



**Eunice Dennis CRS**  
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 RE/MAX Associates Northeast



**Tax Property 360 Property View**

**20382 Presley Grove Drive, Porter, TX 77365-7233 Montgomery County** ◆ Sold

05/06/2019

Tax

**Owner Information**

Owner Name:	<b>Andrus C David</b>	Owner Occupied:	<b>Yes</b>
Carrier Route:	<b>R007</b>	Tax Billing Address:	<b>20382 Presley Grove Dr</b>
Tax Billing City & State:	<b>Porter Tx</b>	Tax Billing Zip:	<b>77365</b>
Tax Billing Zip+4:	<b>7233</b>		

**Location Information**

Subdivision:	<b>Terrace At Oakhurst 03</b>	School District Name:	<b>New Caney ISD</b>
Township:	<b>Porter</b>	MLS Area:	<b>40</b>
Market Area:	<b>KINGWOOD NW/OAKHURST</b>	MLS Sub Area:	<b>295M</b>
Census Tract:	<b>692300</b>	Neighborhood Description:	<b>TERRACE @ OAKHURST-43065.0</b>

**Estimated Value**

RealAVM™:	<b>\$350,000</b>	RealAVM™ Range High:	<b>\$371,000</b>
RealAVM™ Range Low:	<b>\$329,000</b>	Value As Of:	<b>04/05/2020</b>
Confidence Score:	<b>69</b>	Forecast Standard Deviation:	<b>6</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.  
 (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 60 - 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.

**Tax Information**

Parcel ID:	<b>9221-03-04300</b>	Parcel ID:	<b>92210304300</b>
Lot #:	<b>16</b>	Block #:	<b>3</b>
% Improved:	<b>89%</b>	Tax Area:	<b>GMO</b>
Fire Dept Tax Dist:	<b>F06</b>	M.U.D. Information:	<b>M84</b>
Legal Description:	<b>S922103 - TERRACE AT OAKHURST 03, BLOCK 3, LOT 16</b>		

**Assessment & Taxes**

Assessment Year	2019	2018	2017
Assessed Value - Total	<b>\$322,400</b>	<b>\$310,880</b>	<b>\$316,530</b>
Assessed Value - Land	<b>\$34,630</b>	<b>\$34,630</b>	<b>\$34,630</b>
Assessed Value - Improved	<b>\$287,770</b>	<b>\$276,250</b>	<b>\$281,900</b>
YOY Assessed Change (\$)	<b>\$11,520</b>	<b>-\$5,650</b>	
YOY Assessed Change (%)	<b>4%</b>	<b>-2%</b>	
Market Value - Total	<b>\$322,400</b>	<b>\$310,880</b>	<b>\$316,530</b>
Market Value - Land	<b>\$34,630</b>	<b>\$34,630</b>	<b>\$34,630</b>
Market Value - Improved	<b>\$287,770</b>	<b>\$276,250</b>	<b>\$281,900</b>
Tax Year	<b>2019</b>	<b>2018</b>	<b>2017</b>
Total Tax	<b>\$10,196</b>	<b>\$10,211</b>	<b>\$10,417</b>
Change (\$)	<b>-\$14</b>	<b>-\$206</b>	
Change (%)	<b>-.14%</b>	<b>-1.98%</b>	

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Emergency Svc Dist 6	<b>\$322.40</b>	<b>Actual</b>	<b>.1</b>
Montgomery County	<b>\$1,442.74</b>	<b>Actual</b>	<b>.4475</b>
Montgomery Co Hospital	<b>\$189.89</b>	<b>Actual</b>	<b>.0589</b>
Lone Star College	<b>\$347.55</b>	<b>Actual</b>	<b>.1078</b>
New Caney ISD	<b>\$5,056.52</b>	<b>Actual</b>	<b>1.5684</b>
Montgomery Co. Mud #84	<b>\$2,837.12</b>	<b>Actual</b>	<b>.88</b>

**Characteristics**

Land Use - CoreLogic:	<b>Sfr</b>	Land Use - County:	<b>Sgl-Fam-Res-Home</b>
Land Use - State:	<b>Sgl-Fam-Res-Home</b>	Lot Acres:	<b>0.2312</b>

Lot Sq Ft: **10,070**  
 Building Type: **Single Family**  
 Gross Sq Ft: **3,741**  
 Ground Floor Sq Ft: **2,975**  
 Quality: **LUXURY**  
 Full Baths: **3**  
 Fireplaces: **1**  
 Heat Type: **Central**  
 Porch Sq Ft: **166**  
 Parking Type: **Attached Brick Garage**  
 Garage Capacity: **0**  
 Roof Material: **Composition Shingle**  
 Floor Covering Material: **TILE**  
 Exterior: **Brick Veneer**  
 Effective Year Built: **2013**

# of Buildings: **1**  
 Building Sq Ft: **2,975**  
 Above Gnd Sq Ft: **2,975**  
 Condition: **Average**  
 Total Baths: **3**  
 Fireplace: **Y**  
 Cooling Type: **Central**  
 Porch: **Open Concrete/Masonry Porch**  
 Patio/Deck 2 Area: **15**  
 Garage Type: **Attached Garage**  
 Garage Sq Ft: **766**  
 Interior Wall: **DRYWALL**  
 Foundation: **Slab**  
 Year Built: **2013**

**Building Features**

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Open Masonry Porch	S	166			2013
Attached Brick Garage	S	766			2013
Main Area	S	2,975			2013
Open Masonry Porch	S	15			2013

Last Listing



**Single-Family** **Sold**  
 ML#: **39244601**  
 Address: **20382 Presley Grove Drive**  
 Area: **40**  
 Tax Acc #: **9221-03-04300**  
 City/Location: **Porter**  
 County: **Montgomery**  
 Market Area: **Kingwood NW/Oakhurst**  
 Subdivision: **Oakhurst**  
 Lot Size: **10,070 / Appr Dist**  
 Lot Value: **No**  
 Master Planned: **Yes/Oakhurst at Kingwood**  
 Legal Desc: **S922103 - TERRACE AT OAKHURST 03, BLOCK 3, LOT 16**

List Price: **\$350,000**  
 Orig Price: **\$350,000**  
 LP/SF: **\$110.97**  
 DOM: **47 / 109**  
 State: **Texas**  
 Zip Code: **77365 - 7233**  
 Key Map: **295M**  
 Country: **United States**  
 Section #: **3**  
 SqFt: **3,154 / Builder**  
 Lease Also: **No**  
 Year Built: **2014 / Seller**

Directions: **From 59 North exit North Park and go west. Turn Right on Rock Creek then left at dead end, Mills Branch Road. Turn left on Fleetwood Park (just past golf course) then right on Presley Grove. House is on the left side of street.**

**Listing Office Information**

List Broker: **PBME01/Realty Associates**  
 List Agent: **DL DIXON/Debra L. Dixon**  
 Agent Cell: **832-452-4866**  
 Address: **1223 Antoine Drive, Houston TX 77055**  
 List Agent Web: **http://www.har.com/debbidixon**  
 Agent Email: **debraldixon@hotmail.com**  
 Licensed Supervisor: **Peter Merritt**

**Request an Appointment**  
 Appt #: **713-977-7469 / Showing Service**  
 Agent Phone: **832-452-4866**  
 Office Phone: **713-464-0700**  
 Fax #:  
 Office Web: **http://www.realtyassociatestex.com**

**School Information**

School District: **39 - New Caney**  
 Middle: **WHITE OAK MIDDLE SCHOOL (NEW CANEY)**  
 Elem: **BENS BRANCH ELEMENTARY SCHOOL**  
 High: **PORTER HIGH SCHOOL (NEW CANEY)**

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

**Description Information**

Style: **Traditional**  
 Type: **Free Standing**  
 New Constr.: **No**  
 Lot Dim:  
 Frt. Door Faces:  
 Gar/Car: **Auto Garage Door Opener**  
 Showing Instruct: **Appointment Required, Leave Business Card, Supra Keybox**  
 Agent Remarks:  
**Please submit TAR-1506 with offer (required by listing broker).**

# Stories: **1**  
 Access:  
 Appx Complete:  
 Acres: **.231**  
 Garage: **3/Attached Garage, Oversized Garage, Tandem**  
 Carport:  
 Bedrooms: **4/**  
 Baths F/H: **3/1**  
 Builder Nm: **Highland Homes**

Public Remarks:

**This Hard to find, large one story is impressive in every way! This home has Upgrades galore! Such as extensive wood flooring and plantation shutters throughout! The private study has wall of custom built bookcases and is rich, warm and inviting. The comfortable floor plan allows for spacious, private bedrooms with good closet space, massive master and 3 full baths and half bath for guests! Dining room is open to den and kitchen for easy entertaining. The gorgeous kitchen has desk area, beautiful lighting and high quality cabinets with self shutting drawers and lots of pull out shelves for easy access. The enormous granite island overlooks the inviting family room with stunning floor to ceiling stone fireplace. A large second living area at the back of**

home has french doors for privacy. The oversized garage has epoxy flooring and attic above garage has flooring for additional storage. And don't forget the 2 Water softeners, solar screens, and large covered patio and beautiful landscaping!

Rooms Information					
Room	Dimensions	Location	Room	Dimensions	Location
Living Room	21X17	1st	Game Room	17X13	1st
Study/Library	13X11	1st	Kitchen	15X10	1st
Breakfast	13X10	1st	Dining Room	17X11	1st
Mstr Bedroom	16X14	1st	Bedroom	13X10	1st
Bedroom	13X11	1st	Bedroom	12X10	1st

Bathroom Desc:

Bedroom Desc: **All Bedrooms Down, Master Bed - 1st Floor**Room Desc: **Breakfast Room, Formal Dining, Gameroom Down, Living Area - 1st Floor, Study/Library**

Kitchen Desc:

Interior, Exterior, Utilities and Additional Information					
Microwave:	<b>Yes</b>	Dishwasher:	<b>Yes</b>	Compactor:	<b>No</b>
Fireplace:	<b>1/Gaslog Fireplace</b>	Utility Dist:		Disposal:	<b>Yes</b>
Connect:	<b>Electric Dryer Connections, Washer Connections</b>	Range:	<b>Gas Cooktop</b>	Sep Ice Mkr:	
Energy:	<b>Ceiling Fans, Digital Program Thermostat, Energy Star Appliances, HVAC&gt;13 SEER, Solar Screens</b>	Flooring:	<b>Carpet, Tile, Wood</b>		
Oven:	<b>Electric Oven</b>	Foundation:	<b>Slab</b>		
Green/Energy Cert:		Countertops:	<b>Granite</b>		
Roof:	<b>Composition</b>	Prvt Pool:	<b>No</b>		
Interior:	<b>Alarm System - Leased, Breakfast Bar, Drapes/Curtains/Window Cover, Fire/Smoke Alarm, Island Kitchen</b>	Area Pool:	<b>Yes</b>		
Exterior Constr:	<b>Brick Veneer, Cement Board, Stone</b>	Waterfront Feat:			
Exterior:	<b>Back Yard Fenced, Covered Patio/Deck, Sprinkler System</b>	Water/Sewer:	<b>Water District</b>		
Lot Description:	<b>In Golf Course Community</b>	Cool:	<b>Central Electric, Zoned</b>		
Heat:	<b>Central Gas, Zoned</b>	Golf Course Nm:	<b>Oakhurst Golf Club</b>		
St Surf:	<b>Concrete, Curbs, Gutters</b>	Exclusions:	<b>Safe in mstr closet 2 safes in mst bedroom</b>		
Restrictions:	<b>Deed Restrictions</b>				
Disclosures:	<b>Mud, Sellers Disclosure</b>				
MgmtCo./HOA Name:	<b>Yes / CAM / 281-852-1155</b>	List Type:	<b>Exclusive Right to Sell/Lease</b>		
List Date:	<b>02/14/2019</b>	Expire Date:		Bonus End:	
Comp: SubAgt:	<b>0%</b>	Buyer Agent:	<b>3%</b>	Var/Dual Rt:	<b>No</b>

Financial Information					
1st Assumable:		Finance Cnsdr:	<b>Cash Sale, Conventional, FHA, VA</b>		
Ownership Type:	<b>Full Ownership</b>	Vac Rental Allwd:	<b>Not Allowed</b>		
Maint. Fee:	<b>Mandatory/\$600/Annually</b>				
Other Mand Fee:	<b>Yes/200/Transfer</b>	Exemptions:	<b>Homestead,,,Senior,</b>		
Taxes w/o Exempt:	<b>\$10,417/2017</b>	Tax Rate:	<b>3.2909</b>		
Loss Mitigation:	<b>No</b>	Auction:		Online Bidding:	

Pending Information					
Pending Date:	<b>04/02/2019</b>	Est Close Dt:		OPT End:	
Sell Agent:	<b>Eunice Dennis (DENNISE)</b>	Sell Broker:	<b>RE/MAX Associates Northeast (RMXX01)</b>		
Co-Sell Agent:	<b>()</b>	Co-Sell Office:	<b>()</b>		
TREC #:					
Contingent on Sale of Other Property:					

Sold Information					
Sale Price:	<b>\$352,000</b>	Close Date:	<b>05/02/2019</b>	Ttl Discount Pts:	<b>SP/LP #: 1.01</b>
SP\$/SF:	<b>\$111.60</b>	Days to Close:	<b>30</b>	Terms:	<b>Conventional</b>
New Loan:		Interest Rate:		Amortize Years:	<b>CoOp: Yes</b>
Seller Contribution to Buyer Costs:	<b>\$0</b>	Repair/Actual Pd:	<b>\$1,500</b>	Title Pd By:	<b>Seller</b>

Prepared By: **Eunice Dennis**

**Data Not Verified/Guaranteed by MLS**  
**Obtain Signed HAR Broker Notice to Buyer Form**

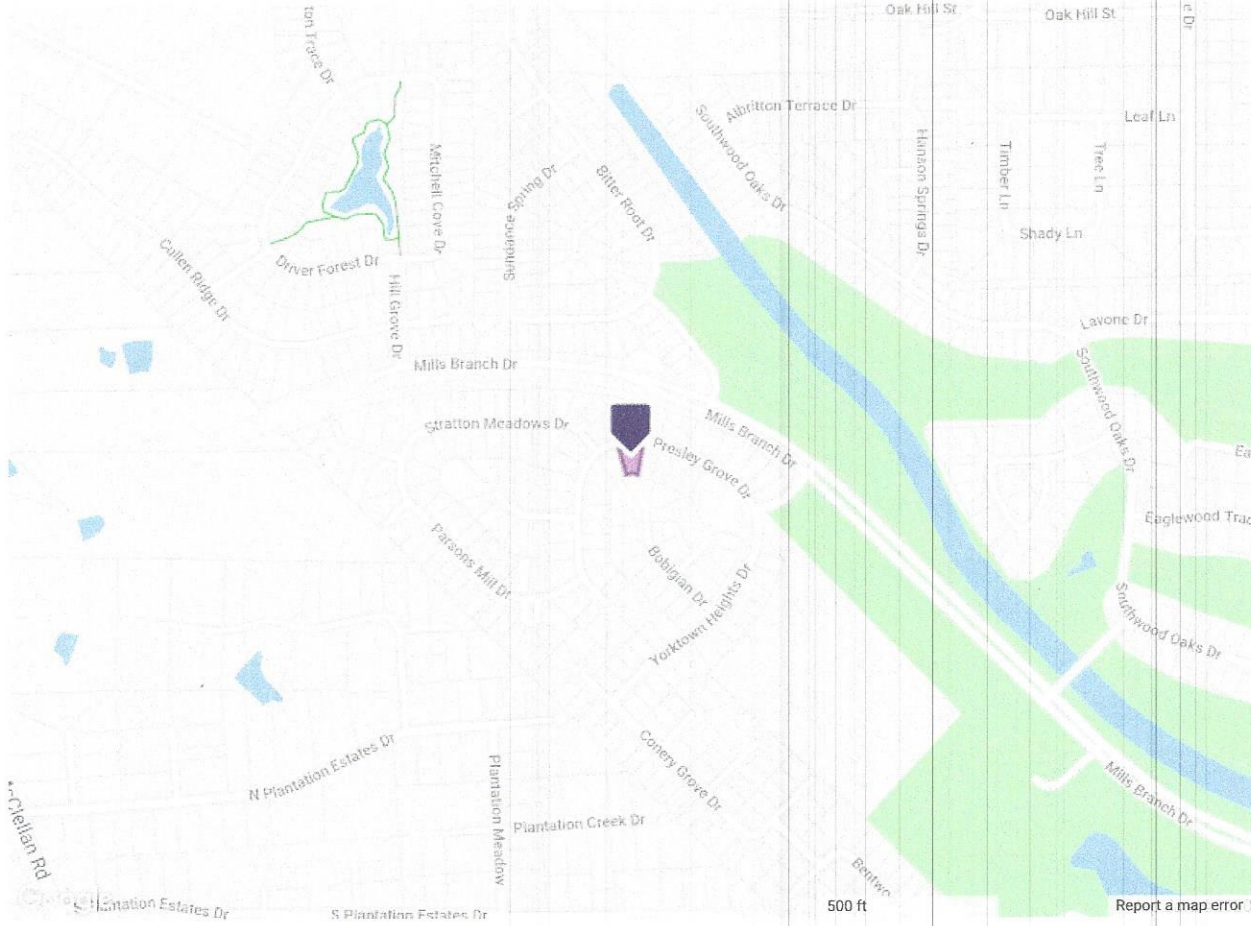
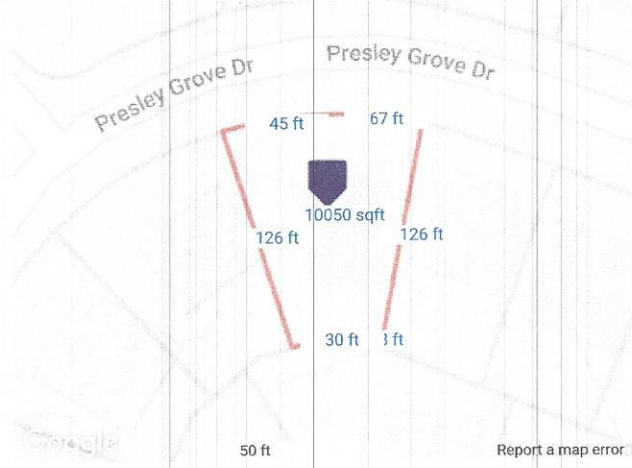
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Parcel Map



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