



Comparative Market Analysis

3603 Sweeney Dr

DICKINSON, TX 77539

Prepared For **Dion Palmer** on Dec 05, 2023



Prepared by



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Worth Clark Realty

1980 Post Oak Blvd Suite 100 Houston, TX,
77056

3603 Sweeney Dr
SOMMERS

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SALES PRICE RECOMMENDATION

Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$341,667
Average Square Feet From Comparable Sold Properties	1938
Average Price / Square Foot	\$176.30

Your Property Analysis

Square Feet Of Your Property	1918
Your Sales Price Based On Average Price Per SQFT 1918 X \$176.30	\$338,143

Your Property Estimated Price After Adjustment **\$338,143**



SALES PRICE RANGE

(Suggested)

\$331,380

\$344,906

Based On 2% Variance Of Estimated Value

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SOLD COMPARABLE PROPERTIES SOLD COMPARABLE PROPERTIES

 [Access the Interactive Map](#)



	3603 Sweeney Dr	3919 Kristen Drive	3534 Sweeney Drive	3801 Bayou Circle
List Price	\$157,727	\$285,000	\$450,000	\$290,000
Days on Market		60	17	4
Sold Price		\$290,000	\$425,000	\$310,000
Sold Price/sqft		\$185.54	\$175.04	\$170.05
Sold Date		03/28/2023	05/19/2023	07/11/2023
Subdivision	SOMMERS	Fox Trace	Dickinson Add D	Bayou Oaks
Square Feet	1,918	1,563	2,428	1,823
Lot Size	13,691	8,494	26,955	13,175
Bedrooms	0	3	4	3
Bathrooms	2	2	2	2
Garage		2	2	0
Stories	1	1	1	1
Pool	No	No	Yes	Yes
Year Built	0	1988	1987	1975
Maint. Fee				

3603 Sweeney Dr

DICKINSON, TX 77539

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ABOUT

3603 Sweeney Dr DICKINSON TX 77539 was recently sold. It is 1,918 sqft. 2 Full Bath(s) .

SOLD COMPARABLE

Features

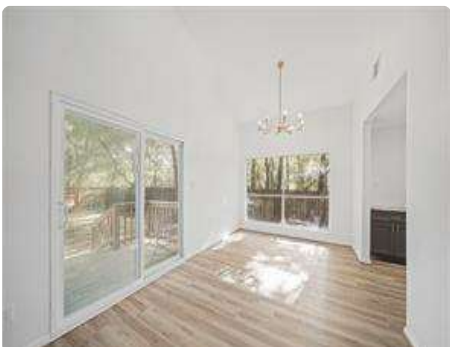
Listing Price	\$157,727 (\$82/SQFT)	Listing Broker	Worth Clark Realty
Bathrooms	2 Full		
Stories	1		
Building Sqft.	1,918/Building Plan		
Lot Size	13,691 Sqft.		



3603 Sweeney Dr
DICKINSON, TX 77539

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PHOTO GALLERY



3534 Sweeney Drive

Dickinson, TX 77539

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ABOUT

Stunning Dickinson gem on the water! This exclusive property is truly a one-of-a-kind waterfront home that rarely hits the market. Awesome location with easy connectivity to I-45, making commutes into Houston or Galveston and everything in between much easier. A massive, almost 3/4 of an acre wooded lot awaits at the end of quaint Sweeney Dr. Inside, vaulted ceilings and gorgeous wood beams welcome you and your guests. Large windows surround the main living room and fill the space with natural...

SOLD COMPARABLE

Features

Listing Price	\$450,000 (\$185/SQFT)	Sold Price	\$425,000 (\$175/SQFT) Sold Date: May 19, 2023
Property Type	Single-Family	Legal Desc.	ABST 19 PERRY & AUSTIN SUR PT OF LOTS 142 & 143 (143-0-1) DI
Bathrooms	2 Full	Bedrooms	4
Stories	1	Garage	2
Year Built	1987	Style	Traditional
Building Sqft.	2,428/Building Plan	Listing Broker	Worth Clark Realty
Lot Size	26,955 Sqft.		



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3534 Sweeney Drive

Dickinson, TX 77539

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PHOTO GALLERY



3919 Kristen Drive

Dickinson, TX 77539

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ABOUT

This like new fully bricked custom home is loaded with upgrades & has a great sized back yard with a custom-built workshop and separate storage shed. There is doublewide Gate access available on both sides of the home, with Jellyfish style lighting illuminating the path towards the workshop. Inside, a stained beam across the vaulted great room ceiling accents the gas and wood burning fireplace and contrasts beautifully with the custom built-ins in the living area. The kitchen is fully loaded...

SOLD COMPARABLE

Features

Listing Price	\$285,000 (\$182/SQFT)	Sold Price	\$290,000 (\$186/SQFT) Sold Date:Mar 28, 2023
Property Type	Single-Family	Legal Desc.	ABST 19 PERRY & AUSTIN SUR LOT 24 FOX TRACE SUB
Bathrooms	2 Full	Bedrooms	3
Stories	1	Garage	2
Year Built	1988	Style	Craftsman
Building Sqft.	1,563/Building Plan	Listing Broker	Worth Clark Realty
Lot Size	8,494 Sqft.		

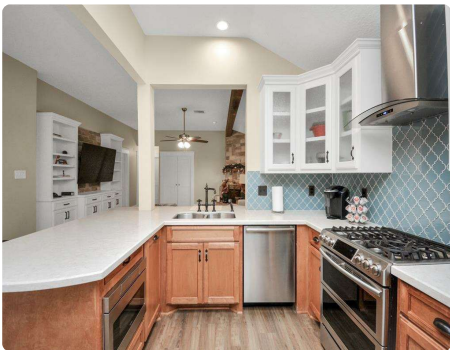


3919 Kristen Drive

Dickinson, TX 77539

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PHOTO GALLERY



3801 Bayou Circle

Dickinson, TX 77539

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ABOUT

This beautiful one-story home is nestled on an oversized lot! The backyard has a large in-ground pool with stone decking, a storage building and additional space for an open play area, playset or garden. When you enter the home you will notice the lovely updates from the 4-inch crown molding, fresh paint colors, new windows, recessed lighting, tile flooring, soft-closed cabinetry, quartz countertops and stainless steel appliances. The open floor plan flows seamlessly from the kitchen to the...

SOLD COMPARABLE

Features

Listing Price	\$290,000 (\$159/SQFT)	Sold Price	\$310,000 (\$170/SQFT) Sold Date:Jul 11, 2023
Property Type	Single-Family	Legal Desc.	ABST 19 PERRY & AUSTIN SUR LOT 111 BAYOU OAKS SUB
Bathrooms	2 Full	Bedrooms	3
Stories	1	Style	Traditional
Year Built	1975	Listing Broker	Worth Clark Realty
Building Sqft.	1,823/Building Plan		
Lot Size	13,175 Sqft.		

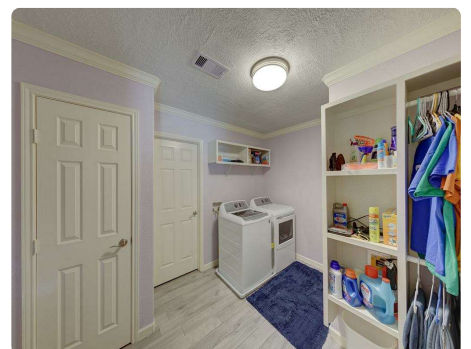


3801 Bayou Circle

Dickinson, TX 77539

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PHOTO GALLERY



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PENDING COMPARABLE PROPERTIES PENDING COMPARABLE PROPERTIES

 [Access the Interactive Map](#)



3603 Sweeney Dr



926 Royal Oak Dr

List Price	\$157,727	\$267,000
Days on Market		99
Subdivision	SOMMERS	Royal Oaks
Square Feet	1,918	1,867
Lot Size	13,691	11,480
Bedrooms	0	4
Bathrooms	2	2
Garage		2
Stories	1	1
Pool	No	No
Year Built	0	1977
Maint. Fee		

926 Royal Oak Dr

Dickinson, TX 77539

[View Details](#)

ABOUT

This stunning home is sure to impress! With its natural color palette, fresh interior paint, and cozy fireplace, this property is a must-see. The kitchen features a center island and a beautiful backsplash, creating the perfect space for preparing meals. The additional rooms offer flexible living space for any need. The primary bathroom includes double sinks and plenty of under sink storage. Outside, the fenced-in backyard has a sitting area, making it the perfect spot for relaxing. This home...

Features

Listing Price \$267,000

Property Type Single-Family

Bathrooms 2 Full

Stories 1

Year Built 1977

Building Sqft. 1,867/Building Plan

Lot Size 11,480 Sqft.

Legal Desc. ABST 19 PERRY & AUSTIN SUR LOT 15 ROYAL OAKS

Bedrooms 4

Garage 2

Style Traditional

Listing Broker Worth Clark Realty



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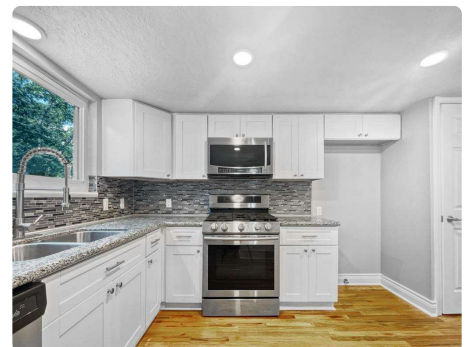
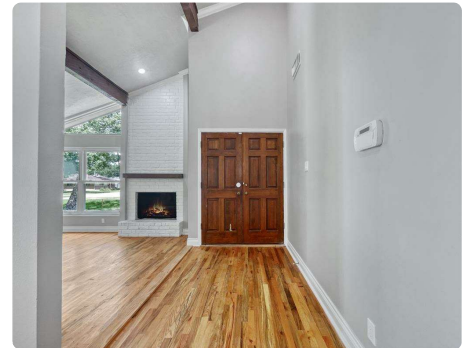
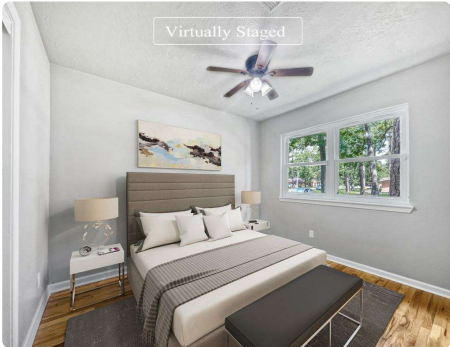


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PHOTO GALLERY



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ACTIVE COMPARABLE PROPERTIES ACTIVE COMPARABLE PROPERTIES

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3603 Sweeney Dr



1317 Plantation Dr



1720 Pinegrove St

	3603 Sweeney Dr	1317 Plantation Dr	1720 Pinegrove St
List Price	\$157,727	\$340,000	\$339,000
Days on Market		268	7
Subdivision	SOMMERS	Plantation Oaks	Oak Forest
Square Feet	1,918	2,357	2,850
Lot Size	13,691	18,200	11,700
Bedrooms	0	4	3
Bathrooms	2	2/1	2/1
Garage		2	2
Stories	1	1	1
Pool	No	No	No
Year Built	0	1982	2002
Maint. Fee			

1317 Plantation Dr

Dickinson, TX 77539

[View Details](#)

ABOUT

NICE LARGE 4 BEDROOM ONE STORY HOME, LOTS OF MATURE TREES SURROUNDING PROPERTY, NEWER REMODELING TOUCHES, A MUST SEE TO APPRECIATE

Features

Listing Price	\$340,000	Legal Desc.	ABST 19 PERRY & AUSTIN SUR LOT 3 PLANTATION OAKS UNRECORDED
Property Type	Single-Family	Bedrooms	4
Bathrooms	2 Full & 1 Half Bath	Garage	2
Stories	1	Style	Traditional
Year Built	1982	Listing Broker	Worth Clark Realty
Building Sqft.	2,357/Building Plan		
Lot Size	18,200 Sqft.		



1317 Plantation Dr

Dickinson, TX 77539

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PHOTO GALLERY



1720 Pinegrove St

Dickinson, TX 77539

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ABOUT

This beautiful home built in 2002 is on an oversized lot and has upgrades galore! The gourmet kitchen has all Bosch appliances, leather granite countertops, soft close cabinetry thru out the home, a pot filler, tons of storage, commercial vent hood, an enormous 7 1/2'x 5 1/2' island with extra seating. The home also features double pain windows, recessed lighting, quartz counters in half bath and secondary jack and jill full bath with a large walk in shower with rain head. Primary bathroom has...

Features

Listing Price	\$339,000	Legal Desc.	ABST 19 PERRY & AUSTIN SUR LOT 106 & SW 20 FT OF 105 OAK FOR
Property Type	Single-Family	Bedrooms	3
Bathrooms	2 Full & 1 Half Bath	Garage	2
Stories	1	Style	Traditional
Year Built	2002	Listing Broker	Worth Clark Realty
Building Sqft.	2,850/Building Plan		
Lot Size	11,700 Sqft.		



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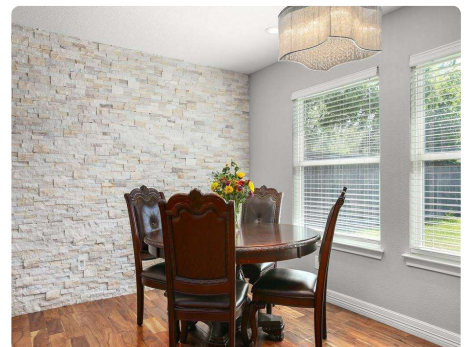
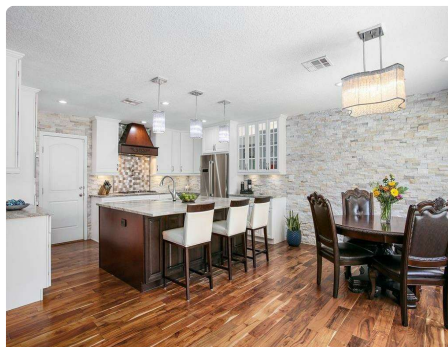


1720 Pinegrove St

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PHOTO GALLERY



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HOME VALUE COMPARABLE

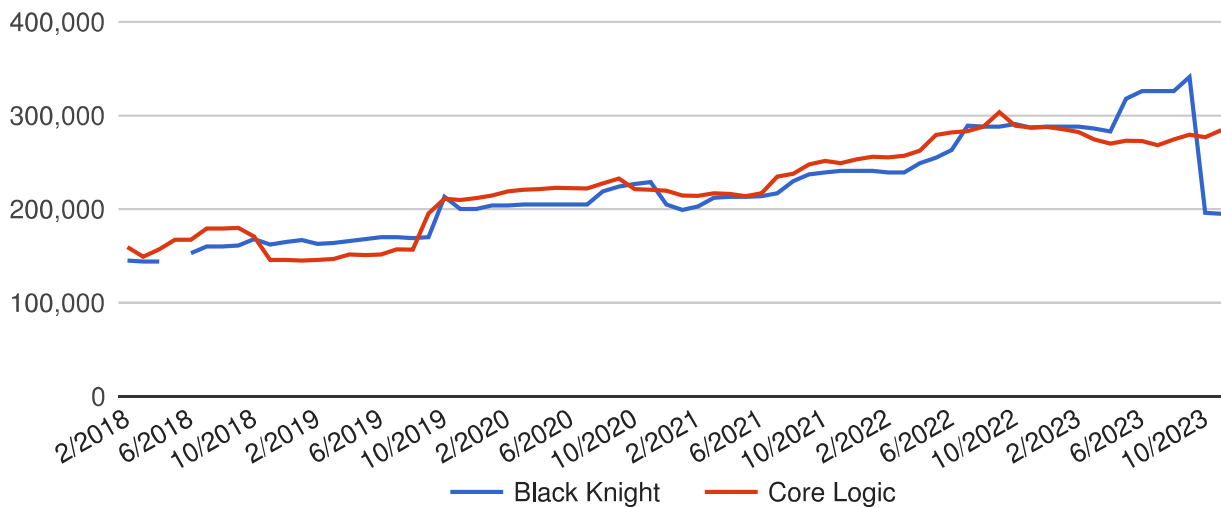
We Compare Estimates From Quality Third-Party Sources To Give You The Most Comprehensive Evaluation Available Online. All Information Presented Should Be Independently Verified.

CURRENT VALUATIONS

BLACK KNIGHT	CoreLogic	Zillow	Appraisal Districts
AVM Value \$195K \$101.67/Sqft	AVM Value \$285K \$148.33/Sqft	AVM Value \$329K \$171.32/Sqft	AVM Value \$231K \$120.63/Sqft
Value Range \$185K - \$205K	Value Range \$265K - \$304K	Value Range \$312K - \$345K	Value Range \$231,360
Confidence Score 95%	Confidence Score 93%	Confidence Score NA	Confidence Score NA
Margin Of Error*: 5%	Margin Of Error*: 7%		

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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