

# 4211 Forest Holly Dr, Kingwood, TX 77345-1358, Harris County



2	2,352	6,325	\$193,000
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
2	1987	SFR	06/28/2002
MLS Baths	Yr Built	Type	MLS Sale Date

## Owner Information

Owner Name:	Arner Howard S	Tax Billing Address:	4211 Forest Holly Dr
Owner Name 2:	Arner Karen S	Tax Billing City & State:	Kingwood, TX
Owner Occupied:	Yes	Tax Billing Zip:	77345
Carrier Route:	R039	Tax Billing Zip+4:	1358

## Location Information

Subdivision:	Kings Crossing Sec 07	Waterfront Influence:	Primary
School District Name:	Humble ISD	Topography:	Flat/Level
Neighborhood Code:	Kings Crossing Pt #7, 10 Yb>85-2391.04	Census Tract:	2515.02
Township:	Houston	Map Facet:	297-X
MLS Area:	32	Traffic:	Paved
Key Map:	297x		

## Tax Information

Parcel ID:	115-409-001-0010	% Improved:	90%
Parcel ID:	1154090010010	Exemption(s):	Homestead
Lot #:	10	Tax Area:	040
Block #:	1	Water Tax Dist:	041
Legal Description:	LT 10 BLK 1 KINGS CROSSING SEC 7		

## Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$244,707	\$248,000	\$227,480
Assessed Value - Land	\$25,210	\$25,210	
Assessed Value - Improved	\$219,497	\$222,790	
YOY Assessed Change (\$)	-\$3,293	\$20,520	
YOY Assessed Change (%)	-1.33%	9.02%	
Market Value - Total	\$244,707	\$248,000	\$245,000
Market Value - Land	\$25,210	\$25,210	\$25,210
Market Value - Improved	\$219,497	\$222,790	\$219,790

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$6,516		
2016	\$7,067	\$551	8.45%
2017	\$6,967	-\$99	-1.4%

Jurisdiction	Tax Rate	Tax Amount
Humble ISD	1.52	\$3,719.55
Harris County	.41801	\$1,022.90
Hc Flood Control Dist	.02831	\$69.28
Port Of Houston Authority	.01256	\$30.74
Hc Hospital Dist	.1711	\$418.69
Hc Department Of Education	.0052	\$12.71
N Harris-Mont College District	.1078	\$263.79
Houston City Of	.58421	\$1,429.60

Courtesy of Eunice Dennis, RE/MAX Associates Northeast, Houston Association of REALTORS

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## Property Detail

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Total Estimated Tax Rate 2.8472

## Characteristics

Land Use - CoreLogic:	<b>SFR</b>	Full Baths:	<b>2</b>
Land Use - County:	<b>Res Imprvd Table Val</b>	Fireplace:	<b>Y</b>
Land Use - State:	<b>Resid Single Family</b>	Fireplaces:	<b>1</b>
Lot Acres:	<b>0.1452</b>	Elec Svs Type:	<b>Y</b>
Lot Sq Ft:	<b>6,325</b>	Cooling Type:	<b>Central</b>
# of Buildings:	<b>1</b>	Heat Type:	<b>Central</b>
Building Type:	<b>Single Family</b>	Porch:	<b>Open Frame Porch</b>
Bldg Class:	<b>R</b>	Porch Sq Ft:	<b>30</b>
Building Sq Ft:	<b>2,352</b>	Patio Type:	<b>Concrete/Masonry Patio</b>
Gross Sq Ft:	<b>Tax: 2,940 MLS: 2,352</b>	Patio/Deck 1 Area:	<b>429</b>
Above Gnd Sq Ft:	<b>2,352</b>	Parking Type:	<b>Attached Masonry Garage</b>
Ground Floor Sq Ft:	<b>2,352</b>	No. Parking Spaces:	<b>MLS: 2</b>
Stories:	<b>1</b>	Garage Type:	<b>Attached Garage</b>
Condition:	<b>Good</b>	Garage Capacity:	<b>MLS: 2</b>
Quality:	<b>Good</b>	Garage Sq Ft:	<b>588</b>
Total Rooms:	<b>7</b>	Foundation:	<b>Slab</b>
Bedrooms:	<b>Tax: 3 MLS: 2</b>	Exterior:	<b>Brick Veneer</b>
Total Baths:	<b>2</b>	Year Built:	<b>1987</b>
MLS Total Baths:	<b>2</b>	Effective Year Built:	<b>1987</b>

## Features

Feature Type	Unit	Size/Qty
Base Area Pri	S	2,233
One Story Frame Pri	S	119
Mas/Brk Garage Pri	S	588
Mas/Conc Patio Pri	S	429
Open Frame Porch Pri	S	30

Building Description	Building Size
Fireplace: Metal	1
Fixtures: Addl	4
Fixtures: Total	12
Room: Bedroom	3
Room: Full Bath	2
Room: Total	7
Story Height Index	1

## Listing Information

MLS Listing Number:	<b>694126</b>	MLS Pending Date:	<b>05/05/2002</b>
MLS Status:	<b>Sold</b>	MLS Sale Date:	<b>06/28/2002</b>
Listing Area:	<b>32</b>	MLS Sale/Close Price:	<b>\$193,000</b>
MLS D.O.M:	<b>3</b>	MLS Withdrawn Date:	<b>05/05/2002</b>
MLS Listing Date:	<b>05/03/2002</b>	Listing Agent:	<b>Noonanb-Barbara Noonan</b>
MLS Current List Price:	<b>\$193,000</b>	Listing Broker:	<b>RE/MAX ASSOCIATES NORTHEAST</b>
MLS Original List Price:	<b>\$193,000</b>	Selling Agent:	<b>Dennise-Eunice Dennis</b>
MLS Status Change Date:	<b>06/28/2002</b>	Selling Broker:	<b>RE/MAX ASSOCIATES NORTHEAST</b>

## Last Market Sale & Sales History

Recording Date	07/02/2002	
Buyer Name	Arner Howard S & Karen S	Rosecrans Betty
Buyer Name 2	Arner Karen S	
Seller Name	Rosecrans Betty M	
Document Number	55363-58	
Document Type	Warranty Deed	Deed (Reg)

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## Mortgage History

<b>Mortgage Date</b>	07/23/2009	07/02/2002	07/02/2002
<b>Mortgage Amount</b>	\$155,900	\$154,400	\$28,950
<b>Mortgage Lender</b>	Wells Fargo Bk Na	Ability Fin'l Svcs	Washington Mutual Bk Fa
<b>Mortgage Code</b>	Conventional	Conventional	Conventional
<b>Borrower Name</b>	Arner Howard S	Arner Howard S	Arner Howard S
<b>Borrower Name 2</b>	Arner Karen S	Arner Karen S	Arner Karen S

## Property Map



\*Lot Dimensions are Estimated

