

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	2	1	N/A	\$45,100	02/08/2010
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	915	9,731	2005	SFR	

OWNER INFORMATION

Owner Name	Garrett 2k LLC	Tax Billing City & State	Willis, TX
Owner Occupied	No	Tax Billing Zip	77318
Carrier Route	R016	Tax Billing Zip+4	5410
Tax Billing Address	13265 Fm 830 Rd		

LOCATION INFORMATION

Subdivision	Royal Forest 01	Key Map	129j
School District Name	Willis ISD	Census Tract	6941.04
Neighborhood Code	Royal Forest-22180.0	Flood Zone Code	X
Township	Conroe	Flood Zone Date	08/18/2014
MLS Area	19	Flood Zone Panel	48339C0250G
Market Area	WILLIS AREA	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION

Parcel ID	8470-00-10210	Block #	29
Parcel ID	R154663	% Improved	89%
Parcel ID	84700010210	Tax Area	GMO
Lot #	287b	Fire Dept Tax Dist	F01
Legal Description	ROYAL FOREST 01, BLOCK 29, LOT 287B		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$168,242	\$169,120	\$152,450
Assessed Value - Land	\$18,244	\$18,240	\$18,240
Assessed Value - Improved	\$149,998	\$150,880	\$134,210
YOY Assessed Change (\$)	-\$878	\$16,670	
YOY Assessed Change (%)	-0.52%	10.93%	
Market Value - Total	\$168,242	\$169,120	\$152,450
Market Value - Land	\$18,244	\$18,240	\$18,240
Market Value - Improved	\$149,998	\$150,880	\$134,210
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$2,717		
2023	\$2,750	\$33	1.21%
2024	\$2,812	\$62	2.25%

Jurisdiction	Tax Rate	Tax Amount
Emergency Svc Dist 1	.1	\$168.24
Montgomery County	.379	\$637.64
Montgomery Co Hospital	.0497	\$83.62
Lone Star College	.1076	\$181.03
Willis ISD	1.0349	\$1,741.14
Total Estimated Tax Rate	1.6712	

CHARACTERISTICS

Land Use - CoreLogic	SFR	Total Baths	Tax: 2 MLS: 1
Land Use - County	Sgl-Fam-Res-Home	MLS Total Baths	1
Land Use - State	Sgl-Fam-Res-Home	Full Baths	Tax: 2 MLS: 1
Lot Acres	0.2234	Cooling Type	Central
Lot Sq Ft	9,731	Heat Type	Central
# of Buildings	1	Porch	Open Frame Porch
Building Type	Single Family	Porch Sq Ft	108
Building Sq Ft	915	Roof Material	Composition Shingle

Above Gnd Sq Ft	915	Interior Wall	Drywall
Ground Floor Sq Ft	915	Floor Cover	Carpet
Stories	1	Foundation	Slab
Condition	Average	Exterior	Concrete
Quality	Average	Year Built	2005
Bedrooms	MLS: 2	Effective Year Built	2005

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
Main Area	S	915	2005
Open Frame Porch	S	108	2005

SELL SCORE			
Rating	High	Value As Of	2025-11-16 04:44:42
Sell Score	757		

ESTIMATED VALUE			
RealAVM™	\$174,200	Confidence Score	85
RealAVM™ Range	\$158,900 - \$189,400	Forecast Standard Deviation	9
Value As Of	11/10/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 50 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.

(3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

RENTAL TRENDS			
Estimated Value	1300	Cap Rate	5%
Estimated Value High	1581	Forecast Standard Deviation (FSD)	0.22
Estimated Value Low	1019		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	5146143	MLS Pending Date	01/19/2010
MLS Status	Sold	MLS Sale Date	02/08/2010
Listing Area	19	MLS Sale/Close Price	\$45,100
MLS D.O.M	12	Listing Agent	Mwarner-Marcia Warner
MLS Listing Date	01/07/2010	Listing Broker	COLDWELL BANKER UNITED, REALTORS
MLS Current List Price	\$44,550	Selling Agent	Hbazar-Hal Bazar
MLS Original List Price	\$44,550	Selling Broker	FORD REALTY
MLS Status Change Date	02/10/2010		

LAST MARKET SALE & SALES HISTORY					
Recording Date	02/10/2010	12/07/2009	12/01/2009	03/10/2006	04/13/2004
Nominal	Y				
Buyer Name	Garrett William	Long Beach Trust 2006-3	Owner Record	Boatright Clovis	Prominent Mortgage Ltd
Buyer Name 2	Guerrero Lavada				
Seller Name	Long Beach Trust 2006-3	Poston Patricia	Boatright Clovis	Prominent Mortgage Ltd	Royal Forest Colony Club Inc
Document Number	10933	110723	85911-1886	3111-1800	56110-141
Document Type	Special Warranty Deed	Trustee's Deed (Foreclosure)	Trustee's Deed (Foreclosure)	Warranty Deed	Warranty Deed
Recording Date	02/23/2004		03/27/2003		01/03/2003
Nominal					
Buyer Name	Royal Forest Colony		North Woodlands Properties Inc		New World Holdings Corp
Buyer Name 2					
Seller Name	North Woodlands Properties Inc		New World Holdings Corp		North Woodlands Properties Inc
Document Number	52410-2595		27610-2778		22010-583
Document Type	Warranty Deed		Warranty Deed		Warranty Deed

MORTGAGE HISTORY

Mortgage Date	03/10/2006	03/10/2006	03/27/2003
Mortgage Amount	\$75,012	\$13,237	\$15,300
Mortgage Lender	Long Bch Mtg Co	Prominent Mtg	Woodforest Nat'l Bk
Mortgage Code	Conventional	Conventional	Conventional
Borrower Name	Boatright Clovis	Boatright Clovis	North Woodlands Properties Inc
Borrower Name 2	Guerrero Lavada	Guerrero Lavada	

FORECLOSURE HISTORY

Document Type	Notice Of Trustee's Sale
Foreclosure Filing Date	11/10/2009
Recording Date	11/10/2009
Original Doc Date	02/24/2006
Original Document Number	25149
Lender Name	* Other Institutional Lenders

PROPERTY MAP

*Lot Dimensions are Estimated

