

Property Details

House was originally owned by Mr. Anderson. The neighborhood Andershire Estates was named after the original homestead.

Spring Fed Creek

Deer throughout the neighborhood

Main Homestead Gutted in 2004

Remodel room addition and back porch 2017

Den

Back porch extended and covered with tile, ceiling fan, bead board ceiling

Fence and gate

Roof 2017

Ac 2013 Downstairs 2-ton American Standard

Ac 2021- Upstairs 4-ton Carrier

Water Heater 2023 50-Gallon Gas

Electric water Heater 2017

Septic for Main House and Septic for Cottage

1 Well for both Main House and Cottage

Cottage- Ac Replaced 2023

Cottage Water Heater Electric 2017

RV Building

60x60 Mueller Building

Built in 2020

Slab 6" Concrete for RV or Coach

25'x60' Concrete apron in front of workshop

Upgraded 4" insulation throughout barn top and sides

Water in Workshop

50 Amp RV Hook Up - Park inside

3' walkway around workshop

Skylights onside for light

Eaves 16' goes to 22' tall center

Walk thru door 2 4' ft

1 14x14 ft door Rolls up

3 10x10 door Rolls up

Upgraded wainscot

Galvalume Roof

Sprinkler System

13 Zones- Main House

6 Zones- Guest House

3 Zones- Shop

1 Zone- at Gate Entry

2 Zones- Front of Workshop

Barn

30x70

2 Story

Concrete Floor

Wooden Upper Floor

AC Window Unit

Water Heater

Washer and Dryer Connections Electric

Metal Roof

Work Bench

Built-in Shelving upstairs


Electric 220

2 Automatic 10' ft x 7' ft doors

2 Walk thru doors

50 amp hook up exterior outside box

MULTIPLE BUILDING PROPERTY SUMMARY

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	3	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	4,010	194,975	1950	SFR	

OWNER INFORMATION

Owner Name	Penny Michael A	Tax Billing City & State	Conroe, TX
Owner Occupied	Yes	Tax Billing Zip	77304
Carrier Route	R121	Tax Billing Zip+4	1437
Tax Billing Address	5877 Old Castle Way		

LOCATION INFORMATION

School District Name	Willis ISD	Key Map	157e
Neighborhood Code	Andershire Estates-21000.0	Census Tract	6937.02
Township	Conroe	Flood Zone Code	AE
MLS Area	19	Flood Zone Date	08/18/2014
Market Area	LAKE CONROE AREA	Flood Zone Panel	48339C0380G

TAX INFORMATION

Parcel ID	0190-01-02710	% Improved	45%
Parcel ID	R40900	Exemption(s)	Homestead, Senior
Parcel ID	01900102710	Tax Area	GMO
Legal Description	A0190 - EDWARDS JAMES, TRACT 27-A, 27-B, 27-K, ACRES 4.476		

ASSESSMENT & TAX

Assessment Year	2022	2021	2020
Assessed Value - Total	\$391,180	\$355,620	\$323,290
YOY Assessed Change (\$)	\$35,560	\$32,330	
YOY Assessed Change (%)	10%	10%	
Market Value - Total	\$609,220	\$375,000	\$351,310
Market Value - Land	\$335,710	\$89,520	\$89,520
Market Value - Improved	\$273,510	\$285,480	\$261,790
Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$7,282		
2021	\$7,761	\$479	6.58%
2022	\$8,270	\$509	6.56%

Jurisdiction	Tax Rate	Tax Amount
Conroe	.4272	\$1,671.12
Montgomery County	.3742	\$1,463.80
Montgomery Co Hospital	.0502	\$196.37
Lone Star College	.1078	\$421.69
Willis ISD	1.1546	\$4,516.56
Total Estimated Tax Rate	2.114	

CHARACTERISTICS

Land Use - CoreLogic	SFR	Fireplaces	1
Land Use - County	Sgl-Fam-Res-Home	Cooling Type	Central
Land Use - State	Sgl-Fam-Res-Home	Heat Type	Central
Lot Acres	4.476	Porch	Open Frame Porch
Lot Sq Ft	194,975	Porch Sq Ft	80
# of Buildings	3	Patio Type	Concrete/Masonry Patio
Building Type	Single Family	Patio/Deck 1 Area	499
Building Sq Ft	4,010	Parking Type	Detached Frame Garage
Gross Sq Ft	4,010	Garage Type	Detached Garage
Above Gnd Sq Ft	4,010	Garage Sq Ft	600

Ground Floor Sq Ft	1,484	Carport Sq Ft	144
2nd Floor Sq Ft	1,790	Roof Material	Composition Shingle
Stories	1.5	Interior Wall	Drywall
Condition	Fair	Floor Cover	Carpet
Quality	Average	Foundation	Slab
Total Baths	3	Exterior	Concrete
Full Baths	3	Year Built	1950
Fireplace	Y	Effective Year Built	1980

FEATURES

Feature Type	Unit	Size/Qty	Year Built
Carport	S	144	1950
Detached Frame Garage	S	600	1950
Main Area	S	1,484	1950
Main Area 2nd Flr	S	1,790	1950
Masonry Patio	S	499	1950
Masonry Utility	S	162	1950
Open Frame Porch	S	80	1950

SELL SCORE

Rating	Moderate	Value As Of	2023-05-14 04:43:43
Sell Score	563		

ESTIMATED VALUE

RealAVM™	\$648,900	Confidence Score	77
RealAVM™ Range	\$578,100 - \$719,800	Forecast Standard Deviation	11
Value As Of	05/01/2023		

(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.

LAST MARKET SALE & SALES HISTORY

Recording Date	10/25/2007	08/01/2007	08/29/2003	02/01/1993
Nominal	Y			
Buyer Name	Penny Michael A	Owner Record	Penny Michael A & Gwen L	Owner Record
Buyer Name 2			Penny Gwen L	
Seller Name	Penny Gwenda L	Penny Gwenda L	Myhrberg Helen F S	Myhrberg David & Helen
Document Number	46011-1649	46011-1649	40610-2825	85301-1574
Document Type	Special Warranty Deed	Special Warranty Deed	Warranty Deed	Special Warranty Deed

MORTGAGE HISTORY

Mortgage Date	06/12/2018	08/23/2017
Mortgage Amount	\$299,233	\$65,000
Mortgage Lender	Plains St Bk	Bank Of Tx
Mortgage Code		Conventional
Borrower Name	Lindsey Curtis	Penny Michael A
Borrower Name 2	Lindsey Interests LLC	Penny Mary O

PROPERTY MAP



*Lot Dimensions are Estimated

BUILDING 1 OF 3

CHARACTERISTICS

Land Use - CoreLogic	SFR	Cooling Type	Central
Land Use - County	Sgl-Fam-Res-Home	Heat Type	Central
Land Use - State	Sgl-Fam-Res-Home	Porch	Open Frame Porch
Lot Acres	4.476	Porch Sq Ft	80
Lot Sq Ft	194,975	Patio Type	Concrete/Masonry Patio
Building Type	Single Family	Patio/Deck 1 Area	499
Building Sq Ft	3,274	Parking Type	Detached Frame Garage
Gross Sq Ft	4,010	Garage Type	Detached Garage
Above Gnd Sq Ft	3,274	Garage Sq Ft	600
Ground Floor Sq Ft	1,484	Carport Sq Ft	144
2nd Floor Sq Ft	1,790	Roof Material	Composition Shingle
Stories	1.5	Interior Wall	Drywall
Condition	Fair	Floor Cover	Carpet
Quality	Average	Foundation	Slab
Full Baths	2	Exterior	Concrete
Fireplace	Y	Year Built	1950
Fireplaces	1	Effective Year Built	1980

FEATURES

Feature Type	Unit	Size/Qty	Year Built
Carport	S	144	1950
Detached Frame Garage	S	600	1950
Main Area	S	1,484	1950
Main Area 2nd Flr	S	1,790	1950
Masonry Patio	S	499	1950
Masonry Utility	S	162	1950
Open Frame Porch	S	80	1950

BUILDING 2 OF 3

CHARACTERISTICS

Land Use - CoreLogic	SFR	Full Baths	1
Land Use - County	Sgl-Fam-Res-Home	Cooling Type	Central
Land Use - State	Sgl-Fam-Res-Home	Heat Type	Central
Lot Acres	4.476	Porch	Open Frame Porch
Lot Sq Ft	194,975	Porch Sq Ft	52
Building Type	Single Family	Roof Material	Composition Shingle

Building Sq Ft	736	Foundation	Slab
Gross Sq Ft	4,010	Exterior	Frame Wood
Above Gnd Sq Ft	736	Year Built	1940
Ground Floor Sq Ft	736	Effective Year Built	1960
Quality	Average		

FEATURES

Feature Type	Unit	Size/Qty	Year Built
Main Area	S	736	1940
Open Frame Porch	S	52	1940

BUILDING 3 OF 3

CHARACTERISTICS


Land Use - CoreLogic	SFR	Building Type	Single Family
Land Use - County	Sgl-Fam-Res-Home	Gross Sq Ft	4,010
Land Use - State	Sgl-Fam-Res-Home	Quality	Average
Lot Acres	4.476	Year Built	1950
Lot Sq Ft	194,975	Effective Year Built	1950

FEATURES

Feature Type	Unit	Size/Qty	Year Built
Pole Barn Metal	S	720	1950
Pole Barn Metal	S	1,800	1950

2144-00-04010, TX, Montgomery County

APN: 2144-00-04010 CLIP: 2889570452

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	N/A	N/A	N/A	N/A	N/A
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	N/A	61,202	N/A	RES ACG	

OWNER INFORMATION			
Owner Name	Penny Michael A	Tax Billing City & State	Conroe, TX
Carrier Route	R121	Tax Billing Zip	77304
Tax Billing Address	5877 Old Castle Way	Tax Billing Zip+4	1437

LOCATION INFORMATION			
Subdivision	Andershire Estates	Key Map	157f
School District Name	Willis ISD	Census Tract	6937.02
Neighborhood Code	Andershire Estates-21000.0	Flood Zone Code	X
Township	Conroe	Flood Zone Date	08/18/2014
MLS Area	19	Flood Zone Panel	48339C0380G
Market Area	LAKE CONROE AREA		

TAX INFORMATION			
Parcel ID	2144-00-04010	Lot #	B
Parcel ID	R60918	Tax Area	GMO
Parcel ID	21440004010		
Legal Description	S214400 - ANDERSHIRE ESTATES, LOT RESERVE B , ACR ES 1.405		

ASSESSMENT & TAX			
Assessment Year	2022	2021	2020
Assessed Value - Total	\$105,380	\$35,130	\$35,130
Assessed Value - Land	\$105,380	\$35,130	\$35,130
YOY Assessed Change (\$)	\$70,250	\$0	
YOY Assessed Change (%)	199.97%	0%	
Market Value - Total	\$105,380	\$35,130	\$35,130
Market Value - Land	\$105,380	\$35,130	\$35,130

Tax Year	Total Tax	Change (\$)	Change (%)
2020	\$791		
2021	\$767	-\$25	-3.11%
2022	\$2,228	\$1,461	190.58%

Jurisdiction	Tax Rate	Tax Amount
Conroe	.4272	\$450.18
Montgomery County	.3742	\$394.33
Montgomery Co Hospital	.0502	\$52.90
Lone Star College	.1078	\$113.60
Willis ISD	1.1546	\$1,216.72
Total Estimated Tax Rate	2.114	

CHARACTERISTICS			
Land Use - CoreLogic	Residential Acreage	Lot Acres	1.405
Land Use - County	Vacnt-Platted-Lot-Res	Lot Sq Ft	61,202
Land Use - State	Vacnt-Platted-Lot-Res		

SELL SCORE	
Value As Of	2023-05-14 04:43:43

LAST MARKET SALE & SALES HISTORY		
Recording Date	08/01/2007	10/09/2003
Buyer Name	Owner Record	Penny Michael A & Gwen L
Buyer Name 2		Penny Gwen L

Seller Name	Penny Gwenda L	Myhrberg Helen F S
Document Number	46011-1649	44010-2115
Document Type	Special Warranty Deed	Warranty Deed

MORTGAGE HISTORY

Mortgage Date	10/09/2003
Mortgage Amount	\$200,000
Mortgage Lender	Abn Amro Mtg Grp Inc
Mortgage Code	Conventional
Borrower Name	Penny Michael A
Borrower Name 2	Penny Gwen L

PROPERTY MAP



*Lot Dimensions are Estimated