293484
Doc. Type :	SPECIAL WARRANTY DEED	TRUSTEE'S DEED (FORECLOSURE)	WARRANTY DEED
Sale Price Type :	ESTIMATED		ESTIMATED
Buyer :	Moeller Xe T	Banco Popular North America	Martinez San J
Seller :	Banco Popular North America	Ortolani Shelley	Grewal Jaswant S & Jasminder K
Title Company :	Other		Fidelity National Title
Other Doc No :			

Mortgage History

1st Mortgage Details

Mtg. Date :	03/04/2010	08/10/2006	02/05/2003
Mtg. Amt :	\$106,043	\$101,650	\$51,898
Mtg. Doc. No :	52400	293485	24-13307
Doc. Type :	DEED OF TRUST	DEED OF TRUST	DEED OF TRUST
Loan Type :	FHA	CONVENTIONAL	FHA
Mtg. Rate Type :		ADJUSTABLE INT RATE LOAN	FIXED RATE LOAN
Mtg. Term :	30 Years	30 Years	20 Years
Mtg. Rate :		10.75	6.25
Lender :	Bank Of America	Banco Popular North America	James B Nutter & Co
Borrower 1 :	Moeller Xe T	Martinez San J	Grewal Jaswant S
Borrower 2 :			Grewal Jasminder K
Borrower 3 :			
Borrower 4 :			

Foreclosure History

Doc Type : **NOTICE OF
TRUSTEE'S SALE**

Recording Date : **09/17/2009**

Fore. Doc. No :

Orig Mtg Amt : **\$101,650**

Orig Doc Date : **07/00/2006**

Lender Name : **Banco Popular
North America**



Public Schools :

Elementary Schools

Weaver Elementary

Distance **0.71 Miles**

805 Pleasant Vly Rd Garland TX 75040

Telephone : **(972) 494-8311**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **445**

Total Expenditure/Student :

Cooper Elementary

Distance **0.81 Miles**

1200 Kingsbridge Dr Garland TX 75040

Telephone : **(972) 675-3010**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **382**

Total Expenditure/Student :

Shorehaven Elementary

Distance **0.99 Miles**

600 Shorehaven Dr Garland TX 75040

Telephone : **(972) 494-8346**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **360**

Total Expenditure/Student :



Freeman Elementary

Distance **1.19 Miles**

1220 Walnut St Garland TX 75040

Telephone : **(972) 494-8371**

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

Lowest Grade : **Pre-K**

Highest Grade : **5th**

Kindergarten : **Yes**

School Enrollment :

Enrollment : **288**

Total Expenditure/Student :

Middle Schools

Sellers Middle

Distance **0.84 Miles**

1009 Mars Dr Garland TX 75040

Telephone : **(972) 494-8337**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **837**

Total Expenditure/Student :

Bussey Middle

Distance **0.85 Miles**

1204 Travis St Garland TX 75040

Telephone : **(972) 494-8391**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **799**

Total Expenditure/Student :



Webb Middle

Distance **1.96 Miles**

1610 Spring Creek Garland TX 75040

Telephone : **(972) 675-3080**

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

Lowest Grade : **6th**

Highest Grade : **8th**

Kindergarten : **No**

School Enrollment :

Enrollment : **934**

Total Expenditure/Student :

High Schools

N Garland High School

Distance **1.52 Miles**

2109 W Buckingham Rd Garland TX 75042

Telephone : **(972) 675-3120**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2785**

Total Expenditure/Student :

Advanced Placement : **No**

Garland High School

Distance **1.58 Miles**

310 S Garland Ave Garland TX 75040

Telephone : **(972) 494-8492**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2481**

Total Expenditure/Student :

Advanced Placement : **No**

Naaman Forest High School

Distance **1.94 Miles**

4843 Naaman Forest Blvd Garland TX 75040

Telephone : **(972) 675-3091**

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

Lowest Grade : **9th**

Highest Grade : **12th**

School Enrollment :

Enrollment : **2079**

Total Expenditure/Student :

Advanced Placement : **No**

Local Business

Attractions / Recreation

Name	Address	Telephone	Distance (Miles)
Gary Ragland	625 Sunset Dr Garland Tx	(972) 487-6184	0.56
Peterson Jw Corporation Inc	617 Kingsbridge Dr Garland Tx	(214) 236-3320	0.63
Bingo Bingo Unit	1308 Warwick St Garland Tx	(972) 496-9111	0.86
Twelfth Night Entertainment, L	2534 Idlewood Dr Garland Tx	(972) 202-4013	0.88

Banks / Financial

Name	Address	Telephone	Distance (Miles)
Mortgage City Inc	601 N 1st St Ste A Garland Tx	(972) 487-0323	0.85

Eating / Drinking

Name	Address	Telephone	Distance (Miles)
Mcdonalds 7269	119 E Buckingham Rd Garland Tx	(972) 495-7752	0.18
La Nueva Inc	1618 N 1st St Garland Tx	(972) 278-9751	0.25
Kim Xuynh	301 E Buckingham Rd Ste 4 Garland Tx	(972) 495-4336	0.29
T's Southern Maid Donuts, Llc	301 E Buckingham Rd Ste 4 Garland Tx	(972) 495-4336	0.29

Health Care Services

Name	Address	Telephone	Distance (Miles)
Foursquare Healthcare, Ltd.	106 Belt Line Rd Garland Tx	(972) 495-7700	0.25
North Texas Foot & Ankle	2020 N Glenbrook Dr Garland Tx	(972) 530-3000	0.4
Central Texas Foot Care Center, P A	2020 N Glenbrook Dr Garland Tx	(214) 369-3969	0.4
The Endodontic Specialists Pllc	4880 N President George B Garland Tx	(972) 496-0164	0.43

Organizations / Associations

Name	Address	Telephone	Distance (Miles)
Jennifer Nguyen Ministries	2025 Lamont Dr Garland Tx	(254) 292-9764	0.14
Not Typical Church Folk	550 Brookfield Dr Garland Tx	(972) 530-5891	0.4



Local Business

Ihope Ministries	5435 N Garland Ave 140-17 Garland Tx	(940) 297-5450	0.43
Rodgers Baptist Church	801 W Buckingham Rd Garland Tx	(972) 675-4800	0.45

Personal Services

Name	Address	Telephone	Distance (Miles)
Danger City Crossfit	1718 N 1st St Garland Tx	(214) 326-7853	0.17
Kirby Fitness, Llc	2360 Crist Rd Garland Tx	(469) 222-4194	0.54
Society Fitness, Llc	2360 Crist Rd Ste B800 Garland Tx	(214) 384-0033	0.54
Highnote Fitness	810 Woodhaven Ln Garland Tx	(972) 414-1813	0.68

Shopping

Name	Address	Telephone	Distance (Miles)
Walmart Inc.	101 W Buckingham Rd Garland Tx	(469) 304-3399	0.14
G&j Glass Co	1510 Dorado St Garland Tx	(972) 272-4899	0.2
Shewmaker Tool Company Llc	213 E Buckingham Rd Ste 1 Garland Tx	(214) 738-2075	0.23
Corner Stop	775 W Buckingham Rd Garland Tx	(214) 501-3772	0.39



Neighbors

1917 VINE DRDistance **0.03 Miles**

Owner Name : Mccormack Real Estate	Subdivision : Village Glen 01
Sale Date : 05/06/2005	Recording Date : 05/20/2005
Total Value : \$277,010	Sale Price : \$133,046.55
Bed / Bath : 3 / 2	Property Tax : \$6,633.62
Land Use : Sfr	Lot Acres : 0.17
Stories : 1	Living Area : 1,711
Yr Blt / Eff Yr Blt : 1980 / 1980	APN : 26-62170-007-026-0000

1906 LAMONT DRDistance **0.04 Miles**

Owner Name : Nguyen Hoa	Subdivision : Village Glen 01
Sale Date : 05/24/2013	Recording Date : 05/28/2013
Total Value : \$265,000	Property Tax : \$6,346.01
Bed / Bath : 3 / 2	Lot Acres : 0.19
Land Use : Sfr	Living Area : 1,667
Stories : 1	APN : 26-62170-007-007-0000
Yr Blt / Eff Yr Blt : 1980 / 1980	

1902 LAMONT DRDistance **0.05 Miles**

Owner Name : Rodriguez Jose	Subdivision : Village Glen 01
Sale Date : 01/29/1999	Recording Date : 02/11/1999
Total Value : \$331,450	Sale Price : \$98,154
Bed / Bath : / 2	Property Tax : \$7,937.30
Land Use : Sfr	Lot Acres : 0.20
Stories : 1	Living Area : 1,711
Yr Blt / Eff Yr Blt : 1980 / 1980	APN : 26-62170-007-008-0000

1901 LAMONT DRDistance **0.05 Miles**

Owner Name : Aftkhar Muhammad	Subdivision : Village Glen 01
Sale Date : 04/19/2013	Recording Date : 04/22/2013
Total Value : \$312,210	Sale Price : \$123,500
Bed / Bath : / 2	Property Tax : \$7,476.56
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 1,731
Yr Blt / Eff Yr Blt : 1980 / 1980	APN : 26-62170-006-007-0000



Neighbors

1822 VINE DRDistance **0.05 Miles**

Owner Name : Nguyen Don H	Subdivision : Village Glen 01 Rep
Sale Date : 07/12/2024	Recording Date : 07/15/2024
Total Value : \$394,060	Sale Price : \$332,000
Bed / Bath : 3 / 2	Property Tax : \$9,436.64
Land Use : Sfr	Lot Acres : 0.22
Stories : 1	Living Area : 1,696
Yr Blt / Eff Yr Blt : 2006 / 2006	APN : 26-62170-008-009-0000

205 LUCINDA DRDistance **0.06 Miles**

Owner Name : Brown Codi	Subdivision : Village Glen 01
Sale Date : 10/12/2023	Recording Date : 10/16/2023
Total Value : \$319,770	Sale Price : \$344,121.14
Bed / Bath : 3 / 2	Property Tax : \$7,657.60
Land Use : Sfr	Lot Acres : 0.18
Stories : 1	Living Area : 1,731
Yr Blt / Eff Yr Blt : 1980 / 1980	APN : 26-62170-007-009-0000

1914 VICTORIA DRDistance **0.06 Miles**

Owner Name : Elvir Miguel A	Subdivision : Village Glen 01
Sale Date : 02/23/2012	Recording Date : 02/24/2012
Total Value : \$325,880	Sale Price : \$101,391.88
Bed / Bath : 3 / 2	Property Tax : \$7,803.92
Land Use : Sfr	Lot Acres : 0.19
Stories : 1	Living Area : 1,549
Yr Blt / Eff Yr Blt : 1980 / 1980	APN : 26-62170-006-003-0000

1902 VINE CTDistance **0.08 Miles**

Owner Name : Deland Christine	Subdivision : Village Glen 01
Sale Date : 06/13/2012	Recording Date : 06/13/2012
Total Value : \$288,130	Sale Price : \$127,437.50
Bed / Bath : 3 / 2	Property Tax : \$6,899.91
Land Use : Sfr	Lot Acres : 0.16
Stories : 1	Living Area : 1,667
Yr Blt / Eff Yr Blt : 1980 / 1980	APN : 26-62170-008-005-0000



Neighbors

222 LUCINDA DR

Distance **0.08 Miles**

Owner Name : **Craig Minnie**

Subdivision : **Village Glen 01**

Sale Date : **05/02/2000**

Recording Date : **05/10/2000**

Total Value : **\$308,410**

Sale Price : **\$83,753.24**

Bed / Bath : **3 / 2**

Property Tax : **\$7,385.56**

Land Use : **Sfr**

Lot Acres : **0.16**

Stories : **1**

Living Area : **1,667**

Yr Blt / Eff Yr Blt : **1980 / 1980**

APN : **26-62170-004-042-0000**

2006 LAMONT DR

Distance **0.08 Miles**

Owner Name : **Prestridge Charlotte**

Subdivision : **Northview Estates**

Total Value : **\$236,210**

Property Tax : **\$5,656.57**

Bed / Bath : **3 / 3**

Lot Acres : **0.16**

Land Use : **Sfr**

Living Area : **1,353**

Stories : **1**

APN : **26-41650-001-002-0000**

Yr Blt / Eff Yr Blt : **1970 / 1970**

Demographics

Census Tract / block: 188.01 / 1 Year: 2020

Household

Population		Population by Age	
Count:	4,559	0 - 11	
Estimate Current Year:	3,869	12 - 17	
Estimate in 5 Years:	2,007	18 - 24	9.65%
Growth Last 5 Years:	-9.21%	25 - 64	56.37%
Growth Last 10 Years:	-196.72%	65 - 74	6.34%
		75+	
Household Size		Household Income	
Current Year:	1,403	0 - \$25,000	7.34%
Average Current Year:	3.25	\$25,000 - \$35,000	5.77%
Estimate in 5 Years:	1,657	\$35,000 - \$50,000	19.1%
Growth Last 5 Years:	2.28%	\$50,000 - \$75,000	23.02%
Growth Last 10 Years:	8.69%	\$75,000 - \$100,000	16.25%
Male Population:	50.16%	Above \$100,000	28.51%
Female Population:	49.84%	Average Household Income:	\$68,631
Married People:	56.36%		
Unmarried People:	43.64%		

Housing

Median Mortgage Payments		Home Values	
Under \$300:	1.93%	Below \$100,000:	8.22%
\$300 - \$799:	18.46%	\$100,000 - \$150,000:	12.75%
\$800 - \$1,999:	73.07%	\$150,000 - \$200,000:	21.22%
Over \$2,000:	6.54%	\$200,000 - \$300,000:	50.25%
Median Home Value:	\$211,300	\$300,000 - \$500,000:	7.55%
Unit Occupied Owner:	84.96%	Above \$500,000:	0%
Median Mortgage:	\$761		



Demographics

Rent Payments		Year Built	
Unit Occupied Renter:	15.04%	1999 - 2000	
Median Gross Rent:	\$1,646	1995 - 1998	
Less Than \$499	0%	1990 - 1994	
\$500 - \$749	0%	1980 - 1989	26.98%
\$750 - \$999	3.92%	1970 - 1979	3.96%
\$1000 and Over	96.08%	1900 - 1969	67.58%

Education

Enrollment			
Public Pre-Primary School:	0.74%	Not Enrolled in School:	73.31%
Private Pre-Primary School:	0%	Not A High School Graduate:	36.54%
Public School:	22.52%	Graduate Of High School:	23.83%
Private School:	4.16%	Attended Some College:	11.72%
Public College:	5.15%	College Graduate:	23.86%
Private College:	1.22%	Graduate Degree:	4.05%

Workforce

Occupation:			
Manager/Prof:	20.03%	Private Worker:	70.98%
Technical:		Government Worker:	11.91%
Sales:	22.01%	Self Employed Worker:	2.56%
Administrative:		Unpaid Family Worker:	11.34%
Private House Hold:		Farming:	23.99%
Service:	16.74%	Skilled:	
Protective Services:		Blue-Collar:	41.22%
Commute Time			
Less Than 15 Min:	9.47%		
15 min - 28 min:	21.06%		
30 min - 57 min:	61.9%		
Over 60 min:	7.57%		