

2330 Madewood Dr, Missouri City, TX 77459-2759, Fort Bend County

APN: 6710-22-001-0030-907 CLIP: 3622901398

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	3	2	N/A	\$190,000	08/16/2011
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,852	7,691	1995	SFR	

OWNER INFORMATION			
Owner Name	Kash Family Partnership Ltd	Tax Billing City & State	Houston, TX
Owner Occupied	No	Tax Billing Zip	77041
Carrier Route	C001	Tax Billing Zip+4	6917
Tax Billing Address	11660 Brittmoore Park Dr		

LOCATION INFORMATION			
Subdivision	Plantation Creek Sec 2-B	Topography	High
School District Name	Fort Bend ISD	Census Tract	6715.01
Neighborhood Code	Plantation Creek-4910	Map Facet	A-086-N
Township	Missouri City	Flood Zone Code	X500L
MLS Area	MISSOURI CITY AREA	Flood Zone Date	04/02/2014
Market Area	MISSOURI CITY AREA	Flood Zone Panel	48157C0280L
Key Map	609b	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Parcel ID	6710-22-001-0030-907	Block #	1
Parcel ID	R174482	% Improved	88%
Parcel ID	6710220010030907	Tax Area	G01
Lot #	3	Water Tax Dist	W07
Legal Description	PLANTATION CREEK SEC 2-B, BLOCK 1, LOT 3		
M.U.D. Information	M16		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$389,642	\$332,400	\$271,740
Assessed Value - Land	\$45,980	\$45,980	\$45,980
Assessed Value - Improved	\$343,662	\$286,420	\$225,760
YOY Assessed Change (\$)	\$57,242	\$60,660	
YOY Assessed Change (%)	17.22%	22.32%	
Market Value - Total	\$389,642	\$332,400	\$271,740
Market Value - Land	\$45,980	\$45,980	\$45,980
Market Value - Improved	\$343,662	\$286,420	\$225,760
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$7,364		
2022	\$8,546	\$1,182	16.05%
2023	\$10,018	\$1,472	17.22%

Jurisdiction	Tax Rate	Tax Amount
Fort Bend ISD	1.1346	\$4,420.88
Hcc Missouri City	.09557	\$372.38
City Of Missouri City	.57375	\$2,235.57
Ft Bend Co Gen	.4383	\$1,707.80
Fort Bend Drng	.0129	\$50.26
First Colony Mud 9	.18	\$701.36
First Col Lid	.136	\$529.91
Total Estimated Tax Rate	2.5711	

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Patio Type	Covered Patio
Land Use - State	Sgl-Fam-Res-Home	Patio/Deck 1 Area	121
Lot Acres	0.1766	Patio/Deck 2 Area	25
Lot Sq Ft	7,691	Parking Type	Attached Garage

# of Buildings	1
Building Sq Ft	1,852
Ground Floor Sq Ft	1,852
Stories	1
Bedrooms	Tax: 4 MLS: 3
Total Baths	2
MLS Total Baths	2
Full Baths	2
Fireplace	Y
Fireplaces	1
Elec Svs Type	Electric/Gas
Cooling Type	Central
Heat Type	Central
Porch	Open Porch
Porch Sq Ft	56

No. Parking Spaces	MLS: 2
Garage Type	Attached Garage
Garage Capacity	MLS: 2
Garage Sq Ft	426
Roof Material	Composition Shingle
Roof Shape	Gable
Interior Wall	Drywall
Floor Cover	Carpet
Foundation	Concrete
Exterior	Brick Veneer
Pool	Pool
Pool Sq Ft	540
Year Built	1995
Effective Year Built	1995

FEATURES			
Feature Type	Unit	Size/Qty	Year Built
Open Porch	S	56	1995
Attached Garage	S	426	1995
Swimming Pools	S	540	2006
Patio Cover	S	121	2006
Open Porch	S	25	1995
Patio Concrete Slab	S	121	2006
Spa	U	1	2006
Main Area	S	1,852	1995

SELL SCORE			
Rating	High	Value As Of	2023-10-01 04:42:18
Sell Score	765		

ESTIMATED VALUE			
RealAVM™	\$345,300	Confidence Score	93
RealAVM™ Range	\$321,500 - \$369,100	Forecast Standard Deviation	7
Value As Of	09/25/2023		

(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.

RENTAL TRENDS			
Estimated Value	2344	Cap Rate	3.6%
Estimated Value High	2560	Forecast Standard Deviation (FSD)	0.09
Estimated Value Low	2128		

(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.

LISTING INFORMATION			
MLS Listing Number	5861661	MLS Pending Date	06/15/2011
MLS Status	Sold	MLS Sale Date	08/16/2011
Listing Area	29	MLS Sale/Close Price	\$190,000
MLS D.O.M	8	Listing Agent	Lriddle-Linda Riddle
MLS Listing Date	06/07/2011	Listing Broker	RE/MAX FINE PROPERTIES
MLS Current List Price	\$214,989	Selling Agent	Spritchett-Sean Pritchett
MLS Original List Price	\$214,989	Selling Broker	ROYCE REALTY
MLS Status Change Date	08/16/2011		

MLS Listing #	4092686	330783
MLS Status	Sold	Sold
MLS Listing Date	06/02/2008	03/08/2000
MLS Listing Price	\$199,000	\$142,900
MLS Orig Listing Price	\$203,000	\$142,900
MLS Sale Date	08/08/2008	04/20/2000

MLS Sale Price

\$193,000

\$142,900

LAST MARKET SALE & SALES HISTORY

Recording Date	12/17/2018	08/16/2011	08/11/2008	06/05/2007	04/26/2000
Nominal				Y	
Buyer Name	Kash Family Ptshp Ltd	Pritchett Sean	Obrien Justin & Crysta I	Martin Marvin T	Martin Marvin T & Tam bi L
Buyer Name 2		Chaumont Alecia	Obrien Crystal		Martin Tambi L
Seller Name	Pritchett Sean & Alecia	Obrien Justin & Crysta I	Martin Marvin T	Martin Tambi L	Maniscalco Jack M Jr & Susan N
Document Number	138504	80566	88317	68268	33428
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Special Warranty Deed	Warranty Deed

Recording Date		07/26/1995			
Nominal					
Buyer Name			Maniscalco Jack M Jr & Susan N		
Buyer Name 2			Maniscalco Susan N		
Seller Name			Deerwood Homes		
Document Number			42585		
Document Type			Warranty Deed		

MORTGAGE HISTORY

Mortgage Date	06/17/2013	06/17/2013	08/16/2011	06/30/2010	08/11/2008
Mortgage Amount	\$174,722	\$7,025	\$185,183	\$190,318	\$190,008
Mortgage Lender	Bank Of America	Hud-Housing/Urban Dev	Ntn Inc	Carnegie Mtg LLC	Universal American Mt g Co LLC
Mortgage Code	Conventional	Fha	Fha	Fha	Fha
Borrower Name	Pritchett Sean	Pritchett Sean	Pritchett Sean	Obrien Justin O	Obrien Justin
Borrower Name 2	Chaumont Alecia	Chaumont Alecia	Chaumont Alecia	Obrien Crystal	Obrien Crystal

Mortgage Date	11/13/2003	02/13/2002	04/26/2000	
Mortgage Amount		\$135,000	\$135,750	
Mortgage Lender	Ge Cap Consumer Card Co	National Cty Mtg Co	Accubanc Mtg	
Mortgage Code		Conventional	Conventional	
Borrower Name	Martin Marvin T	Martin Marvin T	Martin Marvin T	
Borrower Name 2	Martin Tambi L	Martin Tambi L	Martin Tambi L	

PROPERTY MAP



*Lot Dimensions are Estimated

