	MLS Beds	MLS Full Baths	Half Baths	MLS List Price	MLS List Date
	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>\$480,000</b>	<b>10/21/2025</b>
	Bldg Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	<b>1,293</b>	<b>7,500</b>	<b>1940</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Loschdoors LLC	Tax Billing Zip+4	5336
Tax Billing Address	7711 Pirate Point Cir	Owner Occupied	No
Tax Billing City & State	Arlington, TX	Ownership Right Vesting	Corporation
Tax Billing Zip	76016		

LOCATION INFORMATION			
Location City	Fort Worth	Census Tract	1043.01
School District	Fort Worth ISD	Carrier Route	C004
School District Code	905	Parcel Comments	R
Subdivision	Bluebonnet Hills	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax ID	<a href="#">00231584</a>	% Improved	34%
Alternate Tax ID	28601219	Lot	19
Parcel ID	00231584	Block	12
Legal Description	BLUEBONNET HILLS BLOCK 12 L OT 19		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$340,525	\$266,200	\$242,000
Assessed Value - Land	\$225,000		
Assessed Value - Improved	\$115,525		
YOY Assessed Change (\$)	\$74,325	\$24,200	
YOY Assessed Change (%)	27.92%	10%	
Market Value - Total	\$340,525	\$318,277	\$272,869
Market Value - Land	\$225,000	\$190,500	\$110,000
Market Value - Improved	\$115,525	\$127,777	\$162,869
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$6,291		
2023	\$6,024	-\$268	-4.25%
2024	\$7,641	\$1,617	26.85%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Tarrant County	\$638.48	Actual	.1875
City Of Fort Worth	\$2,290.03	Actual	.6725
ISD - Fort Worth	\$3,617.74	Actual	1.0624
Tarrant Regional Water Dist	\$90.92	Actual	.0267
Tarrant County Hosp Dist	\$621.46	Actual	.1825
Tarrant County College Dist	\$382.34	Actual	.11228
Total Estimated Tax Rate			2.2439

CHARACTERISTICS			
Land Use - Corelogic	SFR	Full Baths	2
Land Use - County	Resid Single Family	Cooling Type	Central
Estimated Lot Acres	0.1722	Heat Type	Central
Estimated Lot Sq Ft	7,500	Porch	Porch
Building Sq Ft	1,293	Porch 1 Area	138
Total Building Sq Ft	Tax: 1,293 MLS: 1,562	Garage Capacity	MLS: 4
Stories	Tax: 1 MLS: 2	Roof Material	Wood Shake
# of Buildings	1	Roof Shape	Gable
Bedrooms	3	Foundation	Pier
Total Baths	2	Floor Cover	Hardwood

MLS Total Baths	2	Year Built	1940
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FEATURES	
Building Description	Building Size
Main	1,293
Porch	138
Add-On	393
Detached Garage	432

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$468,000	Confidence Score	94
RealAVM™ Range	\$426,100 - \$509,900	Forecast Standard Deviation	9
Value As Of	10/13/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	2538	Cap Rate	2.7%
Estimated Value High	3166	Forecast Standard Deviation (FSD)	0.25
Estimated Value Low	1910		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	<a href="#">21092472</a>	MLS Current List Price	\$480,000
MLS Status	Active	MLS Orig. List Price	\$480,000
MLS Status Change Date	10/21/2025	MLS Pending Date	10/21/2025
MLS Area (MLS)	FORT WORTH	MLS Listing Agent	0803365-Armane Fleming
MLS Listing Date	10/21/2025	MLS Listing Broker	DAVE PERRY MILLER REAL ESTATE

MLS Listing #	21019765	20599801	20491578	20411464
MLS Status	Active	Closed	Cancelled	Expired
MLS Listing Date	08/01/2025	04/26/2024	12/11/2023	08/20/2023
MLS Orig Listing Price	\$500,000	\$3,500	\$540,000	\$3,200
MLS Listing Price	\$480,000	\$2,800	\$499,900	\$3,200
MLS Close Date		08/21/2024		
MLS Listing Close Price		\$2,850		
MLS Listing Expiration Date		10/31/2024	06/30/2024	11/30/2023
MLS Listing Cancellation Date			05/07/2024	

LAST MARKET SALE & SALES HISTORY					
Recording Date	09/10/2024	07/24/2023	02/06/2013	11/03/2011	11/20/2001
Nominal	Y				
Buyer Name	Loschdoors LLC	Losch Dalio T	Barra Dorothy M	Baker Cody	Mckenzie Carla R
Seller Name	Losch Dalio T	Barra Dorothy M	Baker Cody	Smith Coleman W	Morgan James C
Document Number	224161104	223130612	213031100	211267598	201285145
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed	Warranty Deed

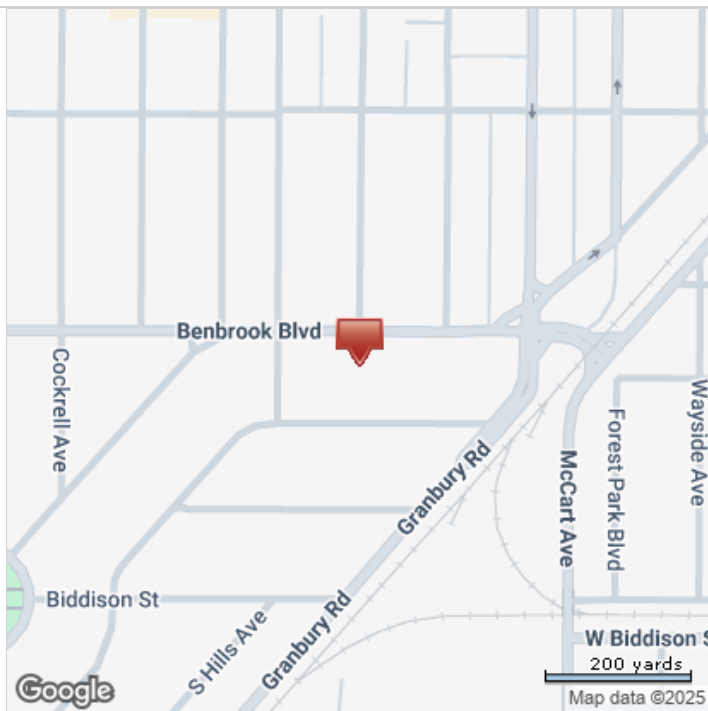
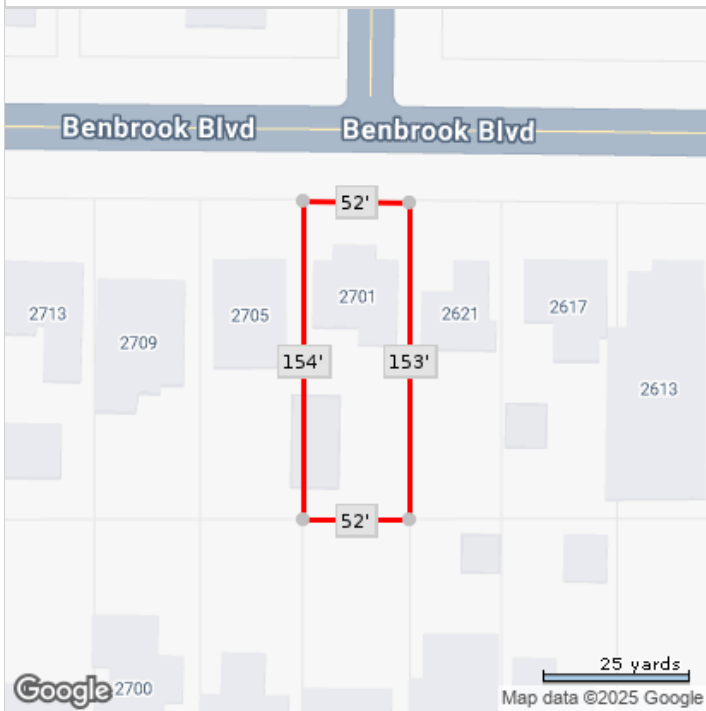
Recording Date	08/19/1993
Nominal	
Buyer Name	Morgan James C
Seller Name	Dennie John R & Natalie W
Document Number	11197-356 9716-2057
Document Type	Deed (Reg) Deed (Reg)

OWNER TRANSFER INFORMATION			
Recording Date	09/10/2024	Document #	224161104
Settle Date	08/30/2024	Owner Name	Loschdoors LLC
Deed Type	Warranty Deed		

MORTGAGE HISTORY					
Mortgage Date	06/20/2024	07/17/2023	03/22/2005	11/20/2001	08/31/1999
Mortgage Amount	\$296,250	\$50,000	\$106,770	\$104,800	\$59,000
Mortgage Lender	First United Bk&Tr	144956	Phh Mtg	Coldwell Banker Mtg	Bank Of America
Mortgage Code	Conventional		Conventional	Conventional	

Mortgage Date	08/19/1993
Mortgage Amount	\$41,500
Mortgage Lender	Nationsbanc Mtg Corp
Mortgage Code	Conventional

**PROPERTY MAP**



\*Lot Dimensions are Estimated