


30755 Sunny Meadow Dr, Fulshear, TX 77441-2205, Fort Bend County

APN: 3381-13-001-0070-901 CLIP: 7010202662

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	4	3	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	3,087	7,870	2020	SFR	

OWNER INFORMATION			
Owner Name	Jezeq Daniel James	Tax Billing Address	30755 Sunny Meadow Dr
Owner Name 2		Tax Billing City & State	Fulshear, TX
Owner Occupied	Yes	Tax Billing Zip	77441
DMA No Mail Flag		Tax Billing Zip+4	2205
Carrier Route	R015		

LOCATION INFORMATION			
Subdivision	Fulbrook On Fulshear Creek Sec 1 3	Topography	
School District Name	Lamar Consolidated ISD	Census Tract	6733.00
Neighborhood Code	Fulshear Creek Crossing-1612	Map Facet	
Township	Fulshear	Traffic	
MLS Area	FULSHEAR/S BROOKSHIR	Flood Zone Code	X
Market Area		Flood Zone Date	01/29/2021
Key Map		Flood Zone Panel	48157C0095M
Waterfront Influence			

TAX INFORMATION			
Parcel ID	3381-13-001-0070-901	% Improved	75%
Parcel ID	R491379	Exemption(s)	
Parcel ID	3381130010070901	Tax Area	G01
Lot #	7	Fire Dept Tax Dist	R05
Block #	1	Water Tax Dist	
Legal Description	FULBROOK ON FULSHEAR CREEK K SEC 13, BLOCK 1, LOT 7		
M.U.D. Information	M245		

ASSESSMENT & TAX			
Assessment Year	2021	2020	
Assessed Value - Total	\$279,050	\$49,360	
Assessed Value - Land	\$69,000	\$49,360	
Assessed Value - Improved	\$210,050		
YOY Assessed Change (\$)	\$229,690		
YOY Assessed Change (%)	465.34%		
Market Value - Total	\$279,050	\$49,360	
Market Value - Land	\$69,000	\$49,360	
Market Value - Improved	\$210,050		

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$1,540		
2021	\$8,366	\$6,826	443.31%

Jurisdiction	Tax Rate	Tax Amount
Lamar Cisd	1.242	\$3,465.80
City Of Fulshear	.20305	\$566.61
Ft Bend Co Gen	.4383	\$1,223.08
Fort Bend Drng	.0145	\$40.46
Ft Bend Co Esd 4	.1	\$279.05
Fulshear Mud No 1	1	\$2,790.50
Total Estimated Tax Rate	2.9978	

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Heat Type	Central
Land Use - County		Porch	Open Porch

Land Use - State	Sgl-Fam-Res-Home	Porch Sq Ft	12
Lot Acres	0.1807	Patio Type	
Lot Sq Ft	7,870	Patio/Deck 1 Area	
# of Buildings	1	Patio/Deck 2 Area	208
Building Type		Parking Type	Attached Garage
Bldg Class		No. Parking Spaces	
Building Comments		Garage Type	Attached Garage
Building Sq Ft	3,087	Garage Capacity	
Gross Sq Ft	3,549	Garage Sq Ft	462
Above Gnd Sq Ft		Carport Sq Ft	
Ground Floor Sq Ft	3,087	Roof Type	
2nd Floor Sq Ft		Roof Material	
Stories	1	Roof Shape	
Condition		Roof Frame	
Quality		Construction	
Total Units		Interior Wall	
Total Rooms		Floor Cover	
Bedrooms	4	Foundation	Concrete
Total Baths	3	Exterior	Brick Veneer
MLS Total Baths		Pool	
Full Baths	3	Pool Sq Ft	
Half Baths		Year Built	2020
Fireplace	Y	Building Remodel Year	
Fireplaces		Effective Year Built	
Elec Svs Type		Other Rooms	
Cooling Type	Central		

FEATURES						
Feature Type	Unit	Size/Qty	Width	Depth	Year Built	
Attached Garage	S	462			2020	
Main Area	S	3,087			2020	
Open Porch	S	12			2020	
Open Porch	S	208			2020	

Feature Type	Value
Attached Garage	
Main Area	
Open Porch	
Open Porch	

Building Description Building Size

SELL SCORE			
Rating	Low	Value As Of	2022-05-29 04:37:10
Sell Score	392		

ESTIMATED VALUE			
RealAVM™	\$504,200	Confidence Score	80
RealAVM™ Range	\$468,906 - \$539,494	Forecast Standard Deviation	7
Value As Of	05/22/2022		

(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.

LISTING INFORMATION	
MLS Listing Number	MLS Sale Date
MLS Status	MLS Sale/Close Price
Listing Area	MLS Contingency Date
MLS D.O.M	MLS Withdrawn Date
MLS Listing Date	Listing Agent
MLS Current List Price	Listing Broker
MLS Original List Price	Selling Agent
MLS Status Change Date	Selling Broker

MLS Pending Date

MLS Listing #

MLS Status

MLS Listing Date

MLS Listing Price

MLS Orig Listing Price

MLS Sale Date

MLS Sale Price

MLS Withdr Date

LAST MARKET SALE & SALES HISTORY

Recording Date	03/03/2021	09/09/2020
Nominal		
Buyer Name	Jezeq Daniel J	Highland Homes-Houston LLC
Buyer Name 2		
Seller Name	Highland Homes - Houston LLC	Fulshear Land Partners Ltd
Document Number	33397	121463
Document Type	Special Warranty Deed	Warranty Deed

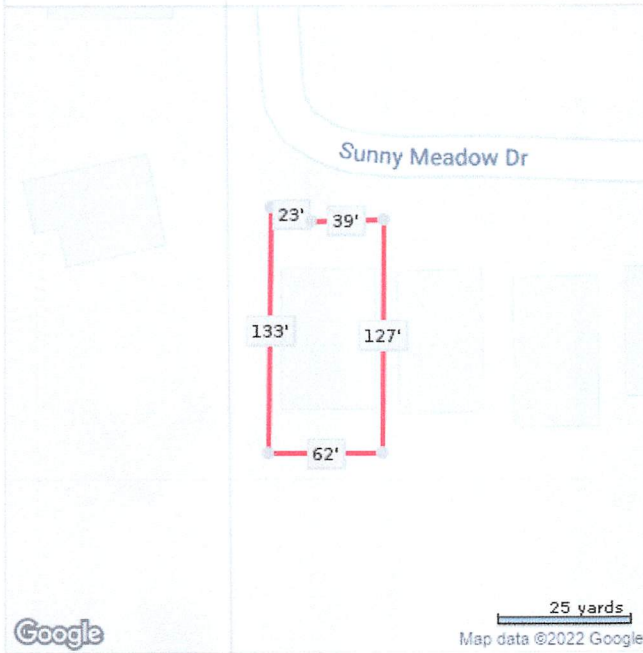
MORTGAGE HISTORY

Mortgage Date	10/02/2020
Mortgage Amount	\$80,000,000
Mortgage Lender	Wells Fargo Bk Na
Mortgage Code	Conventional
Borrower Name	Highland Homes-Austin LLC
Borrower Name 2	

FORECLOSURE HISTORY

Document Type
 Default Date
 Foreclosure Filing Date
 Recording Date
 Document Number
 Book Number
 Page Number
 Default Amount
 Final Judgment Amount
 Original Doc Date
 Original Document Number
 Original Book Page
 Lender Name
 Foreclosure Case #

PROPERTY MAP



*Lot Dimensions are Estimated

