


306 Nieman St, Yoakum, TX 77995-2950, Dewitt County


APN: 14847 CLIP: 4283131258

	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	
	1,344	14,000	N/A	MBL HM	

OWNER INFORMATION			
Owner Name	Cielo Claro Properties LLC	Tax Billing Zip+4	5503
Tax Billing Address	144 County Road 95ccc	Owner Occupied	No
Tax Billing City & State	Moulton, TX	Mailing Address	144 County Road 95ccc
Tax Billing Zip	77975		

COMMUNITY INSIGHTS			
Median Home Value	\$142,194	School District	YOAKUM ISD
Median Home Value Rating	2 / 10	Family Friendly Score	84 / 100
Total Crime Risk Score (for the neighborhood, relative to the nation)	88 / 100	Walkable Score	13 / 100
Total Incidents (1 yr)	20	Q1 Home Price Forecast	\$150,060
Standardized Test Rank	65 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
School District	31	Within 250 Feet of Multiple Flood Zone	No
School District Name	Yoakum ISD	Flood Zone Panel	48123C0125C
Census Tract	9701.00	Flood Zone Date	01/06/2011
Subdivision	Plaza Add	Carrier Route	C001
Most Hazardous Flood Zone	X		

TAX INFORMATION			
Property ID	14847	Tax Area	01
Geo ID	355500001100030000000	Tax Appraisal Area	01
Property ID 3	0014847	% Improved	78%
Legal Description	3.4 1086 PLAZA YKM BK 11 		
Block	11		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Market Value - Total	\$20,010	\$19,470	\$17,970
Market Value - Land	\$4,500	\$4,500	\$3,000
Market Value - Improved	\$15,510	\$14,970	\$14,970
Assessed Value - Total	\$20,010	\$19,470	\$17,970
Assessed Value - Land	\$4,500	\$4,500	\$3,000
Assessed Value - Improved	\$15,510	\$14,970	\$14,970
YOY Assessed Change (\$)	\$540	\$1,500	
YOY Assessed Change (%)	2.77%	8.35%	

Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$399		
2022	\$368	-\$30	-7.62%
2023	\$327	-\$41	-11.14%

Jurisdiction	Tax Type	Tax Amount	Tax Rate
Dewitt County	Actual	\$59.43	.297
Yoakum ISD	Actual	\$201.91	1.00904
Yoakum	Actual	\$24.06	.12023
Dewitt Co Road #2	Actual	\$13.81	.06901
Yoakum Hospital Dist	Actual	\$27.45	.1372
Pecan Valley Water Dis	Actual	\$0.44	.00221
Total Estimated Tax Rate			1.6347

CHARACTERISTICS			
Land use - County	Mobile Home W/Land	Gross Area	1,344

Land Use - CoreLogic	MOBILE HOME
Lot Acres	0.3214
Lot Area	14,000
Lot Frontage	100
Lot Depth	140

Building Sq Ft	1,344
Porch	Frame Porch
Building Type	Manufactured Home
No. of Porches	2
Porch 1 Area	160

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Mfg Home	S	1,344	1998	\$12,030
Porch Frame	S	160	1998	\$640
Porch Frame	S	240	1998	\$960
Fvo	S	240		\$500
Shed	S	240	2000	\$840

SELL SCORE			
Rating	Low	Value As Of	2024-01-21 04:41:58
Sell Score	357		

RENTAL TRENDS			
Estimated Value	1679	Estimated Value Low	1216
Estimated Value High	2142	Forecast Standard Deviation (FSD)	0.28

(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.

LAST MARKET SALE & SALES HISTORY				
Recording Date	03/30/2017	07/27/2009	06/26/2006	06/19/2006
Sale/Settlement Date	03/27/2017			
Document Number	587-21	291-222	199-215	198-676
Document Type	Warranty Deed	Deed (Reg)	Deed (Reg)	Deed (Reg)
Buyer Name	Cavazos Veronica L	Cowan Adela	Cowan Carl F & Adela	Cowan Carl F & Adela
Seller Name	Cowan Adela A	Cowan Carl F & Adela	Mccabe Edna S	Mccabe Edna S
Multi/Split Sale Type				Multiple

PROPERTY MAP


25 yards
Map data ©2024 Google

200 yards
Map data ©2024

*Lot Dimensions are Estimated

302 Nieman St, Yoakum, TX 77995-2950, Dewitt County

APN: 14848 CLIP: 2321987992

	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	
	1,768	14,000	1950	SFR	

OWNER INFORMATION			
Owner Name	Cielo Claro Properties LLC	Tax Billing Zip+4	5503
Tax Billing Address	144 County Road 95ccc	Owner Occupied	No
Tax Billing City & State	Moulton, TX	Mailing Address	144 County Road 95ccc
Tax Billing Zip	77975		

COMMUNITY INSIGHTS			
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Total Incidents (1 yr)	20	Q1 Home Price Forecast	\$150,060
Standardized Test Rank	65 / 100	Last 2 Yr Home Appreciation	24%

LOCATION INFORMATION			
School District	31	Within 250 Feet of Multiple Flood Zone	No
School District Name	Yoakum ISD	Flood Zone Panel	48123C0125C
Census Tract	9701.00	Flood Zone Date	01/06/2011
Subdivision	Plaza Add	Carrier Route	C001
Most Hazardous Flood Zone	X		

TAX INFORMATION			
Property ID	14848	Tax Area	01
Geo ID	355500001100050000000	Tax Appraisal Area	01
Property ID 3	0014848	% Improved	97%
Legal Description	5.6 1086 PLAZA YKM BK 11 100X140		
Block	11		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Market Value - Total	\$156,280	\$104,700	\$103,200
Market Value - Land	\$4,500	\$4,500	\$3,000
Market Value - Improved	\$151,780	\$100,200	\$100,200
Assessed Value - Total	\$156,280	\$104,700	\$103,200
Assessed Value - Land	\$4,500	\$4,500	\$3,000
Assessed Value - Improved	\$151,780	\$100,200	\$100,200
YOY Assessed Change (\$)	\$51,580	\$1,500	
YOY Assessed Change (%)	49.26%	1.45%	
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$2,289		
2022	\$1,980	-\$309	-13.5%
2023	\$2,555	\$575	29.05%
Jurisdiction	Tax Type	Tax Amount	Tax Rate
Dewitt County	Actual	\$464.15	.297
Yoakum ISD	Actual	\$1,576.93	1.00904
Yoakum	Actual	\$187.90	.12023
Dewitt Co Road #2	Actual	\$107.85	.06901
Yoakum Hospital Dist	Actual	\$214.42	.1372
Pecan Valley Water Dis	Actual	\$3.45	.00221
Total Estimated Tax Rate			1.6347

CHARACTERISTICS

Land Use - County	Significance Home
Land Use - Corelogic	SFR
Lot Acres	0.3214
Lot Area	14,000
Lot Frontage	100
Lot Depth	140
Gross Area	1,768
Building Sq Ft	1,768
Ground Floor Area	1,768



Garage Type	Carport
Porch	Frame Porch
Year Built	1950
Effective Year Built	1990
Building Type	Residential
Carport Area	240
No. of Porches	1
Parking Type	Carport
Porch 1 Area	24

FEATURES

Feature Type	Unit	Size/Qty	Year Built	Value
Fvo				\$300
Porch Frame	S	24	1950	\$360
Carport	S	240	1950	\$600
Storage	S	80	2000	\$560

SELL SCORE

Rating	Low	Value As Of	2024-01-21 04:41:58
Sell Score	406		

RENTAL TRENDS

Estimated Value	1490	Cap Rate	6.8%
Estimated Value High	1958	Forecast Standard Deviation (FSD)	0.31
Estimated Value Low	1022		

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LAST MARKET SALE & SALES HISTORY

Recording Date	08/11/2016	06/19/2006
Sale/Settlement Date	08/05/2016	
Document Number	574-231	198-676
Document Type	Warranty Deed	Deed (Reg)
Buyer Name	Cavazos Veronica L	Cowan Carl F & Adela
Seller Name	Cowan Adela A	Mccabe B T Sr & Edna
Multi/Split Sale Type		Multi
Title Company	Stewart Title	

MORTGAGE HISTORY

Mortgage Date	08/11/2016
Mortgage Amount	\$35,600
Mortgage Lender	First St Bk
Mortgage Code	Conventional
Mortgage Type	Resale
Mortgage Term	20
Mortgage Int Rate	5.99
Mortgage Term Code	Years

PROPERTY MAP



*Lot Dimensions are Estimated

