


922 N 1st St, Garland, TX 75040-5710, Dallas County

APN: 26-47011-001-001-0000 CLIP: 7501016912

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	10,357	22,895	1985	WHSE	

OWNER INFORMATION			
Owner Name	Emerald Interests Ltd	Tax Billing Zip	75044
Tax Billing Address	6613 Lake Shore Dr	Tax Billing Zip+4	2041
Tax Billing City & State	Garland, TX	Owner Occupied	No

LOCATION INFORMATION			
Location City	Garland	Census Tract	188.01
School District	Garland ISD	Carrier Route	C098
School District Code	Gs	Zoning	Z109
Subdivision	Range Indust Park 09	Parcel Comments	1
MLS Area (Tax)	24	Within 250 Feet of Multiple Flood Z one	No
MLS Sub Area	2		

TAX INFORMATION			
Tax ID	26-47011-001-001-0000	Lot	1
Parcel ID	26470110010010000	Block	1
% Improved	87%		
Legal Description	RANGE INDUSTRIAL PARK 9 BLK 1 LT 1 ACS 0.5256		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$530,000	\$530,000	\$473,930
Assessed Value - Land	\$68,690	\$68,690	\$68,690
Assessed Value - Improved	\$461,310	\$461,310	\$405,240
YOY Assessed Change (\$)	\$0	\$56,070	
YOY Assessed Change (%)	0%	11.83%	
Market Value - Total	\$530,000	\$530,000	\$473,930
Market Value - Land	\$68,690	\$68,690	\$68,690
Market Value - Improved	\$461,310	\$461,310	\$405,240
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$12,463		
2022	\$13,032	\$569	4.56%
2023	\$12,127	-\$904	-6.94%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Dallas County	\$1,143.31	Actual	.21572
Garland	\$3,655.65	Actual	.68975
Garland ISD	\$5,581.96	Actual	1.0532
Parkland Hospital	\$1,163.35	Actual	.2195
Dallas Cnty Community College	\$583.15	Actual	.11003
Total Estimated Tax Rate			2.2882

CHARACTERISTICS			
Land Use - Corelogic	Warehouse	Cooling Type	Central
Land Use - County	Commercial Improvements	Heat Type	Central
Building Type	Warehouse Storage	Roof Type	Flat
Estimated Lot Acres	0.5256	Roof Material	Tar & Gravel
Estimated Lot Sq Ft	22,895	Roof Shape	Flat
Building Sq Ft	10,357	Foundation	Slab
Total Building Sq Ft	10,357	Construction	Masonry
Stories	1	Interior	Unfinished
# of Buildings	1	Exterior	Precast Panel
Water	Public	Year Built	1985

SELL SCORE	
Value As Of	2023-12-10 04:42:43

LAST MARKET SALE & SALES HISTORY				
Recording Date	03/12/2015	07/06/2010	03/27/2008	06/28/2007
Buyer Name	Emerald Interests Ltd	Cham Sean M & Paula T H	Barroso Dagoberto M	Cham Sean M & Paula T H
Seller Name	Cham Sean M & Paula T H	Spillman Tracey F	Cham Sean M & Paula T H	Barroso Dagoberto M
Document Number	61158	169591	99867	233060
Document Type	Warranty Deed	Trustee's Deed (Foreclosure)	Correction Deed	Warranty Deed

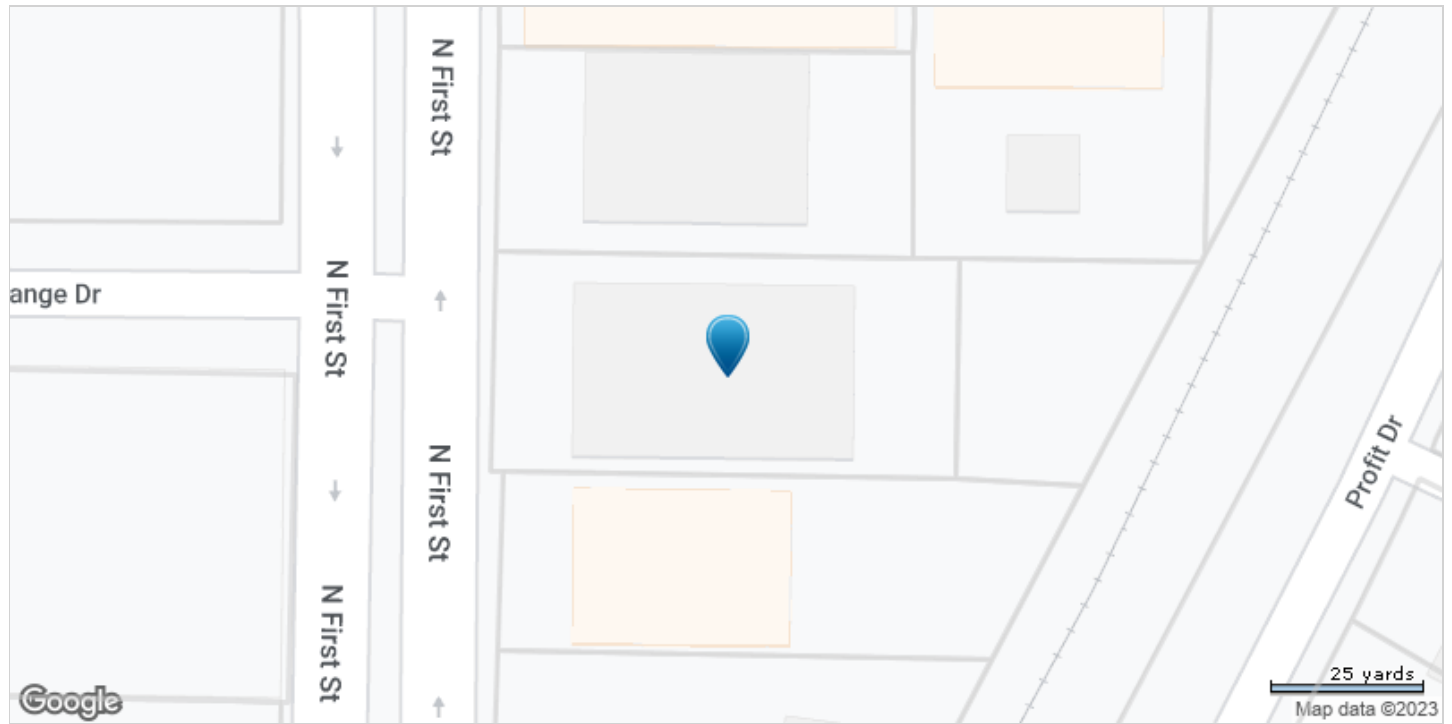
MORTGAGE HISTORY	
Mortgage Date	06/28/2007
Mortgage Amount	\$395,000
Mortgage Code	Private Party Lender

FORECLOSURE HISTORY	
Document Type	Notice Of Trustee's Sale
Recording Date	06/18/2010
Original Doc Date	06/2007
Original Document Number	23306

PROPERTY MAP

The left map shows a rectangular lot with dimensions 213' by 101'. The lot is bounded by N First St on the west and east sides. A scale bar indicates 25 yards. The right map shows the lot's location on a street grid with a red arrow pointing to N First St. The lot is located between Range Dr and Profit Dr, and between Castle Dr and Rex Ln. A scale bar indicates 200 yards. The right map also shows Lavon Drive Baptist Church and other nearby streets.

*Lot Dimensions are Estimated



SEARCH CRITERIA

Sort Method	Distance From Subject (Closest)	Date Type	Recording Date
Pool	No Preference	Search Period	03/14/2023 - 12/14/2023
Distance from Subject	.5 miles	Living/Building Area	8,803 - 11,911 Sq Ft
Distressed Sales	Include All Tax Sales	Lot Area	19,461 - 26,329 Sq Ft
Geographic Boundary	No Preference	Land Use - County	Same As Subject
Site Influence	No Preference		

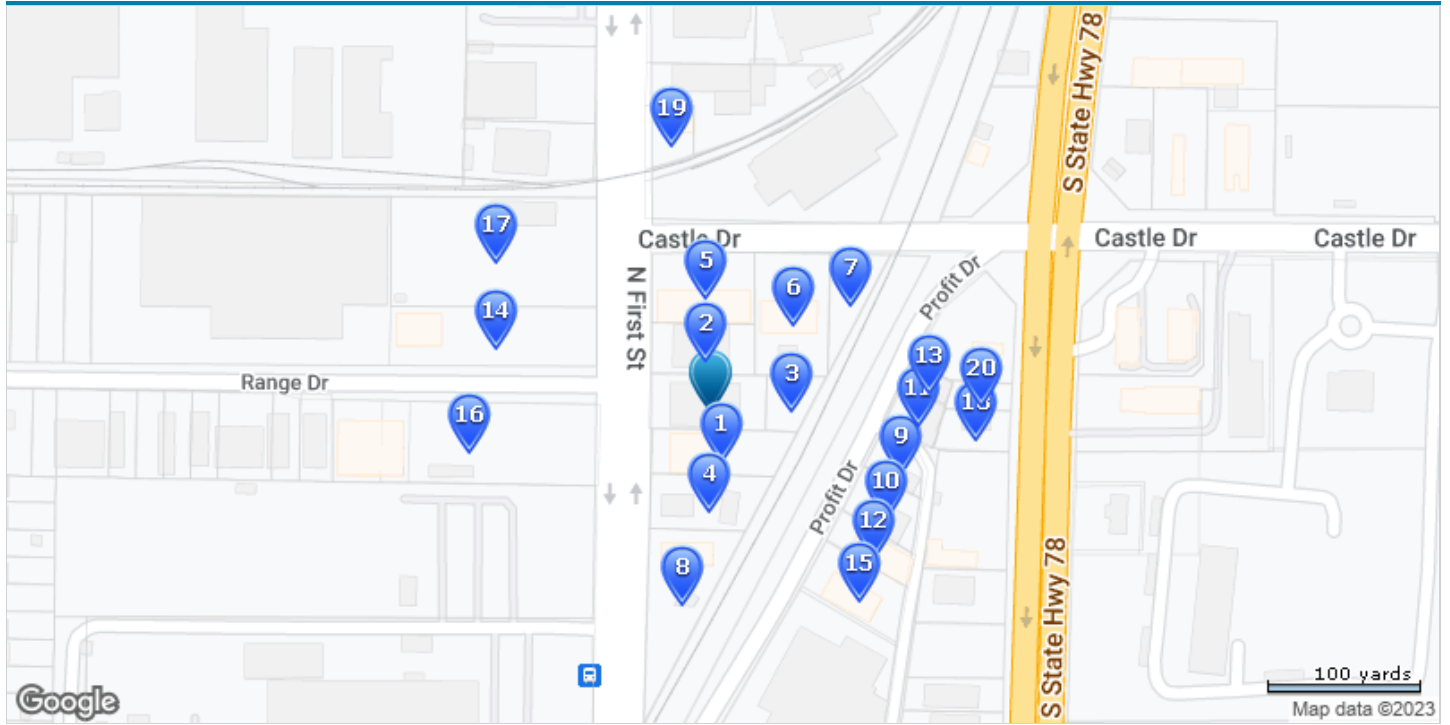
SUMMARY STATISTICS

Building Sq Ft	10,357
Stories	1
Year Built	1985





City	Garland
Zip	75040
Recording Date	03/12/2015
Sales Date	03/10/2015
Stories	1
Building Sq Ft	10,357
Exterior	Precast Panel
Foundation	Slab
Roof Type	Flat
Roof Material	Tar & Gravel
Year Built	1985
Water	Public
Sewer	Type Unknown
Zoning	Z109
Heat Type	Central
Cooling Type	Central
Estimated Lot Acres	0.5256
Estimated Lot Sq Ft	22,895
Annual Tax	\$12,127
Land Use - County	Commercial Improvements
Land Use - Corelogic	Warehouse
Condition	Good
School District	Garland ISD
Subdivision	Range Indust Park 09





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NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
Address	922 N 1st St	902 N 1st St #101	926 N 1st St	138 Castle Dr
Zip	75040	75040	75040	75040
Owner Name	EMERALD INTERESTS LTD	TRI N DESIGN INC	SOLIS MATILDE IRENE	EMERALD INTERESTS LTD
Owner Name 2				
Recording Date	03/12/2015	06/02/1998	03/24/2016	03/12/2015
Sales Date		06/02/1998	03/24/2016	03/10/2015
Total Assessment		\$399,000	\$579,900	\$10,220
Land Use - Corelogic	Warehouse	Warehouse	Light Industrial	Commercial Lot
Estimated Lot Acres	0.5256	0.5739	0.4143	0.1564
Estimated Lot Sq Ft	22,895	24,999	18,047	6,813
Stories	1	1	1	
Building Sq Ft	10,357	7,000	8,040	
Year Built	1985	1980	1985	
Subdivision	RANGE INDUST PARK 09	RANGE INDUST PARK 06	RANGE INDUST PARK 09	
School District	Garland ISD	Garland ISD	Garland ISD	Garland ISD
Distance (miles)		0.02	0.02	0.03




	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Address	922 N 1st St	860 N 1st St	130 Castle Dr	136 Castle Dr
Zip	75040	75040	75040	75040
Owner Name	EMERALD INTERESTS LTD	NGUYEN HONG DINH	TALHINA 130 LLC	JONES J W
Owner Name 2				
Recording Date	03/12/2015	05/13/1996		03/20/2002
Sales Date			10/11/1993	03/19/2002
Total Assessment		\$197,200	\$804,380	\$272,100
Land Use - Corelogic	Warehouse	Office & Showroom	Warehouse	Auto Repair
Estimated Lot Acres	0.5256	0.4523	0.4752	0.5625
Estimated Lot Sq Ft	22,895	19,702	20,700	24,503
Stories	1	1	1	1
Building Sq Ft	10,357	2,400	9,576	7,048
Year Built	1985	1986	1996	1994
Subdivision	RANGE INDUST PARK 09	RANGE INDUST PARK 04	RANGE INDUST PARK 02	RANGE INDUST PARK 02
School District	Garland ISD	Garland ISD	Garland ISD	Garland ISD
Distance (miles)		0.03	0.04	0.04

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Address	922 N 1st St	200 Castle Dr	840 N 1st St	1030 Profit Dr
Zip	75040	75040	75040	75040
Owner Name	EMERALD INTERESTS LTD	JONES J W	NGUYEN HONG DINH	HJC CAPITAL LLC
Owner Name 2				
Recording Date	03/12/2015	10/16/2017	09/21/2010	
Sales Date		10/13/2017	09/15/2010	
Total Assessment		\$6,270	\$297,780	\$121,780
Land Use - Corelogic	Warehouse	Commercial Lot	Office & Showroom	Warehouse
Estimated Lot Acres	0.5256	0.16	0.5804	0.1687
Estimated Lot Sq Ft	22,895	6,970	25,282	7,349
Stories	1		1	1
Building Sq Ft	10,357		3,775	2,160
Year Built	1985		1984	1964
Subdivision	RANGE INDUST PARK 09		RANGE INDUST PARK 05	GARVON 08
School District	Garland ISD	Garland ISD	Garland ISD	Garland ISD
Distance (miles)		0.06	0.07	0.07

	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Address	922 N 1st St	1020 Profit Dr	1034 Profit Dr	1010 Profit Dr
Zip	75040	75040	75040	75040
Owner Name	EMERALD INTERESTS LTD	STARKEY LARRY	MORALE JOE MATT III	ATARI REALTY LLC
Owner Name 2		Starkey Deborah	Morale Jacqueli	
Recording Date	03/12/2015	02/08/2019		03/29/2019
Sales Date		02/08/2019		03/29/2019
Total Assessment		\$186,580	\$244,890	\$210,000
Land Use - Corelogic	Warehouse	Auto Repair	Light Industrial	Warehouse
Estimated Lot Acres	0.5256	0.317	0.1576	0.206
Estimated Lot Sq Ft	22,895	13,809	6,865	8,973
Stories	1	1	1	1
Building Sq Ft	10,357	4,800	3,928	5,100
Year Built	1985	1965	1965	1964
Subdivision	RANGE INDUST PARK 09	GARVON 08	GARVON 08 2ND INST	GARVON 08
School District	Garland ISD	Garland ISD	Garland ISD	Garland ISD
Distance (miles)		0.07	0.07	0.08

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Address	922 N 1st St	1038 Profit Dr	201 Range Dr	1000 Profit Dr
Zip	75040	75040	75040	75040
Owner Name	EMERALD INTERESTS LTD	LOPEZ MANUEL A	RANGE ROAD CO LLC	POPE HORACE JR
Owner Name 2		Arango William		
Recording Date	03/12/2015	03/17/2003		10/26/2020
Sales Date		03/13/2003		10/22/2020
Total Assessment		\$99,750	\$270,810	\$266,480
Land Use - Corelogic	Warehouse	Warehouse	Office Building	Light Industrial
Estimated Lot Acres	0.5256	0.074	0.9456	0.44
Estimated Lot Sq Ft	22,895	3,223	41,190	19,166
Stories	1	1	1	1
Building Sq Ft	10,357	1,600	5,056	5,100
Year Built	1985	1965	1980	1964
Subdivision	RANGE INDUST PARK 09	GARVON 08 2ND INST		GARVON 08
School District	Garland ISD	Garland ISD	Garland ISD	Garland ISD
Distance (miles)		0.08	0.08	0.08

	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18
				
Address	922 N 1st St	202 Range Dr	1101 N 1st St	1021 Lavon Dr
Zip	75040	75040	75040	75040
Owner Name	EMERALD INTERESTS LTD	RANGE ROAD CO LLC	RANGE ROAD CO LLC	DEWITT GERAL
Owner Name 2				Dewitt Frances
Recording Date	03/12/2015	10/21/2011	10/21/2011	01/14/1998
Sales Date		10/19/2011	10/19/2011	01/09/1998
Total Assessment		\$798,000	\$221,630	\$68,340
Land Use - Corelogic	Warehouse	Warehouse	Warehouse	Auto Repair
Estimated Lot Acres	0.5256	1.681	1.745	0.2298
Estimated Lot Sq Ft	22,895	73,224	76,012	10,010
Stories	1	1	1	1
Building Sq Ft	10,357	12,000	2,916	1,530
Year Built	1985	1983	1959	1969
Subdivision	RANGE INDUST PARK 09	RANGE INDUST PARK	RANGE INDUST PARK 07	GARVON 08 2ND INST
School District	Garland ISD	Garland ISD	Garland ISD	Garland ISD
Distance (miles)		0.09	0.09	0.09

	Subject Property	Neighbor 19	Neighbor 20
			
Address	922 N 1st St	1120 N 1st St	1023 Lavon Dr
Zip	75040	75040	75040
Owner Name	EMERALD INTERESTS LTD	PETTY JERRY DWAIN	NGUYEN TRINH THU THI
Owner Name 2		Petty Donna L	Duong Kien Trung
Recording Date	03/12/2015	12/18/1998	06/16/2020
Sales Date		12/08/1998	Tax: 06/12/2020 MLS: 12/12/2020
Total Assessment		\$183,570	\$135,930
Land Use - Corelogic	Warehouse	Office & Showroom	Auto Repair
Estimated Lot Acres	0.5256	0.218	0.1254
Estimated Lot Sq Ft	22,895	9,496	5,462
Stories	1	1	1
Building Sq Ft	10,357	2,560	2,450
Year Built	1985	1984	1968
Subdivision	RANGE INDUST PARK 09	BOND INDUST PARK 01	GARVON 08 2ND INST
School District	Garland ISD	Garland ISD	Garland ISD
Distance (miles)		0.09	0.09

POPULATION

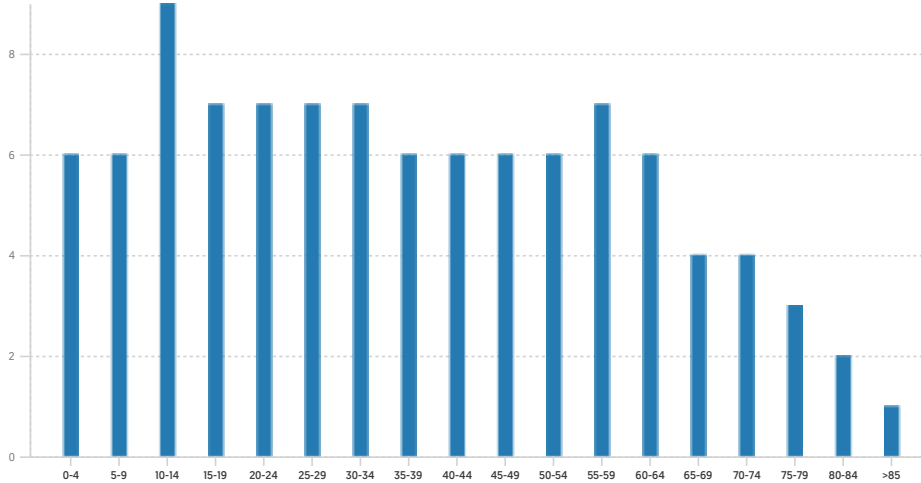
SUMMARY

Estimated Population	64,565
Population Growth (since 2010)	6.5%
Population Density (ppl / mile)	4,111
Median Age	35.9

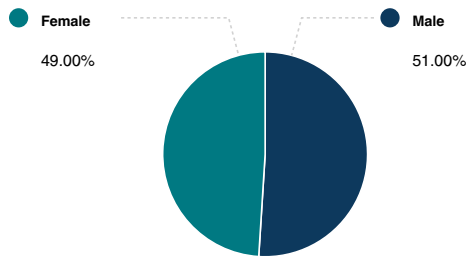
HOUSEHOLD

Number of Households	20,033
Household Size (ppl)	3
Households w/ Children	16,557

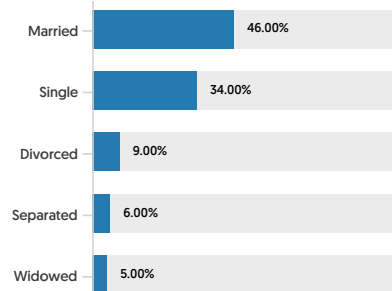
AGE



GENDER



MARITAL STATUS



HOUSING

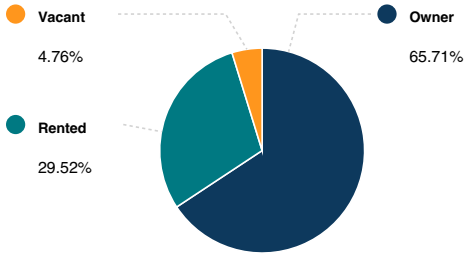
SUMMARY

Median Home Sale Price	\$183,300
Median Year Built	1980

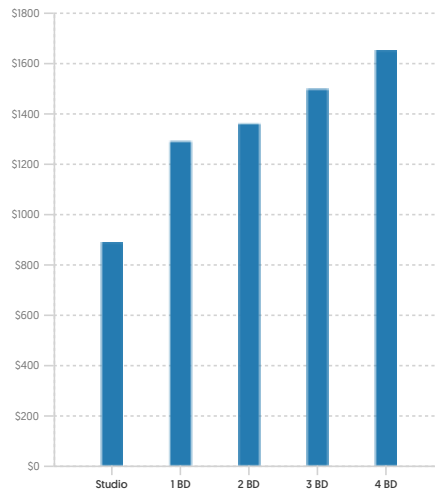
STABILITY

Annual Residential Turnover	7.7%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

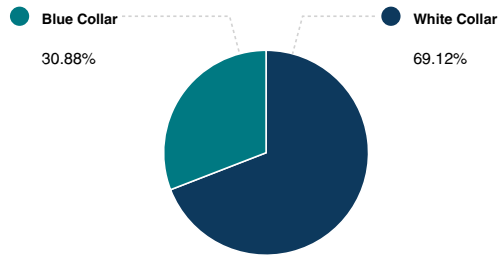


QUALITY OF LIFE

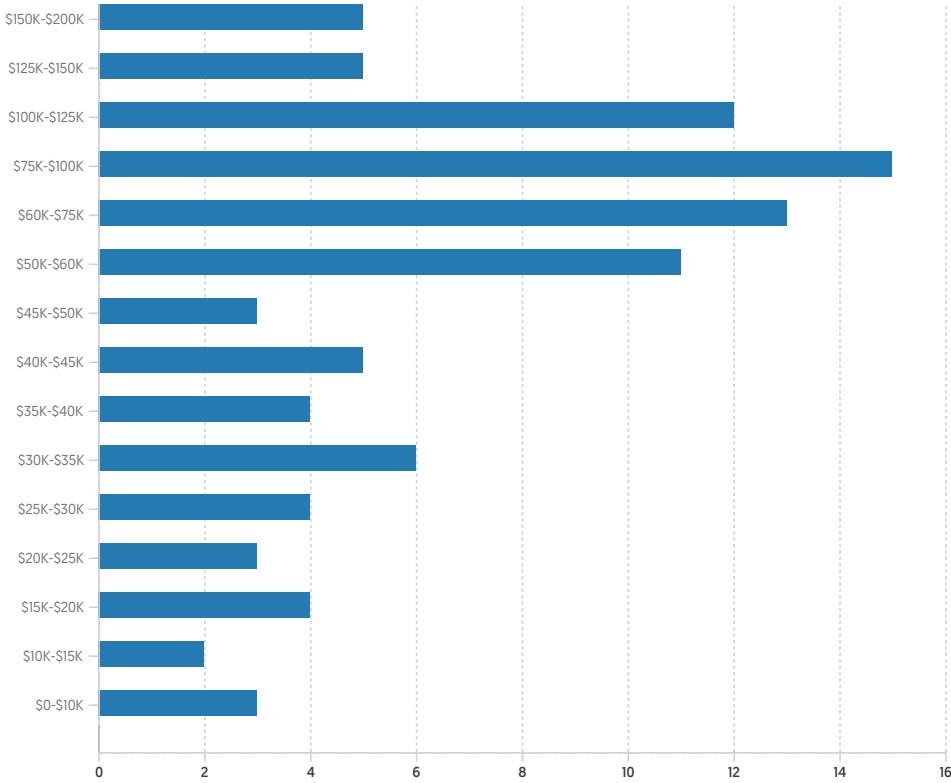
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	159
Construction	4,318
Manufacturing	3,343
Transportation and Communications	1,529
Wholesale Trade	657
Retail Trade	3,640
Finance, Insurance and Real Estate	2,340
Services	10,959
Public Administration	609

WORKFORCE



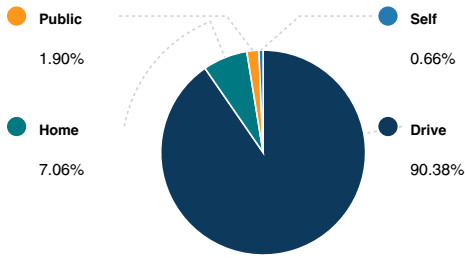
HOUSEHOLD INCOME



Average Household Income **\$65,141**

Average Per Capita Income **\$25,577**

COMMUTE METHOD



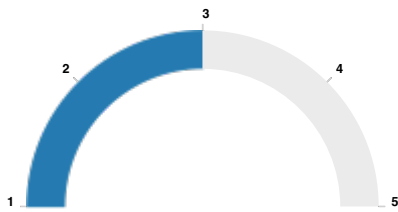
Median Travel Time **29 min**

WEATHER

January High Temp (avg °F)	55.8
January Low Temp (avg °F)	33.9
July High Temp (avg °F)	94.1
July Low Temp (avg °F)	73.8
Annual Precipitation (inches)	41.61

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	3,983
Some High School	10,365
High School Graduate	10,871
Some College	8,940
Associate Degree	3,317
Bachelor's Degree	8,590
Graduate Degree	2,849

(1) This measure of socioeconomic status helps identify ZIP codes with the best conditions for quality schools. It is based on the U.S. Census Bureau's Socioeconomic Status (SES) measure with weights adjusted to more strongly reflect the educational aspect of social status (education 2:1 to income & occupation). Factors in this measure are income, educational achievement and occupation of persons within the ZIP code. Since this measure is based on the population of an entire ZIP code, it may not reflect the nature of an individual school.
 (2) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

SCHOOLS

RADIUS: 1 MILE(S)

PUBLIC - ELEMENTARY

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Shorehaven Elementary	0.46	Pre-K-5th	334	13	4/10
Weaver Elementary	0.74	Pre-K-5th	459	13	7/10
Freeman Elementary	0.94	Pre-K-5th	267	13	2/10

Community Rating (2)

- Shorehaven Elementary
- Weaver Elementary
- Freeman Elementary

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Sellers Middle	0.44	6th-8th	909	15	4/10
Bussey Middle	0.86	6th-9th	951	14	3/10

Community Rating (2)

- Sellers Middle
- Bussey Middle

PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Garland Christian Academy	0.36	Pre-K-12th	246		

(1) School data is provided by GreatSchools, a nonprofit organization. Website: GreatSchools.org. Based on a scale of 1-10.

(2) The community rating is the overall rating that is submitted by either a Parent/Guardian, Teacher, Staff, Administrator, Student or Former Student. There will be only one rating per school. Based on a scale of 1-5.

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LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Pupuseria Y Taqueria El Ma na	1016 Lavon Dr Ste 107	(214) 400-4611	0.16	Mexican Restaurant
Santa Ana	1016 Lavon Dr Ste 103	(972) 494-2177	0.16	Retail Bakeries
Smokin' Hot Grill	1016 Lavon Dr Ste 105	(972) 464-6501	0.16	Grills (Eating Places)
Zavala's Taqueria	1016 Lavon Dr Ste 107	(214) 497-3760	0.16	Mexican Restaurant
Lotz Of Deals LLC	1225 N 1st St	(214) 875-3720	0.17	Night Clubs
Main Street Deli	520 N 1st St	(972) 276-5959	0.24	Delicatessen (Eating Places)
Anita Restaurante Inc	510 W Walnut Cir	(469) 910-8200	0.28	Eating Places
La Nueva Inc	1618 N 1st St	(972) 278-9751	0.39	Grills (Eating Places)
Ain't No Mo Butter Cakes	501 W Walnut St	(214) 321-5350	0.48	Cakes
Boomerjack Ventures LLC	2714 W Kingsley Suitef	(214) 660-9464	0.54	Eating Places

SHOPPING

	Address	Phone #	Distance	Description
Texas Glass & Mirror	1016 Lavon Dr Ste 109	(972) 494-5518	0.16	Glass, Leaded Or Stained
One Star Food Mart	1102 Lavon Dr	(972) 272-2454	0.18	Convenience Stores, Independent
Yanez Body Paint Customs	702 E Walnut Cir Ste B	(972) 765-1266	0.41	Paint
G&J Glass Co	1510 Dorado St	(972) 272-4899	0.44	Glass
Kohl's, Inc.	3353 N Prsdent Grge Bush	(972) 495-6756	0.53	Department Stores, Non-Discount
Tom Thumb Food & Drugs, Inc.	Hwy 190 Pleasant Vly	(972) 675-8661	0.54	Supermarkets, Chain
C & J Small Engine, LLC	133 Main St	(972) 272-5055	0.61	Lawnmowers And Tractors
Roach Feed & Seed, Inc.	409 Main St	(972) 276-5962	0.67	Nursery Stock, Seeds And Bulbs
Walmart Inc.	101 W Buckingham Rd	(469) 304-3399	0.74	Grocery Stores
7-Eleven, Inc.	5401 N President Geo	(972) 496-9735	0.78	Convenience Stores, Chain

Building 1

