



Comparative Market Analysis

946 Maresca Ln

LEAGUE CITY, TX 77573

Prepared For **Melissa** on May 04, 2021



Prepared by



Catherine Pannell

☎ (832) 640-1011

✉ seecatsell@gmail.com



NB Elite Realty

1644 W Alabama Suite #100 Houston, TX,
77006

946 Maresca Ln
TUSCAN LAKES

Catherine Pannell
(832) 640-1011
seecatsell@gmail.com 

SALES PRICE RECOMMENDATION

Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$386,000
Average Square Feet From Comparable Sold Properties	2783
Average Price / Square Foot	\$138.70

Your Property Analysis

Square Feet Of Your Property	2635
Your Sales Price Based On Average Price Per SQFT 2635 X \$138.70	\$365,475
Adjustment (Third Car Garage)	+ \$10,000

Your Property Estimated Price After Adjustment **\$375,475**



SUGGESTED SALES PRICE RANGE:

Between **\$367,966** And **\$382,985**

Based On 2% Variance Of Estimated Value

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SOLD COMPARABLE PROPERTIES SOLD COMPARABLE PROPERTIES

[Access the Interactive Map](#)

Address	Subdivision	BR	Bths	#Gar	Stories	Pool	Lotsize	Year Built	Sqft.	Sold Date	Sold \$	SP/SF	DOM
946 Maresca Ln,	TUSCAN LAKES	3	2	3	2	No	7,264	2011	2,635				
941 Napoli Court	Tuscan Lakes	4	3/1	2	2	Yes	8,493	2012	3,024	06/12/2020	\$365,000	\$120.70	5
2701 Villa Pisa Lane	Tuscan Lakes Sec Sf 60-2	4	2/1	2	2	Yes	11,325	2011	2,626	07/31/2020	\$400,000	\$152.32	1
1612 Laslina Lane	Tuscan Lakes Sec Sf 55-1 Se & 60	4	2/1	2	1	Yes	13,262	2015	2,639	09/04/2020	\$390,000	\$147.78	2
2726 La Spezia Lane	Tuscan Lakes Sec Sf 55-1 Se & 60	4	3		1	Yes	7,608	2015	2,769	03/18/2021	\$365,000	\$131.82	72
1516 Permesso Lane	Tuscan Lakes	4	3/1	2	2	Yes	15,750	2016	3,001	03/29/2021	\$396,000	\$131.96	28
1612 Laslina Lane	Tuscan Lakes Sec Sf 55-1 Se & 60	4	2/1		1	Yes	13,262	2015	2,639	04/21/2021	\$400,000	\$151.57	1

946 Maresca Ln

LEAGUE CITY, TX 77573

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ABOUT

946 Maresca Ln LEAGUE CITY TX 77573 was recently sold. It is 2,635 sqft. 3 Beds, 2 Full Bath(s) .

SOLD COMPARABLE

Features

Listing Price	\$311,360 (\$118/SQFT)	Bedrooms	3
Bathrooms	2 Full	Garage	3
Stories	2	Listing Broker	NB Elite Realty
Year Built	2011		
Building Sqft.	2,635/Building Plan		
Lot Size	7,264 Sqft.		



946 Maresca Ln
LEAGUE CITY, TX 77573

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PHOTO GALLERY



2701 Villa Pisa Lane

League City, TX 77573

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ABOUT

STUNNING HOME ON CUL-DE-SAC IN TUSCAN LAKES THAT IS THE COMPLETE HOME FOR FAMILY AS WELL AS ENTERTAINING. LIGHT AND BRIGHT WITH SOARING CEILINGS AND TILE THROUGHOUT. THIS HOME FEATURES A LARGE GOURMET KITCHEN WITH BUTLERS PANTRY AND OVER SIZED WALK-IN PANTRY. THE KITCHEN AND LIVING AREA OVERLOOK ONE OF THE MAIN FEATURES OF THIS ONE OF A KIND HOME--AN OVER SIZED LOT WITH CUSTOM POOL, STONE FIREPLACE WITH LARGE COVERED EXTENDED PATIO AND A BEAUTIFULLY ADORNED TIKI HUT AND LANDSCAPING, WITH NO...

SOLD COMPARABLE

Features

Listing Price	\$399,000 (\$152/SQFT)
Property Type	Single-Family
Bathrooms	2 Full & 1 Half Bath
Stories	2
Year Built	2011
Building Sqft.	2,626/Building Plan
Lot Size	11,325 Sqft.

Sold Price	\$400,000 (\$152/SQFT)
	Sold Date:Jul 31, 2020
Legal Desc.	TUSCAN LAKES SEC SF 60-2 (2006) ABST 18, BLOCK 1, LOT 16, AC
Bedrooms	4
Garage	2
Style	Traditional
Listing Broker	NB Elite Realty

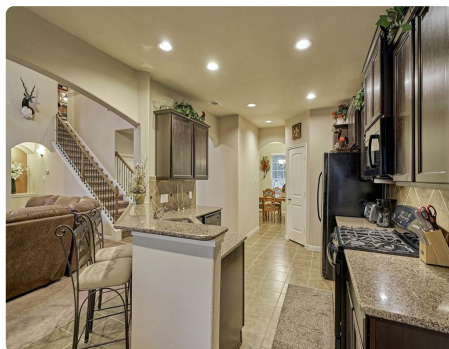


2701 Villa Pisa Lane

League City, TX 77573

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PHOTO GALLERY



1612 Laslina Lane

League City, TX 77573

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ABOUT

Welcome to this beautiful home with a gorgeous pool in the master planned community of Tuscan Lakes! High ceilings, wide hallways, and an abundance of natural light in this open concept DR Horton home. This home features a spacious family room with tons of windows overlooking the backyard oasis, and a seamless transition to the oversized kitchen island with granite countertops, stainless appliances, and 42" ebony cabinetry. The primary suite offers backyard views and a beautifully updated...

SOLD COMPARABLE

Features

Listing Price	\$399,900 (\$152/SQFT)
Property Type	Single-Family
Bathrooms	2 Full & 1 Half Bath
Stories	1
Year Built	2015
Building Sqft.	2,639/Building Plan
Lot Size	13,262 Sqft.

Sold Price	\$400,000 (\$152/SQFT) Sold Date: Apr 21, 2021
Legal Desc.	TUSCAN LAKES SEC SF 55-1 SE & 60-1 SE (2016) ABST 19, BLOCK
Bedrooms	4
Style	Traditional
Listing Broker	NB Elite Realty

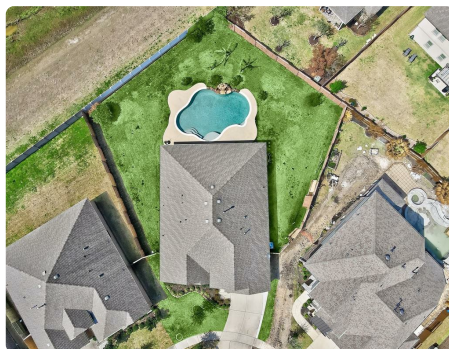


1612 Laslina Lane

League City, TX 77573

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PHOTO GALLERY



1516 Permesso Lane

League City, TX 77573

[View Details](#)

ABOUT

Hard-to-find huge lot in the newer section of Tuscan Lakes! Enjoy over 1/3 of an acre of space plus a pool and waterfall all with no back neighbors. Charming brick exterior boasts stained wood trim and shutters. Enter to a 2-story foyer with beautiful staircase. Wood-look tile flooring throughout the living areas downstairs. Large living room features a wall of windows overlooking the pool and backyard. The layout combines kitchen, living room and breakfast room. The kitchen features neutral...

SOLD COMPARABLE

Features

Listing Price	\$400,000 (\$133/SQFT)
Property Type	Single-Family
Bathrooms	3 Full & 1 Half Bath
Stories	2
Year Built	2016
Building Sqft.	3,001/Building Plan
Lot Size	15,750 Sqft.

Sold Price	\$396,000 (\$132/SQFT)
	Sold Date:Mar 29, 2021
Legal Desc.	TUSCAN LAKES SEC SF 50-5 SE (2017) ABST 19, BLOCK 1, LOT 4,
Bedrooms	4
Garage	2
Style	Traditional
Listing Broker	NB Elite Realty



1516 Permessio Lane

League City, TX 77573

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PHOTO GALLERY



1612 Laslina Lane

League City, TX 77573

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ABOUT

Gorgeous single-story home with a sparkling pool, situated on one of the largest cul-de-sac lots in master-planned Tuscan Lakes! High ceilings, wide hallways, & abundant natural light set this open concept 2015-built DR Horton home apart. Step through a leaded glass door where you'll find brick-laid tile flooring extending into a spacious family room with a wall of windows overlooking the backyard oasis, and a seamless transition to the Texas-sized island kitchen with granite countertops,...

SOLD COMPARABLE

Features

Listing Price	\$379,999 (\$144/SQFT)
Property Type	Single-Family
Bathrooms	2 Full & 1 Half Bath
Stories	1
Year Built	2015
Building Sqft.	2,639/Building Plan
Lot Size	13,262 Sqft.

Sold Price	\$390,000 (\$148/SQFT) Sold Date: Sep 04, 2020
Legal Desc.	TUSCAN LAKES SEC SF 55-1 SE & 60-1 SE (2016) ABST 19, BLOCK
Bedrooms	4
Garage	2
Style	Ranch
Listing Broker	NB Elite Realty

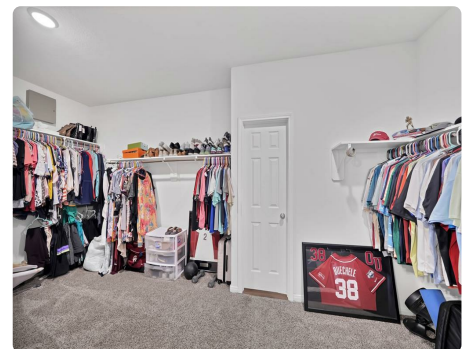
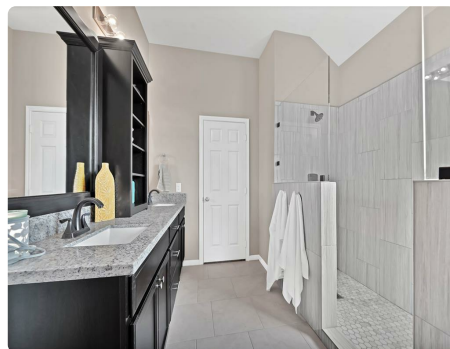
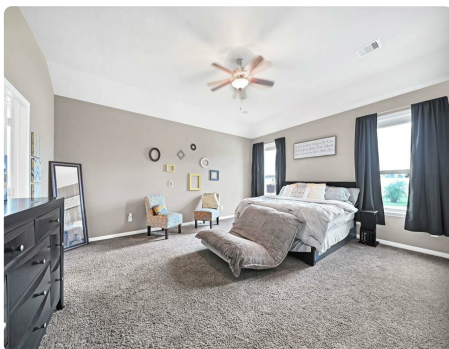
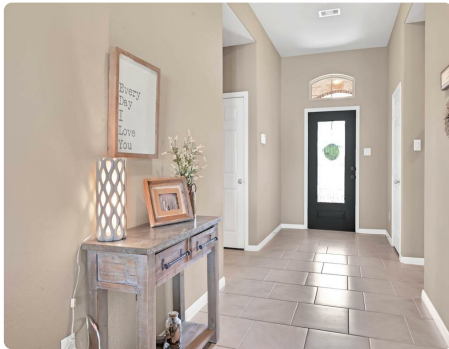


1612 Laslina Lane

League City, TX 77573

[View Details](#)

PHOTO GALLERY



2726 La Spezia Lane

League City, TX 77573

[View Details](#)

ABOUT

ZONED TO DICKINSON ISD Welcome home to this beautiful Tuscan Lakes home built by DR Horton. 4th bedroom being used as an office and a media room turned from a study upon entry leading you into a wide and spacious kitchen and living area. Granite countertops on lots of counter space to compliment the gorgeous backsplash and cabinetry. Gas fire place in the family room with high ceilings and plenty of light. A backyard oasis you are sure to not forget, along with big oversized bedrooms all...

SOLD COMPARABLE

Features

Listing Price	\$370,000 (\$134/SQFT)
Property Type	Single-Family
Bathrooms	3 Full
Stories	1
Year Built	2015
Building Sqft.	2,769/Building Plan
Lot Size	7,608 Sqft.

Sold Price	\$365,000 (\$132/SQFT) Sold Date:Mar 18, 2021
Legal Desc.	TUSCAN LAKES SEC SF 55-1 SE & 60-1 SE (2016) ABST 19, BLOCK
Bedrooms	4
Style	Traditional
Listing Broker	NB Elite Realty

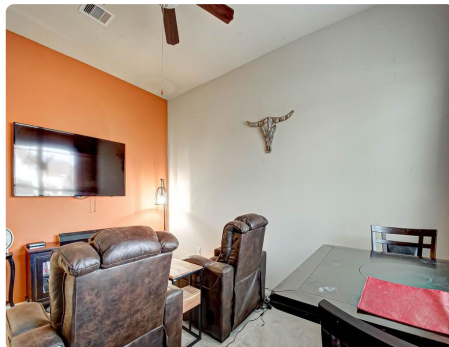
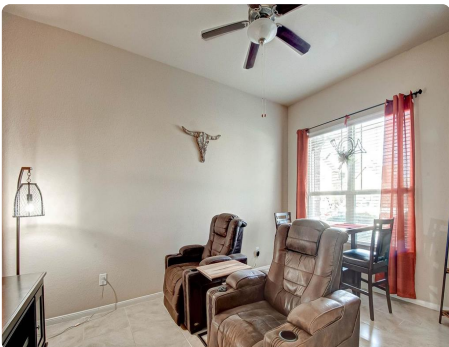


2726 La Spezia Lane

League City, TX 77573

[View Details](#)

PHOTO GALLERY



941 Napoli Court

League City, TX 77573

[View Details](#)

ABOUT

FABULOUS HOME ON CUL-DE-SAC IN TUSCAN LAKES- LIGHT AND BRIGHT WITH SOARING CEILINGS-TILE THROUGHOUT- ROD IRON SPINDLE STAIRCASE - LARGE GOURMET KITCHEN WITH BUTLERS PANTRY AND LARGE WALK-IN PANTRY. BACK YARD FEATURES POOL- WATER FEATURES AND LARGE COVERED EXTENDED PATIO OPEN TO COOL BREEZES. BEAUTIFUL! PUT THIS ONE ON YOUR LIST!

SOLD COMPARABLE

Features

Listing Price	\$365,000 (\$121/SQFT)
Property Type	Single-Family
Bathrooms	3 Full & 1 Half Bath
Stories	2
Year Built	2012
Building Sqft.	3,024/Building Plan
Lot Size	8,493 Sqft.

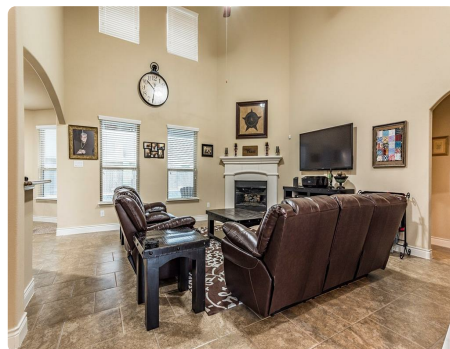
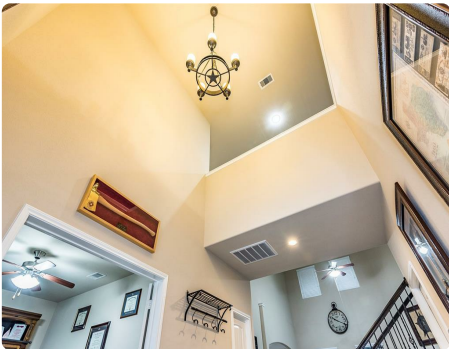
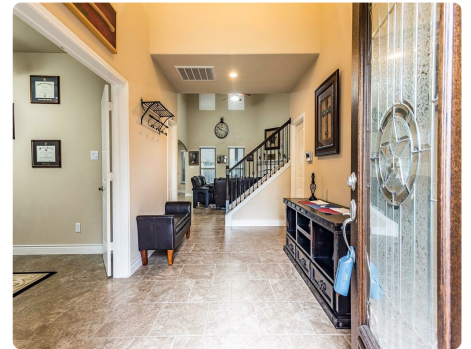
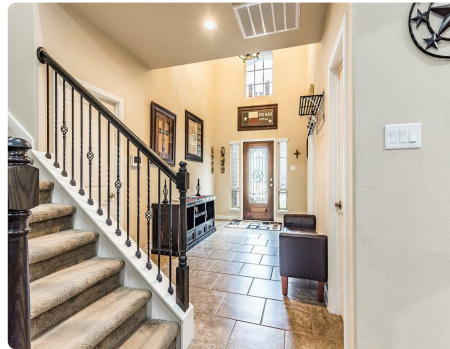
Sold Price	\$365,000 (\$121/SQFT) Sold Date:Jun 12, 2020
Legal Desc.	TUSCAN LAKES SEC SF 55-4-2-2 (2012) ABST 18, BLOCK 1, LOT 4,
Bedrooms	4
Garage	2
Style	Mediterranean,Traditional
Listing Broker	NB Elite Realty



941 Napoli Court
League City, TX 77573

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PHOTO GALLERY



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TUSCAN LAKES

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HOME VALUE COMPARABLE

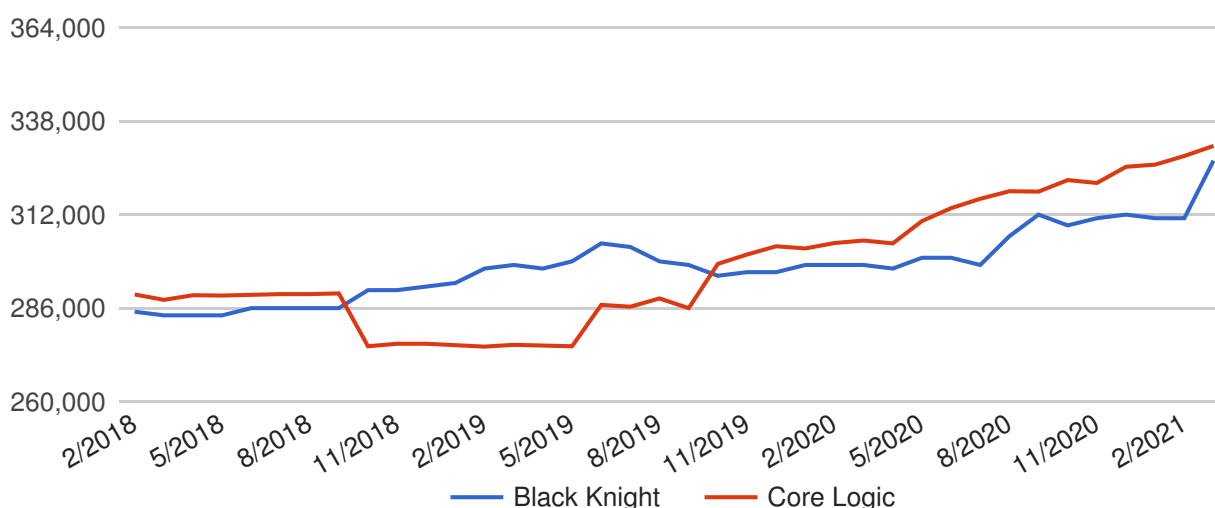
We Compare Estimates From Quality Third-Party Sources To Give You The Most Comprehensive Evaluation Available Online. All Information Presented Should Be Independently Verified.

CURRENT VALUATIONS

BLACK KNIGHT™	CoreLogic	Zillow®	Appraisal Districts
AVM Value \$327K \$124.10/Sqft	AVM Value \$331K \$125.65/Sqft	AVM Value \$356K \$135.26/Sqft	AVM Value \$311K \$118.16/Sqft
Value Range \$294K - \$360K	Value Range \$294K - \$369K	Value Range \$315K - \$403K	Value Range \$311,360
Confidence Score 90% Margin Of Error*: 10%	Confidence Score 74% Margin Of Error*: 11%	Confidence Score NA	Confidence Score NA

VALUATIONS HISTORY

Valuation History For Black Knight And Corelogic (Only)



Limitations: This represents an estimated sales 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. The values do not include a physical or visual inspection of the subject property. User shall not use the values in lieu of an appraisal by a licensed appraiser or as a basis for making any financial decision.

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