


2031 John West Rd, Dallas, TX 75228-4949, Dallas County

APN: 00-73760-001-001-0000 CLIP: 3738704819

	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	
	8,996	22,712	1984	OFC BLDG	

OWNER INFORMATION			
Owner Name	Safe Capital Investments LLC	Tax Billing Zip	75225
Tax Billing Address	7246 Lupton Cir	Tax Billing Zip+4	1737
Tax Billing City & State	Dallas, TX	Owner Occupied	No

LOCATION INFORMATION			
Location City	Dallas	Carrier Route	C026
School District	Dallas ISD	Zoning	Z133
School District Code	Ds	Parcel Comments	1/7376
Subdivision	Carter Add	Within 250 Feet of Multiple Flood Z one	No
Census Tract	123.02		

TAX INFORMATION			
Tax ID	00-73760-001-001-0000	Lot	1
Parcel ID	00737600010010000	Block	17376
% Improved	84%		
Legal Description	CARTER ADDN #1 BLK 1/7376 LT 1 ACS 0.5214		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$580,100	\$580,000	\$526,470
Assessed Value - Land	\$90,850	\$90,850	\$68,140
Assessed Value - Improved	\$489,250	\$489,150	\$458,330
YOY Assessed Change (\$)	\$100	\$53,530	
YOY Assessed Change (%)	0.02%	10.17%	
Market Value - Total	\$580,100	\$580,000	\$526,470
Market Value - Land	\$90,850	\$90,850	\$68,140
Market Value - Improved	\$489,250	\$489,150	\$458,330
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$13,888		
2022	\$14,502	\$614	4.42%
2023	\$13,312	-\$1,190	-8.21%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Dallas County	\$1,251.38	Actual	.21572
Dallas (City)	\$4,267.80	Actual	.7357
Dallas ISD	\$5,881.26	Actual	1.01384
Parkland Hospital	\$1,273.32	Actual	.2195
Dallas Cnty Community College	\$638.27	Actual	.11003
Total Estimated Tax Rate			2.2948

CHARACTERISTICS			
Land Use - Corelogic	Office Building	Cooling Type	Central
Land Use - County	Commercial Improvements	Heat Type	Central
Building Type	Office	Roof Type	Flat
Estimated Lot Acres	0.5214	Roof Material	Tar & Gravel
Estimated Lot Sq Ft	22,712	Roof Shape	Flat
Building Sq Ft	8,996	Foundation	Slab
Total Building Sq Ft	8,996	Construction	Wood
Stories	1	Interior	Drywall
# of Buildings	1	Exterior	Frame/Stucco
Water	Public	Year Built	1984
Sewer	Type Unknown	Condition	Good

SELL SCORE

Value As Of 2024-02-04 04:42:36

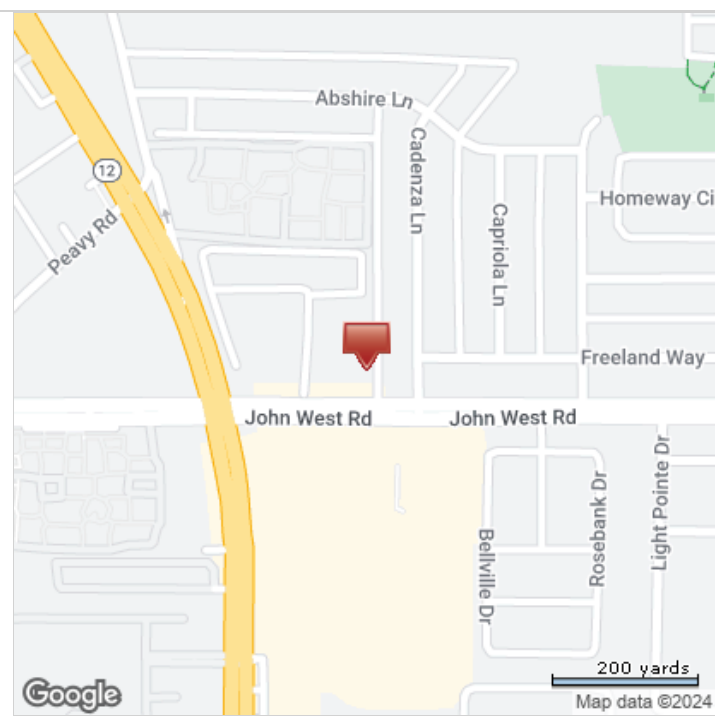
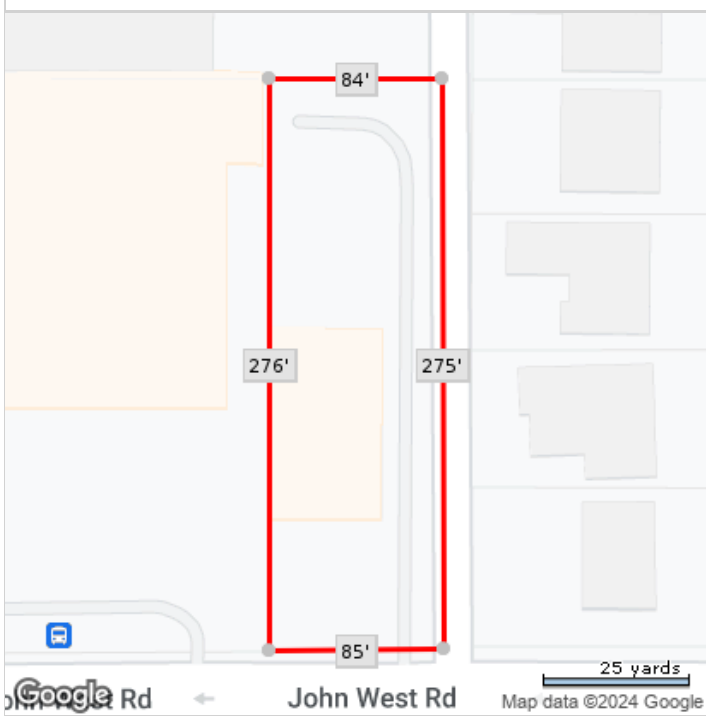
LAST MARKET SALE & SALES HISTORY

Recording Date	06/28/2021	06/06/2014	04/02/2014	04/18/2001
Buyer Name	Safe Cap Invs LLC	Hunter Plaza LLC	Jennifer Owens LLC	Brown Charles P & Cynthia A
Seller Name	Jennifer Owens LLC	Brown Charles P & Cynthia A	Hunter Plaza LLC	Miller Michael L
Document Number	191507	141262	79535	76-5186
Document Type	Warranty Deed	Special Warranty Deed	Special Warranty Deed	Warranty Deed

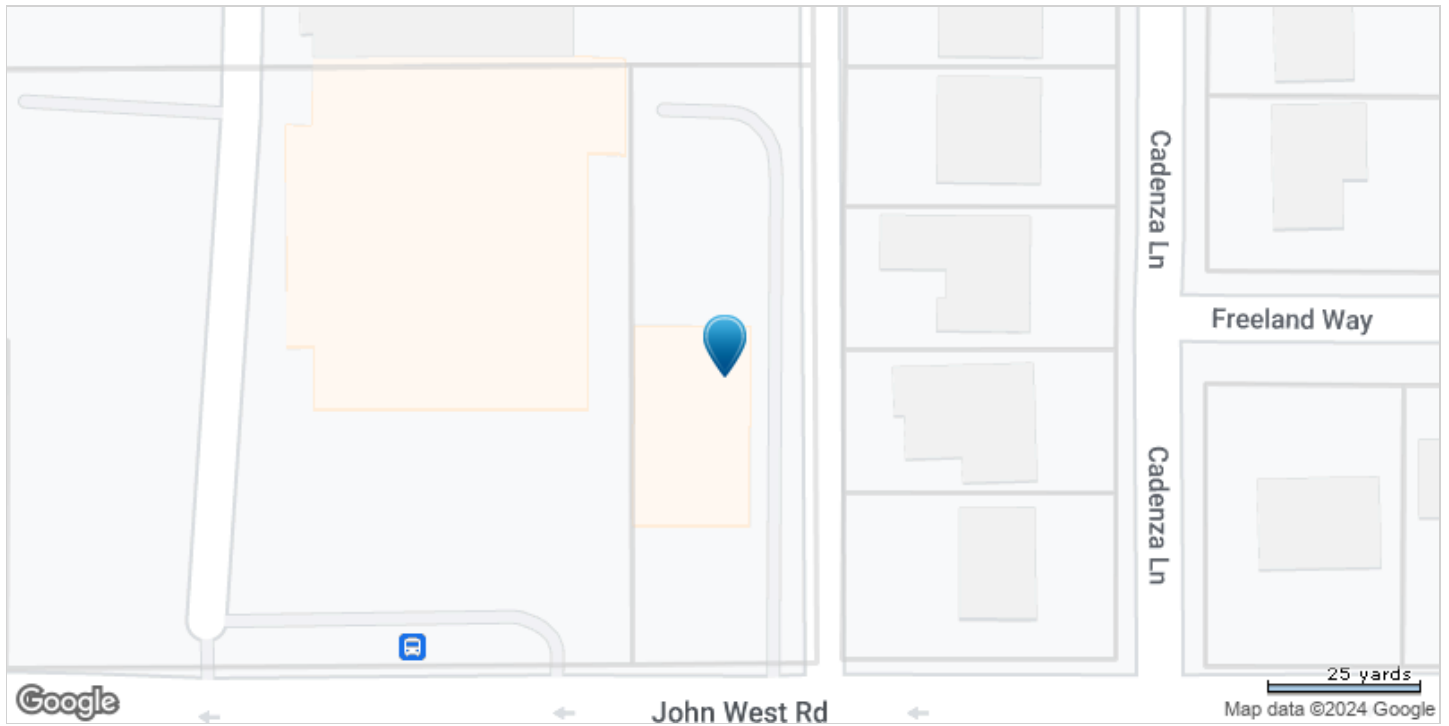
MORTGAGE HISTORY

Mortgage Date	04/02/2014	04/18/2001
Mortgage Amount	\$260,000	\$126,000
Mortgage Lender	Private Individual	Western Bk&Tr
Mortgage Code	Private Party Lender	Conventional

PROPERTY MAP



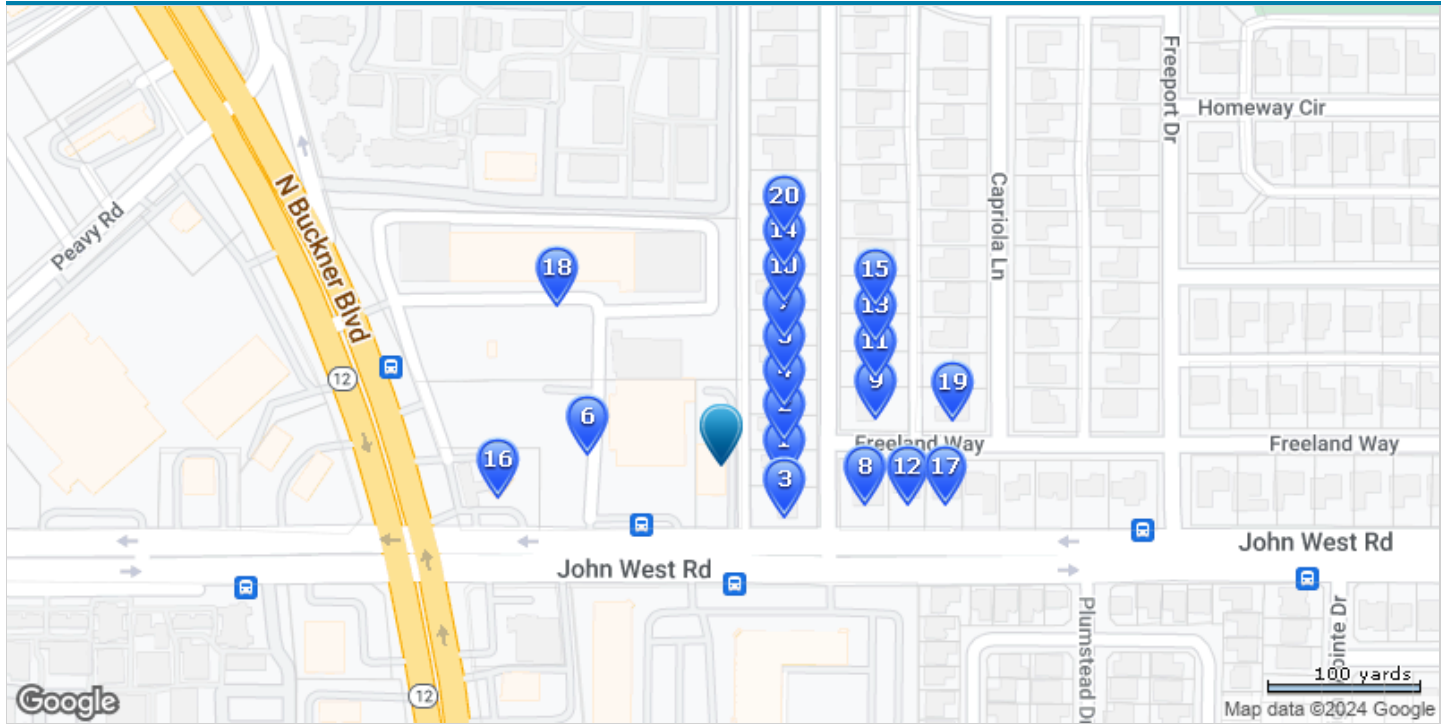
*Lot Dimensions are Estimated











SEARCH CRITERIA			
Sort Method	Distance From Subject (Closest)	Date Type	Recording Date
Pool	No Preference	Search Period	05/05/2023 - 02/05/2024
Distance from Subject	.5 miles	Living/Building Area	7,647 - 10,345 Sq Ft
Distressed Sales	Include All Tax Sales	Lot Area	19,305 - 26,119 Sq Ft
Geographic Boundary	No Preference	Land Use - County	Same As Subject
Site Influence	No Preference		





SUMMARY STATISTICS	
Building Sq Ft	8,996
Stories	1
Year Built	1984





City	Dallas
Zip	75228
Recording Date	06/06/2014
Sales Date	09/05/2013
Stories	1
Building Sq Ft	8,996
Exterior	Frame/Stucco
Foundation	Slab
Roof Type	Flat
Roof Material	Tar & Gravel
Year Built	1984
Water	Public
Sewer	Type Unknown
Zoning	Z133
Heat Type	Central
Cooling Type	Central
Estimated Lot Acres	0.5214
Estimated Lot Sq Ft	22,712
Annual Tax	\$13,312
Land Use - County	Commercial Improvements
Land Use - Corelogic	Office Building
Condition	Good
School District	Dallas ISD
Subdivision	Carter Add











NEIGHBORS				
	Subject Property	Neighbor 1	Neighbor 2	Neighbor 3
				
Address	2031 John West Rd	8315 Cadenza Ln	8321 Cadenza Ln	8309 Cadenza Ln
Zip	75228	75228	75228	75228
Owner Name	SAFE CAPITAL INVESTMEN TS LLC	CARRILLO GREGORIO	SETTEGAST NANCY JANE	BLYTHE WILDA J
Owner Name 2		Carrillo Maria		
Recording Date	06/06/2014	08/06/2012	03/07/2014	
Sales Date		08/03/2012	02/25/2014	
Total Assessment		\$293,480		\$286,600
Bedrooms		3	3	3
Bathrooms (Total)		2	2	2
Land Use - Corelogic	Office Building	SFR	SFR	SFR
Estimated Lot Acres	0.5214	0.1901	0.1879	0.2201
Estimated Lot Sq Ft	22,712	8,281	8,185	9,588
Stories	1	1	1	1.5
Building Sq Ft	8,996	Tax: 1,845 MLS: 1,855	1,890	2,502
Year Built	1984	1970	1962	1968
Effective Year Built		1970	1962	1968
Subdivision	CARTER ADD	HILLVIEW TERRACE 01	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01
School District	Dallas ISD	Dallas ISD	Dallas ISD	Dallas ISD
Fireplaces		1	1	1
Garage Capacity		2	2	
Distance (miles)		0.02	0.02	0.03




	Subject Property	Neighbor 4	Neighbor 5	Neighbor 6
				
Address	2031 John West Rd	8327 Cadenza Ln	8333 Cadenza Ln	3120 N Buckner Blvd
Zip	75228	75228	75228	75228
Owner Name	SAFE CAPITAL INVESTMEN TS LLC	QUON CARMENCITA W	GALLARDO BENJAMIN	SSCW TEXAS LLC
Owner Name 2				
Recording Date	06/06/2014		07/20/2001	01/17/2024
Sales Date		11/02/1979	07/16/2001	01/15/2024
Total Assessment		\$224,890	\$260,630	\$562,840
Bedrooms		3	3	
Bathrooms (Total)		2	2	
Land Use - Corelogic	Office Building	SFR	SFR	Department Store
Estimated Lot Acres	0.5214	0.1851	0.182	2.446
Estimated Lot Sq Ft	22,712	8,063	7,928	106,548
Stories	1	1	1	1
Building Sq Ft	8,996	1,456	1,417	20,880
Year Built	1984	1962	1962	1972
Effective Year Built		1962	1962	
Subdivision	CARTER ADD	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01	SAFEWAY
School District	Dallas ISD	Dallas ISD	Dallas ISD	Dallas ISD
Fireplaces			1	
Garage Capacity		2		
Distance (miles)		0.03	0.04	0.05

	Subject Property	Neighbor 7	Neighbor 8	Neighbor 9
				
Address	2031 John West Rd	8339 Cadenza Ln	2106 Freeland Way	8326 Cadenza Ln
Zip	75228	75228	75228	75228
Owner Name	SAFE CAPITAL INVESTMEN TS LLC	MORAN VICTOR S	MCGREW PATRICK A	RAMIREZ SILVERIO
Owner Name 2				Camacho Maria
Recording Date	06/06/2014	01/27/2021		05/24/2007
Sales Date		01/21/2021		05/17/2007
Total Assessment		\$200,790	\$255,240	\$230,790
Bedrooms		3	3	Tax: 3 MLS: 4
Bathrooms (Total)		2	2	2
Land Use - Corelogic	Office Building	SFR	SFR	SFR
Estimated Lot Acres	0.5214	0.1856	0.269	0.2338
Estimated Lot Sq Ft	22,712	8,085	11,718	10,184
Stories	1	1	1	2
Building Sq Ft	8,996	1,116	1,813	Tax: 1,440 MLS: 2,000
Year Built	1984	1962	1961	1962
Effective Year Built		1962	1961	1962
Subdivision	CARTER ADD	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01 RESUB	HILLVIEW TERRACE SEC 01
School District	Dallas ISD	Dallas ISD	Dallas ISD	Dallas ISD
Fireplaces			1	
Garage Capacity		1	2	2
Distance (miles)		0.05	0.05	0.06

	Subject Property	Neighbor 10	Neighbor 11	Neighbor 12
				
Address	2031 John West Rd	8345 Cadenza Ln	8332 Cadenza Ln	2112 Freeland Way
Zip	75228	75228	75228	75228
Owner Name	SAFE CAPITAL INVESTMEN TS LLC	8345 CADENZA LLC	BARRON MELINDA	RAMIREZ WILIAN
Owner Name 2			Barron Will	
Recording Date	06/06/2014	10/26/2023	08/08/2006	07/12/1999
Sales Date		Tax: 09/21/2023 MLS: 12/15/ 2022	Tax: 07/26/2006 MLS: 09/26/ 2003	07/06/1999
Total Assessment		\$313,210	\$334,430	\$231,690
Bedrooms		4	Tax: 4 MLS: 5	3
Bathrooms (Total)		3	3	2
Land Use - Corelogic	Office Building	SFR	SFR	SFR
Estimated Lot Acres	0.5214	0.1859	0.192	0.1989
Estimated Lot Sq Ft	22,712	8,098	8,364	8,664
Stories	1	Tax: 1.5 MLS: 2	Tax: 1.5 MLS: 2	1
Building Sq Ft	8,996	Tax: 2,856 MLS: 2,350	2,672	1,188
Year Built	1984	1962	1963	1961
Effective Year Built		1962	1963	1961
Subdivision	CARTER ADD	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01 RESUB
School District	Dallas ISD	Dallas ISD	Dallas ISD	Dallas ISD
Fireplaces			1	
Garage Capacity		Tax: 1 MLS: 2	2	2
Distance (miles)		0.06	0.06	0.07

	Subject Property	Neighbor 13	Neighbor 14	Neighbor 15
				
Address	2031 John West Rd	8338 Cadenza Ln	8351 Cadenza Ln	8344 Cadenza Ln
Zip	75228	75228	75228	75228
Owner Name	SAFE CAPITAL INVESTMEN TS LLC	PEACOCK CARL H	FORRESTER RETTA	ODONNELL SHANNON
Owner Name 2			Forrester William H Jr	
Recording Date	06/06/2014			08/05/2003
Sales Date		01/31/1997		Tax: 07/21/2003 MLS: 07/23/2003
Total Assessment		\$270,730	\$215,180	\$260,000
Bedrooms		3	3	3
Bathrooms (Total)		2	2	2
Land Use - Corelogic	Office Building	SFR	SFR	SFR
Estimated Lot Acres	0.5214	0.2021	0.1848	0.2003
Estimated Lot Sq Ft	22,712	8,803	8,050	8,725
Stories	1	1	1	1
Building Sq Ft	8,996	1,670	1,230	1,824
Year Built	1984	1965	1962	1965
Effective Year Built		1965	1962	1965
Subdivision	CARTER ADD	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01
School District	Dallas ISD	Dallas ISD	Dallas ISD	Dallas ISD
Fireplaces		1		1
Garage Capacity		2	2	2
Distance (miles)		0.07	0.07	0.08

	Subject Property	Neighbor 16	Neighbor 17	Neighbor 18
				
Address	2031 John West Rd	3130 N Buckner Blvd	2118 Freeland Way	3030 N Buckner Blvd
Zip	75228	75228	75228	75228
Owner Name	SAFE CAPITAL INVESTMEN TS LLC	USA SCARBQUGH CO INC	LOPEZ VINCENTE	126 BUCKNER PLAZA LLC
Owner Name 2				
Recording Date	06/06/2014	07/20/1999	07/07/2003	
Sales Date		07/07/1999	06/30/2003	04/20/1998
Total Assessment		\$365,920	\$220,830	\$625,340
Bedrooms			3	
Bathrooms (Total)			2	
Land Use - Corelogic	Office Building	Service Station/Market	SFR	Retail Trade
Estimated Lot Acres	0.5214	0.564	0.2024	4.747
Estimated Lot Sq Ft	22,712	24,568	8,817	206,779
Stories	1	1	1	1
Building Sq Ft	8,996	1,698	1,156	57,178
Year Built	1984	1968	1962	1974
Effective Year Built			1962	
Subdivision	CARTER ADD		HILLVIEW TERRACE SEC 01 RESUB	BUCKNER PLAZA
School District	Dallas ISD	Dallas ISD	Dallas ISD	Dallas ISD
Fireplaces				
Garage Capacity			1	
Distance (miles)		0.08	0.08	0.08

	Subject Property	Neighbor 19	Neighbor 20
			
Address	2031 John West Rd	8303 Capriola Ln	8405 Cadenza Ln
Zip	75228	75228	75228
Owner Name	SAFE CAPITAL INVESTMENTS LLC	INGRAM ALTON J	DANIEL QUINTIN
Owner Name 2			Daniel Cynthia
Recording Date	06/06/2014		
Sales Date		12/01/1978	01/28/1993
Total Assessment		\$298,380	\$215,000
Bedrooms		3	3
Bathrooms (Total)		3	2
Land Use - Corelogic	Office Building	SFR	SFR
Estimated Lot Acres	0.5214	0.2349	0.1831
Estimated Lot Sq Ft	22,712	10,232	7,976
Stories	1	1	1
Building Sq Ft	8,996	1,950	1,518
Year Built	1984	1965	1971
Effective Year Built		1965	1971
Subdivision	CARTER ADD	HILLVIEW TERRACE SEC 01	HILLVIEW TERRACE SEC 01
School District	Dallas ISD	Dallas ISD	Dallas ISD
Fireplaces		1	1
Garage Capacity		2	2
Distance (miles)		0.08	0.08

POPULATION

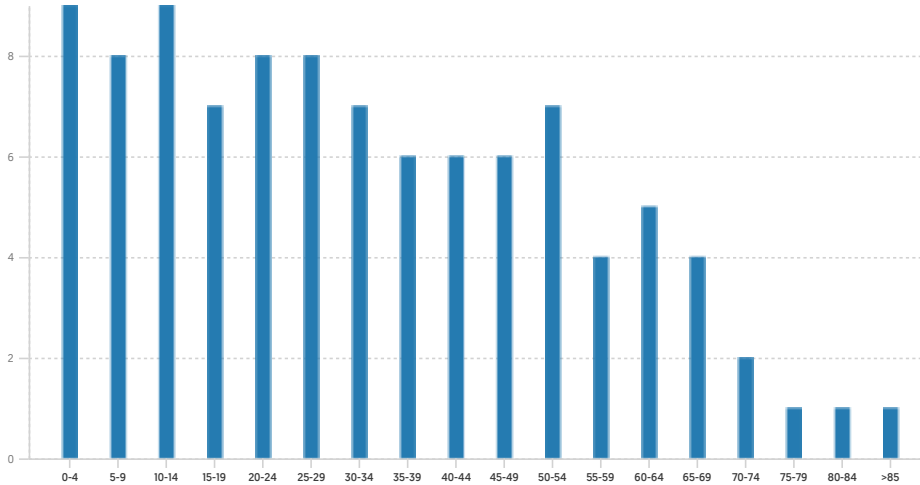
SUMMARY

Estimated Population	71,450
Population Growth (since 2010)	6%
Population Density (ppl / mile)	6,238
Median Age	30.7

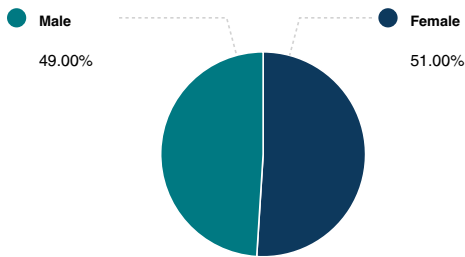
HOUSEHOLD

Number of Households	24,624
Household Size (ppl)	3
Households w/ Children	20,621

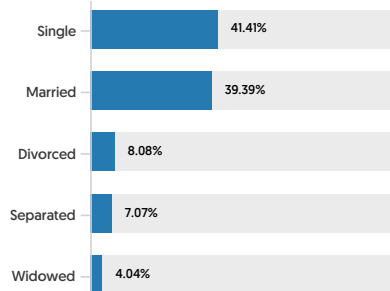
AGE



GENDER



MARITAL STATUS



HOUSING

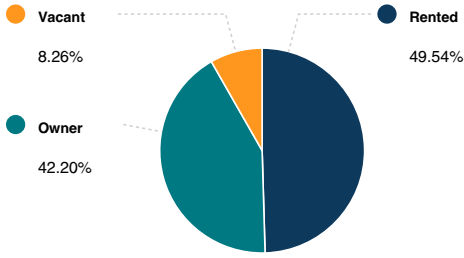
SUMMARY

Median Home Sale Price	\$186,300
Median Year Built	1968

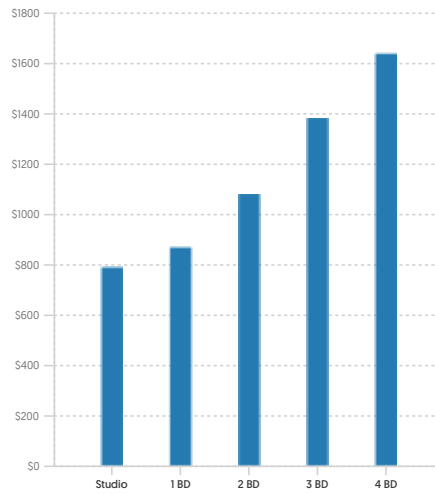
STABILITY

Annual Residential Turnover	6.79%
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OCCUPANCY



FAIR MARKET RENTS (COUNTY)

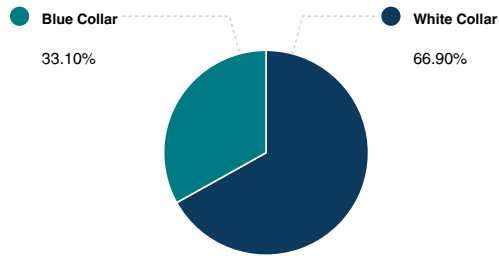


QUALITY OF LIFE

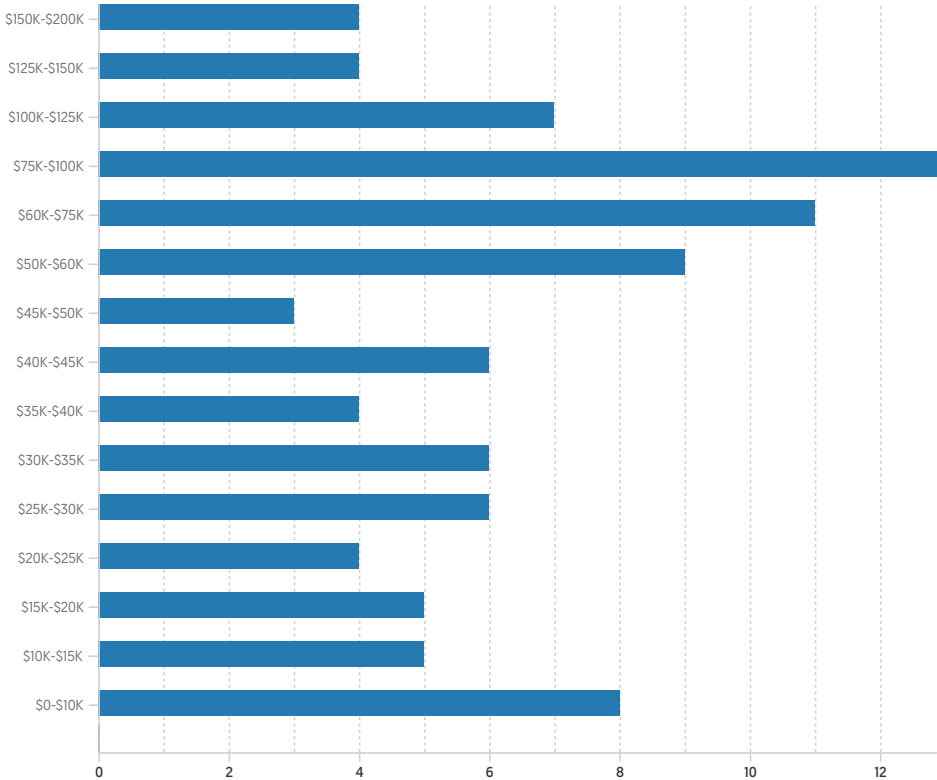
WORKERS BY INDUSTRY

Agricultural, Forestry, Fishing	198
Construction	5,459
Manufacturing	2,866
Transportation and Communications	1,577
Wholesale Trade	723
Retail Trade	3,408
Finance, Insurance and Real Estate	2,298
Services	10,175
Public Administration	913

WORKFORCE



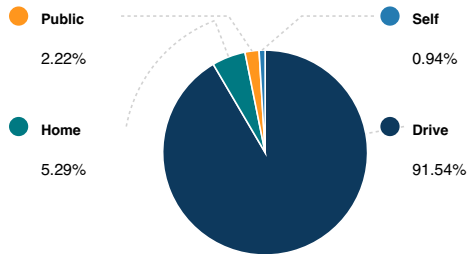
HOUSEHOLD INCOME



Average Household Income **\$51,018**

Average Per Capita Income **\$23,418**

COMMUTE METHOD



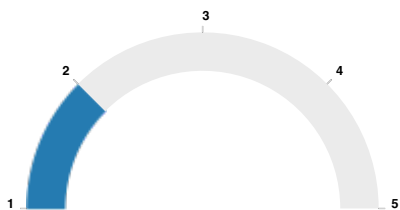
Median Travel Time **30 min**

WEATHER

January High Temp (avg °F)	56.8
January Low Temp (avg °F)	37.3
July High Temp (avg °F)	96
July Low Temp (avg °F)	76.7
Annual Precipitation (inches)	37.57

EDUCATION

EDUCATIONAL CLIMATE INDEX (1)



HIGHEST LEVEL ATTAINED

Less than 9th grade	5,252
Some High School	11,848
High School Graduate	12,951
Some College	8,055
Associate Degree	2,245
Bachelor's Degree	7,253
Graduate Degree	2,372

(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)
George W Truett Elementary	0.59	Pre-K-5th	889	15	5/10
S S Conner Elementary	0.82	Pre-K-5th	621	17	2/10

Community Rating (2)

George W Truett Elementary	
S S Conner Elementary	

PUBLIC - MIDDLE/HIGH

	Distance	Grades	Students	Students per Teacher	GreatSchools Rating (1)
Harold Wendell Lang Senior Middle	0.49	6th-8th	886	13	5/10

Community Rating (2)

Harold Wendell Lang Senior Middle	5
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PRIVATE

	Distance	Grades	Students	Classrooms	Community Rating (2)
Prek Partnership Center	0.35	Pre-K-Pre-K	1,185		
Bishop Lynch High School	0.76	9th-12th			

(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.

(3) Powered by Liveby. Information is deemed reliable but not guaranteed. Copyright © 2021 Liveby. All rights reserved.

LOCAL BUSINESSES

RADIUS: 1 MILE(S)

EATING - DRINKING

	Address	Phone #	Distance	Description
Pizza Getti	3302 N Buckner Blvd # 108	(214) 320-2195	0.09	Pizzeria, Independent
Subway Corporation	3302 N Buckner Blvd # 105	(214) 327-7627	0.09	Sandwiches And Submarines Shop
Pizza Place	3312 N Buckner Blvd # 20	(214) 324-5394	0.09	Pizzeria, Chain
Ruby Restaurant LLC	3211 N Buckner Blvd	(469) 499-6610	0.16	Eating Places
Henrique's Cafe	3035 N Buckner Blvd	(214) 660-0595	0.2	Lunchrooms And Cafeterias
Lavishmint Catering And Event Planning	3225 Light Point Dr	(469) 866-3173	0.23	Caterers
Sonic Drive-In	2945 N Buckner Blvd	(214) 320-0132	0.24	Drive-In Restaurant
Tortilleria La Nueva Puntada	3520 N Buckner Blvd	(469) 388-7803	0.29	Mexican Restaurant
Mihaela Roxana Cocos Rn, Msn, Np-C	3535 N Buckner Blvd	(214) 660-1011	0.33	Caterers
Williams Fried Chicken Inc	2844 N Buckner Blvd	(214) 320-0033	0.33	Chicken Restaurant

SHOPPING

	Address	Phone #	Distance	Description
7-Eleven	1885 John West Rd	(214) 324-8920	0.14	Convenience Stores, Chain
Mgm Glass Corporation	3636 N Buckner Blvd	(972) 286-5141	0.39	Glass
Class Of 84 Reunion Fund	2811 Meadow Way Ln	(214) 320-9301	0.4	Lumber And Other Building Materials
Shamrock Provisions LLC	3508 Dilido Rd	(917) 363-6973	0.5	Delicatessen Stores
Glass Etc. Limited Liability Company	2804 Lindbergh Dr	(214) 502-8848	0.61	Glass
Amaya Trade Group Inc	3021 Big Town Blvd # 200	(214) 420-1200	0.71	Gourmet Food Stores
Kwick Mart Food Store	8300 La Prada Dr Ste 130	(214) 320-2885	0.78	Convenience Stores
Dulceria Candy Mex	9334 E R L Thornton Fwy	(915) 407-1496	0.83	Candy
Halal Mother Truckers	8507 Bellingham Dr	(903) 738-3283	0.84	Meat Markets, Including Freezer Provisioners
Palm Harbor Homes, Inc.	4405 US Highway 67	(214) 327-8834	0.93	Mobile Home Dealers

Building 1

