



Farmers Branch Single-Family Housing Analysis

Conducted – March-April 2023

Assessment Team



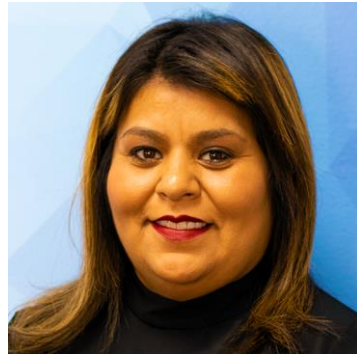
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Team Lead



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Vivian Quintero

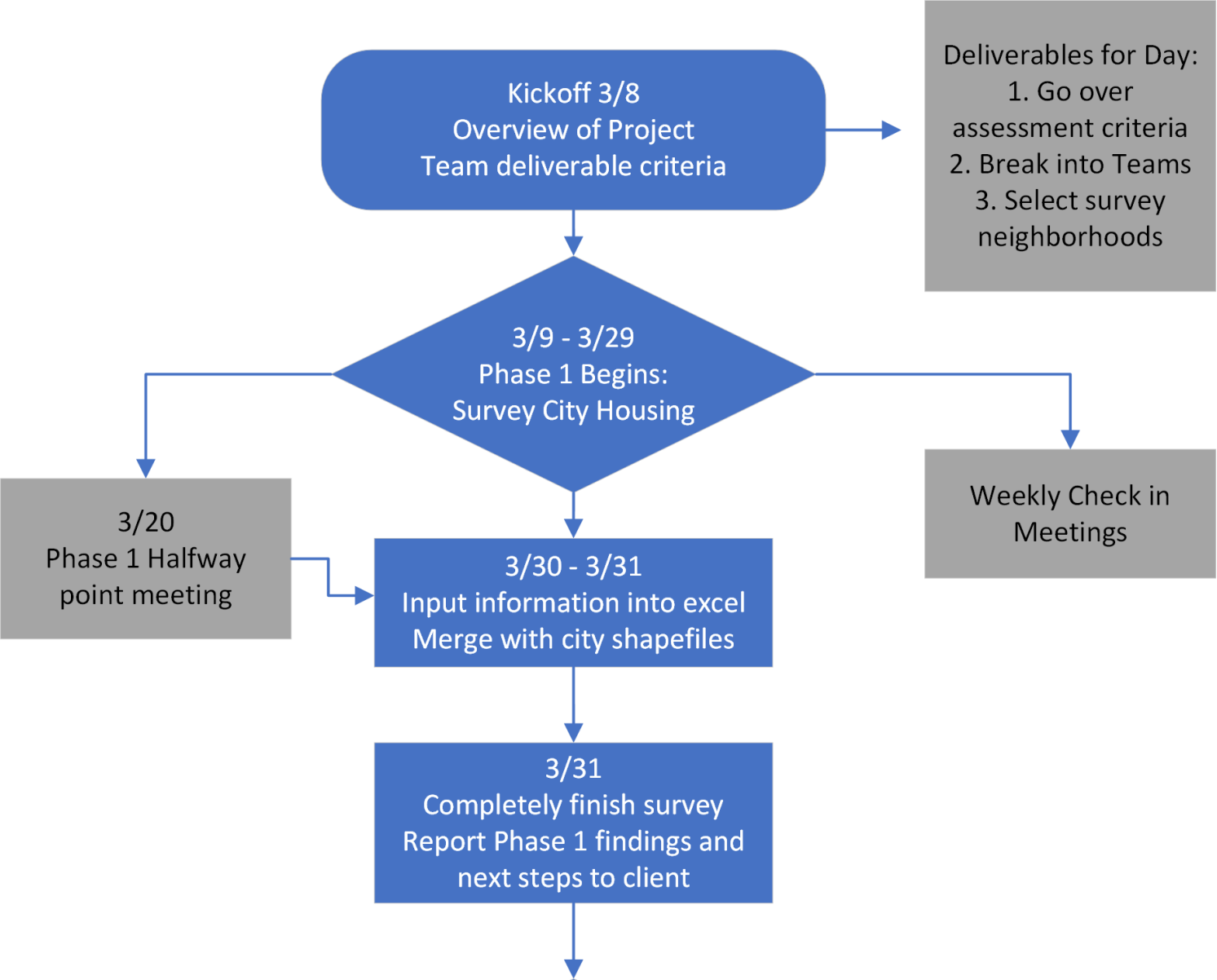


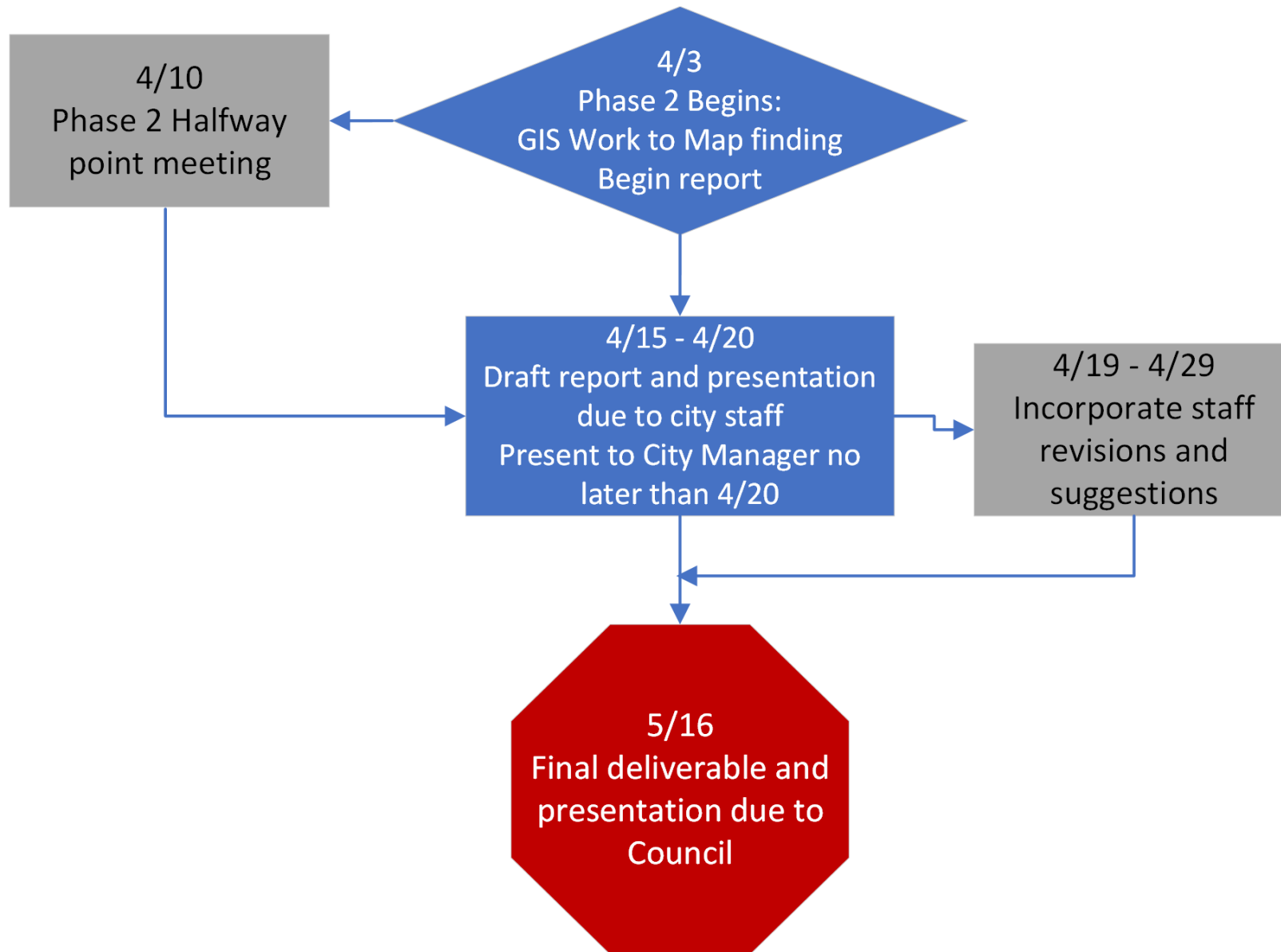
Denise Lujan



Trent Tillman

Farmers Branch Housing Assessment

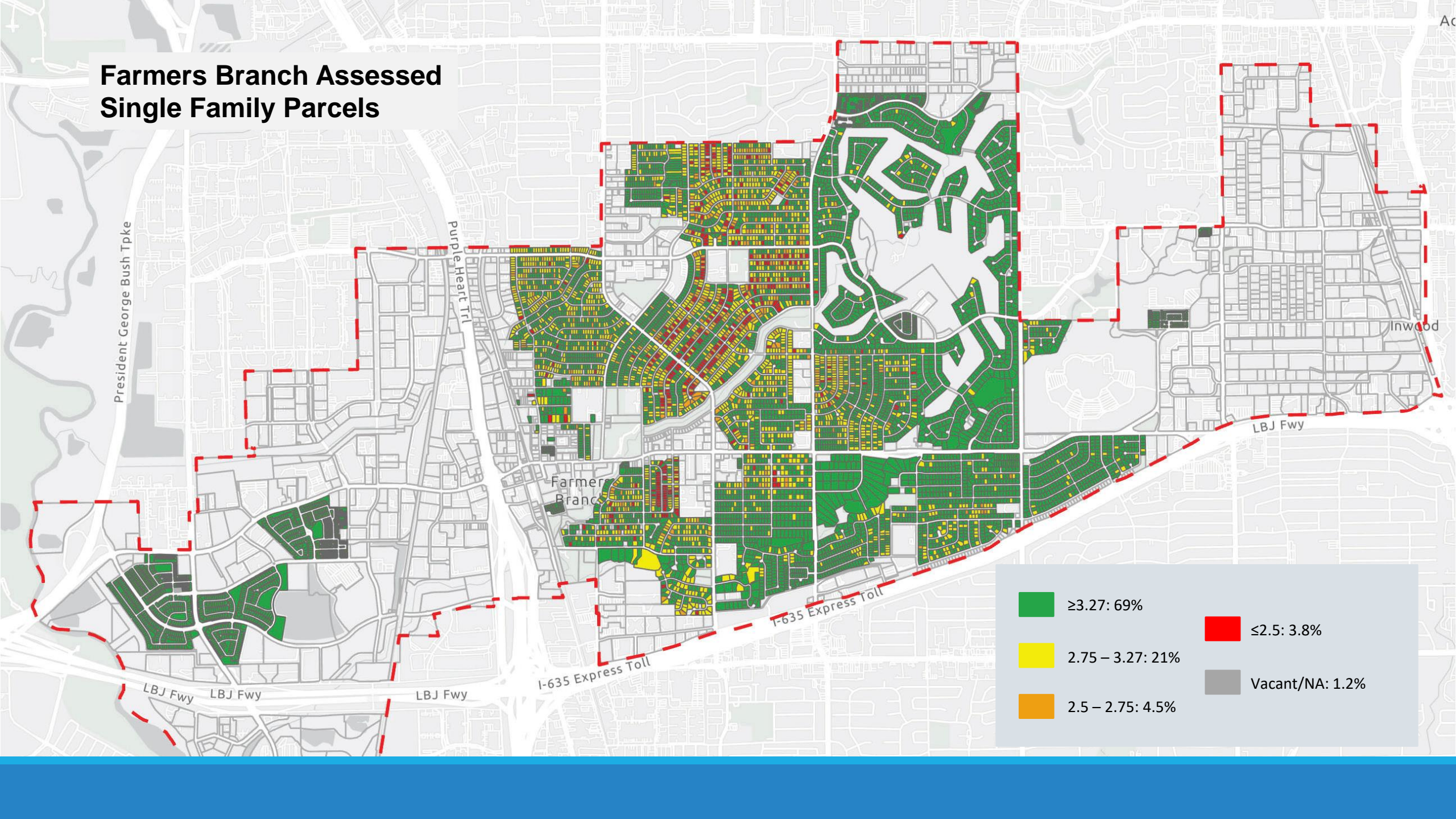




Findings

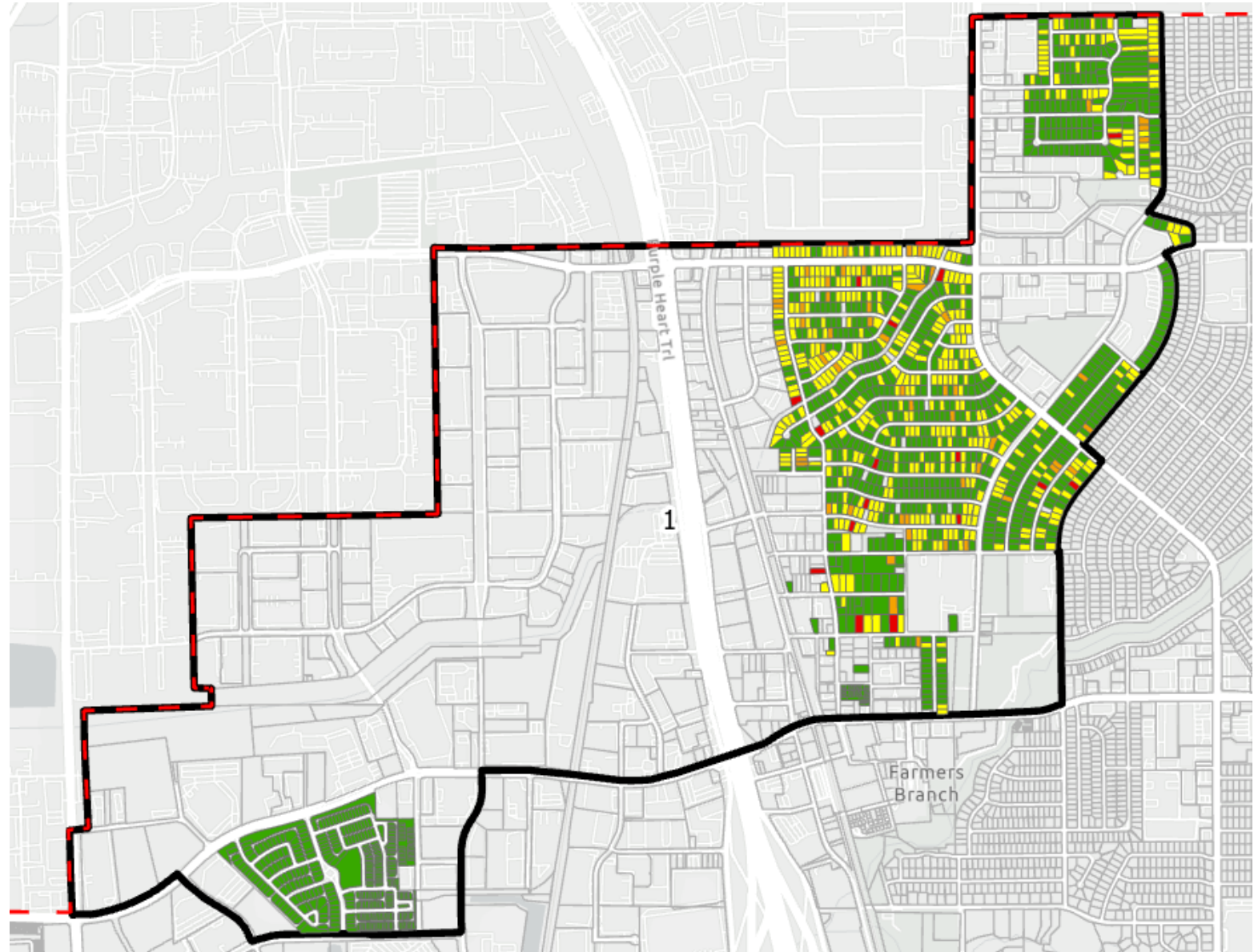
≥ 3.27	2.75 – 3.27	2.5 – 2.75	≤ 2.5	Vacant or NA
69.5% (6099)	21.1% (1857)	4.5% (391)	3.8 (335)	1.1% (99)

Farmers Branch Assessed Single Family Parcels



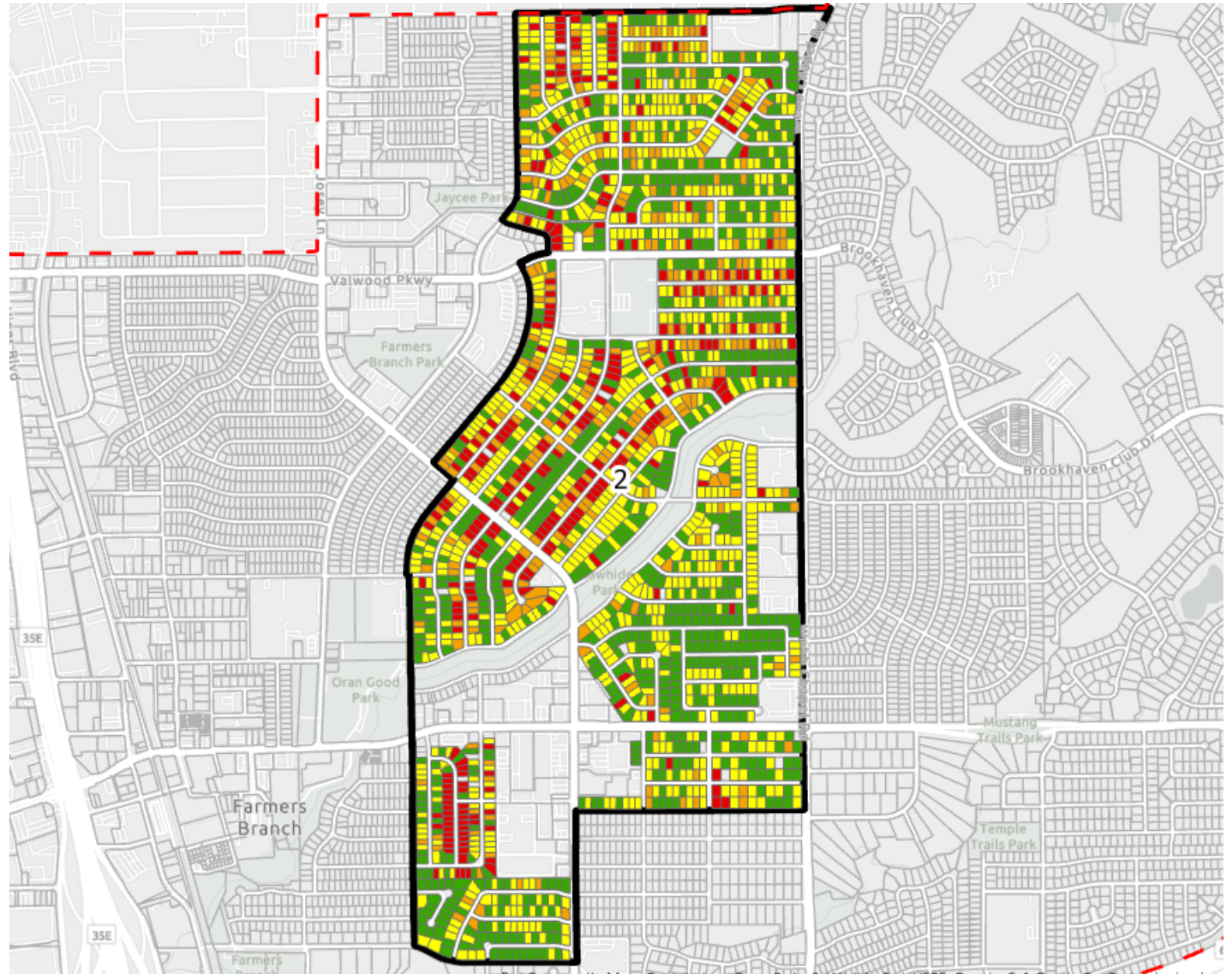
District 1

- 1,724 Parcels
- **≥3.27**: 68%
- **2.75 – 3.27**: 26%
- **2.5 – 2.75**: 3%
- **≤2.5**: <1%
- Vacant/NA: 1.28%



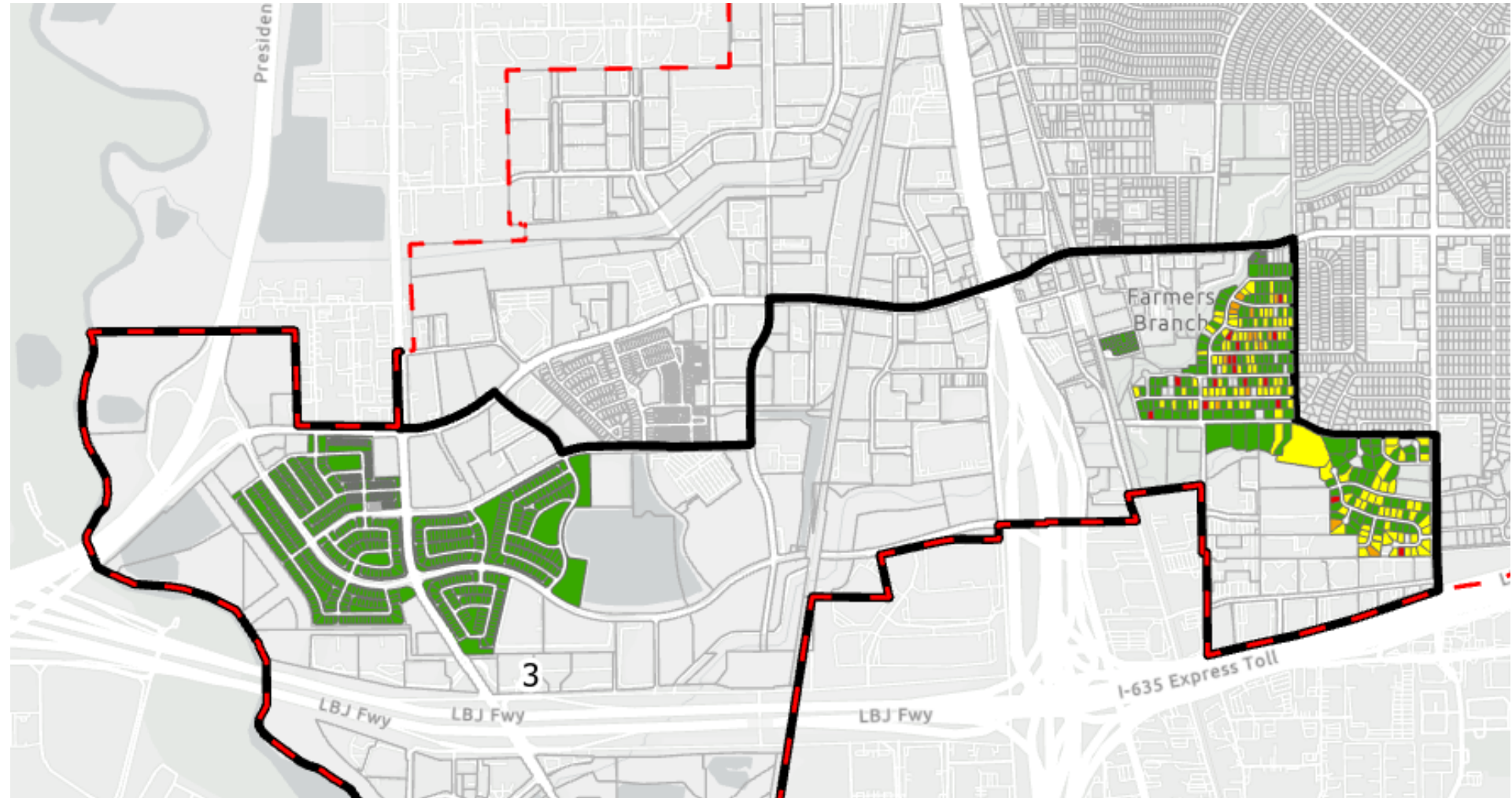
District 2

- 2,254 Parcels
- **≥3.27**: 36%
- **2.75 – 3.27**: 39%
- **2.5 – 2.75**: 12.25%
- **≤2.5**: 12.24%
- Vacant/NA: <1%



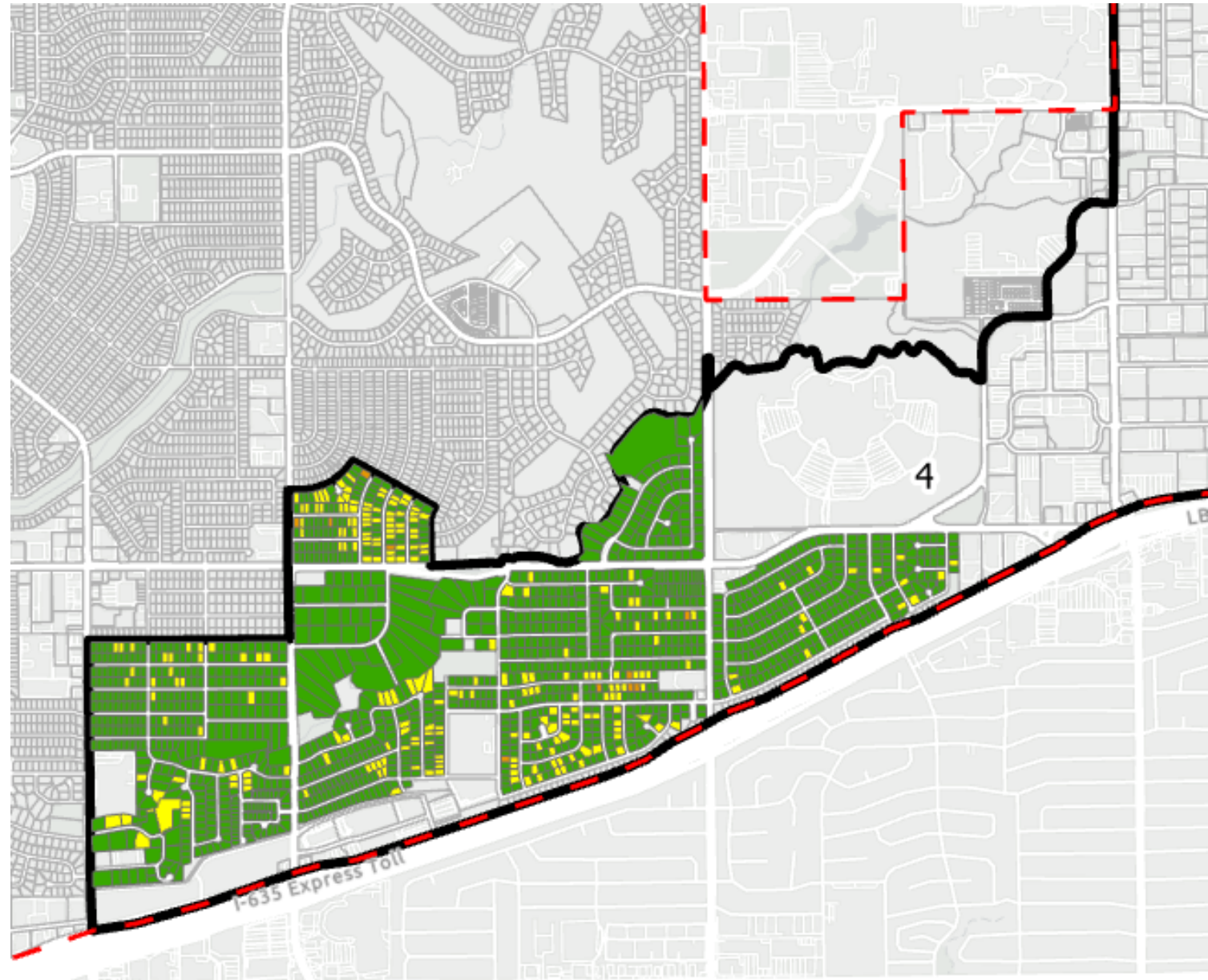
District 3

- 1,076 Parcels
- **≥3.27**: 84%
- **2.75 – 3.27**: 11%
- **2.5 – 2.75**: 1%
- **≤2.5**: 1%
- Vacant/NA: 3%



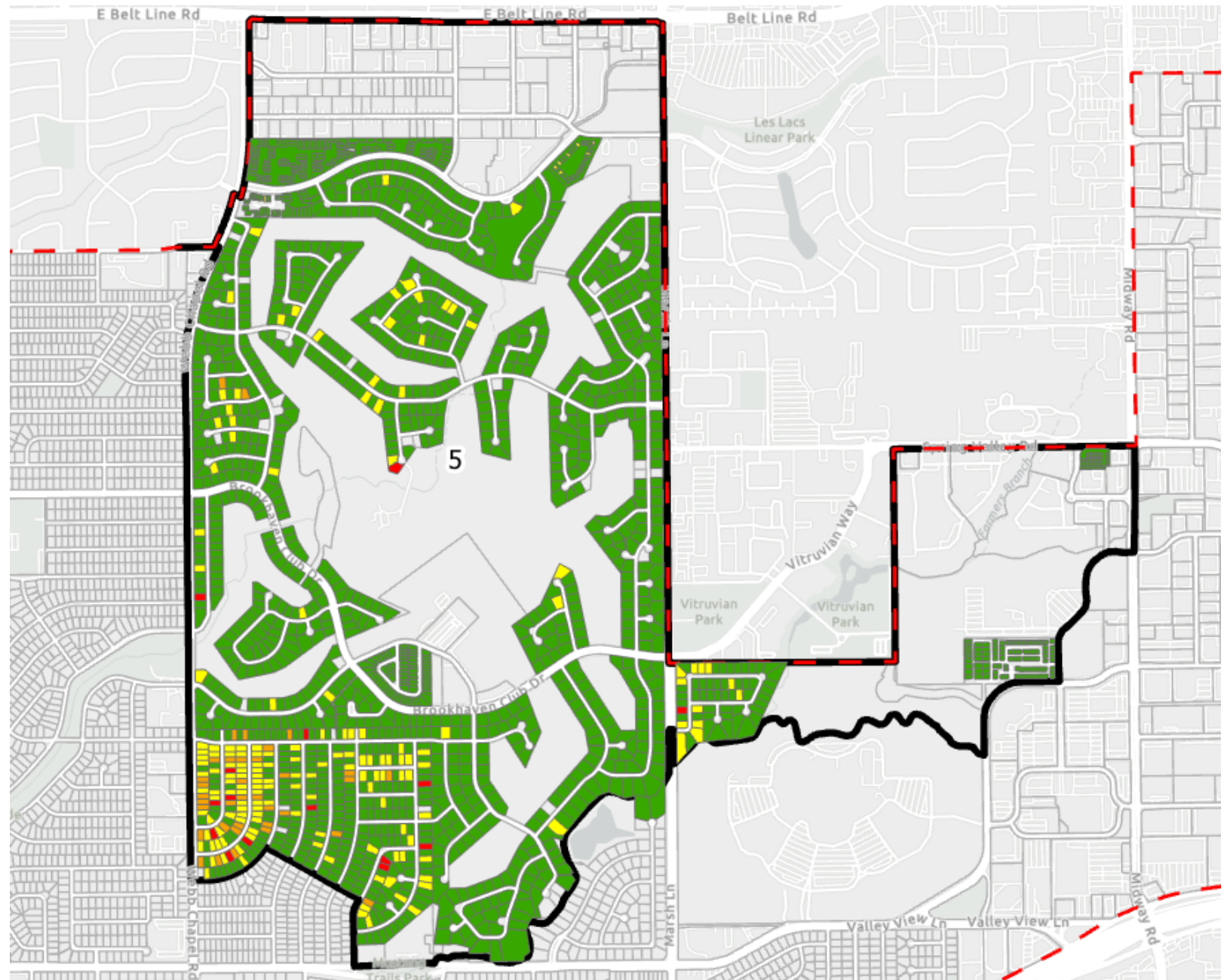
District 4

- 1,723 Parcels
- **≥3.27**: 84%
- **2.75 – 3.27**: 15%
- **2.5 – 2.75**: 1%
- **≤2.5**: 0%
- Vacant/NA: <1%



District 5

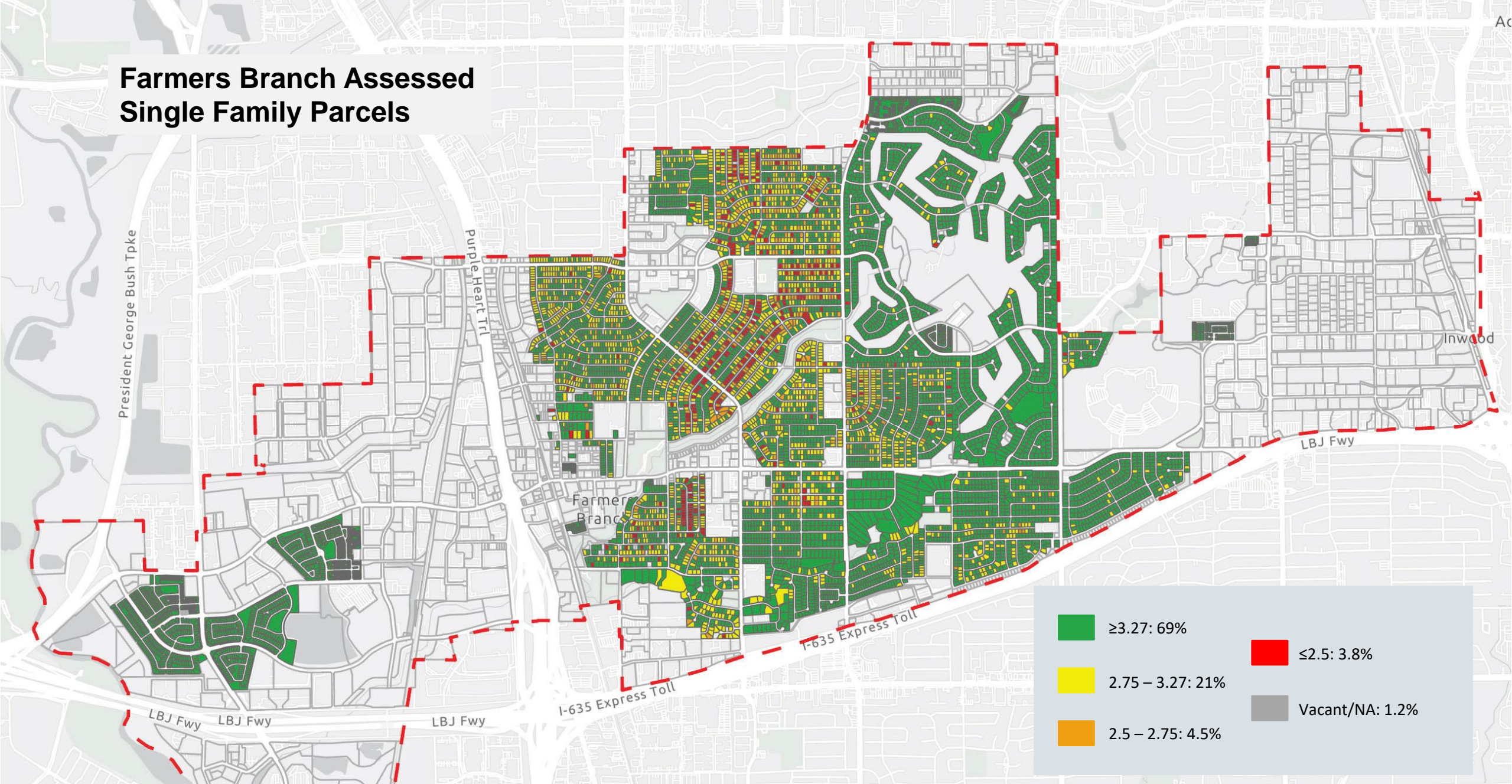
- 2,004 Parcels
- **≥3.27**: 88%
- **2.75 – 3.27**: 8%
- **2.5 – 2.75**: 2%
- **≤2.5**: 2%
- Vacant/NA: 1%



Miscellaneous Findings

- District 1 has the highest number of garage conversions.
- District 2 has the highest number of grades between ≤ 2.5 and 2.75.
 - The most recurring issues include roof and window deficiencies
 - Many areas are seeing reinvestment, specifically in the southwestern section
- District 3 is seeing the largest amount of redevelopment and development of new homes.
 - Mercer Crossing
- District 4 has the highest overall scores.
 - The main issues in the district come from landscaping
- District 5 has the most pronounced mix of housing types with large quantities of large lot SF homes, small lot SF homes and townhomes.

Farmers Branch Assessed Single Family Parcels



Questions? Comments?



Masterplan

Land Use Consultants

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