

**52 Oyster Creek Ct, Lake Jackson, TX 77566-4622, Brazoria County**

APN: 5850-1216-000 CLIP: 4462131253

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	<b>1,224</b>	<b>18,548</b>	<b>1959</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Salt Block I	Tax Billing City & State	Houston, TX
Owner Occupied	No	Tax Billing Zip	77025
Carrier Route	C015	Tax Billing Zip+4	3818
Tax Billing Address	3014 Broadmead Dr		

LOCATION INFORMATION			
Subdivision	Area B-C-D-E-G-H-J-K-L Etc La	Key Map	884j
School District Name	Brazosport ISD	Census Tract	6636.00
Neighborhood Code	S5850cr-S5850cr	Flood Zone Code	X500L
Township	Lake Jackson	Flood Zone Date	12/30/2020
MLS Area	5	Flood Zone Panel	48039C0620K
Market Area	LAKE JACKSON	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Parcel ID	5850-1216-000	Block #	1
Parcel ID	223391	% Improved	77%
Parcel ID	58501216000	Tax Area	GBC
Lot #	1	Water Tax Dist	Nav
Legal Description	AREA B-C-D-E-G-H-J-K-L ETC (LAKE JACKSON) LOT 1 AREA K		
M.U.D. Information	<a href="#">Dr2</a>		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$256,740	\$238,840	\$211,030
Assessed Value - Land	\$60,100	\$50,080	\$47,300
Assessed Value - Improved	\$196,640	\$188,760	\$163,730
YOY Assessed Change (\$)	\$17,900	\$27,810	
YOY Assessed Change (%)	7.49%	13.18%	
Market Value - Total	\$256,740	\$238,840	\$211,030
Market Value - Land	\$60,100	\$50,080	\$47,300
Market Value - Improved	\$196,640	\$188,760	\$163,730
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$4,932		
2022	\$5,237	\$305	6.18%
2023	\$4,987	-\$250	-4.76%

Jurisdiction	Tax Rate	Tax Amount
Lake Jackson City	.32717	\$839.98
Velasco Drainage Dist	.06729	\$172.76
Brazoria County	.27066	\$694.90
Brazosport College	.26483	\$679.93
Port Freeport	.01601	\$41.10
County Road & Bridge	.04328	\$111.13
Brazosport ISD	.9533	\$2,447.50
Total Estimated Tax Rate	1.9425	

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 Porch
Lot Acres	0.4258	Porch Sq Ft	140
Lot Sq Ft	18,548	Patio/Deck 2 Area	132
# of Buildings	1	Parking Type	Brick Garage

Building Type	Residential
Building Sq Ft	Tax: 2,124 MLS: 1,224
Ground Floor Sq Ft	2,124
Stories	1
Condition	Good
Quality	Average
Bedrooms	MLS: 3
Total Baths	2
MLS Total Baths	2
Full Baths	2
Fireplace	Y
Fireplaces	1
Elec Svs Type	Electric/Gas

No. Parking Spaces	MLS: 2
Garage Type	Garage
Garage Capacity	MLS: 2
Garage Sq Ft	550
Roof Material	Composition Shingle
Roof Shape	A-Frame
Interior Wall	Panelled
Floor Cover	Tile
Foundation	Slab
Exterior	Brick Veneer
Year Built	1959
Effective Year Built	1965

<b>FEATURES</b>
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Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	2,124	1959	\$140,250
Open Porch	S	140	1959	\$1,220
Brick Garage	S	550	1959	\$6,940
Open Porch	S	132	1959	\$1,150

<b>SELL SCORE</b>
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Rating	High	Value As Of	2024-01-14 04:44:00
Sell Score	778		

<b>ESTIMATED VALUE</b>
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RealAVM™	\$271,800	Confidence Score	86
RealAVM™ Range	\$248,500 - \$295,100	Forecast Standard Deviation	9
Value As Of	01/08/2024		

(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.

<b>RENTAL TRENDS</b>
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Estimated Value	2454	Cap Rate	5.8%
Estimated Value High	2938	Forecast Standard Deviation (FSD)	0.2
Estimated Value Low	1970		

(1) Rental Trends is a CoreLogic® derived value and should be used for information purposes only.

(2) The FSD denotes confidence in an Rental Trends 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 a Rental Amount estimate will fall within, based on the consistency of the information available to the Rental Amount at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

<b>LISTING INFORMATION</b>
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MLS Listing Number	<a href="#">15114827</a>	MLS Original List Price	\$358,500
MLS Status	Terminated	MLS Status Change Date	07/23/2022
Listing Area	5	MLS Withdrawn Date	07/23/2022
MLS D.O.M	22	Listing Agent	Rasheedr-Rasheed Refaey
MLS Listing Date	06/30/2022	Listing Broker	TAO INTERESTS, INC.
MLS Current List Price	\$358,500		

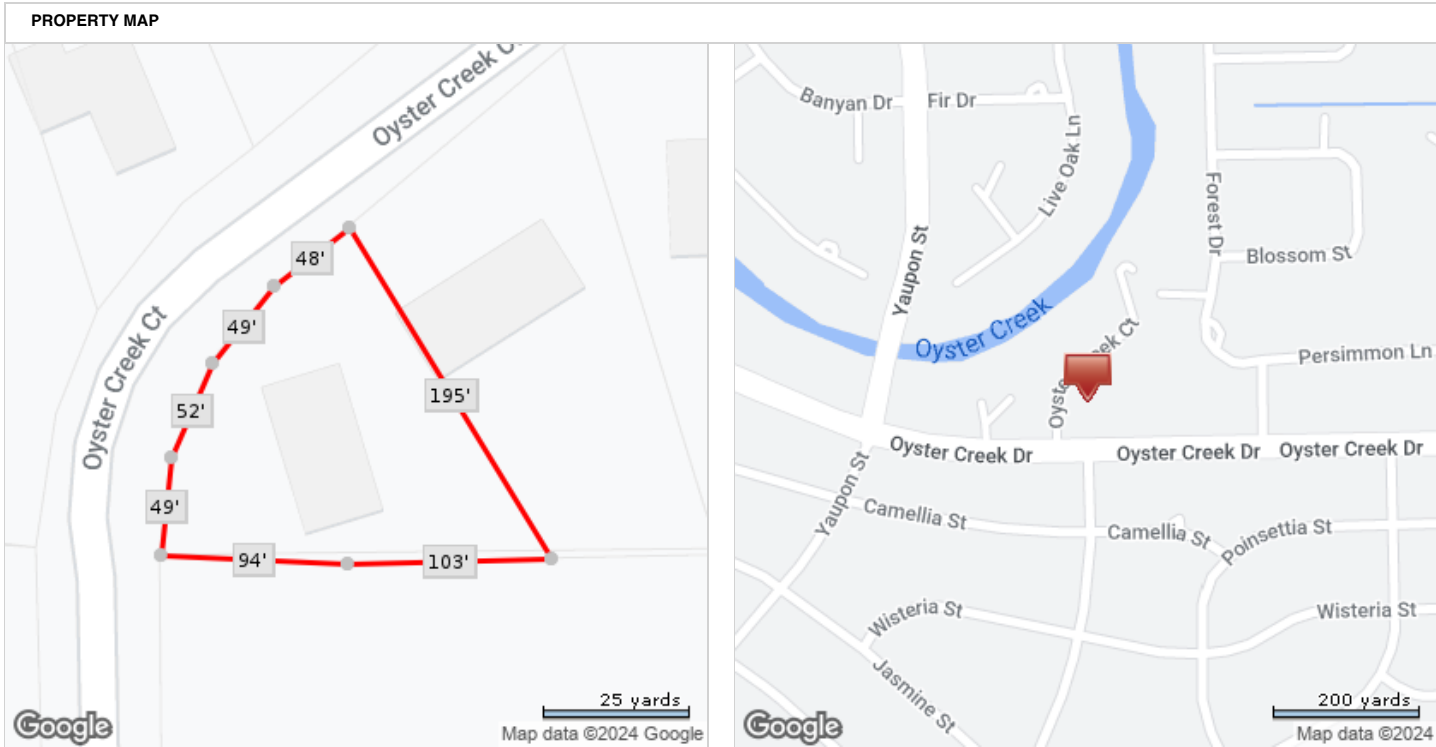
MLS Listing #	20340179
MLS Status	Expired
MLS Listing Date	05/12/2022
MLS Listing Price	\$382,400
MLS Orig Listing Price	\$382,400

<b>LAST MARKET SALE &amp; SALES HISTORY</b>
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Recording Date	10/05/2021
Buyer Name	Salt Block I LLC
Seller Name	Packard Lawrence H III & Steven D
Document Number	65870
Document Type	Warranty Deed

<b>MORTGAGE HISTORY</b>
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Mortgage Date	11/14/2022	10/05/2021
Mortgage Amount	\$227,300	\$211,300
Mortgage Lender	144828	Lendinghome Fndg Corp
Mortgage Code	Conventional	Conventional
Borrower Name	Salt Block I LLC	Salt Block I LLC



\*Lot Dimensions are Estimated