

NW NEW WESTERN

Property Analysis Packet

2643 Waleetka St, San Antonio, TX 78210

Property Description

OFF MARKET - NO MLS HISTORY - GEVERS TO CLARK subdivision. Just under 3000 SQUARE FEET, this home boasts curb appeal along with 4 bedrooms, 3 baths, and a 2 car carport. With bullet proof comps, the average SOLD price per square foot brings our projected ARV to \$500k+!!! We are conservatively calling this way under that and teeing up someone for a HOME-RUN fix n' flip project. Don't miss out, call your New Western agent RIGHT NOW!!!



Property Specification

Bedrooms: 4

Bathrooms: 3

Garage: 2 Car Carport

Year Built: 1966

Cash Price: \$215,000.00

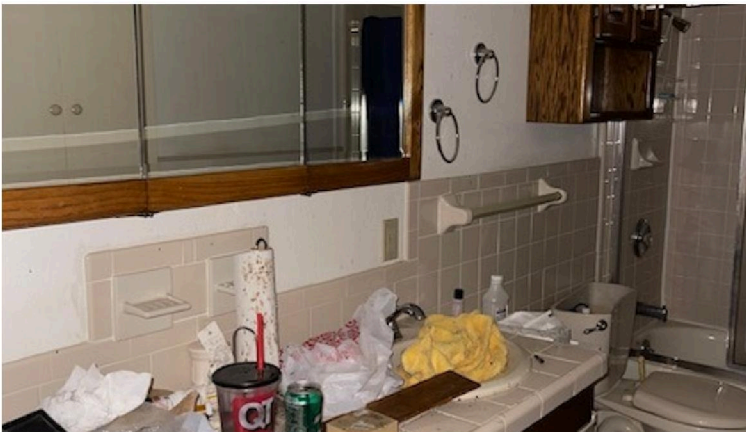
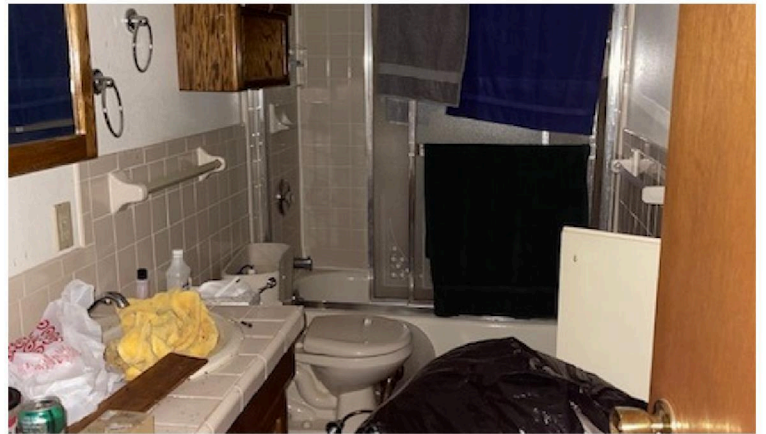
New Western Brokerage # 9000195 | (210) 405-3546 | 10999 W IH-10, Floor 9, Suite 915, San Antonio, TX 78230

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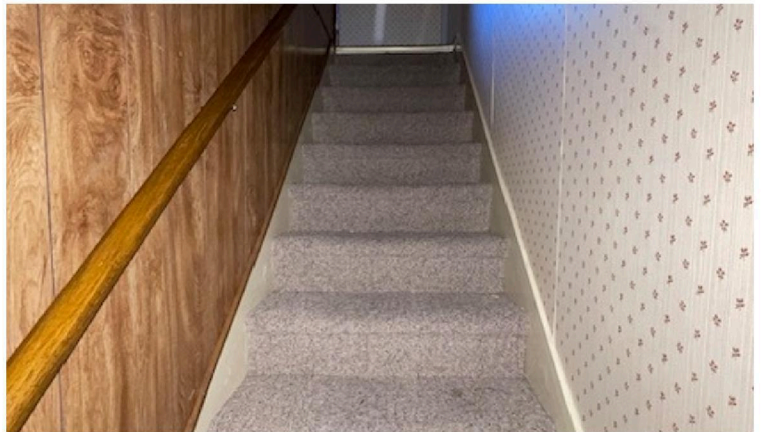
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NW NEW WESTERN



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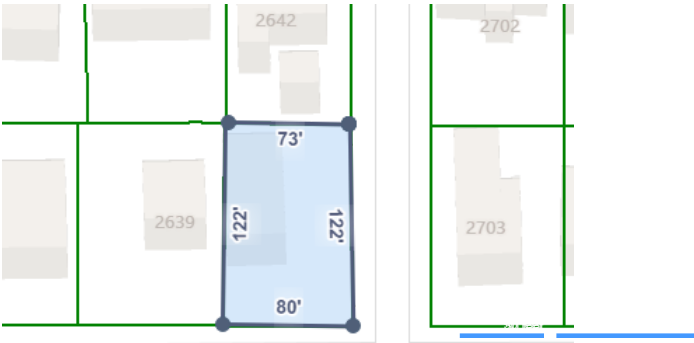
NW NEW WESTERN





Monday, February 24, 2025

LOCATION	
Property Address	2643 Waleetka St San Antonio, TX 78210-5430
Subdivision	Gevers To Clark
County	Bexar County, TX
PROPERTY SUMMARY	
Property Type	Residential
Land Use	Single-Structure Prop W/O Agr
Improvement Type	Single-Structure Prop W/O Agr
Square Feet	2948
GENERAL PARCEL INFORMATION	
Parcel ID/Tax ID	03833-039-0440
Alternate Parcel ID	153156
Map Page / Grid	651 / E3
Flood Zone/Panel	X/48029C0464E
MLS Area/Sub Area	19/00
2020 Census Trct/Blk	1407/1
Assessor Roll Year	2024



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CURRENT OWNER	
Name	Delacruz Jesse Garcia Yolanda
Mailing Address	2638 Minnetonka St San Antonio, TX 78210-5429
SCHOOL ZONE INFORMATION	
Eloise Japhet Academy	1.0 mi
Primary Middle: Pre K to 8	Distance
Highlands High School	0.5 mi
High: 9 to 12	Distance

SALES HISTORY THROUGH 01/31/2025

Tax Data					MLS Data	
Date	Buyer/Owners	Seller	Instrument	Book/Page or Document#	Date	Amount
12/4/2016	Garcia Yolanda	De La Cruz Sandra G	Quit Claim Deed	18238/791 20160238419		
6/15/1994	Delacruz Sandra G	Gallardo Eusebia E	Warranty Deed	6106/1704		

TAX ASSESSMENT

Appraisals & Taxes	2024	Change (%)	2023	Change (%)	2022
Appraised Land	\$73,680.00		\$73,680.00	\$15,240.00 (26.1%)	\$58,440.00
Appraised Improvements	\$199,160.00	-\$11,220.00 (-5.3%)	\$210,380.00	\$1,580.00 (0.8%)	\$208,800.00
Total Tax Appraisal	\$272,840.00	-\$11,220.00 (-3.9%)	\$284,060.00	\$16,820.00 (6.3%)	\$267,240.00
Equalized	\$272,840.00	-\$11,220.00 (-3.9%)	\$284,060.00	\$16,820.00 (6.3%)	\$267,240.00
Total Taxes	\$6,657.69	-\$423.34 (-6.0%)	\$7,081.03	-\$159.99 (-2.2%)	\$7,241.02
Exempt Reason					

MORTGAGE HISTORY

Date	Loan Amount	Borrower	Lender	Book/Page or Document#
09/13/1999	\$76,000	Delacruz Jesse Delacruz Sandra And Delacruz S	Prime Bank	8129/2027

PROPERTY CHARACTERISTICS: BUILDING

Building # 1					
Type	Single-Structure Prop W/O Agr	Condition			Units
Year Built	1966	Effective Year	1966		Stories
BRs	4	Baths	3	F	H
Total Sq. Ft.				Rooms	7
Building Square Feet (Living Space)			Building Square Feet (Other)		
Living Area 1,752			Attached Open Porch 96		
Additional Living Area 598			Att Carport 690		
Living Area 2nd Level 598			Attached Open Porch 230		
- CONSTRUCTION					
Quality		Roof Framing			
Shape		Roof Cover Deck		Asphalt Shingle	
Partitions		Cabinet Millwork			
Common Wall		Floor Finish			
Foundation	Slab	Interior Finish			
Floor System		Air Conditioning		Central	
Exterior Wall	Brick	Heat Type		Forced Air	
Structural Framing		Bathroom Tile			
Fireplace		Plumbing Fixtures			
- OTHER					
Occupancy		Building Data Source			

PROPERTY CHARACTERISTICS: EXTRA FEATURES

Feature	Size or Description	Value	Year Built	Condition
Detached Carport	224	900		
Shed	189	810		

PROPERTY CHARACTERISTICS: LOT

Land Use	Single-Structure Prop W/O Agr	Lot Dimensions	80 X 120
Block/Lot	39/44	Lot Square Feet	9,600
Latitude/Longitude	29.385085°/-98.450582°	Acreage	0.22

PROPERTY CHARACTERISTICS: UTILITIES/AREA

Gas Source		Road Type	
Electric Source		Topography	
Water Source		District Trend	
Sewer Source		School District	San Antonio Isd
Zoning Code	NP-8		
Owner Type			

LEGAL DESCRIPTION

Subdivision	Gevers To Clark	Plat Book/Page	
Block/Lot	39/44	District/Ward	
Description	Ncb 3833 Blk 39 Lot 44, 45, 46 & E 5 Ft Of 43		
Neighborhood Code	57077		

INTERNET ACCESS

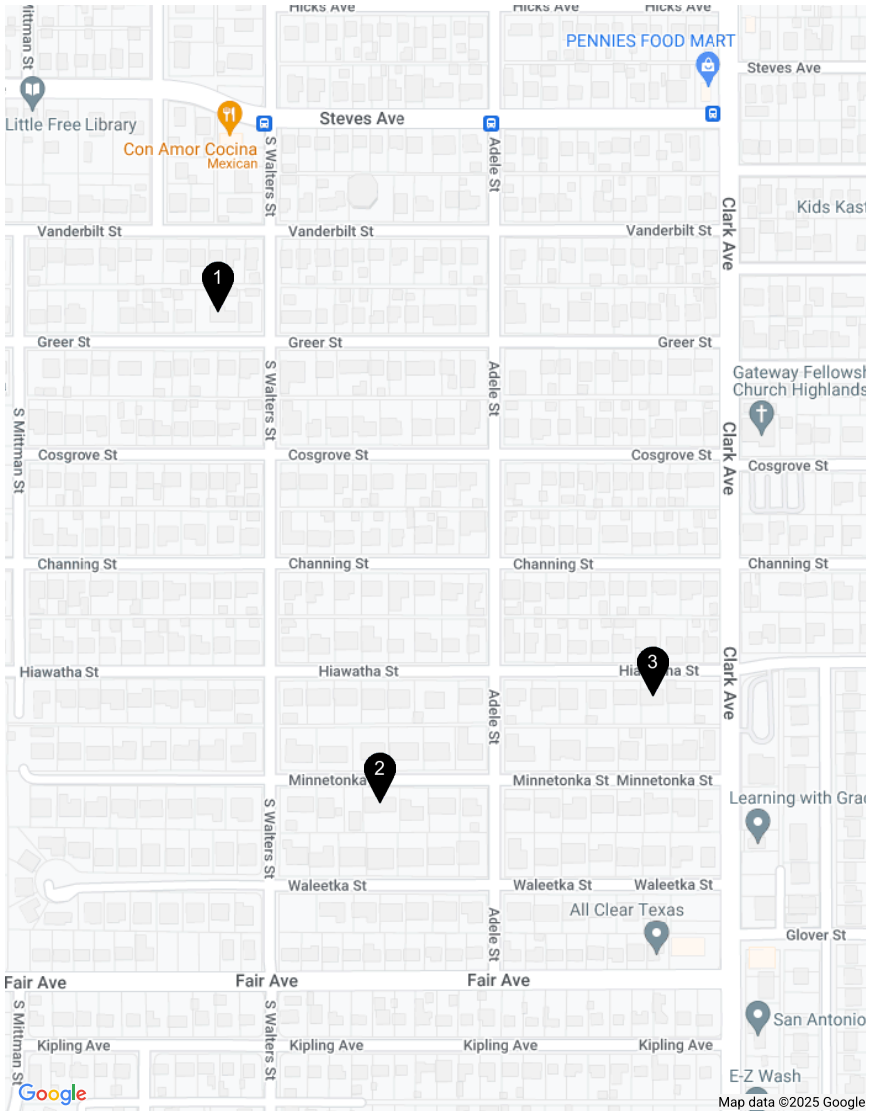
courtesy of Fiberhomes.com

Provider	Type	Confirmed	Advertised Top Download Speed	Advertised Top Upload Speed
AT&T	FIBER	No	1000 Mbps	
Spectrum	CABLE	No	1000 Mbps	
Starlink	SATELLITE	No	100 Mbps	

FEMA FLOOD ZONES

Zone Code	Flood Risk	BFE	Description	FIRM Panel ID	FIRM Panel Eff. Date
X	Minimal		Area of minimal flood hazard, usually depicted on FIRMs as above the 500-year flood level.	48029C0415G	09/29/2010

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	MLS#	Status	Class	Type	Area	Str #	Dir	Street Name	Orig Price	LP/SP	DOM	SqFt	BR	FB	\$/SqFt	Sold/SqFt	Lot Size	City	Zip	Subdivision(Legal)	Occupancy	Yr Blt
1	1670818	SLD	Single Residential	Single Family Detached	1900	2730		Hiawatha	\$329,500	\$305,000	15	1899	3	2	\$168.24	\$160.61	0.207	San Antonio	78210	GEVERS TO CLARK	Vacant	1956
2	1657379	SLD	Single Residential	Single Family Detached	1900	2622		Minnetonka St	\$460,000	\$386,500	97	2855	4	3	\$138.35	\$135.37	0.43	San Antonio	78210	GEVERS TO CLARK	Owner	1962
3	1757263	SLD	Single Residential	Single Family Detached	1900	1245		Greer St	\$375,000	\$415,300	36	1718	3	3	\$218.27	\$241.73	0.344	San Antonio	78210	GEVERS TO CLARK	Vacant	1951

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.
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The Federal Fair Housing refers to Title VIII of the Civil Rights Act of 1968. This Act, in addition to the [Texas Fair Housing Act](#), protects your right to rent an apartment, buy a home, obtain a mortgage, or purchase homeowners insurance free from discrimination based on Race, Color, National Origin, Religion, Sex, Familial Status or Disability.

Agent Report



Some photos may be virtually staged

Addr: 2730 Hiawatha **MLS #:** 1670818
Status: **SLD** **Class:** Single Residential
Area: 1900 **Grid:** 651E3 **List Price:** \$319,500
Int.St./Dir: Left on Roland rd, right onto Aurellia St turn left on Clark Rd make a right onto Hiawatha
Subdivision: Highland Park (Common) / GEVERS TO CLARK(Legal)
City: San Antonio **Zip:** 78210-5519 **Type:** Single Family Detached
County: Bexar **CAN#:** 038300360160 **AdSf:** 1899
Block: 36 **Lot:** 16
Legal: NCB 3830 BLK 36 LOT 16, 17 & 18 **Currently Leased:**
Lot Size: 0.207 **Lot**
Dimensions: 75X120 **Lease Expiration:**
Sch: San Antonio **BR:** 3 **Year Built:** 1956
I.S.D.
Elem: Eloise Japhet **FBaths:** 2 **HBaths:** 0
Academy
Middle: Eloise Japhet **Builder:** Unkown **Recent Rehab:** Yes
Academy
High: Highlands **Constr:** Pre-Owned **New Constr. Est. Completion:**

Level			Level			Utility Suppliers	
Living Room	13 X 15	1	Primary Bedroom	15 X 15	1	Gas:	CPS
Dining Room	---	---	Primary Bedroom 2	---	---	Electric:	CPS
Family Room	18 X 16	1	Primary Bath	---	---	Garbage:	SAWS
Kitchen	11 X 12	1	Bedroom 2	12 X 13	1	Water:	SAWS
Breakfast	7 X 12	1	Bedroom 3	10 X 15	1	Sewer:	SAWS
Utility	7 X 14	1	Bedroom 4	---	---	Other:	
Entry Room	---	---	Bedroom 5	---	---		
Study/Office	---	---					

Other Rooms: Workshop (Level 1); Storage (Level 1);

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mitpl Counties: No

Financials

Total Tax (W/O Exemptions): \$6,547.84 PrTerms: Conventional, FHA, VA, Cash

Tax Year: 2021

Loan Info:

Subdivision: Highland Park (Common) / GEVERS TO CLARK(Legal)

Preferred Title Co.: Presidio Title, LLC

Assessments

Mand/Mult HOA: None/N

HOA Name:

HOA Fee / Freq / Trans Fee: / /

Neighborhood Amenities: None

Owner: AGENT

List Agent: Lakesha Samuels

716129

(210) 410-5719

List Office: SRB Realty

SRBR00

(210) 410-5719

Ph to Show: 800-746-9464

Lockbox Type: Combo

SC/\$: 0

BC/\$: 2%

Owner LREA/LREB: Yes

kayaugustrealtor@gmail.com

Occupancy: Vacant

lakesha.august@srbkaugust.com Possession: Closing/Funding

Showing Contact: ShowingTimeBonus:

AgentRmrks: Agents Go and show. Lockbox on water spout on the left front of house code 1731. For availability or questions please email me at 210-410-5719. Email offers to Lakesha.august@srbkaugust.com. Buyers and Buyers agent to verify all room measurements.

Remarks: This fully remodeled, beautiful 3 bedroom 2 bath one-story ranch-style brick home is a must see. This home has 2 living areas and a large spacious kitchen with modern touches, granite countertops, gas stove and stainless steel appliances. Located in the established Highland Park neighborhood this newly remodeled home has great curb appeal. All 3 bedrooms are spacious with ample closet space. Brand new flooring and carpet through-out the enter home. Spacious back yard with mature Pecan trees and a large,... (text truncated for print)

Style: One Story

Ext: Brick

Fndtn: Slab

Interior: Two Living Areas, Eat-In Kitchen, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Attic - Access only, Attic - Pull Down Stairs

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Stove/Range, Gas Cooking, Disposal, Dishwasher, Vent Fan, Smoke Alarm, Gas Water Heater, Carbon Monoxide Detector, City Garbage service

Exterior Fea: Covered Patio, Deck/Balcony, Chain Link Fence, Storage Building/Shed, Mature Trees, Workshop

Wat/Swr: City

Floor: Carpeting, Laminate

Frpl: Family Room

Heating: Central

Ht Fuel: Natural Gas

Air Cond: One Central

Pool/SPA: None

Lot Des:

Misc:

Lot Impv:

Accessible/Adaptive: No

Senior Community:

Green: Features - none / **Certification** - none / **Energy Efficiency** - none

Other Structures: Shed(s), Storage, Workshop

Contingent Info:

Contract Date: 03/13/2023

Sale Trms: FHA

DOM/CDOM: 15/ 15

Sold Price: \$305,000

Closing Date: 05/03/2023

Sell Concess: \$3000 - CLOSINGCOSTS

Sell Points:

SQFT/Acre:

Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations

Sold Price per SQFT: \$160.61

Sell Ofc: SRB Realty

Selling Agent: Lakesha Samuels

Source SQFT Acre:

All measurements, taxes, age, financial & school data are approximate and provided by other sources. Buyer should independently verify same before relying thereon.

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Agent Report



Addr: 2622 Minnetonka St **MLS #:** 1657379
Status: **SLD** **Class:** Single Residential
Area: 1900 **Grid:** 651D3 **List Price:** \$395,000
Int.St./Dir: Between Clark and Goliad
Subdivision: GEVERS TO CLARK
City: San Antonio **Zip:** 78210 **Type:** Single Family Detached
County: Bexar **CAN#:** 038330390110 **AdSf:** 2855
Block: 39 **Lot:** 11
Legal: NCB 3833 BLK 39 LOT 11, 12, 13 & E
20 FT OF 10 & W 5 FT OF 1 **Currently Leased:** No
Lot Size: 0.43 **Lot Dimensions:** **Lease Expiration:**
Sch: San Antonio **BR:** 4 **Year Built:** 1962
I.S.D.
Elem: Call District **FBaths:** 3 **HBaths:** 0
Middle: Call District **Builder:** unknown **Recent Rehab:** No
High: Highlands **Constr:** Pre-Owned **New Constr. Est. Completion:**

Level			Level			Utility Suppliers	
Living Room	21 X 15	1	Primary Bedroom	16 X 13	2	Gas:	cps
Dining Room	---		Primary Bedroom 2	---		Electric:	cps
Family Room	31 X 14	1	Primary Bath	12 X 6	2	Garbage:	
Kitchen	22 X 16	1	Bedroom 2	13 X 12	2	Water:	saws
Breakfast	---		Bedroom 3	13 X 11	2	Sewer:	
Utility	---		Bedroom 4	21 X 18	1	Other:	
Entry Room	---		Bedroom 5	---			
Study/Office	---						

Other Rooms: Closet (6 X 4, Level 2); Storage (10 X 9, Level 1); Closet (20 X 6, Level 1); Utility Room (13 X 9, Level 1);

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No

Total Tax (W/O Exemptions): \$7,785.92

Tax Year: 2021

Subdivision: GEVERS TO CLARK

Preferred Title Co.: Doma

Owner: VALADEZ ISAAC R

List Agent: Bertha Garza

List Office: Vortex Realty

Ph to Show: (210)222-2227

Financials

PrTerms: Conventional, FHA, VA, Cash

Loan Info:

Lockbox Type: Combo

Assessments

Mand/Mult HOA: None/N

HOA Name:

HOA Fee / Freq / Trans Fee: / /

Neighborhood Amenities: Park/Playground, Jogging Trails,

Sports Court, Bike Trails, BBQ/Grill, Basketball Court

SC/\$: 0

BC/\$: 2%

berthagarzarealtor@gmail.com

cb@realtvortex.com

Showing

Contact: ShowingTime

Owner LREA/LREB: No

Occupancy: Owner

Possession: Closing/Funding

Bonus:

Sub Agency

Allowed?:

AgentRmrks: seller would like a proof of funds /lender letter prior to viewing the home the price has been reduced 45k bring your offers

Remarks: This home is in the heart of San Antonio... PROPERTY ADDRESS 2622 & 2620 LAND SIZE APPROX .43...The front living/dining open space gives off a feeling of family gatherings, also featuring a gourmet kitchen with plenty of upgraded cabinets, Quartz countertops built-in stainless steel conventional oven with microwave oven, stove/range lots of room in the kitchen and a central island with pendant lights open to the family room. Master suite includes a private bath with a walk-in shower upgrade honeycomb ... (text truncated for print)

Style: Split Level

Garage Parking: Three Car Garage, Detached, Oversized

Roof: Composition

Additional/Other Parking: Two Car Carport, Open Spaces

Ext: Wood, Siding

Pri BR: DownStairs, Upstairs, Walk-In Closet, Multi-Closets, Ceiling Fan, Full Bath, Closet Size: 10 X 5

Pri Bth: Shower Only, Double Vanity

Fndtn: Slab

Wdw: Some Remain

Interior: One Living Area, Liv/Din Combo, Breakfast Bar, Shop, Utility Room Inside, Secondary Bedroom Down, 1st Floor Lvl/No Steps, Open Floor Plan, Cable TV Available, High Speed Internet, Laundry Room, Walk in Closets

Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Disposal, Dishwasher, Garage Door Opener, Solid Counter Tops, City Garbage service

Exterior Fea: Patio Slab, Covered Patio, Bar-B-Que Pit/Grill, Privacy Fence, Mature Trees

Wat/Swr: Water System, Sewer System, City

Floor: Ceramic Tile

Frpl: One, Family Room

Heating: Central

Ht Fuel: Electric, Natural Gas

Air Cond: One Central

Pool/SPA: In Ground Pool

Misc: City Bus

Lot Des: City View

Lot Impv:

Accessible/Adaptive: No

Senior Community:

Green: Features - none / Certification - none / Energy Efficiency - none

Other Structures:

Contingent Info:

Contract Date: 03/16/2023

Sale Trms: Conventional

DOM/CDOM: 97/ 97

Sold Price: \$386,500

Closing Date: 04/24/2023

Sell Concess: \$5,000 - CLOSINGCOSTS

Sell Points:

SQFT/Acre:

Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations

Sold Price per SQFT: \$135.37

Sell Ofc: Phyllis Browning Company

Selling Agent: Joslyn Burrows

Source SQFT Acre:

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Agent Report



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Addr: 1245 Greer St **MLS #:** 1757263
Status: **SLD** **Class:** Single Residential
Area: 1900 **Grid:** 651D2 **List Price:** \$375,000
Int.St./Dir: From S. Gevers St. towards Greer St., take the 1st left onto Greer St.
Subdivision: GEVERS TO CLARK
City: San Antonio **Zip:** 78210-5261 **Type:** Single Family Detached
County: Bexar **CAN#:** 038120180450 **AdSf:** 1718
Block: 18 **Lot:** 46
Legal: NCB 3812 BLK 18 LOT 46, 47, 48, 49, E 10 FT OF 45 & W 10 FT
Currently Leased:
Lot Size: 0.344 **Lot Dimensions:** **Lease Expiration:**
Sch: San Antonio **BR:** 3 **Year Built:** 1951
I.S.D.
Elem: Eloise Japhet Academy **FBaths:** 3 **HBaths:** 0
Middle: Eloise Japhet Academy **Builder:** Unknown **Recent Rehab:** Yes
High: Highlands **Constr:** Pre-Owned **New Constr. Est. Completion:**

Level			Level			Utility Suppliers	
Living Room	11X17	1	Primary Bedroom	11X15	1	Gas:	CPS
Dining Room	---		Primary Bedroom 2	---		Electric:	CPS
Family Room	13X18	1	Primary Bath	12X9	1	Garbage:	City
Kitchen	13X21	1	Bedroom 2	10X11	1	Water:	SAWS
Breakfast	---		Bedroom 3	11X10	1	Sewer:	SAWS
Utility	---		Bedroom 4	---		Other:	
Entry Room	---		Bedroom 5	---			
Study/Office	---						

Level Key: 1-Main Level, 2-2nd Level, 3-3rd Level, W-Walkout Basement, B-Basement, U-Unknown

Taxed by Mltpl Counties: No **Financials** **Assessments** **Mand/Mult HOA:** None/N
Total Tax (W/O Exemptions): \$6,106.54 **PrTerms:** Conventional, FHA, VA, Cash **HOA Name:**
Tax Year: 2022 **Loan Info:** **HOA Fee / Freq / Trans Fee:** / /
Subdivision: GEVERS TO CLARK **Neighborhood Amenities:** Other - See Remarks
Preferred Title Co.: University Title Company

Owner: RUIZ SHANNA LEE **SC/\$:** 0% **BC/\$:** 3% **Owner LREA/LREB:** Yes
List Agent: Shanna Ruiz 708040 (210) 797-2000 shanna@redoakrealtysa.com; shanna@redoakrealtysa.com **Occupancy:** Vacant
List Office: Central Metro CMRL00 (512) 454-6873 trec@centralmetro.net **Possession:** Closing/Funding
Ph to Show: 210-222-2227 **Lockbox Type:** Other **Showing Contact:** ShowingTime **Bonus:**
Sub Agency
Allowed?:

AgentRmrks: Seller is a licensed real estate agent. See additional docs for offer instructions and upgrades list. Please verify all measurements, taxes, and schools. Laundry room is fitted for stackable washer and dryer. Grass has been artificially enhanced. Refrigerator and security cameras do not convey. Disclosure - There are cameras present outside of home and may have sound.

Remarks: This beautiful home is a complete re-model that has it all! A new large front deck welcomes you, where you can enjoy the front yard, even at night with new outdoor recess lighting. New plumbing, new electric panel, smart plugs, switches and thermostat, as well as high-end appliances and fixtures throughout. This house has 3 bedrooms and 3 full bathrooms with two living areas. Second living area opens to a remodeled swimming pool and a large backyard that is perfect for entertaining!

Style: One Story **Garage Parking:** Detached **Additional/Other Parking:** Unpaved Drive
Ext: Stucco, Siding **Roof:** Composition **Pri BR:** Multi-Closets, Ceiling Fan, Full Bath
Fndtn: Slab **Wdw:** All Remain **Pri Bth:** Shower Only, Separate Vanity
Interior: Two Living Areas, Eat-In Kitchen, Island Kitchen, Laundry Room
Inclusions: Ceiling Fans, Washer Connection, Dryer Connection, Cook Top, Built-In Oven, Microwave Oven, Gas Cooking, Disposal, Dishwasher, Gas Water Heater, City Garbage service
Exterior Fea: Patio Slab, Privacy Fence, Chain Link Fence, Has Gutters, Mature Trees
Wat/Swr: Sewer System, City **Floor:** Ceramic Tile, Wood, Laminate **Frpl:** Not Applicable
Heating: Central **Ht Fuel:** Electric, Natural Gas **Air Cond:** One Central
Pool/SPA: In Ground Pool **Misc:**
Lot Des: **Lot Impv:** Street Paved, Sidewalks
Accessible/Adaptive: No **Senior Community:**
Green: Features - none / **Certification** - none / **Energy Efficiency** - Programmable
Thermostat, 12" + Attic Insulation, Double Pane Windows, Ceiling Fans **Other Structures:**

Contingent Info: **DOM/CDOM:** 36/ 36 **Sold Price:** \$415,300
Contract Date: 03/29/2024 **Sale Trms:** VA **Sell Points:** **SQFT/Acre:**
Closing Date: 05/03/2024 **Sell Concess:** \$17,000 - CLOSINGCOSTS

Concessions in the MLS are negotiable between the buyer and seller, without conditions tied to payment to a cooperating buyer broker. Listed amounts are non-binding, with the seller solely deciding the contribution towards the buyer's expenses during negotiations

Sold Price per SQFT: \$241.73

Sell Ofc: Real

Selling Agent: David Pereira

Source SQFT Acre:

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