

MLS#: 20475881 Active
Property Type: Commercial Sale

1125 Roberts Cut Off Road River Oaks, TX 76114-2523
SubType: Business

LP: \$948,000
OLP: \$1,200,000



Low LP: \$/Gr SqFt: \$166.9
Subdivision: Oxford Hills
County: Tarrant
Country: United States
Parcel ID: 02109743
Lot: 1 Block: 3
Legal: OXFORD HILLS BLOCK 3 LOT 1 BLK 3 LTS 1 2 & 3
Unexempt Tx: \$10,172
Spcl Tax Auth: No

Bldg SF: 5,670/Assessor
Yr Built: 1988/Assessor/Preowned
Apprsr:
Lot SqFt: 18,469/Assessor
Lot Dim:
Adult Community: No Will Subdiv:
General Information
Gross SqFt: 5,680
Zoning: Commercial
Mult Zone: No
Units: 1
Acres: 0.424
#Stories: 1

Business Name:
Gross Income: \$1
Net Income: \$1
Annual Expenses: \$1
Min Lse Rt (SF/MO): 1.00
Leasable SqFt: 5,670
Leasable Space:
Lease Expire Date:
Max Lse Rt (SF/MO):
Avg Monthly Lease:
Spaces Leased:
Occupancy Rate:

Features

Building Use: Schools
Inclusions: Building Only, Business, Furniture, Land & Improvements
Lot Size/Acre: Less Than .5 Acre (not Zero)
Topography:
Soil:
Rd Front Desc: City Street
Tenant Pays: All Utilities
Foundation: Slab
Construction: Brick
Roof: Composition
Walls: Brick
Freight Doors:
Street/Utilities: City Sewer, City Water, Curbs, Electricity Available, Master Water Meter, Phone Available, Sewer Available, Sewer Tap Fee Paid
Showing: Appointment Only
Parking/Garage: Asphalt
Ceiling Height: 8 to 10 Feet
Flooring: Carpet, Concrete
Heating: Central, Electric
Cooling: Central Air, Electric
Owner Pays: All Utilities
Tot Ann Exp Inc:
Lease Desc:
Special Notes:
Possession: Closing/Funding

Remarks

Property Description: Large corner commercial lot! This building was specifically built and utilized as a fully functional daycare and childcare service provider for years located in a prime location to open and operate daycare services. Multiple opportunities with the this property!
Public Driving Directions: See GPS

Financial Information

Loan Type: Treat As Clear
Pmt Type: Other
Seller Concessions:
Bal:
Lender:
Payment: Other
Orig Date:
2nd Mortg: No

Agent/Office Information

CDOM: 323
List Type: Exclusive Right To Sell
List Off: Michael Farris Jr Real Estate (MFRE00FW) 817-736-9231
LO Addr: P.O. Box 123538 Fort Worth, Texas 76121
List Agt: Michael Farris (0485816) 817-319-2214
LA Email: Michael@FarrisRealty.net
LA Website: www.FarrisRealty.net
Off Web: www.FarrisRealty.net
Pref Title Co: Fidelity Title - Baker
DOM: 323
LD: 11/13/2023
XD: 12/31/2024
LO Fax:
LO Email: Michael@FarrisRealty.net
LA Cell: 817-319-2214
LA Othr: 817-319-2214
LO Sprvs: Michael Farris (0485816) 817-736-9231
Brk Lic: 0485816
LA Fax:
LA/LA2 Texting: Yes/
Location: 4541 Bellaire Drive South, Sui 817-377-4100

Showing Information

Call: Agent
Keybox #: Appt: 817-736-9231
Show Instr: Contact Agent for appointment, must provide proof of funds
Show Srvc: ShowingTime, None
Occupancy: Vacant
Showing: Appointment Only
Surveillance Devices Present: None
Consent for Visitors to Record: Video
Open House:
Owner Name: Rios
Seller Type: Standard/Individual

Prepared By: Michael Farris Michael Farris Jr Real Estate on 10/01/2024 09:22

Owner Information

Owner Name: Rios Timothy
Tax Billing City & State: Fort Worth Tx
Tax Billing Zip+4: 1158
Mailing Address: 2316 Winton Ter W
Tax Billing Zip: 76109
Owner Occupied: A

Location Information

Location City:	River Oaks	School District:	Castleberry ISD
School District Code:	Castleberry ISD	Subdivision:	Oxford Hills
MLS Area:	109	MLS Sub Area:	15
Census Tract:	110500	Carrier Route:	C005
Parcel Comments:	C		

Tax Information

Tax ID:	02109743	Alternate Tax ID:	313403120
Parcel ID:	02109743	Lot:	1
Block:	3		
Legal Description:	OXFORD HILLS BLOCK 3 LOT 1 BLK 3 LTS 1 2 & 3		

Assessment & Taxes

Assessment Year	2023	2022	2021
Assessed Value - Total	\$364,014	\$350,009	\$350,009
Assessed Value - Land	\$92,250	\$23,062	\$23,062
Assessed Value - Improved	\$271,764	\$326,947	\$326,947
YOY Assessed Change (\$)	\$14,005	\$	
YOY Assessed Change (%)	4%	0%	
Market Value - Total	\$364,014	\$350,009	\$350,009
Market Value - Land	\$92,250	\$23,062	\$23,062
Market Value - Improved	\$271,764	\$326,947	\$326,947
Tax Year	2023	2022	2021
Total Tax	\$8,690.04	\$9,780.19	\$9,262.19
Change (\$)	-\$1,090	\$518	
Change (%)	-11%	6%	

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Tarrant County	Actual	\$708	.1945
City Of River Oaks	Actual	\$2,403	.66021
ISD - Castleberry	Actual	\$4,365	1.1992
Tarrant Regional Water Dist	Actual	\$97	.0267
Tarrant County Hosp Dist	Actual	\$708	.1945
Tarrant County College Dist	Actual	\$408	.11217

Characteristics

Land Use - Corelogic:	Commercial Building	Land Use - County:	Real Commercial
Estimated Lot Acres:	0.424	Estimated Lot Sq Ft:	18,450
Building Sq Ft:	5,670	Stories:	1.0
# of Buildings:	1	Porch:	Porch
Porch 1 Area:	160	Garage Capacity:	0
Year Built:	1988		

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Built	Value
Dc840	S	5,670				\$297,119

Building Description	Building Size
ASPHALT	5,625
FENCE CONV / NOT DESCRIBED	200
(ADJ) -SPRINKLERS	5,670
PORCH	160





Listing History from MLS

MLS #: [20475881](#)
Active

[1125 Roberts Cut Off Rd River Oaks](#)

Prop Type: COMS



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
ListPrice	09/10/24	09/10/24	08:56 PM	\$990,000	\$948,000	302
ListPrice	06/12/24	06/12/24	04:41 PM	\$1,090,000	\$990,000	212
ListPrice	05/30/24	05/30/24	09:00 AM	\$1,120,000	\$1,090,000	199
ListPrice	03/22/24	03/22/24	11:49 AM	\$1,200,000	\$1,120,000	130
MLSStatus	11/13/23	11/13/23	07:33 PM		ACT	

MLS #: [10374465](#)
Closed

[1125 Roberts Cut Off Rd River Oaks](#)

Prop Type: COMS



Field Name	Effective Dt	Change Dt	Chg Time	Previous Value	New Value	DOM
MLSStatus	11/17/05	11/17/05	10:57 AM	PND	SLD (\$287,000)	21
MLSStatus	08/31/05	08/31/05	04:02 PM	ACT	PND	21
MLSStatus	08/17/05	08/17/05	04:08 PM		ACT	0

Sale History from Public Records

Rec. Date	Nominal	Buyer Name(s)	Buyer Name(s) 2	Seller Name(s)	Document #	Document Type
11/18/05		Rios Timothy		Jpmorgan Chase Bank Na	205347789	Special Warranty Deed
08/16/05		Jp Morgan Chase Bank Na		Vincent K M	205240030	Trustee's Deed (Foreclosure)
04/20/98		Kiddie Junction		Kiddie Junction Inc	13178-73	Warranty Deed
06/25/96		Kiddie Junction Inc		Smith Steve & Cathy	12411-1081	Warranty Deed

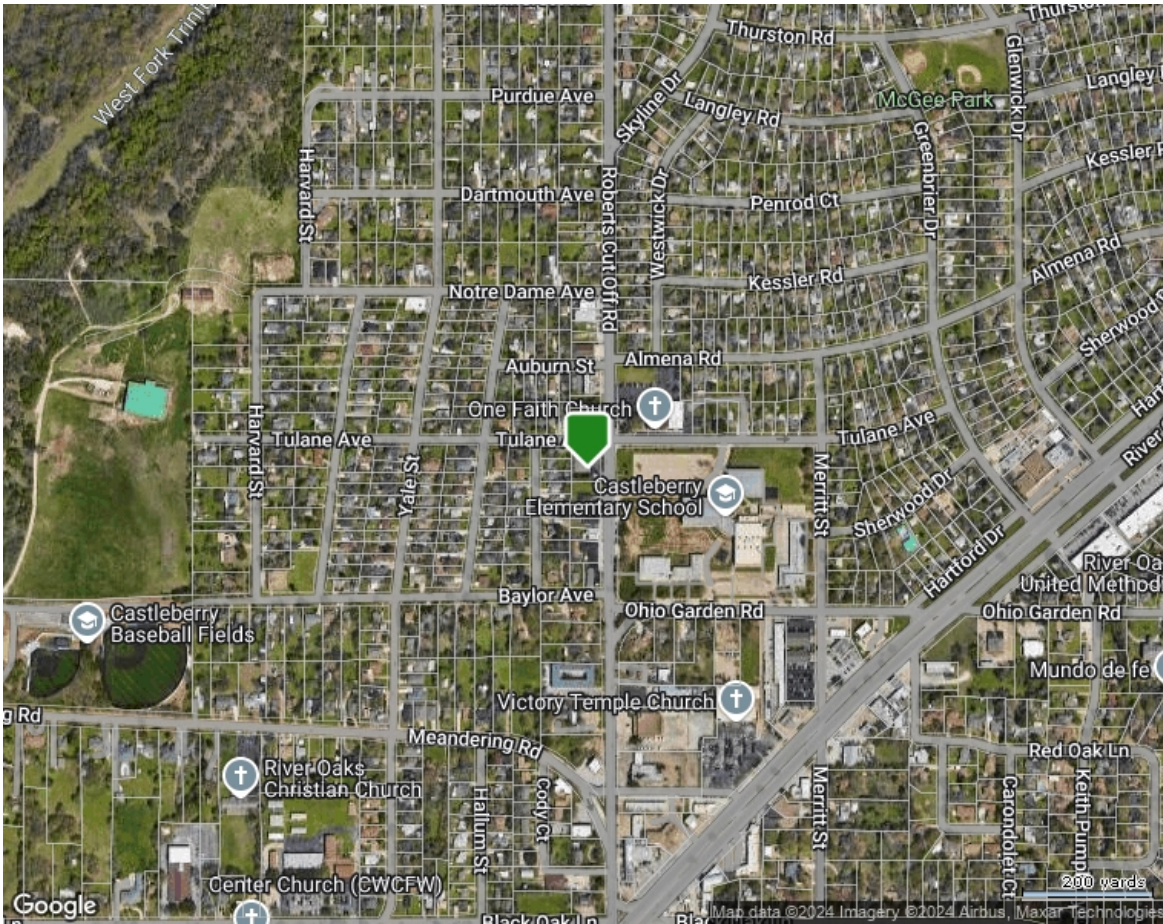
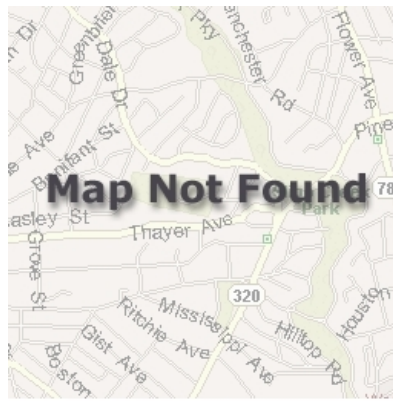
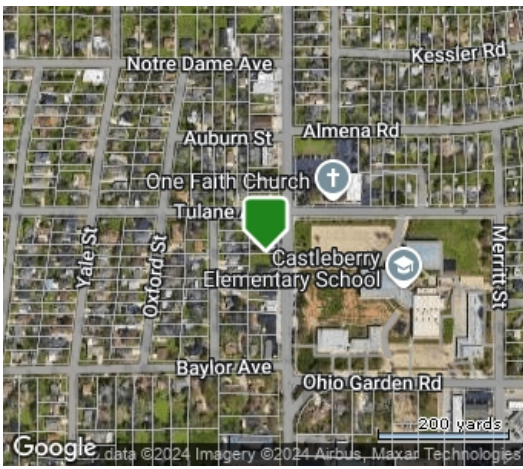
Mortgage History

Date	Amount	Mortgage Lender	Mortgage Code
11/18/2005	\$243,950	Northstar Bk	RESALE
09/08/2003	\$210,307	Bank One Na	REFI
04/20/1998	\$234,000	Lake Worth Nat'l Bk	RESALE
06/25/1996	\$149,000	First Tx Bk	RESALE
06/25/1996	\$147,000		RESALE

Foreclosure History

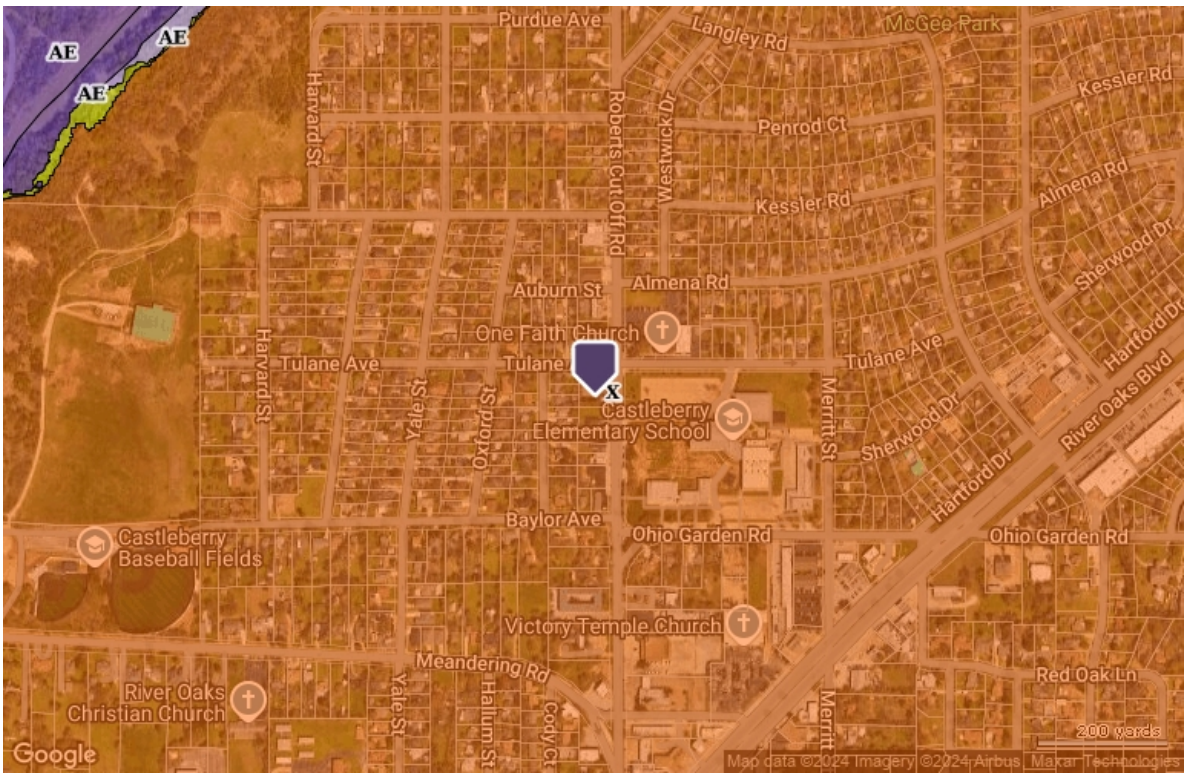
NOTICE OF TRUSTEE'S SALE

Default Date:	Original Doc #: 203331257	Trustee Name: K M Vincent
Foreclosure Filing Dt:	Original Book/Page:	Trustee Phone:
Recording Date:	Buyer 1: Brian & Amanda Crawford Inc	Trustee Sale Order#:
Document Number:	Buyer 2:	Seller 1:
Book Number:	Buyer 3:	Seller 2:
Page Number:	Buyer 4:	Lender Name: Chase Bk
Default Amount:	Buyer Etal:	Lien Type:
Final Judgement Amt:	Buyer Ownshp Rts:	Mortgage Amount: \$210,307
Original Doc Date:	Buyer Relation Type:	Title Company:



Flood Zone Code: X
Flood Zone Date: 03/21/2019
Flood Zone Panel: 48439C0170L
Flood Code Description: Zone X-An Area That Is Determined To Be Outside The 100- And 500-Year Floodplains.

Special Flood Hazard Area (SFHA): Out



- Coastal 100-Year Floodway
- Coastal 100-year Floodplain
- 100-year Floodway
- 100-year Floodplain
- Undetermined
- 500-year Floodplain incl. levee protected area
- Out of Special Flood Hazard Area

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