

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	2	N/A	\$51,780	11/30/2009
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,066	10,498	2004	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	128m
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	8470-02-02800	% Improved	90%
Parcel ID	R155075	Tax Area	GMO
Parcel ID	84700202800	Fire Dept Tax Dist	F01
Lot #	1027		
Legal Description	ROYAL FOREST 02, LOT 1027		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$189,652	\$190,640	\$171,770
Assessed Value - Land	\$19,688	\$19,690	\$19,690
Assessed Value - Improved	\$169,964	\$170,950	\$152,080
YOY Assessed Change (\$)	-\$968	\$18,870	
YOY Assessed Change (%)	-0.52%	10.99%	
Market Value - Total	\$189,652	\$190,640	\$171,770
Market Value - Land	\$19,688	\$19,690	\$19,690
Market Value - Improved	\$169,964	\$170,950	\$152,080
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$3,061		
2023	\$3,099	\$38	1.25%
2024	\$3,169	\$70	2.26%

Jurisdiction	Tax Rate	Tax Amount
Emergency Svc Dist 1	.1	\$189.65
Montgomery County	.379	\$718.78
Montgomery Co Hospital	.0497	\$94.26
Lone Star College	.1076	\$204.07
Willis ISD	1.0349	\$1,962.71
Total Estimated Tax Rate	1.6712	

CHARACTERISTICS

Land Use - CoreLogic	SFR	Total Baths	2
Land Use - County	Sgl-Fam-Res-Home	MLS Total Baths	2
Land Use - State	Sgl-Fam-Res-Home	Full Baths	2
Lot Acres	0.241	Cooling Type	Central
Lot Sq Ft	10,498	Heat Type	Central
# of Buildings	1	Porch	Open Frame Porch
Building Type	Single Family	Porch Sq Ft	56
Building Sq Ft	1,066	Roof Material	Composition Shingle

Above Gnd Sq Ft	1,066	Interior Wall	Drywall
Ground Floor Sq Ft	1,066	Floor Cover	Carpet
Stories	1	Foundation	Slab
Condition	Average	Exterior	Concrete
Quality	Average	Year Built	2004
Bedrooms	MLS: 3	Effective Year Built	2004

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
Main Area	S	1,066	2004
Open Frame Porch	S	56	2004

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

ESTIMATED VALUE			
RealAVM™	\$199,500	Confidence Score	88
RealAVM™ Range	\$183,600 - \$215,500	Forecast Standard Deviation	8
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	1538	Cap Rate	5.3%
Estimated Value High	1889	Forecast Standard Deviation (FSD)	0.23
Estimated Value Low	1187		

(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	33754997	MLS Pending Date	11/06/2009
MLS Status	Sold	MLS Sale Date	11/30/2009
Listing Area	19	MLS Sale/Close Price	\$51,780
MLS D.O.M	3	Listing Agent	Cameron-Phillip Cameron
MLS Listing Date	11/03/2009	Listing Broker	CAMERON REAL ESTATE
MLS Current List Price	\$52,900	Selling Agent	Hbazar-Hal Bazar
MLS Original List Price	\$52,900	Selling Broker	FORD REALTY
MLS Status Change Date	12/03/2009		

LAST MARKET SALE & SALES HISTORY					
Recording Date	12/07/2009	07/13/2009	05/05/2005	02/10/2005	09/22/2003
Buyer Name	Garrett William	Ace Securities Trust 20 05-He4	Celedon Pamela A	Parr Sharon A M	Prominent Mortgage Lt d
Seller Name	Ace Securities Trust 20 05-He4	Jimenez Kelly	Prominent Mortgage Lt d	Federal Deposit Insura nce Corp	Parr Sharon A M
Document Number	110714	61575	81610-3008	76110-1111	42510-1282
Document Type	Special Warranty Deed	Trustee's Deed (Forecl osure)	Warranty Deed	Quit Claim Deed	Warranty Deed

MORTGAGE HISTORY			
Mortgage Date	05/05/2005	05/06/2005	
Mortgage Amount	\$74,000	\$13,875	
Mortgage Lender	New Century Mtg Corp	Prominent Mtg	
Mortgage Code	Conventional	Conventional	
Borrower Name	Celedon Pamela A	Celedon Pamela A	

FORECLOSURE HISTORY			
Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale
Foreclosure Filing Date	05/29/2009	11/09/2007	08/13/2007
Recording Date	05/29/2009	11/09/2007	08/13/2007

Original Doc Date

04/21/2005

04/21/2005

04/21/2005

Original Document Number

46843

46843

46843

Lender Name

* Other Institutional Lenders

* Other Institutional Lenders

PROPERTY MAP



*Lot Dimensions are Estimated

