



Comparative Market Analysis

12247 Oakline Dr

PEARLAND, TX 77581

Prepared For **Dion Palmer** on Mar 06, 2024



Prepared by



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LPT Realty, LLC

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12247 Oakline Dr
CLEAR CREEK MANOR

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SALES PRICE RECOMMENDATION

Sold Properties Analysis

Average Sales Price From Comparable Sold Properties	\$375,000
Average Square Feet From Comparable Sold Properties	2094
Average Price / Square Foot	\$179.08

Your Property Analysis

Square Feet Of Your Property	2000
Your Sales Price Based On Average Price Per SQFT 2000 X \$179.08	\$358,160

Your Property Estimated Price After Adjustment **\$358,160**



SALES PRICE RANGE

(Suggested)

\$350,997

\$365,323

Based On 2% Variance Of Estimated Value

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SOLD COMPARABLE PROPERTIES SOLD COMPARABLE PROPERTIES

 [Access the Interactive Map](#)



	12247 Oakline Dr	12431 Oakline Drive	12722 Wellborne Road	12802 Eiker Rd	12515 Boxwood Ct
List Price	\$159,900	\$369,900	\$325,000	\$350,000	\$495,000
Days on Market	32	99	1	16	11
Sold Price	135,000	\$360,000	\$325,000	\$350,000	\$465,000
Sold Price/sqft	\$68	\$201.34	\$190.17	\$170.73	\$164.31
Sold Date	2020-06-16	05/30/2023	06/27/2023	07/20/2023	12/08/2023
Subdivision	CLEAR CREEK MANOR	Clear Creek Manor Sec 3	Clear Creek Manor Sec 2	Clear Creek Manor Sec 2	Clear Creek Manor Sec 3
Square Feet	2,000	1,788	1,709	2,050	2,830
Lot Size	31,537	28,662	33,415	32,653	21,780
Bedrooms	4	3	4	4	3
Bathrooms	2	2	1/5	2	3
Garage	2	2	2	2	3
Stories	2	1	1	1	1
Pool	Yes	No	No	No	No
Year Built	1961	1962	1962	1962	2002
Maint. Fee					

12247 Oakline Dr

PEARLAND, TX 77581

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ABOUT

Spacious Home on a .724 Acre Lot in Brookside Village! FIXER UPPER at 2000 Sq Ft with 4 Bedrooms/2 Baths/2 Car Garage. Beautiful Green Lot with Mature Trees and lots of Elbow Room between Neighbors. Many 1st floor walls are down to the studs and ready for a Buyer's creative handy work to make it your own. New Water Heater 2018. New Kitchen Sink/Cabinets 2018. Downstairs Walk-In Shower 2018. Large Bedrooms with Master Downstairs. Tons of Potential! Quiet Community with a Country Lifestyle...

SOLD COMPARABLE

Features

Listing Price	\$159,900 (\$80/SQFT)	Sold Price	\$135,000 (\$68/SQFT) Sold Date:Jun 16, 2020
Property Type	Single-Family	Legal Desc.	CLEAR CREEK MANOR SEC 3 (A0544) (BROOKSIDE VLG) BLK 1 LOT 6
Bathrooms	2 Full	Bedrooms	4
Stories	2	Garage	2
Year Built	1961	Style	Ranch,Traditional
Building Sqft.	2,000/Building Plan	Listing Broker	LPT Realty, LLC
Lot Size	31,537 Sqft.		



Comparative Market Analysis

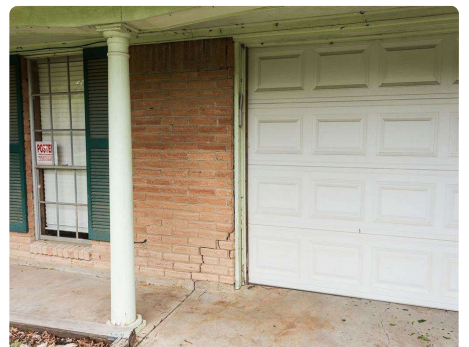
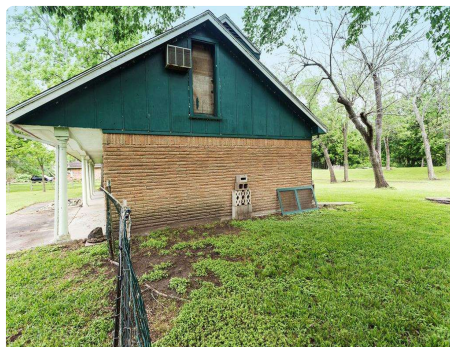
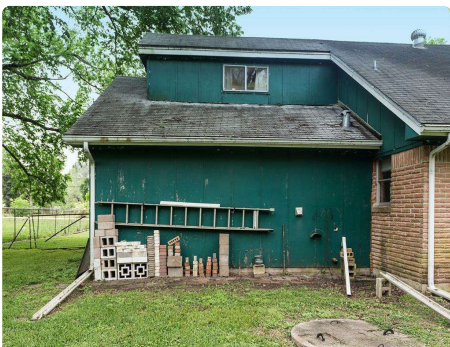
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12247 Oakline Dr
PEARLAND, TX 77581

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PHOTO GALLERY



12431 Oakline Drive

Pearland, TX 77581

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ABOUT

Take a virtual tour now! WOW! Beautifully updated, over half an acre lot, PISD, PEX piping and so much more! So much detail has been put into the remodeling of this lovely home! Upon entry, you'll notice luxury vinyl plank flooring throughout, an awesome wood burning stove, spacious updated kitchen w/ gas range and stainless steel, and large laundry room. Not-so-noticeable updates include recently added insulation the attic and up to date electrical wiring. The primary bedroom features a large...

SOLD COMPARABLE

Features

Listing Price	\$369,900 (\$207/SQFT)	Sold Price	\$360,000 (\$201/SQFT) Sold Date:May 30, 2023
Property Type	Single-Family	Legal Desc.	CLEAR CREEK MANOR SEC 3 (A0544) (BROOKSIDE VILLAGE) BLK 1 LO
Bathrooms	2 Full	Bedrooms	3
Stories	1	Garage	2
Year Built	1962	Style	Ranch
Building Sqft.	1,788/Building Plan	Listing Broker	LPT Realty, LLC
Lot Size	28,662 Sqft.		

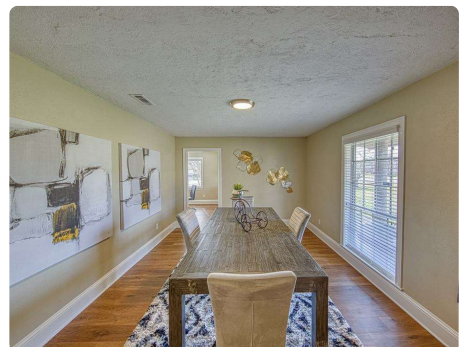
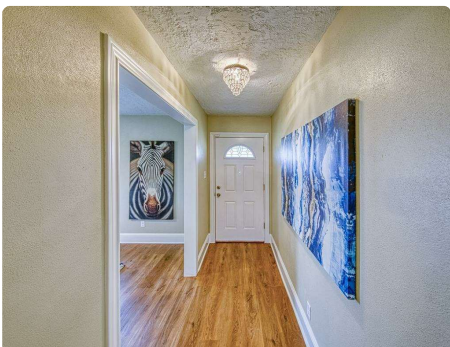
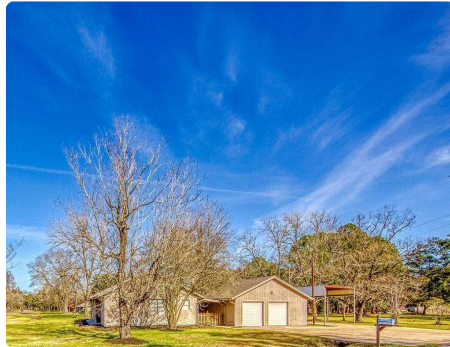


12431 Oakline Drive

Pearland, TX 77581

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PHOTO GALLERY



12722 Wellborne Road

Brookside, TX 77581

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ABOUT

This cozy 4 bedroom 1 and a half bath home features a garage apartment with 2 bedrooms and a kitchen. The home sits on roughly three quarter acres. It would serve as a great home for a multi-generational family or a double income investment property.

SOLD COMPARABLE

Features

Listing Price	\$325,000 (\$190/SQFT)
Property Type	Single-Family
Bathrooms	1 Full & 5 Half Bath
Stories	1
Year Built	1962
Building Sqft.	1,709/Building Plan
Lot Size	33,415 Sqft.

Sold Price	\$325,000 (\$190/SQFT) Sold Date:Jun 27, 2023
Legal Desc.	CLEAR CREEK MANOR SEC 2 (A0544) (BROOKSIDE VILLAGE) BLK 3 LO
Bedrooms	4
Garage	2
Style	Traditional
Listing Broker	LPT Realty, LLC



12722 Wellborne Road

Brookside, TX 77581

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PHOTO GALLERY



12802 Eiker Rd

Brookside, TX 77581

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ABOUT

Welcome to 12802 Eiker Road. A gorgeous home situated on just under 1 acre, unrestricted, with 4 bedrooms and 2 baths. This beautiful home, has an abundance of natural lighting, throughout the home, laminate flooring, PEX plumbing, and updated electrical panel. Large primary bedroom, with his and hers closets. The primary bath has a beautiful walk in glass shower. Farmhouse kitchen, with a large island, gas appliances, quartz counter tops, and farmhouse sink. Enjoy weekends in your massive...

SOLD COMPARABLE

Features

Listing Price	\$350,000 (\$171/SQFT)
Property Type	Single-Family
Bathrooms	2 Full
Stories	1
Year Built	1962
Building Sqft.	2,050/Building Plan
Lot Size	32,653 Sqft.

Sold Price	\$350,000 (\$171/SQFT) Sold Date:Jul 20, 2023
Legal Desc.	CLEAR CREEK MANOR SEC 2 (A0544) (BROOKSIDE VILLAGE) BLK 4 LO
Bedrooms	4
Garage	2
Style	Traditional
Listing Broker	LPT Realty, LLC



Comparative Market Analysis

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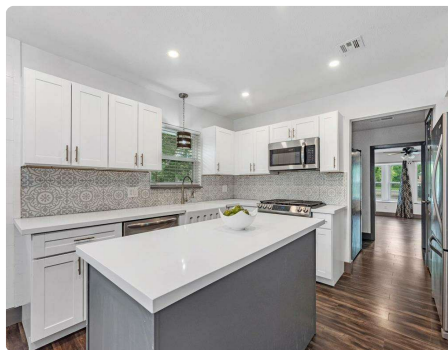
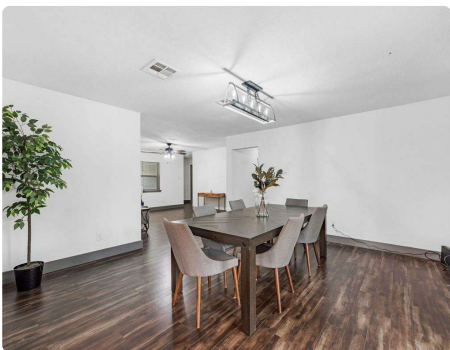
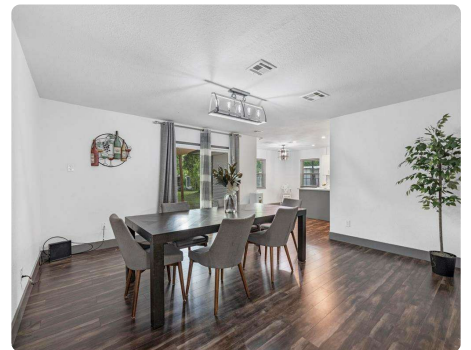
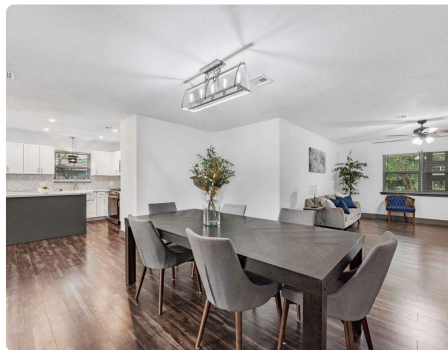
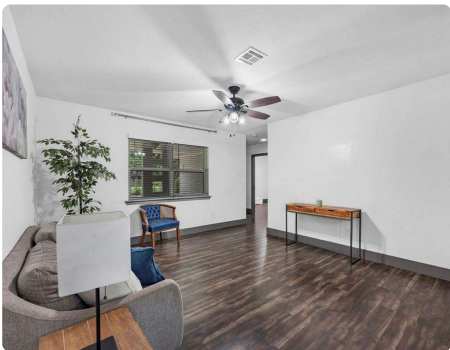


12802 Eiker Rd

Brookside, TX 77581

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PHOTO GALLERY



12515 Boxwood Ct

Brookside, TX 77581

[View Details](#)

ABOUT

This BEAUTIFUL, well-cared for home can be yours!! From the oversized third garage space to the gorgeous quartz countertops and hardwood floors, this house has upgrades galore!! New roof in December 2022. The 16 sear ac unit replaced in 2020, and the 14 sear ac unit was replaced in 2021. Countertops replaced with quartzite in the third bathroom in August 2023. Washer and dryer are staying! There is plenty of cabinet space in the kitchen. The primary bedroom is HUGE, and wait until you...

SOLD COMPARABLE

Features

Listing Price	\$495,000 (\$175/SQFT)	Sold Price	\$465,000 (\$164/SQFT) Sold Date:Dec 08, 2023
Property Type	Single-Family	Legal Desc.	CLEAR CREEK MANOR SEC 3 (A0544) (BROOKSIDE VILLAGE) BLK 4 LO
Bathrooms	3 Full	Bedrooms	3
Stories	1	Garage	3
Year Built	2002	Style	Traditional
Building Sqft.	2,830/Building Plan	Listing Broker	LPT Realty, LLC
Lot Size	21,780 Sqft.		



Comparative Market Analysis

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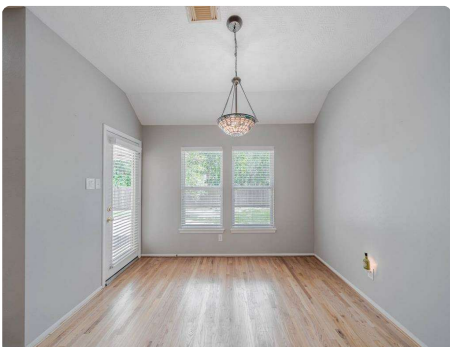
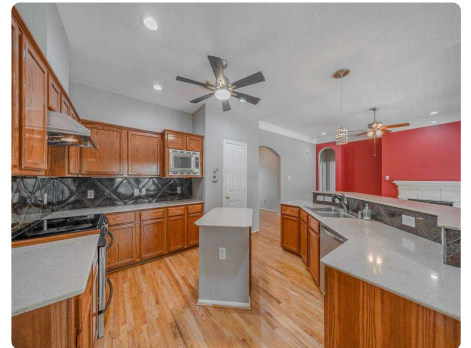
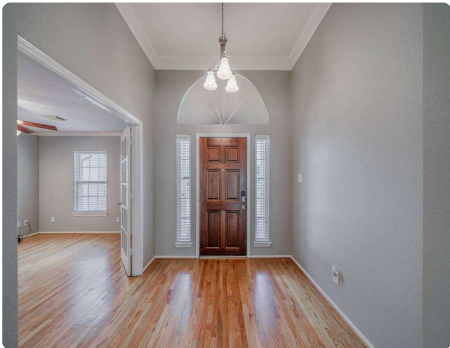
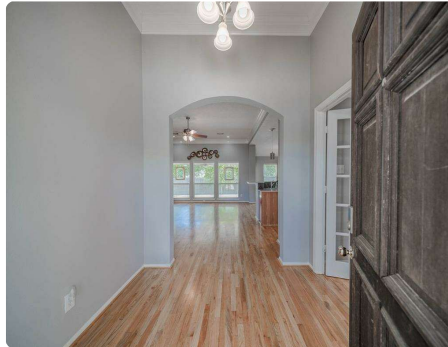


12515 Boxwood Ct

Brookside, TX 77581

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PHOTO GALLERY



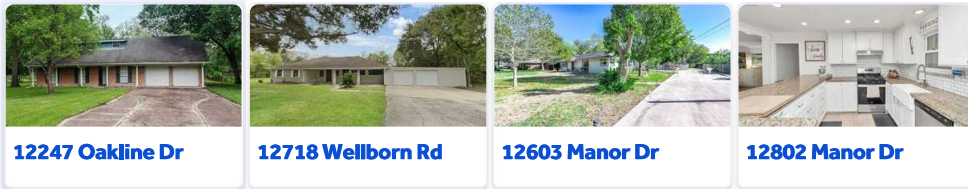
12247 Oakline Dr
CLEAR CREEK MANOR

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PENDING COMPARABLE PROPERTIES PENDING COMPARABLE PROPERTIES

 [Access the Interactive Map](#)



	12247 Oakline Dr	12718 Wellborn Rd	12603 Manor Dr	12802 Manor Dr
List Price	\$159,900	\$310,000	\$349,900	\$475,000
Days on Market	32	494	11	93
Subdivision	CLEAR CREEK MANOR	Clear Creek Manor Sec 2	Clear Creek Manor Sec 1	Clear Creek Manor Sec 1
Square Feet	2,000	2,360	2,136	2,600
Lot Size	31,537	34,212	43,303	44,610
Bedrooms	4	3	3	5
Bathrooms	2	3	2/1	2/1
Garage	2	2	2	0
Stories	2	1	1	1
Pool	Yes	No	No	Yes
Year Built	1961	1955	1965	1958
Maint. Fee				

12802 Manor Dr

Pearland, TX 77581

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ABOUT

Discover your urban homestead paradise! Large, one level home has room for everyone. With a split multi-generational Floor plan of 3/1.5 and 2/1, each with their own open concept living/dining/kitchen. Good sized bedrooms each have their own closet and master has its own bath. Indoor laundry room is brand new with a large climate-controlled storage room off of it. Both kitchens have granite counters and their own pantry as well as tons of cabinets and counter space. Both living areas have...

Features

Listing Price \$475,000

Property Type Single-Family

Bathrooms 2 Full & 1 Half Bath

Stories 1

Year Built 1958

Building Sqft. 2,600/Building Plan

Lot Size 44,610 Sqft.

Legal Desc. CLEAR CREEK MANOR
SEC 1 (A0237)
(BROOKSIDE VILLAGE)
BLK 1 LO

Bedrooms 5

Style Traditional

Listing Broker LPT Realty, LLC



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12802 Manor Dr

Pearland, TX 77581

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PHOTO GALLERY



12603 Manor Dr

Brookside, TX 77581

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ABOUT

This beautiful home is a must see on just short of 1 acre of land in the heart of Pearland! It's the perfect mix of city and country living. This one of a kind with 3 bedroom, 2 1/2 baths, long multi car driveway and oversized backyard is ready for you to make it home.

Features

Listing Price	\$349,900	Legal Desc.	CLEAR CREEK MANOR SEC 1 (A0237) (BROOKSIDE VILLAGE) BLK 2 LO
Property Type	Single-Family	Bedrooms	3
Bathrooms	2 Full & 1 Half Bath	Garage	2
Stories	1	Style	Ranch
Year Built	1965	Listing Broker	LPT Realty, LLC
Building Sqft.	2,136/Building Plan		
Lot Size	43,303 Sqft.		



Comparative Market Analysis

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12603 Manor Dr

Brookside, TX 77581

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PHOTO GALLERY



12718 Wellborn Rd

Brookside, TX 77581

[View Details](#)

ABOUT

Welcome to this fabulous established Pearland neighborhood! Recently renovations include new HVAC, new appliances, fresh interior and exterior paint, flooring throughout the home, and more. Discover a bright and open interior with plenty of natural light and a neutral color palate, complimented by a fireplace. The kitchen is ready for cooking with ample granite counter space, stainless steel appliances, and freshly painted cabinets for storage. You won't want to leave the serene primary...

Features

Listing Price \$310,000

Property Type Single-Family

Bathrooms 3 Full

Stories 1

Year Built 1955

Building Sqft. 2,360/Building Plan

Lot Size 34,212 Sqft.

Legal Desc. CLEAR CREEK MANOR
SEC 2 (A0544)
(BROOKSIDE VILLAGE)
BLK 3 LO

Bedrooms 3

Garage 2

Style Traditional

Listing Broker LPT Realty, LLC



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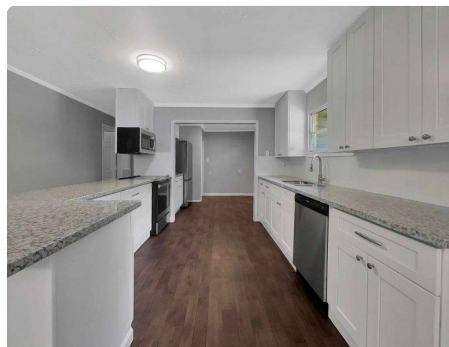
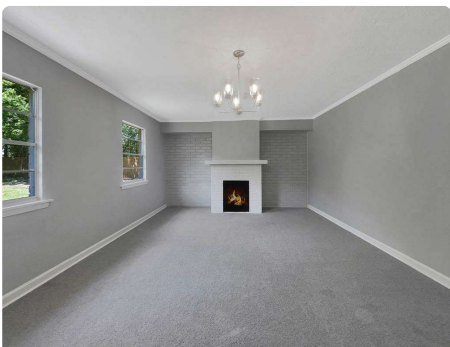
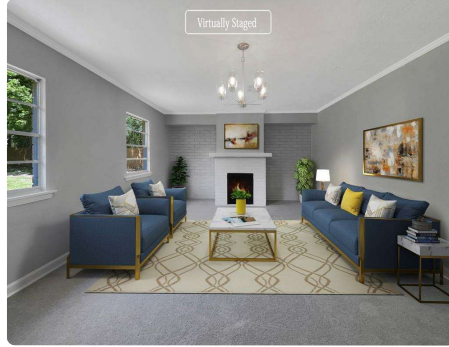


12718 Wellborn Rd

Brookside, TX 77581

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PHOTO GALLERY



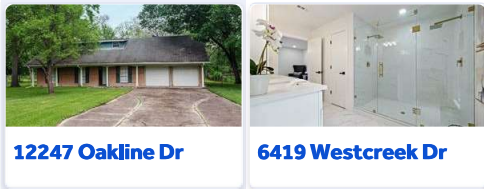
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ACTIVE COMPARABLE PROPERTIES ACTIVE COMPARABLE PROPERTIES

 [Access the Interactive Map](#)



	12247 Oakline Dr	6419 Westcreek Dr
List Price	\$159,900	\$489,900
Days on Market	32	7
Subdivision	CLEAR CREEK MANOR	Clear Creek Manor
Square Feet	2,000	3,070
Lot Size	31,537	44,984
Bedrooms	4	5
Bathrooms	2	3/1
Garage	2	4
Stories	2	2
Pool	Yes	No
Year Built	1961	1958
Maint. Fee		

6419 Westcreek Dr

Brookside Village, TX 77581

[View Details](#)

ABOUT

Welcome home to this spacious 5 bed 3 1/2 bath 2 story home in the sought out Clear Creek Manor community in Brookside Village, Tx! Newly renovated to fit any family gathering. Large kitchen boasts all new appliances, quartz countertops, new cabinets, butler's pantry in mudroom and island seating open to the formal dining room. Beautiful LVP flooring throughout the entire home. Unwind in the evening in the grand primary suite! The gorgeous primary en-suite features a walk-in shower with two...

Features

Listing Price	\$489,900	Legal Desc.	CLEAR CREEK MANOR SEC 1 (A0237) (BROOKSIDE VILLAGE) BLK 3 LO
Property Type	Single-Family	Bedrooms	5
Bathrooms	3 Full & 1 Half Bath	Garage	4
Stories	2	Style	English
Year Built	1958	Listing Broker	LPT Realty, LLC
Building Sqft.	3,070/Building Plan		
Lot Size	44,984 Sqft.		



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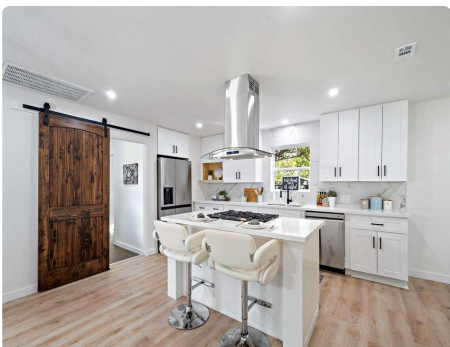
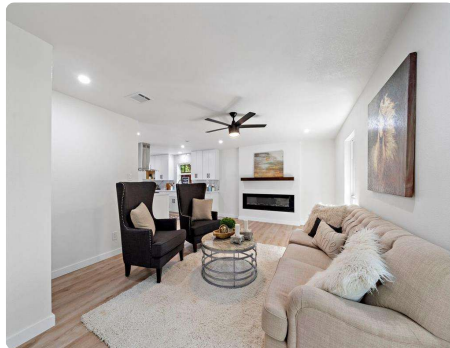


6419 Westcreek Dr

Brookside Village, TX 77581

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PHOTO GALLERY



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CLEAR CREEK MANOR

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HOME VALUE COMPARABLE

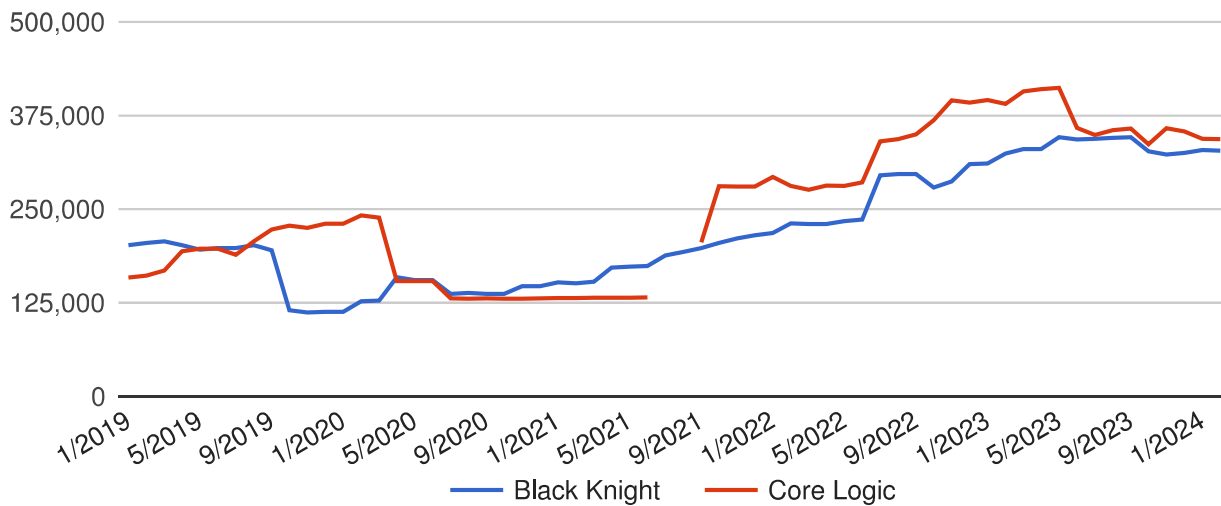
We Compare Estimates From Quality Third-Party Sources To Give You The Most Comprehensive Evaluation Available Online. All Information Presented Should Be Independently Verified.

CURRENT VALUATIONS

BLACK KNIGHT™	CoreLogic	Appraisal Districts
AVM Value \$328K \$164.00/Sqft	AVM Value \$344K \$171.75/Sqft	AVM Value \$275K \$137.46/Sqft
Value Range \$256K - \$400K	Value Range \$315K - \$372K	Value Range \$274,920
Confidence Score 78% Margin Of Error*: 22%	Confidence Score 87% Margin Of Error*: 8%	Confidence Score NA

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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