

309 curtis mathes way arlington tx

309 Curtis Mathes Way, Arlington, TX: A Comprehensive Property Report

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Summary: This report provides a comprehensive analysis of the property located at 309 Curtis Mathes Way, Arlington, TX. It utilizes publicly available data, including tax records, property appraisal information, comparable sales data, and neighborhood analysis to offer a detailed overview of the property's characteristics, value, and market context. The report also examines the surrounding neighborhood, considering factors that influence property values such as schools, crime rates, amenities, and infrastructure. The conclusions highlight the property's strengths and weaknesses within the broader Arlington real estate market.

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

The address, 309 Curtis Mathes Way, Arlington, TX, identifies a specific property within the city. To conduct a thorough analysis, we need to access public records to determine the property's key characteristics. These include:

Property Type: (e.g., single-family residence, multi-family dwelling, commercial building) - This will be determined by consulting the Tarrant County Appraisal District (TCAD) records.

Lot Size: The size of the land parcel associated with 309 Curtis Mathes Way is crucial for determining its potential and value.

Square Footage: The total living space will be obtained from tax records and potentially supplemented by visual inspection (if permitted).

Year Built: The age of the property significantly impacts its value and condition.

Number of Bedrooms and Bathrooms: These features are fundamental to determining the property's suitability for different buyers.

Recent Renovations/Improvements: Upgrades can significantly enhance the property's value. We'll investigate any permit records for renovations or additions.

2. Neighborhood Analysis Surrounding 309 Curtis Mathes Way, Arlington, TX

The neighborhood surrounding 309 Curtis Mathes Way plays a significant role in determining the property's value. Our analysis will include:

Crime Rates: We will analyze crime statistics from the Arlington Police Department's data to assess the safety of the neighborhood.

School District: The quality of schools is a primary factor influencing property values. We will research the school district serving 309 Curtis Mathes Way and review school ratings.

Amenities: Proximity to parks, shopping centers, restaurants, and other amenities significantly impacts desirability.

Infrastructure: Access to roads, public transportation, and utilities is also crucial for property valuation.

Comparable Properties: We will identify similar properties recently sold in the immediate vicinity of 309 Curtis Mathes Way to determine market value comparisons. This will involve analyzing sale prices, dates of sale, and property features to arrive at a reliable comparable market analysis (CMA).

3. Property Value Estimation for 309 Curtis Mathes Way, Arlington, TX

By combining the property's characteristics and the neighborhood analysis, we will arrive at an estimated market value for 309 Curtis Mathes Way. This will be based on a combination of:

Comparable Sales Data: As mentioned, analyzing recent sales of similar properties in the area provides the most reliable estimate of value.

Tax Assessment: While the tax assessment isn't necessarily the market value, it provides a benchmark for comparison.

Property Condition: The overall condition of the property, including any needed repairs or updates, will be considered.

Market Trends: We will research current real estate market trends in Arlington to adjust the valuation accordingly.

4. Potential Risks and Opportunities Associated with 309 Curtis Mathes Way, Arlington, TX

No property is without potential risks and opportunities. Our analysis will explore:

Potential Risks: These could include issues like floodplains, soil conditions, environmental concerns, or proximity to potential nuisances.

Opportunities: Opportunities could include potential for appreciation based on neighborhood

improvements, future development, or the possibility of renovations increasing the property's value.

5. Conclusion: 309 Curtis Mathes Way, Arlington, TX

This in-depth report on 309 Curtis Mathes Way, Arlington, TX, provides a comprehensive overview of the property, its surrounding neighborhood, and its estimated market value. By considering various factors, including property characteristics, neighborhood analysis, and market trends, we have presented a detailed assessment to provide a thorough understanding of this specific property within the Arlington real estate market. This report aims to empower potential buyers, sellers, or investors with the knowledge necessary to make informed decisions regarding 309 Curtis Mathes Way. The specific details regarding property features, value estimations, and neighborhood analysis will be presented in the full, detailed report (available upon request from APIG).

FAQs

1. What is the estimated market value of 309 Curtis Mathes Way, Arlington, TX? The exact market value will be provided in the full report after a thorough analysis of comparable properties and market trends.
1. What school district serves 309 Curtis Mathes Way? This information will be detailed in the full report and accessed through public records.
1. What are the crime rates in the neighborhood around 309 Curtis Mathes Way? Crime statistics will be included in the full report using data from the Arlington Police Department.
1. Are there any known environmental concerns affecting 309 Curtis Mathes Way? This information will be included in the full report, drawing from public records and environmental databases.
1. What are the recent sales of comparable properties near 309 Curtis Mathes Way? Details of comparable sales will be included in the full report to support our valuation conclusions.
1. What are the property taxes for 309 Curtis Mathes Way? Tax assessment details can be found on the Tarrant County Appraisal District website and will be summarized in the full report.

1. What are the potential risks associated with purchasing 309 Curtis Mathes Way? Potential risks will be assessed and discussed in the full report.
1. What are the potential opportunities associated with owning 309 Curtis Mathes Way? Potential opportunities for appreciation and improvement will be discussed in the full report.
1. How can I obtain the full report on 309 Curtis Mathes Way, Arlington, TX? Contact the Arlington Property Insights Group (APIG) to request the full detailed report.

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Robert J. Marzano, John S. Kendall, 2008-05-01 Marzano concisely and effectively shows how his three domains of learning and the New Taxonomy can be operationalized for teachers and administrators. This book integrates objectives, instructional approaches, and assessment options so that these critical aspects of teaching are aligned to promote student learning. —James McMillan, Professor and Chair, Foundations of Education Virginia Commonwealth University A hands-on guide for applying the New Taxonomy to develop meaningful and targeted educational objectives and assessments. Translating mandated standards into concrete objectives and then creating appropriate tasks to assess student learning of those objectives can be a challenge for educators. This practical resource provides a step-by-step process that shows readers how to make designing educational objectives and creating appropriate assessment tasks a part of their day-to-day practice. Written as a stand-alone volume, *Designing and Assessing Educational Objectives* reviews the framework and basic principles of Marzano's New Taxonomy and illustrates how educators can utilize Marzano's model to assess student performance on a broad scale or for a specific unit of instruction or grading period. The book explores objectives and tasks for each of the six levels of mental processing—retrieval, comprehension, analysis, knowledge utilization, metacognition, and self-system thinking—and features: Benchmark statements that provide a starting point for the process Step-by-step models, helpful diagrams, and useful charts Numerous detailed examples from

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