

Property Profile Report

Property Details:

CHARLES MERCER
2963 DOTHAN LN, DALLAS TX, 75229-

Report Generated: 12/05/2019

APN: 00-00060-863-800-0000
COUNTY: DALLAS

Owner Information

Primary Owner:	Charles Mercer	APN:	00-00060-863-800-0000
Secondary Owner:	-	Vesting:	Unknown
Mail Address:	2963 Dothan Ln Dallas Tx 75229-3715	Census Tract:	96113
Site Address:	2963 Dothan Ln Dallas Tx 75229-3715	Tract/Lot/Block:	- / 3 / 8/660
Legal Description:	ROYALHAVEN REPLAT BLK 86600 LOT 3 INT20140024626 DD01302014 CO-DC 6600 008 00300 1006600 008		

Property Characteristics

Year Built:	1959	Lot Size:	8228	Number of Units:	1
Bedrooms:	3	Square Feet:	1,689	Number of Stories:	1
Bathrooms:	2	Garage:	Detached G2		
Partial Baths:	-	Pool:	-	Property Type:	RSFR
Total Rooms:	-	Fireplace:	Yes 1	Use Code:	
		Building Style:	1	Zoning:	Z298
Latitude:	32.898076	Longitude:	-96.878644		

Sale & Loan Information

Transfer Date:	01/31/2014	Seller:	FEDERAL NATL MTG ASSN
Transfer Value:	\$	Doc #:	2014-0000024626
Cost/SF:	\$	First Loan Amount:	\$104,500
Sale Type:		Title Company:	
Lender:	MES2 ASSOCIATES MORTGAGE CO	Loan Doc:	2014-0000024627

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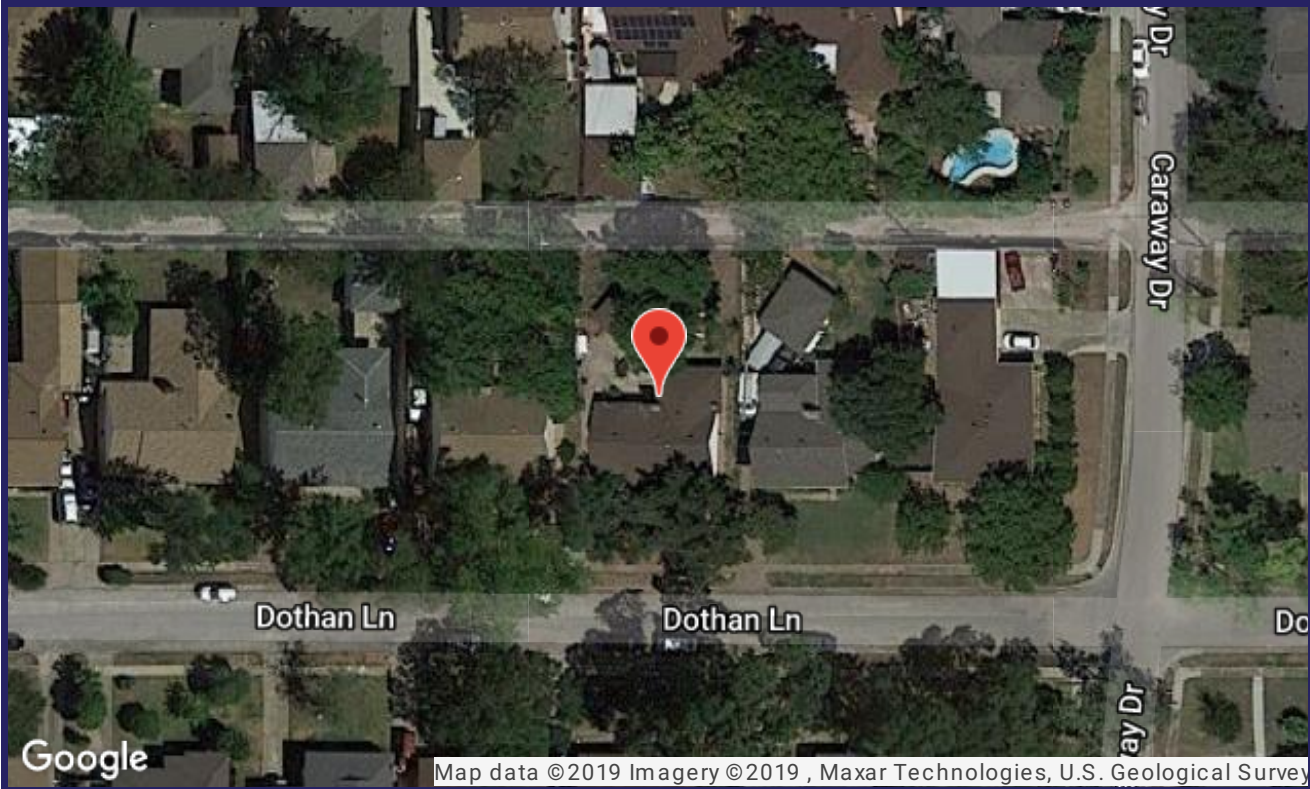
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Assessment & Tax Information

Assessed Value:	\$212,190	Tax Amount:	\$6,037.30
Land Value:	\$50,000	Tax Account ID:	-
Improvement Value:	\$162,190	Tax Rate Area:	000 -
Percent Improvement:	76.43%	Assessed Year:	2019
Market Land Value:	\$50,000	Tax Status:	Current
Market Imp. Value:	\$162,190	Exemption:	No
Market Value:	\$212,190		

Aerial Map



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Prior Transfer

Recording Date:	01/31/2014	Doc #:	2014-0000024626
Transfer Amount:	\$	Doc Type:	GRANT DEED
Type of Sale:		Title Co:	
First TD:	\$104,500	Rate Type:	UNKNOWN
Mortgage Doc #:	2014-0000024627		
Lender:	MES2 ASSOCIATES MORTGAGE CO		
Buyer Name(s):	MERCER, CHARLES & OFELIA M		
Buyer Vesting:	Unknown		
Seller Name(s):	FEDERAL NATL MTG ASSN		
Legal Description:	ROYALHAVEN REPLAT BLK 86600 LOT 3 INT20140024626 DD01302014 CO-DC 6600 008 00300 1006600 008		
City/Muni/Twp:	DALLAS		

Prior Transfer

Recording Date:	08/22/2013	Doc #:	2013-0000267144
Transfer Amount:	\$ 121,181	Doc Type:	TRUSTEES DEED
Type of Sale:	REO	Title Co:	ATTORNEY ONLY
Buyer Name(s):	PNC BK NATIONAL ASSN		
Buyer Vesting:	Unknown		
Seller Name(s):	ORTOLANI SHELLEY		
Legal Description:	ROYALHAVEN REPLAT BLK 86600 LOT 3 INT20140024626 DD01302014 CO-DC 6600 008 00300 1006600 008		
City/Muni/Twp:	MIAMISBURG		

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Prior Transfer

Recording Date:	11/09/2010	Doc #:	2010-0000286777
Transfer Amount:	\$	Doc Type:	QUIT CLAIM
Type of Sale:	STANDARD	Title Co:	ATTORNEY ONLY
Buyer Name(s):	CROSS-ABUNDIS, JULIE A		
Buyer Vesting:	Unknown		
Seller Name(s):	ABUNDIS, FRANK D		
Legal Description:	ROYALHAVEN REPLAT BLK 86600 LOT 3 INT20140024626 DD01302014 CO-DC 6600 008 00300 1006600 008		
City/Muni/Twp:	CHINO HILLS		

Prior Transfer

Recording Date:	11/09/2010	Doc #:	2010-0000286778
Transfer Amount:	\$	Doc Type:	QUIT CLAIM
Type of Sale:	STANDARD	Title Co:	ATTORNEY ONLY
Buyer Name(s):	CROSS-ABUNDIS, JULIE A		
Buyer Vesting:	Unknown		
Seller Name(s):	ABUNDIS FRANK D TRUST		
Legal Description:	ROYALHAVEN REPLAT BLK 86600 LOT 3 INT20140024626 DD01302014 CO-DC 6600 008 00300 1006600 008		
City/Muni/Twp:	CHINO HILLS		

Prior Transfer

Recording Date:	07/28/2009	Doc #:	2009-0000216187
Transfer Amount:	\$	Doc Type:	QUIT CLAIM
Type of Sale:	STANDARD	Title Co:	ATTORNEY ONLY
Buyer Name(s):	ABUNDIS FRANK D TRUST		
Buyer Vesting:	Unknown		
Seller Name(s):	ABUNDIS, FRANK D		
Legal Description:	ROYALHAVEN REPLAT BLK 86600 LOT 3 INT20140024626 DD01302014 CO-DC 6600 008 00300 1006600 008		
City/Muni/Twp:	CHINO HILLS		

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Prior Transfer

Recording Date:	07/19/2006	Doc #:	2006-0000262880
Transfer Amount:	\$	Doc Type:	WARRANTY DEED
Type of Sale:		Title Co:	REPUBLIC TITLE
First TD:	\$114,000	Rate Type:	FIXED
Mortgage Doc #:	2006-262881		
Lender:	NATIONAL CITY MORTGAGE CO		
Buyer Name(s):	ABUNDIS, FRANK		
Buyer Vesting:	Unknown		
Seller Name(s):	CRAIG, JOHNNY E & INA J		
Legal Description:	ROYALHAVEN REPLAT BLK 86600 LOT 3 INT20140024626 DD01302014 CO-DC 6600 008 00300 1006600 008		
City/Muni/Twp:	CHINO HILLS		

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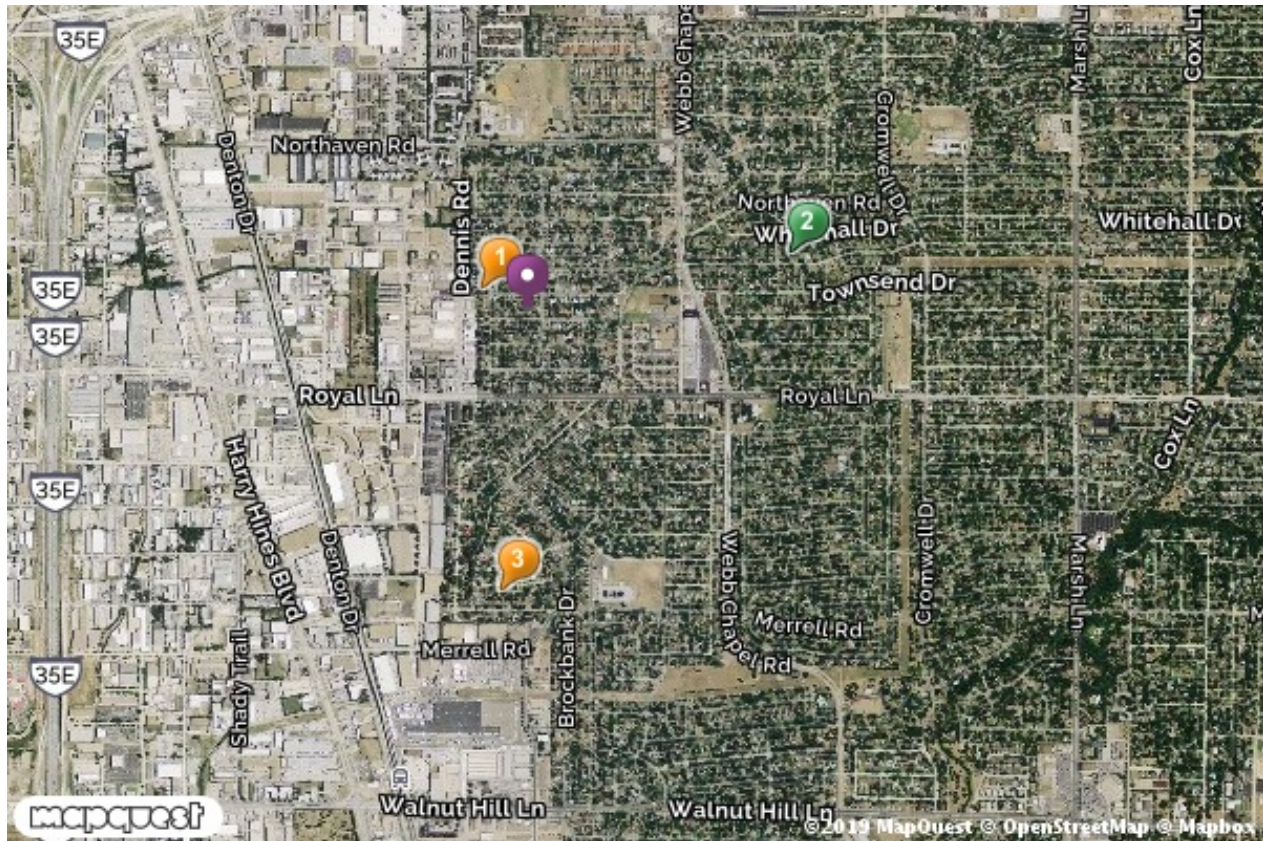
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Neighborhood Comps - Map



Legend:

Full Transfer Arms-
Length(F)

Short Sales (S)

REO Sold (R)

Distressed(D)

Quick View

No.	Type	Address	Date	Price	S/SF	Bld/ Area	RM/Br/ Bth	YB	Lot Area (SF)	Dist. Pool(MI)
		Subject Property	01/31/2014	\$	\$	1689	-/3/2	1959	8228	-
1	D	11023 BROCKBANK DR	12/13/2018	\$ 155,600	\$ 104.57	1488	0/3/2	1959	11761	- 0.12
2	R	3211 JUBILEE TRL	04/26/2019	\$ 570,221	\$ 308.90	1846	0/3/2	1960	12576	- 0.64
3	D	2918 BAY OAKS DR	09/10/2019	\$ 164,000	\$ 121.21	1353	0/3/2	1955	7501	- 0.67

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Detail View

No.	Type	Address	Date	Price	S/SF	Bld/ Area	RM/Br/ Bth	YB	Lot Area (SF)	Dist. Pool(MI)
		Subject Property	01/31/2014	\$	\$	1689	-/3/2	1959	8228	-
1	D	11023 BROCKBANK DR	12/13/2018	\$155,600	\$104.57	1488	0/3/2	1959	11761	- 0.12
		APN:	00000608920000000	Doc #:	0000326103	Doc Type:	U	Sale Type:	FORECLOSUR	
		Property Type:	RSFR	Zoning:	Z298	Tract No:	0	Lot/Block:	19A/96601	
		Legal:	ROYALHAVEN REVISED BLK 9/6601 LT City/Muni/Twp:DALLAS 19A BROCKBANK DR INT201800326103 DD12042018 CO-DC 6601 009 19A00 1006601 009							
		Buyer Name(s):	2007-2009 VIRGINIA LAND TRUST 08T							
		Seller Name(s):	REVERSE MTG SOLUTIONS INC							
		Loan Amount:	\$			Lender Name:				
2	R	3211 JUBILEE TRL	04/26/2019	\$570,221	\$308.9	1846	0/3/2	1960	12576	- 0.64
		APN:	00000593185000000	Doc #:	0000106554	Doc Type:	U	Sale Type:	REO	
		Property Type:	RSFR	Zoning:	Z294	Tract No:	0	Lot/Block:	2/10643	
		Legal:	KENILWORTH ESTATES 6TH INST BLK City/Muni/Twp:DALLAS 10/6439 LOT 2 INT201900106554 DD04022019 CO-DC 6439 010 00200 1006439 010							
		Buyer Name(s):	CHONDRITE ASSET TRUST							
		Seller Name(s):	ORTOLANI SHELLEY							
		Loan Amount:	\$			Lender Name:				
3	D	2918 BAY OAKS DR	09/10/2019	\$164,000	\$121.21	1353	0/3/2	1955	7501	- 0.67
		APN:	00000600052000000	Doc #:	0000240294	Doc Type:	U	Sale Type:	FORECLOSUR	
		Property Type:	RSFR	Zoning:	Z298	Tract No:	0	Lot/Block:	4/34646	
		Legal:	WALNUT HILLS 4TH INST BLK 34/6461 LT City/Muni/Twp:DALLAS 4 VOL99109/3529 DD05261999 CO-DC 6461 034 00400 1006461 034							
		Buyer Name(s):	A & A PROCASA LLC							
		Seller Name(s):	OCWEN LN SERVICING LLC							
		Loan Amount:	\$			Lender Name:				

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Area Sales Analysis

Total Area Sales:	3	Median # of Bedrooms:	3
Median Lot Size (SF):	11761	Median # of Baths:	2
Median Living Area:	1488	Median Year Built:	1959
Price Range - 2 Years:	\$155,600 - \$570,221	Age Range:	59 - 64
Median Value:	\$164,000	Median Age:	60

[Click here for Plat Map](#)

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