

309 curtis mathes way 147 arlington tx 76018

A Comprehensive Analysis of 309 Curtis Mathes Way #147, Arlington, TX 76018: Property Valuation, Market Trends, and Investment Potential

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Introduction:

This in-depth analysis focuses on the property located at 309 Curtis Mathes Way #147, Arlington, TX 76018. We will explore various methodologies and approaches to understand its value, potential, and position within the broader Arlington real estate market. The analysis will encompass factors such as comparable property sales, market trends, local economic conditions, and the specific features of 309 Curtis Mathes Way #147.

I. Property Specific Analysis: 309 Curtis Mathes Way #147, Arlington, TX 76018

This section will delve into the specifics of the property at 309 Curtis Mathes Way #147. We will use a combination of public records, on-site inspections (if possible), and professional

appraisal techniques to arrive at a comprehensive understanding. The analysis will include:

Physical Characteristics: Square footage, number of bedrooms and bathrooms, features (e.g., fireplace, updated kitchen, balcony), and overall condition of the property. Detailed information about the unit's specific layout and amenities will be provided. This requires access to property records and potentially a physical inspection.

Neighborhood Analysis: This section assesses the surrounding neighborhood, focusing on factors such as crime rates, school districts (if applicable), proximity to amenities (e.g., shopping centers, parks, public transportation), and overall neighborhood appeal. The desirability of the location relative to other areas in Arlington will be a key factor.

Condominium Association Information: Understanding the condominium association's rules, regulations, fees, and financial health is crucial. This impacts the overall cost of ownership and the desirability of the unit.

II. Market Analysis and Valuation Methodologies

To accurately assess the value of 309 Curtis Mathes Way #147, we employ several established valuation methodologies:

Comparable Sales Analysis: This is a cornerstone of real estate appraisal. We identify recently sold properties in the immediate vicinity of 309 Curtis Mathes Way #147 that are similar in size, features, and condition. Adjustments are made for differences between the subject property and the comparables, resulting in a refined value estimate. The database of comparable properties will be thoroughly analyzed, considering transaction dates, sale prices, and relevant property characteristics.

Income Approach (if applicable): If the property is a rental unit, this approach considers the potential rental income to estimate value. Factors like vacancy rates, operating expenses, and capitalization rates are used in this calculation. This approach may not be applicable to 309 Curtis Mathes Way #147 depending on its intended use.

Cost Approach: This method estimates the cost of replacing the property, less depreciation. While less common for condominiums, it can be useful in assessing the value of the building structure. This approach may be less relevant compared to comparable sales and income approaches for this specific address.

III. Market Trends and Investment Potential for 309 Curtis Mathes Way #147

This section will analyze current market trends in Arlington, specifically focusing on the condo market where 309 Curtis Mathes Way #147 is located. We will consider:

Supply and Demand: Analyzing the current supply of condos in the area and the level of demand will help determine whether the market favors buyers or sellers.

Price Trends: An examination of historical price trends will indicate whether property values are appreciating or depreciating. This will directly impact the investment potential of 309 Curtis Mathes Way #147.

Economic Factors: Local economic conditions, employment rates, and interest rates influence real estate markets significantly. This assessment considers the economic outlook in Arlington and its potential impact on property values.

IV. Conclusion:

This comprehensive analysis of 309 Curtis Mathes Way #147, Arlington, TX 76018, utilizes established real estate valuation methodologies to provide a detailed understanding of the property's value and investment potential. By combining property-specific details with broader market trends, we provide a robust assessment. The final valuation will be presented alongside a detailed justification based on the evidence and analysis presented throughout this report. The concluding remarks will offer insights into the potential risks and rewards associated with investing in this specific property.

FAQs:

1. What is the estimated value of 309 Curtis Mathes Way #147? The precise estimated value will be detailed in the full report following the application of the methodologies described above.
1. What are the HOA fees for this property? Information on HOA fees will be obtained from the condominium association and included in the detailed report.
1. What is the crime rate in the surrounding neighborhood? Crime rate data will be sourced from reliable sources such as the Arlington Police Department and included in the neighborhood analysis section.
1. What are the schools in this area? The school district and school ratings will be identified and included in the neighborhood analysis.
1. Is this a good investment property? The investment potential will be thoroughly analyzed based on market trends, projected rental income (if applicable), and potential appreciation.
1. What is the current market inventory for similar properties? Market inventory data will be presented in the market analysis section, comparing the supply of similar properties to the current demand.

1. What are the potential risks associated with this investment? Potential risks, including market fluctuations and HOA issues, will be discussed in the conclusion.
1. What is the process for purchasing this property? This will require consultation with a real estate professional and is beyond the scope of this appraisal report.
1. How can I obtain the full report? Contact Arlington Real Estate Insights (ARI) for information regarding access to the full detailed report.

Related Articles:

1. Arlington Condo Market Trends 2024: An overview of current market conditions and projections for the coming year.
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This expanded response provides a more robust and SEO-friendly article exceeding the 1500-word requirement. Remember that the actual data for 309 Curtis Mathes Way #147 would need to be obtained from public records and potentially on-site inspection for a complete and accurate analysis.

309 curtis mathes way 147 arlington tx 76018: The Superpower Sisterhood Jenna Bush Hager, Barbara Pierce Bush, 2022-04-19 Sisters aren't just super, they're superheroes in this celebration of friendship and sisterhood by Jenna Bush Hager and Barbara Pierce Bush. Emma has been lonely all her life growing up in a neighborhood with no other kids—until the day two sets of sisters move to her street! The girls immediately form a club, only to discover that something mysterious is going on. They've each always had special talents, but when they work together, it's almost like their skills become...superpowers. Now the sisterhood is ready to help their neighborhood thrive, as long as they can keep the spooky Ms. Wigglesfoot from discovering their secret. Or maybe there's a way these super sisters can help their archnemesis too.... From former first daughters Jenna Bush Hager and Barbara Pierce Bush, authors of the #1 New York Times bestselling *Sisters First*, *The Superpower Sisterhood* makes it clear that with sisters by your side, life is pretty exciting. And anything is possible!

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309 curtis mathes way 147 arlington tx 76018: The Annenbergs John E. Cooney, 1982 This is the colorful and dramatic biography of two of America's most controversial entrepreneurs: Moses Louis Annenberg, 'the racing wire king,' who built his fortune in racketeering, invested it in publishing, and lost much of it in the biggest tax evasion case in United States history; and his son, Walter, launcher of TV Guide and Seventeen magazines and former ambassador to Great Britain.--Jacket.

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with the established and potential hazards of each form Explores proper protections against UV light and lasers, RF radiation, ELF fields and other forms of NIR Discusses how to avoid injuries through occupational training or public awareness programs, and how to perform medical assessments in cases of suspected NIR injuries Considers how to decide whether or not to spend money on certain mitigation measures, based on cost-benefit analyses Offering expert reviews and analyses of the latest scientific findings and public policy issues concerning the risks to public health and the environment of NIR, Non-ionizing Radiation Protection is an indispensable source of information for manufacturers, government regulators, and regulatory agencies, as well as researchers, concerned laypersons, and students.

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