


3626 Purple Meadow Ln, Kingwood, TX 77345-4926, Harris County

APN: 117-194-003-0072 CLIP: 9236200699

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	4	2	1	\$248,000	04/12/2017
	MLS Sq Ft	Lot Sq Ft	Yr Built	Type	
	2,543	7,690	1990	SFR	

OWNER INFORMATION

Owner Name	Nigro William R	Tax Billing Address	3626 Purple Meadow Ln
Owner Name 2	Nigro Linda	Tax Billing City & State	Kingwood, TX
Owner Occupied	Yes	Tax Billing Zip	77345
DMA No Mail Flag		Tax Billing Zip+4	4926
Carrier Route	R025		

LOCATION INFORMATION

Subdivision	Mills Branch Village 03 Amd	Topography	Flat/Level
School District Name	Humble ISD	Census Tract	2515.03
Neighborhood Code	Mills Branch Village Sec. 1-2426.01	Map Facet	297-T
Township	Houston	Traffic	Paved
MLS Area	32	Flood Zone Code	X
Market Area	KINGWOOD EAST	Flood Zone Date	06/18/2007
Key Map	297t	Flood Zone Panel	48201C0305L
Waterfront Influence	Neighborhood		

TAX INFORMATION

Parcel ID	117-194-003-0072	% Improved	88%
Parcel ID		Exemption(s)	Homestead
Parcel ID	1171940030072	Tax Area	040
Lot #	72	Fire Dept Tax Dist	
Block #	3	Water Tax Dist	041
Legal Description	LT 72 BLK 3 MILLS BRANCH VILL AGE 3 AMENDED		
M.U.D. Information			

ASSESSMENT & TAX

Assessment Year	2021	2020	2019
Assessed Value - Total	\$272,313	\$260,577	\$254,890
Assessed Value - Land	\$32,387	\$32,387	\$32,387
Assessed Value - Improved	\$239,926	\$228,190	\$222,503
YOY Assessed Change (\$)	\$11,736	\$5,687	
YOY Assessed Change (%)	4.5%	2.23%	
Market Value - Total	\$272,313	\$260,577	\$254,890
Market Value - Land	\$32,387	\$32,387	\$32,387
Market Value - Improved	\$239,926	\$228,190	\$222,503
Tax Year	Total Tax	Change (\$)	Change (%)
2019	\$6,909		
2020	\$6,926	\$16	0.24%
2021	\$7,036	\$110	1.59%

Jurisdiction	Tax Rate	Tax Amount
Humble ISD	1.3389	\$3,646.00
Harris County	.37693	\$1,026.43
Hc Flood Control Dist	.03349	\$91.20
Port Of Houston Authority	.00872	\$23.75
Hc Hospital Dist	.16221	\$441.72
Hc Department Of Education	.00499	\$13.59
Lone Star College Sys	.1078	\$293.55
Houston City Of	.55083	\$1,499.98
Total Estimated Tax Rate	2.5839	

CHARACTERISTICS

Land Use - CoreLogic **SFR**
 Land Use - County **Res Imprvd Table Val**
 Land Use - State **Resid Single Family**
 Lot Acres **0.1765**
 Lot Sq Ft **7,690**
 # of Buildings **1**
 Building Type **Single Family**
 Bldg Class **R**
 Building Comments
 Building Sq Ft **Tax: 2,536 MLS: 2,543**
 Gross Sq Ft **Tax: 2,956 MLS: 2,543**
 Above Gnd Sq Ft **2,536**
 Ground Floor Sq Ft **1,729**
 2nd Floor Sq Ft **807**
 Stories **2**
 Condition **Good**
 Quality **Average**
 Total Units
 Total Rooms **7**
 Bedrooms **4**
 Total Baths **Tax: 3 MLS: 2.1**
 MLS Total Baths **2.1**
 Full Baths **2**
 Half Baths **1**
 Fireplace **Y**
 Fireplaces **1**
 Elec Svs Type **Y**
 Cooling Type **Central**

Heat Type **Central**
 Porch **Enclosed Frame Porch**
 Porch Sq Ft **287**
 Patio Type
 Patio/Deck 1 Area
 Patio/Deck 2 Area **28**
 Parking Type **Attached Masonry Garage**
 No. Parking Spaces **MLS: 2**
 Garage Type **Attached Garage**
 Garage Capacity **MLS: 2**
 Garage Sq Ft **420**
 Carport Sq Ft
 Roof Type
 Roof Material
 Roof Shape
 Roof Frame
 Construction
 Interior Wall
 Floor Cover
 Foundation **Slab**
 Exterior **Frame Concrete Block/Brick**
 Pool **Gunite**
 Pool Sq Ft **704**
 Year Built **1990**
 Building Remodel Year **2016**
 Effective Year Built **1990**
 Other Rooms

FEATURES

Feature Type	Unit	Size/Qty	Width	Depth	Year Built
One Story Mas Pri	S	1,090			
Mas/Brk Garage Pri	S	420			
Encl Frame Porch Pri	S	287			
Base Area Pri	S	618			
One Story Mas Pri	S	21			
Base Area Upr	S	807			
Open Mas Porch Pri	S	28			
Pool Gunite	S	704	22	32	2001
Pool Spa With Heater	U	1			2001

Feature Type	Value
One Story Mas Pri	
Mas/Brk Garage Pri	
Encl Frame Porch Pri	
Base Area Pri	
One Story Mas Pri	
Base Area Upr	
Open Mas Porch Pri	
Pool Gunite	
Pool Spa With Heater	

Building Description	Building Size
Fireplace: Metal	1
Room: Total	7
Fixtures: Total	13
Fixtures: Addl	3
Story Height Index	2
Room: Half Bath	1
Room: Bedroom	4
Room: Full Bath	2

SELL SCORE

Rating **High** Value As Of **2022-08-07 05:28:54**

Sell Score 681

ESTIMATED VALUE

RealAVM™	\$335,000	Confidence Score	85
RealAVM™ Range	\$303,200 - \$366,700	Forecast Standard Deviation	9
Value As Of	08/01/2022		

(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	91321145	MLS Sale Date	04/12/2017
MLS Status	Sold	MLS Sale/Close Price	\$248,000
Listing Area	32	MLS Contingency Date	
MLS D.O.M	2	MLS Withdrawn Date	
MLS Listing Date	02/24/2017	Listing Agent	Gloriae-Gloria Echevarria
MLS Current List Price	\$254,500	Listing Broker	REALM REAL ESTATE PROFESSIONAL
MLS Original List Price	\$254,500	Selling Agent	Olejniczak-Dana Olejniczak
MLS Status Change Date	04/16/2017	Selling Broker	MARTHA TURNER SOTHEBYS INTERNATIONAL REALTY
MLS Pending Date	02/26/2017		
MLS Listing #		1034810	
MLS Status		Sold	
MLS Listing Date		04/15/2004	
MLS Listing Price		\$176,900	
MLS Orig Listing Price		\$176,500	
MLS Sale Date		05/20/2004	
MLS Sale Price		\$173,500	
MLS Withdr Date			

LAST MARKET SALE & SALES HISTORY

Recording Date	04/17/2017	05/27/2004	
Nominal			
Buyer Name	Nigro William R & Linda	Valcarce Jose J	Hagberg Ted S & Kimberlee
Buyer Name 2	Nigro Linda		Hagberg Kimberlee
Seller Name	Valcarce Jose J & Rachel J	Hagberg Ted S & Kimberlee A	
Document Number	159571	58663-116	
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY

Mortgage Date	04/17/2017	01/14/2005	01/14/2005	05/27/2004	12/21/2001
Mortgage Amount	\$123,000	\$23,660	\$145,600	\$168,500	\$92,754
Mortgage Lender	Ntn Inc	Countrywide Hm Lns Inc	Countrywide Hm Lns Inc	Countrywide Hm Lns Inc	Sterling Cap Mtg Co
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Borrower Name	Nigro William R	Valcarce Jose J	Valcarce Jose J	Valcarce Jose J	Hagberg Ted S
Borrower Name 2	Nigro Linda				Hagberg Kimberlee A
Mortgage Date		11/01/2001		11/01/2001	
Mortgage Amount		\$35,115		\$35,115	
Mortgage Lender		Southwest Bk/Tx		Southwest Bk/Tx	
Mortgage Code					
Borrower Name		Hagberg Ted S		Hagberg Ted S	
Borrower Name 2		Hagberg Kimberlee A		Hagberg Kimberlee A	

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