



# Comparative Market Analysis

**6634 Casablanca Dr**  
HOUSTON, TX 77088  
Prepared For Rt on Nov 13, 2021



Prepared by



**Alison Kempkey**

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Mr. Sold Real Estate

17626 Belwood Park Ln Cypress, TX,  
77433

**6634 Casablanca Dr**

INWOOD WEST

**Alison Kempkey**

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## SALES PRICE RECOMMENDATION

### Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$237,100
Average Square Feet From Comparable Sold Properties	1761
Average Price / Square Foot	\$134.64

### Your Property Analysis

Square Feet Of Your Property	2050
Your Sales Price Based On Average Price Per SQFT 2050 X \$134.64	\$276,012

Your Property Estimated Price After Adjustment **\$276,012**



**SUGGESTED SALES PRICE RANGE:**

Between **\$270,492** And **\$281,532**

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
6634 Casablanca Dr,	INWOOD WEST	3	2/1	2	1	No	7,150	1977	2,050	2021-08-10	160000	\$78	30
6523 Log Hollow Drive	Inwood West Sec 01 R/P	3	2	2	1	No	7,150	1977	1,566	11/12/2021	\$238,500	\$152.30	86
7738 Green Lawn Drive	Fairway T/H Ph 05 U/R	3	2	2	1	No	5,590	1979	1,666	10/13/2021	\$214,000	\$128.45	16
8931 Arlington Forest Drive	Inwood North	3	2	2	1	No	6,300	1980	1,800	10/07/2021	\$239,000	\$132.78	14
9818 Rocktree Drive	Candlelight Forest West	3	2	2	1	No	12,927	1971	2,046	10/26/2021	\$250,000	\$122.19	5
6222 Maywood Forest Drive	Inwood North	3	2	2	1	No	8,618	1977	1,731	11/08/2021	\$244,000	\$140.96	7



## 6634 Casablanca Dr

HOUSTON, TX 77088

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### ABOUT

High Ceilings, Inviting Dining Room, Living Room with Fireplace & Wet Bar are just the beginning of this home!! BRAND NEW Carpet throughout home, new tile, new bathtub, new vanity in 1/2 bathroom, new electric stove. Refrigerator and microwave provided. 3 Bedrooms & 2 bathrooms are original to property. But.... there is an additional room that could be 4th bedroom, game room or whatever YOU choose! Appraiser counted the addition as a 4th Bedroom. There is also a Half Bathroom with indoor...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$205,000 (\$100/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	2 Full & 1 Half Bath
<b>Stories</b>	1
<b>Year Built</b>	1977
<b>Building Sqft.</b>	2,050/Building Plan
<b>Lot Size</b>	7,150 Sqft.

<b>Sold Price</b>	\$160,000 (\$78/SQFT) Sold Date:Aug 10, 2021
<b>Legal Desc.</b>	LT 21 BLK 8 017*I5646835-001- 008-021 INWOOD WEST SEC 1 R/P
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	Mr. Sold Real Estate





# Comparative Market Analysis

Prepared For Rt on Nov 13, 2021

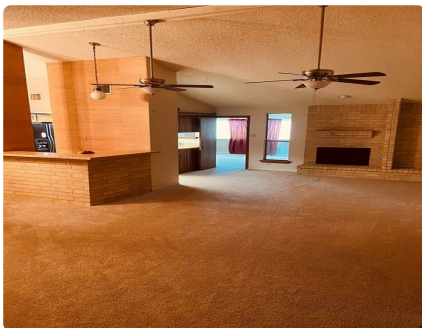
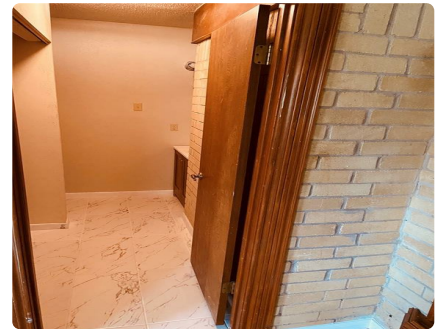


## 6634 Casablanca Dr

HOUSTON, TX 77088

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### PHOTO GALLERY



## 6523 Log Hollow Drive

Houston, TX 77088

[View Details](#)

### ABOUT

Modern, one-story contemporary brick home, with large entry, cathedral ceiling in family, large primary bedroom, lots of closet space, and open concept living areas. Finished garage with recessed lighting and epoxy floor (Great man cave!) Updated in 2017 to include flooring, carpet only in bedrooms, granite counter tops, neutral paint, 6 panels doors, recessed lighting, new electrical switches & outlets, baseboards, blinds, stove, dishwasher and much more to see... New roof (2016), Rheem 50-gal...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$234,300 (\$150/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	2 Full
<b>Stories</b>	1
<b>Year Built</b>	1977
<b>Building Sqft.</b>	1,566/Building Plan
<b>Lot Size</b>	7,150 Sqft.

<b>Sold Price</b>	\$238,500 (\$152/SQFT) Sold Date:Nov 12, 2021
<b>Legal Desc.</b>	LT 13 BLK 8 017*I5646835-001- 008-013 INWOOD WEST SEC 1 R/P
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Contemporary/Modern
<b>Listing Broker</b>	Mr. Sold Real Estate



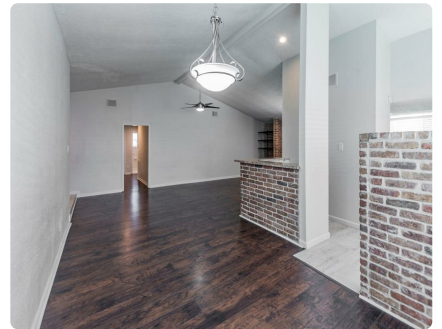
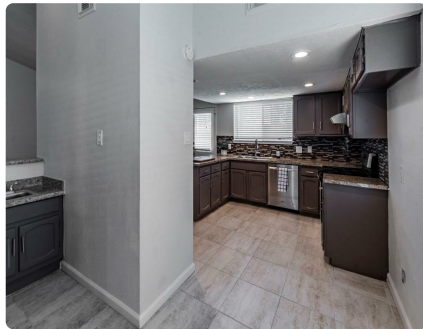


## 6523 Log Hollow Drive

Houston, TX 77088

[View Details](#)

### PHOTO GALLERY





## 6222 Maywood Forest Drive

Houston, TX 77088

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### ABOUT

Remodeled brick home in great condition and ready to move in. Updates include; new two tone paint in-out, tile floors, carpet, crown molding, fixtures, etc. Remodeled kitchen with white cabinets, granite counter-tops, back-splash tile, stainless steel appliances and new fixtures. Spacious family room with a brick fireplace and high ceilings. Formal dining room with lots of windows and new tile floor. Spacious master bedroom, with a remodeled bathroom and two large walk-in closets. Good size...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$239,500 (\$138/SQFT)	<b>Sold Price</b>	\$244,000 (\$141/SQFT) Sold Date:Nov 08, 2021
<b>Property Type</b>	Single-Family	<b>Legal Desc.</b>	LT 39 BLK 16, INWOOD NORTH SEC 2
<b>Bathrooms</b>	2 Full	<b>Bedrooms</b>	3
<b>Stories</b>	1	<b>Garage</b>	2
<b>Year Built</b>	1977	<b>Style</b>	Traditional
<b>Building Sqft.</b>	1,731/Building Plan	<b>Listing Broker</b>	Mr. Sold Real Estate
<b>Lot Size</b>	8,618 Sqft.		





## 6222 Maywood Forest Drive

Houston, TX 77088

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### PHOTO GALLERY





## 9818 Rocktree Drive

Houston, TX 77040

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### ABOUT

Updated and ready for a quick move-in! If you have allergies to carpet, no worries, absolutely no carpet in this home! Beautiful kitchen with lots of cabinets has been updated with matching appliances and granite countertops. Both bathrooms updated, includes granite vanities! If you love the outdoors, this has the back yard and patio for you! Huge patio area to accommodate large patio furnishings. Large, private back yard is a gardener's delight! Visit us this weekend anytime between 12:00-2:00...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$240,000 (\$117/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	2 Full
<b>Stories</b>	1
<b>Year Built</b>	1971
<b>Building Sqft.</b>	2,046/Building Plan
<b>Lot Size</b>	12,927 Sqft.

<b>Sold Price</b>	\$250,000 (\$122/SQFT) Sold Date:Oct 26, 2021
<b>Legal Desc.</b>	LT 42 BLK 6 CANDLELIGHT FOREST WEST SEC 3
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Ranch,Traditional
<b>Listing Broker</b>	Mr. Sold Real Estate





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## 9818 Rocktree Drive

Houston, TX 77040

[View Details](#)

### PHOTO GALLERY



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## 7738 Green Lawn Drive

Houston, TX 77088

[View Details](#)

### ABOUT

Welcome to a carefree lifestyle and great floor plan overlooking vast green space! Open contemporary design with tall ceilings, lots of natural light and space where it is needed in each of the rooms. This 3 bedroom, 2 bath patio home provides space, function and numerous updates.

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$214,000 (\$128/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	2 Full
<b>Stories</b>	1
<b>Year Built</b>	1979
<b>Building Sqft.</b>	1,666/Building Plan
<b>Lot Size</b>	5,590 Sqft.

<b>Sold Price</b>	\$214,000 (\$128/SQFT) Sold Date:Oct 13, 2021
<b>Legal Desc.</b>	LT 5 OUT OF RES D BLK 8 (AKA*LT 5 RES D FAIRWAY T/H PH 5 U/R
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	Mr. Sold Real Estate



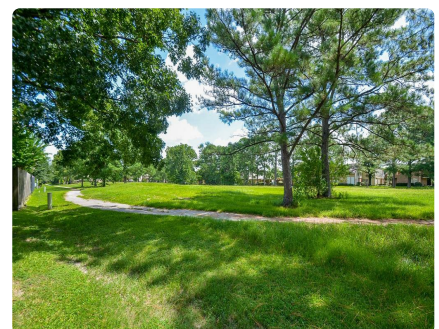
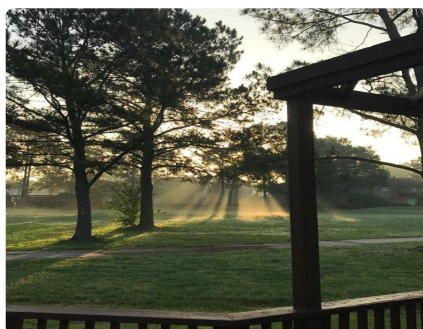
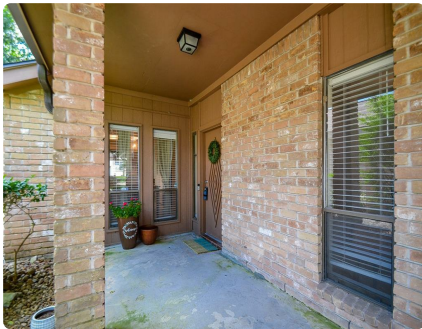


## 7738 Green Lawn Drive

Houston, TX 77088

[View Details](#)

### PHOTO GALLERY





## 8931 Arlington Forest Drive

Houston, TX 77088

[View Details](#)

### ABOUT

Completely renovated in Inwood Forest! Atrium style home with gated courtyard entrance. Efficient L-shape on elevated lot w/professional landscaping. Single car drive curves to two spaces at the large attached garage. 30 year Roof (7/2021), updated plumbing, flooring & interior walls (2021). Recent neutral paint and custom blinds throughout. Luxury vinyl plank flooring (no carpet). Updated lighting. Intimate foyer and formal dining. High vaulted beamed ceiling in Living area: Lovely windows...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$250,000 (\$139/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	2 Full
<b>Stories</b>	1
<b>Year Built</b>	1980
<b>Building Sqft.</b>	1,800/Building Plan
<b>Lot Size</b>	6,300 Sqft.

<b>Sold Price</b>	\$239,000 (\$133/SQFT) Sold Date:Oct 07, 2021
<b>Legal Desc.</b>	LT 16 BLK 5 017*I5645955-003- 005-016 INWOOD NORTH SEC 3
<b>Bedrooms</b>	3
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	Mr. Sold Real Estate



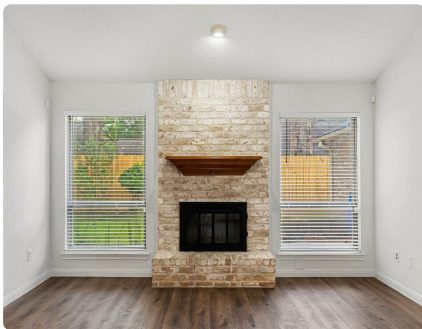


## 8931 Arlington Forest Drive

Houston, TX 77088

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### PHOTO GALLERY



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INWOOD WEST

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## HOME VALUE COMPARABLE

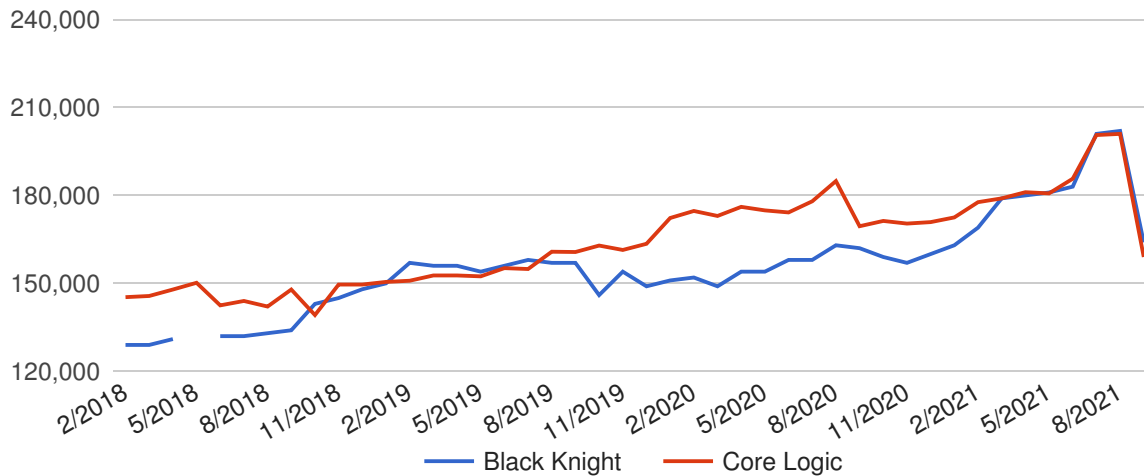
We Compare Estimates From Quality Third-Party Sources To Give You The Most Comprehensive Evaluation Available Online. All Information Presented Should Be Independently Verified.

### CURRENT VALUATIONS

BLACK KNIGHT™	CoreLogic	Zillow®	Appraisal Districts
AVM Value <b>\$164K</b> \$80.00/Sqft	AVM Value <b>\$159K</b> \$77.56/Sqft	AVM Value <b>\$164K</b> \$80.15/Sqft	AVM Value <b>\$149K</b> \$72.81/Sqft
Value Range \$156K - \$172K	Value Range \$143K - \$175K	Value Range \$148K - \$182K	Value Range \$149,254
Confidence Score 95% Margin Of Error*: 5%	Confidence Score 76% Margin Of Error*: 10%	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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