



# Comparative Market Analysis

**2219 Pickford Terrace Ln**

RICHMOND, TX 77469

Prepared For **Pickford Terrace** on Jun 29, 2023



Prepared by



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2219 Pickford Terrace Ln

WALNUT CREEK

Kiki Baker

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## SALES PRICE RECOMMENDATION

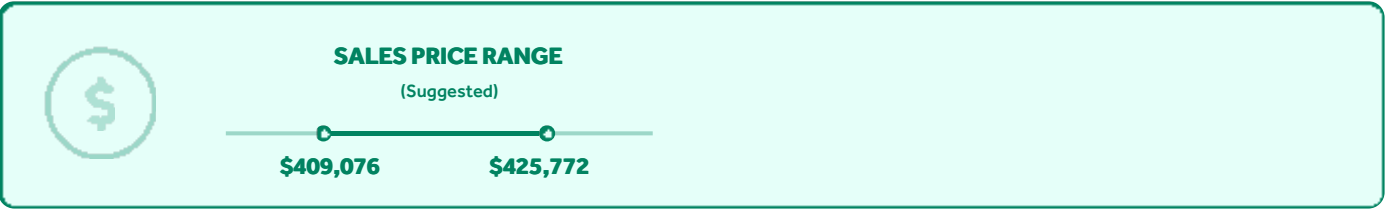
### Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$388,333
Average Square Feet From Comparable Sold Properties	2602
Average Price / Square Foot	\$149.24

### Your Property Analysis

Square Feet Of Your Property	2797
Your Sales Price Based On Average Price Per SQFT 2797 X \$149.24	\$417,424

Your Property Estimated Price After Adjustment **\$417,424**



Based On 2% Variance Of Estimated Value

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**SOLD COMPARABLE PROPERTIES SOLD COMPARABLE PROPERTIES**

[Access the Interactive Map](#)

	 <b>2219 Pickford Terrace Ln</b>	 <b>2526 Vintage Woods Lane</b>	 <b>2507 Autumn Hills Lane</b>	 <b>2414 Autumn Hills Lane</b>
<b>List Price</b>	\$390,000	\$405,000	\$385,000	\$394,999
<b>Days on Market</b>	5	100	6	14
<b>Sold Price</b>		\$390,000	\$385,000	\$390,000
<b>Sold Price/sqft</b>		\$149.60	\$147.68	\$150.40
<b>Sold Date</b>		03/31/2023	04/21/2023	05/26/2023
<b>Subdivision</b>	<b>WALNUT CREEK</b>	Walnut Creek	Walnut Creek Sec 23	Walnut Creek Sec 23
<b>Square Feet</b>	<b>2,797</b>	2,607	2,607	2,593
<b>Lot Size</b>	<b>7,824</b>	6,402	9,436	7,288
<b>Bedrooms</b>	<b>4</b>	4	4	4
<b>Bathrooms</b>	<b>3/1</b>	4	4	4
<b>Garage</b>	<b>2</b>	2	2	2
<b>Stories</b>	<b>2</b>	1.5	1.5	1
<b>Pool</b>	<b>Yes</b>	No	No	No
<b>Year Built</b>	<b>2019</b>	2019	2020	2020
<b>Maint. Fee</b>	<b>\$650 / Annually</b>	\$600 Annually	\$630 Annually	\$650 Annually

## 2219 Pickford Terrace Ln

RICHMOND, TX 77469

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### ABOUT

Welcome to 2219 Pickford Terrace Lane, a stunning 2-story home built in 2019 that boasts both modern design and functionality. This beautiful residence offers 4 spacious bedrooms and 3 1/2 bathrooms, perfect for families or those who love to entertain guests. The first floor features an open floor plan, with stylish wood like tile and a spacious living room that seamlessly flows into the dining area and kitchen. The kitchen is equipped with modern appliances, beautiful countertops, and ample...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$390,000 (\$139/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	3 Full & 1 Half Bath
<b>Stories</b>	2
<b>Year Built</b>	2019
<b>Building Sqft.</b>	2,797/Building Plan
<b>Lot Size</b>	7,824 Sqft.

<b>Legal Desc.</b>	WALNUT CREEK SEC 17, BLOCK 1, LOT 31
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	eXp Realty LLC

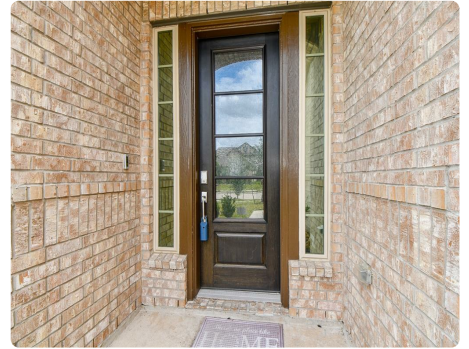


## 2219 Pickford Terrace Ln

RICHMOND, TX 77469

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### PHOTO GALLERY



## 2414 Autumn Hills Lane

Richmond, TX 77469

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### ABOUT

This is a rare find, Lennar Brookstone Collection "Giallo II Next Gen" plan with stone and stucco elevation E in beautiful Walnut Creek! This 1.5 story Next Gen plan features a unique dial living arrangement. Private suite boasts a separate and private front entry, living room ,bedroom, full bath, and a kitchenette This 1.5 story home has a total of 4 bedrooms, 4 full baths, featuring main home with inviting porch, foyer, island kitchen with breakfat area that opens up to living room, stainles...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$394,999 (\$152/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	4 Full
<b>Stories</b>	1
<b>Year Built</b>	2020
<b>Building Sqft.</b>	2,593/Building Plan
<b>Lot Size</b>	7,288 Sqft.

<b>Sold Price</b>	\$390,000 (\$150/SQFT) Sold Date:May 26, 2023
<b>Legal Desc.</b>	WALNUT CREEK SEC 23, BLOCK 1, LOT 11
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	eXp Realty LLC

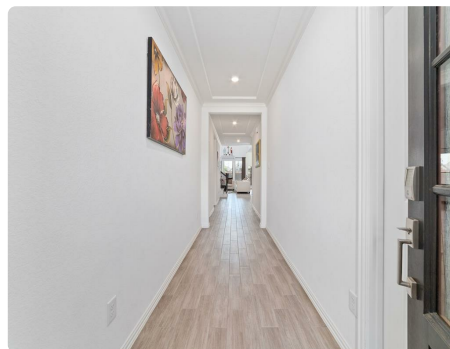


## 2414 Autumn Hills Lane

Richmond, TX 77469

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### PHOTO GALLERY



## 2507 Autumn Hills Lane

Rosenberg, TX 77469

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### ABOUT

This competitively priced, gently owned, "Giallo II NEXT GEN" home is part of the Lennar Brookstone Collection with a Brick Elevation "A". The NEXT GEN plans are unique, featuring a private in house guest suite complete with separate entry, living, kitchenette, laundry, bath, and bedroom aside from the rest of the home. This home packs a punch with a total of 4 bedrooms, 4 baths, beautiful open living and kitchen areas, inviting porches and plenty of yard to play! The neighborhood playground is...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$385,000 (\$148/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	4 Full
<b>Stories</b>	1.5
<b>Year Built</b>	2020
<b>Building Sqft.</b>	2,607/Building Plan
<b>Lot Size</b>	9,436 Sqft.

<b>Sold Price</b>	\$385,000 (\$148/SQFT) Sold Date:Apr 21, 2023
<b>Legal Desc.</b>	WALNUT CREEK SEC 23, BLOCK 3, LOT 22
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	eXp Realty LLC





# Comparative Market Analysis

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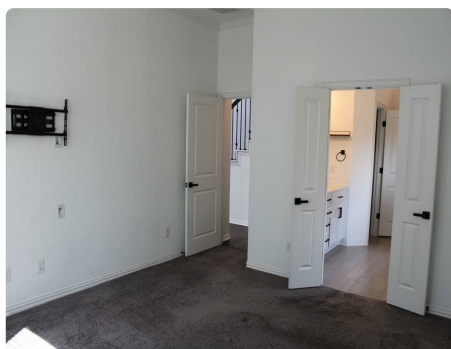


## 2507 Autumn Hills Lane

Rosenberg, TX 77469

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### PHOTO GALLERY



## 2526 Vintage Woods Lane

Richmond, TX 77469

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### ABOUT

Multi-Generational Living at it's best! Schedule your tour of this 4 bedroom home located on a Cul-de-Sac and no back neighbors. This story and a half home has beautiful white cabinets with black granite countertops opening to the living room. The high ceilings offer amazing natural lighting. The gameroom is located upstairs along with another bedroom and a full bathroom. The "NextGen" offers a kitchenette, full bath, and bedroom w/closet. This is the perfect layout for a long term visitor,...

### SOLD COMPARABLE

#### Features

<b>Listing Price</b>	\$405,000 (\$155/SQFT)
<b>Property Type</b>	Single-Family
<b>Bathrooms</b>	4 Full
<b>Stories</b>	1.5
<b>Year Built</b>	2019
<b>Building Sqft.</b>	2,607/Building Plan
<b>Lot Size</b>	6,402 Sqft.

<b>Sold Price</b>	\$390,000 (\$150/SQFT) Sold Date:Mar 31, 2023
<b>Legal Desc.</b>	WALNUT CREEK SEC 21, BLOCK 1, LOT 15
<b>Bedrooms</b>	4
<b>Garage</b>	2
<b>Style</b>	Traditional
<b>Listing Broker</b>	eXp Realty LLC



# Comparative Market Analysis

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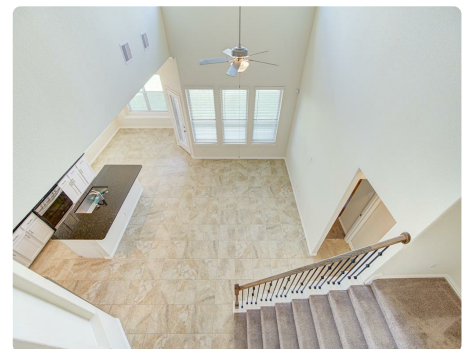
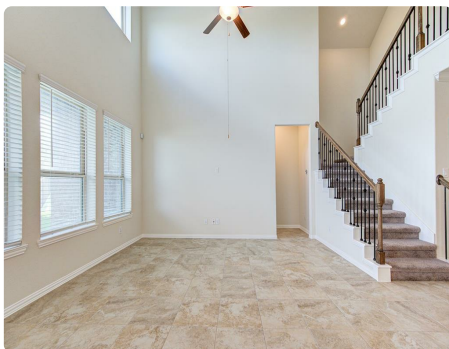


## 2526 Vintage Woods Lane

Richmond, TX 77469

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### PHOTO GALLERY



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WALNUT CREEK

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HOME VALUE COMPARABLE

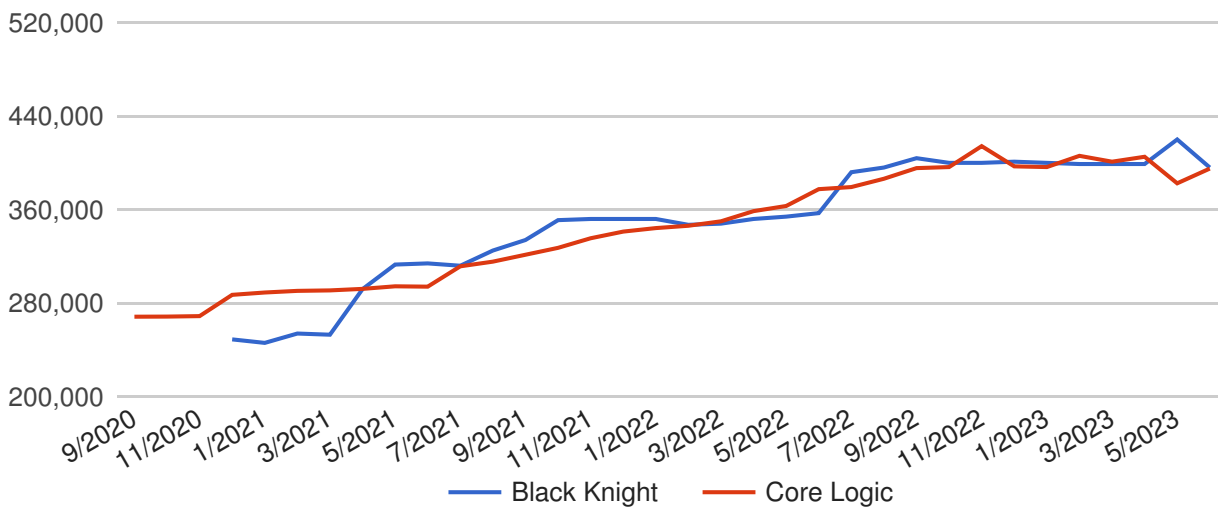
We Compare Estimates From Quality Third-Party Sources To Give You The Most Comprehensive Evaluation Available Online. All Information Presented Should Be Independently Verified.

CURRENT VALUATIONS

BLACK KNIGHT	CoreLogic	Zillow	Appraisal Districts
AVM Value <b>\$396K</b> \$141.58/Sqft	AVM Value <b>\$395K</b> \$141.26/Sqft	AVM Value <b>\$391K</b> \$139.72/Sqft	AVM Value <b>\$360K</b> \$128.57/Sqft
Value Range \$376K - \$416K	Value Range \$374K - \$416K	Value Range \$371K - \$410K	Value Range \$359,610
Confidence Score 95%	Confidence Score 98%	Confidence Score NA	Confidence Score NA
Margin Of Error*: 5%	Margin Of Error*: 5%		

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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