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# COMPARATIVE MARKET ANALYSIS

## Professional Valuation Report

### 4651 Irvin Simmons Dr, Dallas, TX 75229

| 6 | 6 | 8,916 | 2015 |
|---|---|---|---|
| Bedrooms | Bathrooms | Sq. Ft. | Built |

Report Generated: Aug 7, 2026
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# Market Summary

Key Metrics & Valuation Overview

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## Comparable Sales Summary

The comparative market analysis for 4651 Irvin Simmons Drive, Dallas, TX 75229 is based on 20 comparable sales, with prices ranging from $899,000 to $64,000,000 and an average sale price of $7,123,875. The average price per square foot across these comparables was $681.

**Average Comparable Sale Price: $7,123,875**

GOOD SAMPLE SIZE | Based on 20 comparable sales

| AVERAGE SALE PRICE | AVG PRICE/SQ.FT. | DAYS ON MARKET |
|---|---|---|
| $7,123,875 | $681 | 45 |

### Market Conditions

| Metric | Value | Status |
|---|---|---|
| Comparable Properties Analyzed | 20 properties | Current |
| Price Range | $899,000 - $64,000,000 | Market spread |
| Market Trend (latest year) SAMPLE DATA | -1.2% | Buyer's Market |
| Buyer Position SAMPLE DATA | Buyer's Market | Derived from trend data |

### Investment Metrics (Rental Strategy) ESTIMATED

**CAP RATE (RENTAL)**

5.5%

Estimated from avg. comp price

**ANNUAL NOI (EST.)**

$388,964

After 35% expense assumption

# Comparable Sales

Recent Market Transactions

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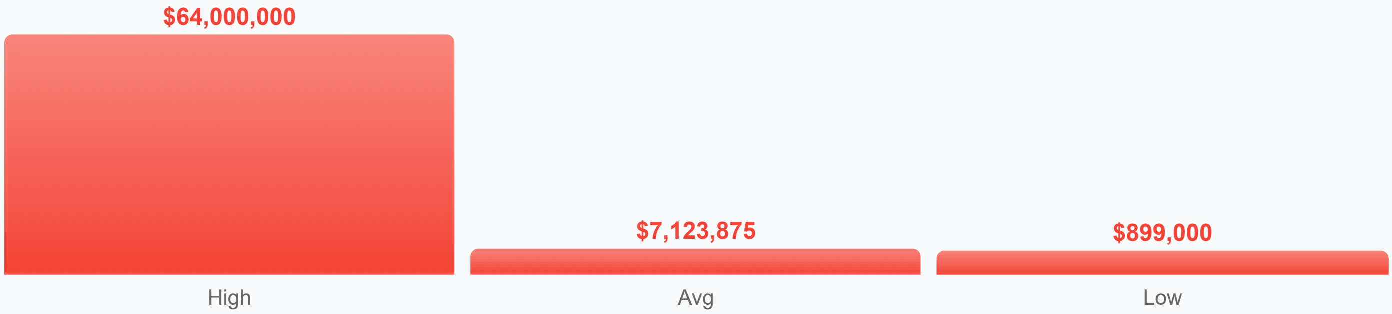
## Sales Comparison Approach

Analysis based on 20 comparable sales. Data sourced from RentCast + Apify:zillow + Apify:redfin + Apify:realtor.

| Address | Price | Sq.Ft. | $/Sq.Ft. | Beds/Baths | Sale Date |
|---|---|---|---|---|---|
| 9941 Strait Ln, Dallas, TX 75220 | $3,500,000 | 7,546 | $464 | 6/6 | May 3, 2026 |
| 5947 Meadowcrest Dr, Dallas, TX 75230 | $3,195,000 | 6,956 | $459 | 6/6 | May 20, 2026 |
| 5510 Del Roy Dr, Dallas, TX 75230 | $3,994,000 | 6,036 | $662 | 6/6 | Jul 25, 2026 |
| 5827 Del Roy Dr, Dallas, TX 75230 | $3,995,000 | 6,206 | $644 | 6/6 | Apr 24, 2026 |
| 4519 Bobbitt Dr, Dallas, TX 75229 | $4,500,000 | 6,435 | $699 | 6/6.5 | May 2, 2026 |
| 5111 Meaders Ln, Dallas, TX 75229 | $5,600,000 | 8,949 | $626 | 6/7 | May 25, 2026 |
| 4140 Shady Hill Dr, Dallas, TX 75229 | $2,999,000 | 5,927 | $506 | 6/6.5 | Feb 23, 2026 |
| 11224 Northgate Cir, Dallas, TX 75230 | $3,995,000 | 6,160 | $649 | 6/6.5 | Jun 22, 2026 |
| 11207 Dwarfs Cir, Dallas, TX 75229 | $1,999,500 | 5,616 | $356 | 6/6.5 | Apr 29, 2026 |
| 4710 Bobbitt Dr, Dallas, TX 75229 | $3,375,000 | 7,689 | $439 | 5/6 | Jun 5, 2026 |

### Price Distribution Analysis




**Range Analysis:** Comparable sales range from $899,000 to $64,000,000, with an average of $7,123,875

# Market Performance

Price Trend & Appreciation History

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## Price Per Unit Analysis

Price-per-bedroom and price-per-bathroom metrics compared to the comp set.

| Property | Price/Bed | Price/Bath | Price/Sq.Ft. |
|---|---|---|---|
| **Subject (Est. from comps)** | **$1,187,313** | **$1,187,313** | **$799** |
| Average Comps | $1,187,313 | $1,187,313 | $681 |

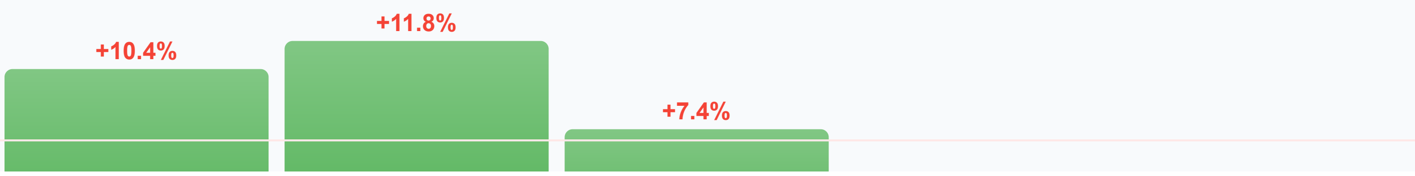
**Note:** Subject value is a sales-comparison estimate (average of comparable sales), not a formal appraisal or AVM.

## 5-Year Price Appreciation Trend SAMPLE DATA

Illustrative trend data — pending FHFA House Price Index / Zillow Research integration (see DATA-SOURCES.md). Not yet based on this property's actual market.

| Year | Median Price | Median $/Sq.Ft. | YoY Change | Market Activity |
|---|---|---|---|---|
| 2021 | $385,000 | $145 | — | Moderate |
| 2022 | $425,000 | $159 | +10.4% | Strong |
| 2023 | $475,000 | $178 | +11.8% | Strong |
| 2024 | $510,000 | $192 | +7.4% | Moderate |
| 2025 | $528,000 | $199 | +3.5% | Moderate |
| 2026 | $521,640 | $202 | -1.2% | Buyer's Market |

### Annual Appreciation Rate



# Neighborhood Profile

Demographics & Income Distribution

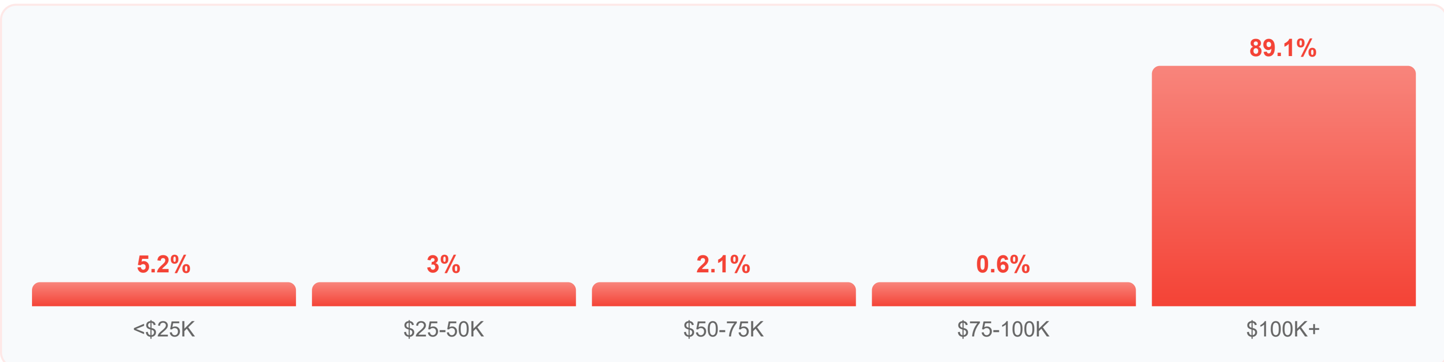


## Area Demographics (ZIP 75229)

U.S. Census ACS5 5-year estimates (2023).

| Demographic | Area Value | City Avg | State Avg |
|---|---|---|---|
| **Median Household Income** | **$250,001** | $91,461 | $76,292 |
| Median Age | **44.9 years** | 34.5 years | 35.5 years |
| College Educated (BA+) | **87.2%** | 58.2% | 33.1% |
| Owner-Occupied Homes | **98.5%** | 44.4% | 62.6% |
| Renter-Occupied Homes | 1.5% | — | — |
| Median Age of Housing | 60 years | 33 years | 36 years |
| Population Density | —/sq mi | —/sq mi | —/sq mi |

## Income Distribution



# Property Details

Schools, Tax Assessment & Environment

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## School Quality Assessment

SAMPLE DATA

Illustrative — GreatSchools/similar access terms not yet verified for production use (see DATA-SOURCES.md).

| School | Grade | Distance | Rating | Enrollment |
|---|---|---|---|---|
| Sample Elementary | K-5 | 0.3 mi | 6/10 | 425 |
| Sample Middle School | 6-8 | 0.5 mi | 5/10 | 380 |
| Sample High School | 9-12 | 0.8 mi | 4/10 | 1,200 |
| Sample Charter Academy | K-8 | 0.6 mi | 7/10 | 320 |

## Tax Assessment History

| Tax Year | Assessed Value | Annual Tax | Tax Rate |
|---|---|---|---|
| 2025 | $4,248,500 | — | — |
| 2024 | $3,900,000 | — | — |
| 2023 | $3,565,360 | — | — |
| 2020 | $2,900,000 | — | — |

## Environmental & Risk Assessment

SAMPLE DATA

Illustrative — pending FEMA National Risk Index (Esri mirror) + USGS integration (see DATA-SOURCES.md).

FLOOD ZONE RISK

**Minimal**

Zone X (Outside 500-yr flood area)

EARTHQUAKE RISK

**Low**

Low seismic zone

# Safety & Investment Returns

Crime Trends & Rental Income Potential

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## Crime Trend Analysis

SAMPLE DATA

Illustrative — pending Austin Open Data crime dataset integration (dataset `fdj4-gpfu`, verified but block-group-level only, see DATA-SOURCES.md).

| Year | Violent Crime Rate | Property Crime Rate | Trend |
|---|---|---|---|
| 2021 | 6.8 per 1K | 16.2 per 1K | ▲ Increasing |
| 2022 | 5.9 per 1K | 14.8 per 1K | ▼ Declining |
| 2023 | 4.8 per 1K | 13.2 per 1K | ▼ Declining |
| 2024 | 4.5 per 1K | 12.1 per 1K | ▼ Declining |
| 2025-2026 | 4.2 per 1K | 12.8 per 1K | — Stable |

## Investment Metrics

ESTIMATED

**EST. PURCHASE PRICE**
**$7,123,875**
Sales-comparison estimate

**ESTIMATED MONTHLY RENT**
**$49,867**
Rule-of-thumb estimate

**ANNUAL NOI (EST.)**
**$388,964**
After 35% expenses

**CAP RATE**
**5.5%**
Estimated

# Financing & Valuation

Mortgage Analysis & Valuation Conclusion

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## Monthly Payment Analysis at $7,123,875

Assuming 20% down payment ($1,424,775), 30-year fixed mortgage.

| Interest Rate | Monthly P&I | Tax/Mo. | Insurance/Mo. | Total PITI | 30-Yr Interest |
|---|---|---|---|---|---|
| **3.0%** | **$24,028** | $354,042 | $2,078 | **$380,147** | $2,950,849 |
| **4.5%** | **$28,877** | $354,042 | $2,078 | **$384,996** | $4,696,441 |
| **5.5%** | **$32,359** | $354,042 | $2,078 | **$388,478** | $5,950,091 |
| **6.0%** | **$34,169** | $354,042 | $2,078 | **$390,288** | $6,601,734 |
| **6.5%** | **$36,022** | $354,042 | $2,078 | **$392,142** | $7,268,888 |

## Affordability Analysis

| Scenario | Down Payment | Loan Amount | Min. Qualifying Income |
|---|---|---|---|
| FHA (3.5% down) | $249,336 | $6,874,539 | $17,028,677 |
| Conventional (10% down) | $712,388 | $6,411,488 | $16,909,696 |
| Conventional (20% down) | $1,424,775 | $5,699,100 | $16,726,648 |
| Cash (No Financing) | $7,123,875 | $0 | N/A |

## Valuation Conclusion

| Valuation Method | Estimated Value | Confidence | Weight |
|---|---|---|---|
| **Sales Comparison Approach (20 comps)** | **$899,000 - $64,000,000** | **High** | **100%** |
| *Additional valuation methods (AVM, income capitalization, tax-assessed adjustment) require live data sources not yet integrated — see DATA-SOURCES.md.* | | | |

# Recommendations

Final Notes & Action Items

COMPS

Given the wide price range among the 20 comparables, from under $1 million to $64 million, the data suggests significant variation in property size, condition, or location within the comparable set. Buyers or homeowners should weigh the average price per square foot of $681 alongside the specific characteristics of the subject property before drawing conclusions about its likely market value.

## Action Items

1. Obtain a professional home inspection (foundation, roof, systems)
2. Verify property tax assessment and any exemptions directly with the county
3. Confirm school assignments and ratings directly with the district
4. Walk the neighborhood and review recent nearby activity in person
5. Make any offer contingent on inspection/appraisal verification

## Risk Factors & Mitigations

**Sample sections in this report:** Market trend, crime, environmental risk, and school ratings are currently illustrative placeholders (clearly marked "SAMPLE DATA" throughout) pending live data integration — do not treat those figures as verified facts about this property or area. Demographics and income distribution are live U.S. Census figures.

**Comparable sales coverage:** Texas is a non-disclosure state — public records do not carry sale prices, so comp data depends on a licensed data provider (RentCast/MLS) rather than free public sources.

## Report Limitations & Disclaimer

This report is prepared for informational and educational purposes using automated data aggregation. It is NOT a formal appraisal, professional inspection, or financial advice. Sections marked "SAMPLE DATA" are illustrative placeholders, not verified figures. Do NOT rely on this report alone for investment decisions. Consult licensed appraisers, home inspectors, real estate attorneys, and financial advisors.