

	Beds N/A	Full Baths 2	Half Baths N/A	Sale Price N/A	Sale Date 05/28/2024
	Bldg Sq Ft 2,149	Lot Sq Ft 574,991	Yr Built 1969	Type RES-NEC	

OWNER INFORMATION			
Owner Name	Garrett 1r LLC	Tax Billing Zip	75901
Tax Billing Address	6343 S US Highway 69	Tax Billing Zip+4	2165
Tax Billing City & State	Lufkin, TX		

LOCATION INFORMATION			
School District Name	Lufkin ISD	Map Facet	346
Neighborhood Code	Lufkin Isd-Slu	Flood Zone Code	X
Township	Lufkin	Flood Zone Date	09/29/2010
Market Area	ANGELINA COUNTY	Flood Zone Panel	48005C0275E
Census Tract	11.01	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION			
Parcel ID	24290	% Improved	85%
Parcel ID	006234602100000	Tax Area	GAG
Parcel ID	000000024290		
Legal Description	ABS 0062 ARNOLD WM, HEIRS, TR ACT 21 - 22, ACRES 13.20		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$1,180,230	\$1,171,870	\$1,067,250
Assessed Value - Land	\$178,490	\$175,560	\$175,560
Assessed Value - Improved	\$1,001,740	\$996,310	\$891,690
YOY Assessed Change (\$)	\$8,360	\$104,620	
YOY Assessed Change (%)	0.71%	9.8%	
Market Value - Total	\$1,180,230	\$1,171,870	\$1,067,250
Market Value - Land	\$178,490	\$175,560	\$175,560
Market Value - Improved	\$1,001,740	\$996,310	\$891,690
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$16,104		
2024	\$18,534	\$2,429	15.09%
2025	\$18,723	\$189	1.02%

Jurisdiction	Tax Rate	Tax Amount
Angelina County	.44904	\$5,299.72
Angelina Jr College	.16595	\$1,958.62
Lufkin ISD	.97143	\$11,465.08
Total Estimated Tax Rate	1.5864	

CHARACTERISTICS			
Land Use - CoreLogic	Residential (NEC)	Heat Type	Central
Land Use - State	Real Commercial	Porch	Open Brick Porch
Lot Acres	13.2	Porch Sq Ft	176
Lot Sq Ft	574,991	Patio/Deck 2 Area	322
# of Buildings	3	Parking Type	Masonry/Brick Garage
Building Type	Residential	Garage Type	Garage
Building Comments	Residential	Garage Sq Ft	441
Building Sq Ft	2,149	Roof Material	Composition Shingle
Above Gnd Sq Ft	2,149	Interior Wall	Drywall
Condition	Good	Floor Cover	Carpet
Total Baths	2	Foundation	Slab
Full Baths	2	Exterior	Brick Veneer
Fireplace	Y	Year Built	1969

Cooling Type	Central	Effective Year Built	1969	
FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	2,149	1969	\$202,350
Garage Brick/Mas	S	441	1969	\$12,450
Masonry Utility	S	189	1969	\$5,330
Open Brick Porch	S	176	1969	\$4,180
Open Brick Porch	S	322	1969	\$7,650
Canopy	S	720	2021	\$10,980

SELL SCORE				
Rating	Low		Value As Of	2025-12-28 06:32:57
Sell Score	454			

ESTIMATED VALUE				
RealAVM™	\$762,400		Confidence Score	62
RealAVM™ Range	\$648,700 - \$876,200		Forecast Standard Deviation	15
Value As Of	12/15/2025			

(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.

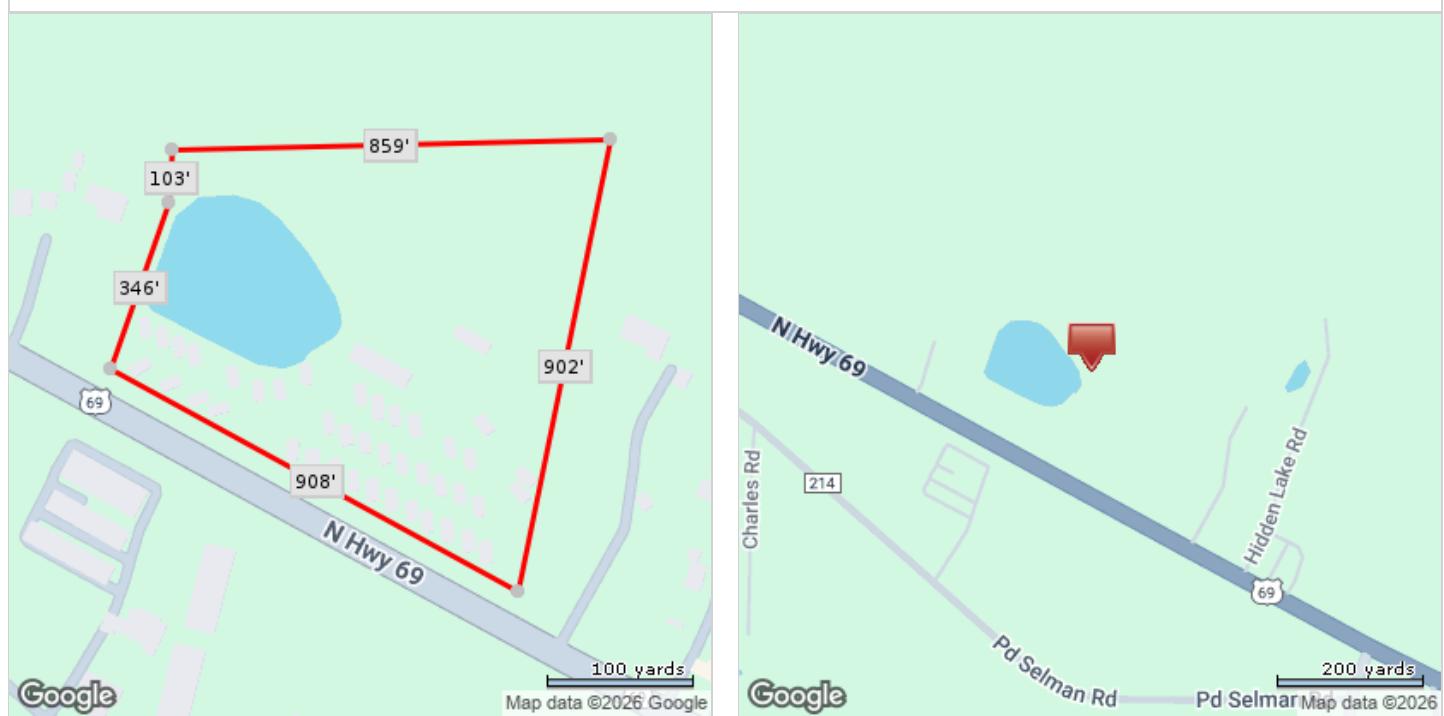
RENTAL TRENDS				
Estimated Value	2369		Cap Rate	0.2%
Estimated Value High	3511		Forecast Standard Deviation (FSD)	0.48
Estimated Value Low	1227			

(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.

LAST MARKET SALE & SALES HISTORY				
Recording Date	06/03/2024	04/11/2019	04/11/2012	
Nominal			Y	
Buyer Name	Garrett 1r LLC	Zoe Reality Inv Grp LLC	Renfro B & L M Family Trust	Renfro Bryce
Seller Name	Zoe Realty Investment Grp L LC	Wilkerson Wayne & Martha	Renfro Lillian M	Owner Record
Document Number	446659	380170	291239	311-9
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	05/04/2022	06/08/2021	04/22/2021	07/02/2020	04/11/2019
Mortgage Amount	\$800,000	\$478,950	\$500,000	\$200,000	\$250,000
Mortgage Lender	Private Individual		Private Individual		
Mortgage Code	Private Party Lender	Private Party Lender	Private Party Lender	Private Party Lender	
Borrower Name	Zoe Realty Investment Group L	Zoe Realty Investment Group L	Zoe Realty Inv Grp LLC	Zoe Realty Investment Grp Inc	Zoe Reality Inv Grp LL C

PROPERTY MAP

*Lot Dimensions are Estimated