

309 curtis mathes way arlington tx 76018

A Comprehensive Report on 309 Curtis Mathes Way, Arlington, TX 76018

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Editor: Mr. David Lee, Certified Public Accountant (CPA) with expertise in real estate finance and property valuation. Mr. Lee has over 20 years of experience reviewing financial reports related to commercial and residential properties in the Arlington area. He ensures the accuracy of financial data presented in this report.

Keyword: 309 Curtis Mathes Way Arlington TX 76018

Abstract: This report provides a comprehensive analysis of the property located at 309 Curtis Mathes Way, Arlington, TX 76018. We utilize a multi-faceted approach, incorporating publicly available data, spatial analysis techniques, and comparative market analysis to offer a detailed understanding of the property's characteristics, value, and surrounding environment. The report aims to provide valuable insights for potential investors, buyers, and those interested in the Arlington real estate market.

1. Property Overview: 309 Curtis Mathes Way, Arlington, TX 76018

309 Curtis Mathes Way, Arlington, TX 76018, is located in a strategically important area of Arlington. To provide a detailed analysis, we need to access property records and conduct a site visit (information unavailable for this hypothetical report). However, we can utilize publicly available data to establish a context. The address suggests a commercial or industrial setting, given the use of "Way" in the address. Further investigation, including accessing the Tarrant Appraisal District records, would reveal the property's classification (residential, commercial, industrial), size, and assessed value.

1. Neighborhood Analysis

Understanding the surrounding neighborhood is crucial to assessing the value and potential of 309 Curtis Mathes Way, Arlington, TX 76018. We would analyze demographic data, crime rates, proximity to amenities (schools, hospitals, parks, shopping centers), and transportation infrastructure. GIS tools would be utilized to map these factors and visually represent their influence on the property's value. Factors such as proximity to major highways (e.g., I-20, I-30) and the presence of nearby businesses would be particularly relevant if the property is commercial or industrial.

1. Comparative Market Analysis (CMA)

A crucial element of this report would be a comprehensive CMA. This involves identifying comparable properties (similar size, type, and features) that have recently sold in the immediate vicinity of 309 Curtis Mathes Way, Arlington, TX 76018. By analyzing these comparable sales, we can determine a reasonable market value range for the subject property. Factors like the condition of the property, upgrades, and any unique features would be considered in the CMA. Data for this CMA would be sourced from the Multiple Listing Service (MLS) and other reputable real estate databases.

1. Property Tax and Assessment

The Tarrant Appraisal District's website provides detailed information on property taxes and assessments. This section would detail the assessed value of 309 Curtis Mathes Way, Arlington, TX 76018, the tax rate, and the annual property tax liability. Understanding the tax burden is vital for potential investors and buyers.

1. Environmental Considerations

A review of environmental records, including those available through the Texas Commission on Environmental Quality (TCEQ), is essential. This would involve checking for any environmental hazards or contamination issues associated with the property or its surrounding area. This is particularly critical for commercial or industrial properties.

1. Zoning and Land Use Regulations

This section would examine the zoning regulations applicable to 309 Curtis Mathes Way, Arlington, TX 76018. Understanding the permitted land uses and any potential

development restrictions is critical for making informed decisions about the property. This would involve consulting the City of Arlington's zoning ordinances.

1. Market Trends

This section would analyze the broader real estate market trends in Arlington, specifically focusing on the area surrounding 309 Curtis Mathes Way, Arlington, TX 76018. We'd examine historical sales data, current market conditions, and projected future growth to assess the property's long-term investment potential.

1. Risk Assessment

This section would provide a thorough evaluation of the potential risks associated with the property. This could include market risks (e.g., fluctuations in property values), environmental risks, and legal risks.

1. Conclusion

This report aims to provide a comprehensive analysis of 309 Curtis Mathes Way, Arlington, TX 76018, drawing upon multiple data sources and analytical techniques. While a detailed analysis requires access to specific property records and site visits, this report establishes a framework for understanding the property's context within the Arlington real estate market. A thorough analysis would allow for a conclusive valuation and identification of potential opportunities and risks associated with the property. Further research using specific property records would solidify these findings.

FAQs

1. What type of property is located at 309 Curtis Mathes Way, Arlington, TX 76018?
This requires accessing specific property records, which are unavailable for this hypothetical report.
2. What is the current market value of the property? A precise market value can only be determined through a detailed CMA using current comparable sales data, which requires access to MLS and other real estate databases.
3. What are the annual property taxes? The annual property taxes depend on the assessed value and the current tax rate, accessible through the Tarrant Appraisal District records.

4. What is the zoning classification for the property? The zoning classification can be found in the City of Arlington's zoning ordinances.
5. Are there any environmental concerns related to the property? A review of TCEQ records is required to assess potential environmental hazards.
6. What are the nearby amenities? A GIS analysis of the area surrounding the property would identify nearby amenities such as schools, hospitals, parks, and shopping centers.
7. What is the crime rate in the surrounding neighborhood? Crime statistics are available from the Arlington Police Department.
8. What is the transportation access like? Proximity to major highways and public transportation would need to be assessed using GIS mapping tools.
9. What is the potential for future appreciation? This would require an analysis of market trends and projections for the Arlington area.

Related Articles:

1. Arlington, TX Real Estate Market Trends: An overview of the current real estate market dynamics in Arlington, providing context for understanding property values.
2. Commercial Real Estate in Arlington, TX: Focuses specifically on the commercial real estate sector in Arlington, including investment opportunities and market analysis.
3. Industrial Properties in Arlington, TX: Examines the industrial real estate market in Arlington, covering trends, demand, and investment prospects.
4. Tarrant County Property Tax Information: A detailed guide on understanding property taxes in Tarrant County, including assessment processes and appeals.
5. Environmental Regulations in Arlington, TX: An overview of environmental regulations relevant to property development and ownership in Arlington.
6. Zoning and Land Use in Arlington, TX: A comprehensive guide to understanding Arlington's zoning ordinances and land use regulations.
7. Neighborhood Guide to [Specific Neighborhood near 309 Curtis Mathes Way]: Provides a detailed look at the demographics, amenities, and character of a specific neighborhood.
8. Transportation Infrastructure in Arlington, TX: An analysis of the transportation networks and access within Arlington.
9. Investing in Arlington Real Estate: A guide for potential investors considering real

estate investments in Arlington.

309 curtis mathes way 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. Wigglestoot 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!

309 curtis mathes way arlington tx 76018: Broken Silence LaKetra King Empy, 2017-01-11 The depth of my lifes diary, being trapped in bondage for thirty-six years with no way out because of my experience with the afflictions of ailments, single parenting, triumphs, and deceit, has generated an exceptional gift of writing through Gods favor. My writing is now my voice and touches all who have also experienced similar adversities. As I write my way to peace of mind, my pain and transgressions have blessed someone every day. My silence has been broken; let me come and walk alongside you as I reveal the reality of my lifes journey!

309 curtis mathes way 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.

309 curtis mathes way arlington tx 76018: Come Together and Worship Max Lucado, Michael W. Smith, 2003 This book captures the energy of the Come Together and Worship Tour events in vivid detail with photography and transcripts of Lucado's narratives.

309 curtis mathes way arlington tx 76018: Non-ionizing Radiation Protection Andrew W. Wood, Ken Karipidis, 2017-04-10 A comprehensive review of non-ionizing radiation and its public health and environmental risks, for researchers, policy makers, and laymen This book explains the characteristics of all forms of electromagnetic non-ionizing radiation (NIR) and analyzes the relationship between exposure and its biological effects, as well as the known dose-response relationships associated with each. Taking a uniquely holistic approach to the concept of health that builds upon the WHO definition to include not only absence of disease, but the physical, mental and social well-being of individuals and the population, it reviews established and potential risks and protections, along with regulatory issues associated with each. The risks to public health of NIR, whether in the form of UV light, radio waves from wireless devices, or electric and magnetic fields associated with electrical power systems, is currently a cause of great concern among members of the public and lawmakers. But in order to separate established science from speculation and make informed decisions about how to mitigate the risks of NIR and allocate precious resources, policymakers, manufacturers, and individuals need a comprehensive source of up-to-date information based on the current scientific evidence. Written by a team of experts in their fields, this book is that source. Among other things, it: Summarizes scientific findings on the safety of different forms of NIR and the rationale behind current standards Describes devices for monitoring NIR along

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Additional Resources

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309 - Wikipedia

Year 309 (CCCIX) was a common year starting on Saturday of the Julian calendar. In the Roman Empire, it was known as the Year of the Consulship of Licinianus and Constantius[1] (or, less ...

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