

MLS Beds
3MLS Full Baths
2Half Baths
N/AMLS Sale Price
\$74,000MLS Sale Date
04/15/2010MLS Sq Ft
1,110Lot Sq Ft
14,693MLS Yr Built
2006Type
SFR

OWNER INFORMATION

Owner Name	Garrett 1r 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	13263 Fm 830 Rd		

LOCATION INFORMATION

Subdivision	Royal Forest 02	Key Map	128h
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	Yes (A, X)

TAX INFORMATION

Parcel ID	8470-02-44300	% Improved	88%
Parcel ID	R155491	Tax Area	GMO
Parcel ID	84700244300	Fire Dept Tax Dist	F01
Lot #	1441		
Legal Description	S847002 - ROYAL FOREST 02, LOT 1441		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$221,426	\$224,380	\$206,430
Assessed Value - Land	\$27,544	\$27,540	\$27,540
Assessed Value - Improved	\$193,882	\$196,840	\$178,890
YOY Assessed Change (\$)	-\$2,954	\$17,950	
YOY Assessed Change (%)	-1.32%	8.7%	
Market Value - Total	\$221,426	\$224,380	\$206,430
Market Value - Land	\$27,544	\$27,540	\$27,540
Market Value - Improved	\$193,882	\$196,840	\$178,890
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,679		
2023	\$3,648	-\$31	-0.84%
2024	\$3,700	\$53	1.44%

Jurisdiction	Tax Rate	Tax Amount
Emergency Svc Dist 1	.1	\$221.43
Montgomery County	.379	\$839.20
Montgomery Co Hospital	.0497	\$110.05
Lone Star College	.1076	\$238.25
Willis ISD	1.0349	\$2,291.54
Total Estimated Tax Rate	1.6712	

CHARACTERISTICS

Land Use - CoreLogic	SFR	Cooling Type	Central
Land Use - County	Sgl-Fam-Res-Home	Heat Type	Central
Land Use - State	Sgl-Fam-Res-Home	Porch	Open Frame Porch
Lot Acres	0.3373	Porch Sq Ft	222
Lot Sq Ft	14,693	Parking Type	Attached Frame Garage
# of Buildings	1	No. Parking Spaces	MLS: 2
Building Type	Single Family	Garage Type	Attached Garage
Building Sq Ft	1,110	Garage Capacity	MLS: 2

Above Gnd Sq Ft	1,110
Ground Floor Sq Ft	1,110
Stories	1
Condition	Average
Quality	Average
Bedrooms	MLS: 3
Total Baths	2
MLS Total Baths	2
Full Baths	2

Garage Sq Ft	399
Roof Material	Composition Shingle
Interior Wall	Drywall
Floor Cover	Carpet
Foundation	Slab
Exterior	Concrete
Year Built	2006
Effective Year Built	2006

FEATURES

Feature Type	Unit	Size/Qty	Year Built
Main Area	S	1,110	2006
Open Frame Porch	S	222	2006
Attached Frame Garage	S	399	2006

SELL SCORE

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

ESTIMATED VALUE

RealAVM™	\$223,900	Confidence Score	92
RealAVM™ Range	\$208,100 - \$239,700	Forecast Standard Deviation	7
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	1556	Cap Rate	4.5%
Estimated Value High	1930	Forecast Standard Deviation (FSD)	0.24
Estimated Value Low	1182		

(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	87595774	MLS Pending Date	03/15/2010
MLS Status	Sold	MLS Sale Date	04/15/2010
Listing Area	19	MLS Sale/Close Price	\$74,000
MLS D.O.M	47	Listing Agent	Allison-R-Allison Roderick
MLS Listing Date	01/27/2010	Listing Broker	REALTY EXECUTIVES/THE WOOD LAND
MLS Current List Price	\$79,900	Selling Agent	Hbazar-Hal Bazar
MLS Original List Price	\$89,900	Selling Broker	FORD REALTY
MLS Status Change Date	04/16/2010		

LAST MARKET SALE & SALES HISTORY

Recording Date	04/16/2010	01/11/2010	08/16/2006	01/03/2006	10/06/2005
Nominal					Y
Buyer Name	Garrett William	Carrington Mtg Trust 2 006-Fre2	Lawson Johnny L	Prominent Mortgage Lt d	Walls Steven M
Seller Name	Carrington Mtg 2006-Fre2	Poston Patricia	Prominent Mortgage Lt d	Walls Steven M	Walls Sherry L
Document Number	31230	2411	15211-2018	98810-1094	93010-1737
Document Type	Special Warranty Deed	Trustee's Deed (Foreclosure)	Warranty Deed	Warranty Deed	Warranty Deed

Recording Date	10/21/2003
Nominal	
Buyer Name	Walls Sherry L
Seller Name	Willis Independent Sch Distric
Document Number	44710-1969

MORTGAGE HISTORY

Mortgage Date	08/16/2006	08/16/2006
Mortgage Amount	\$105,750	\$11,750
Mortgage Lender	Fremont Invs & Ln	Prominent Mtg
Mortgage Code	Conventional	Conventional
Borrower Name	Lawson Johnny L	Lawson Johnny L

FORECLOSURE HISTORY

Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale
Foreclosure Filing Date	11/11/2009	02/09/2009	01/12/2009	09/16/2008
Recording Date	12/14/2009	02/09/2009	01/12/2009	09/16/2008
Original Doc Date	08/16/2006	08/16/2006	08/16/2006	09/05/2008
Original Document Number	94901	94901	94901	94901
Original Book Page		152-11002022	152-11002022	
Lender Name	Fremont Invs & Ln	Mortgage Electronic Registrati	Mortgage Electronic Registrati	Carrington Mtg

PROPERTY MAP



*Lot Dimensions are Estimated

