

Comparative Market Analysis

211 Shannondale Ln, Spring, TX 77388

APN: 101-289-000-0030

Harris County Data as of: 02/20/2024



Bedrooms: 4 **Year Built:** 1969
Bathrooms: 2.5 **Square Feet:** 2,610
Status: Off Market
Distressed: No
Ownership: Corporate
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: KATY ASSET MANAGERS LLC
Mailing Address: 10903 KENNOWY CT
RICHMOND, TX 77407

Comparables
Properties: 26
Avg. Sale Price: \$351,461
Days on Market: 56

Opportunity
Estimated Value: \$336,090
Estimated Equity: \$336,090
Mortgage Balance: \$0
Monthly Rent: \$2,386
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF TX, COUNTY OF HARRIS, WITH A SITUS ADDRESS OF 211 SHANNONDALE LN, SPRING, TX 77388-8901 C069 CURRENTLY OWNED BY KATY ASSET MANAGERS LLC HAVING A TAX ASSESSOR NUMBER OF 101-289-000-0030 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 1 LOT: 30 AND DESCRIBED IN DOCUMENT NUMBER 2024.11822 DATED 01/08/2024 AND RECORDED 01/11/2024.

Last Market Sale

Seller: HARKOR HOMES LLC
Buyer: KATY ASSET MANAGERS LLC
Rec. Date: 01/11/2024
Sale Date: 01/08/2024
Sale Price: \$0

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Enchanted Oaks Homeowners Association Inc	Home Owner Assessments Fee	\$250	Annually
Home Owner Association	Acmi	Home Owner Assessments Fee	\$370	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 9,680 SqFt. **Stories:** 1 **Parking Spaces:** 2
Zoning: **Living Area:** 2,610 SqFt. **Pool:** **Parking Type:** Detached Garage
Year Built: 1969 **Bedrooms:** 4 **Fireplace:** 1 **Interior Wall:**
Style: Traditional **Bathrooms:** 2.5 **Heating:** Central **Exterior Wall:** Brick veneer
Basement: **Total Rooms:** 8 **Cooling:** Central **Price / Sq.Ft.** \$0

Open Liens

Owner 1: KATY ASSET MANAGERS LLC **Combined Loan To Value:** 0 %
Owner 2: **Estimated Equity:** \$336,090

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no open lien data available.						

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
02/17/2005	1st / Trust Deed/Mortgage	\$126,400	Ameriquet Mtg Co	Mccutcheon Carol E	Adjustable Rate	30 Years
02/02/2004	1st / Trust Deed/Mortgage	\$105,000	New Century Mtg Corp	Mccutcheon Carol E	Conventional	30 Years
01/30/2012	1st / Trust Deed/Mortgage	\$12,591	Genesis Tax Solutions Inc	Mccutcheon Carol E	Conventional	30 Years

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
01/08/2024	Warranty Deed	Arm's-length Residential	Mccutcheon Jeffrey Glenn	Harkor Homes Llc	\$0
01/08/2024	Special Warranty Deed	Arm's-length Residential	Harkor Homes Llc	Katy Asset Managers Llc	\$0

Tax Status

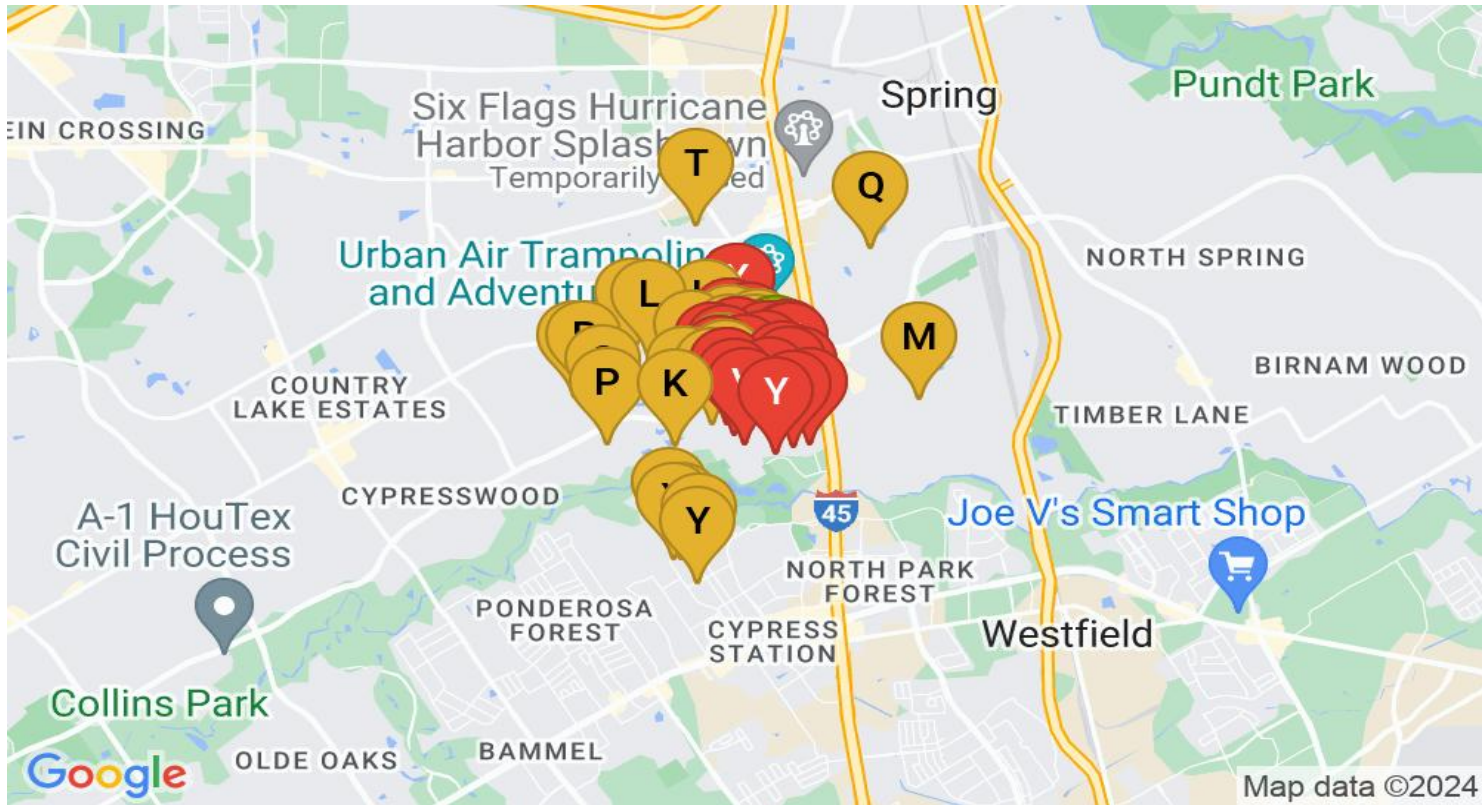
Assessor Parcel #: 101-289-000-0030	Land Value: \$65,681	Total Taxable Value: \$260,155
Tax Year: 2022	Improvement Value: \$194,474	Property Tax: \$1,452

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 211 Shannondale Ln, Spring, TX 77388-8901



● Subject Property
 ● Comparables
 ● Nearby Listings

COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.06		207 Magic Oaks Dr, Spring, Tx 77388	6/05/23	\$248,953			2,207	\$113	3	2.5	9,225	52
B	0.07		19302 Lyndaleigh Ln, Spring, Tx 77388	9/08/23	\$302,469			2,941	\$103	4	2.5	17,259	54
C	0.09		202 Leaflet Ln, Spring, Tx 77388	9/29/23	\$428,925			2,945	\$146	4	2.5	9,225	56
D	0.09		19222 Enchanted Oaks Dr, Spring, Tx 77388	6/08/23	\$409,640			2,209	\$185	3	3	9,424	52
E	0.12		19214 Enchanted Oaks Dr, Spring, Tx 77388	8/21/23	\$464,170			2,251	\$206	3	2.5	9,000	55

F	0.13	311 Magic Oaks Ct, Spring, Tx 77388	11/10/23	\$0	2,459	\$0	4	2.5	8,065	32
G	0.21	226 Black Forest Dr, Spring, Tx 77388	4/06/23	\$427,023	2,300	\$186	4	2	10,455	55
H	0.21	323 Cypresswood Dr, Spring, Tx 77388	9/29/23	\$399,000	2,982	\$134	3	2	11,493	45
I	0.26	19311 Dianeshire Dr, Spring, Tx 77388	9/12/23	\$308,560	2,226	\$139	4	2	12,120	54
J	0.26	222 Greenforest Dr, Spring, Tx 77388	6/26/23	\$238,009	2,892	\$82	4	2.5	9,225	56
K	0.26	19414 Dianeshire Dr, Spring, Tx 77388	7/14/23	\$423,272	2,698	\$157	4	2.5	8,160	48
L	0.29	207 Greenforest Dr, Spring, Tx 77388	11/02/23	\$212,420	2,763	\$77	4	2.5	9,225	57
M	0.32	19431 Dianeshire Dr, Spring, Tx 77388	6/08/23	\$252,700	2,204	\$115	3	2	7,200	49
N	0.32	506 Ernst Ct, Spring, Tx 77388	3/23/23	\$317,346	2,695	\$118	4	2.5	9,012	32
O	0.34	19519 Enchanted Spring Dr, Spring, Tx 77388	6/16/23	\$465,500	2,462	\$189	4	3.5	8,450	46
P	0.36	19414 Joanleigh Dr, Spring, Tx 77388	3/14/23	\$325,646	2,484	\$131	4	2.5	10,160	55
Q	0.41	610 Magic Oaks Dr, Spring, Tx 77388	7/17/23	\$352,055	2,628	\$134	4	2.5	10,148	53
R	0.42	610 Enchanted Trail Dr, Spring, Tx 77388	7/11/23	\$388,892	2,724	\$143	4	3	9,758	52
S	0.43	611 Leaflet Ln, Spring, Tx 77388	5/16/23	\$361,227	2,488	\$145	4	3.5	10,236	53
T	0.44	19422 Royal Lagoon Ct, Spring, Tx 77388	5/15/23	\$361,533	2,537	\$142	4	2	11,600	51
U	0.44	403 S Cypress Estates Cir, Spring, Tx 77388	4/26/23	\$382,200	3,088	\$124	3	2.5	11,084	22
V	0.46	19111 Joanleigh Dr, Spring, Tx 77388	11/20/23	\$364,087	2,291	\$159	4	2	11,340	48
W	0.47	203 W North Hill Dr, Spring, Tx 77388	9/29/23	\$418,950	2,562	\$164	4	3	12,807	57
X	0.48	1923 Silver Leaf Dr, Spring, Tx 77388	7/31/23	\$436,240	2,197	\$199	3	2.5	28,328	40
Y	0.48	415 W North Hill Dr, Spring, Tx 77388	4/05/23	\$504,451	2,462	\$205	3	2	17,625	26

L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.13	A	307 Enchanted Trail Dr, Spring, Tx 77388	12/13/23	\$184,500	2/02/24	\$425,000	1,736	\$245	3	2	9,375	51
B	0.14	A	323 Enchanted Trail Dr, Spring, Tx 77388	7/03/18	\$175,000	1/29/24	\$295,000	2,235	\$132	4	2	10,010	49
C	0.32	A	19431 Dianeshire Dr, Spring, Tx 77388	6/08/23	\$252,700	11/15/23	\$323,000	2,204	\$147	3	2	7,200	49
D	0.33	C	19506 Dianeshire Dr, Spring, Tx 77388	6/07/19	\$168,100	1/04/24	\$439,900	3,769	\$117	6	3	8,540	44
E	0.38	A	19403 Joanleigh Dr, Spring, Tx 77388	6/22/18	\$165,100	1/16/24	\$230,000	2,465	\$93	4	2.5	10,800	52
F	0.39	C	606 Enchanted River Dr, Spring, Tx 77388	3/17/22		10/22/23	\$287,450	2,248	\$128	4	2	10,278	53
G	0.5	P	707 Enchanted Trail Dr, Spring, Tx 77388	10/05/23	\$230,000	1/04/24	\$265,000	2,516	\$105	4	2.5	10,200	52
H	0.55	A	19722 Enchanted Oaks Dr, Spring, Tx 77388	6/02/14	\$161,200	2/08/24	\$225,000	2,155	\$104	3	2.5	10,080	43
I	0.58	A	606 Lajuana Ct, Spring, Tx 77388	12/30/16	\$215,000	1/29/24	\$435,000	2,560	\$170	4	2.5	10,199	23
J	0.68	A	18726 Arlan Lake Dr, Spring, Tx 77388	5/05/10	\$400,000	1/05/24	\$699,000	4,846	\$144	4	3	10,530	19
K	0.81	A	2434 Jill Cir, Spring, Tx 77388	7/26/21	\$609,400	2/09/24	\$845,000	4,517	\$187	5	4	11,187	12
L	0.92	P	19815 Holly Walk, Spring, Tx 77388	5/29/18	\$255,300	1/05/24	\$299,900	2,124	\$141	4	2	7,809	29
M	1	A	19107 Casper Dr, Spring, Tx 77373	4/09/18	\$81,100	12/10/23	\$365,000	2,147	\$170	3	2	13,050	52
N	1.04	A	2723 Wisteria Walk, Spring, Tx 77388	6/22/23		2/08/24	\$330,000	2,482	\$133	4	2.5	7,474	30
O	1.22	C	2823 Crescent Star Rd, Spring, Tx 77388	12/11/14	\$145,900	1/31/24	\$258,000	1,713	\$151	3	2	2,240	22
P	1.23	A	3218 Candleknoll Dr, Spring, Tx 77388	8/26/16	\$256,300	1/31/24	\$289,000	2,809	\$103	4	2.5	14,086	48
Q	1.29	A	20026 Cypresswood Spgs, Spring, Tx 77373	4/27/09	\$0	1/11/24	\$247,500	1,748	\$142	4	2	5,409	21
R	1.33	C	19031 Candlevew Dr, Spring, Tx 77388			1/12/24	\$330,000	2,849	\$116	4	3	9,700	49
S	1.38	A	715 Lodgehill Ln, Houston, Tx 77090	7/27/18	\$179,100	1/25/24	\$229,000	2,480	\$92	4	2.5	9,375	50
T	1.39	A	1822 Jara Ct, Spring, Tx 77388	3/29/18	\$217,900	1/28/24	\$305,000	1,981	\$154	4	2	2,576	11
U	1.4	C	19111 Candletrail Dr, Spring, Tx 77388	10/02/23	\$345,800	11/29/23	\$339,000	2,844	\$119	5	2	9,625	50
V	1.44	A	714 Loire Ln, Houston, Tx 77090	1/26/12	\$116,600	2/08/24	\$270,000	2,570	\$105	4	2.5	9,375	51

W	1.47	A	17811 Mossforest Dr, Houston, Tx 77090	6/08/22	\$215,000	2/07/24	\$203,000	2,924	\$69	4	3	14,030	48
X	1.47	C	731 Redleaf Ln, Houston, Tx 77090			7/23/23	\$254,000	3,273	\$78	4	2	9,375	50
Y	1.57	A	719 Rustyleaf Ln, Houston, Tx 77090	9/20/22		12/25/23	\$260,000	2,478	\$105	4	2.5	9,750	49

A: Active P: Pending C: Contingent

Statistics for Spring, TX

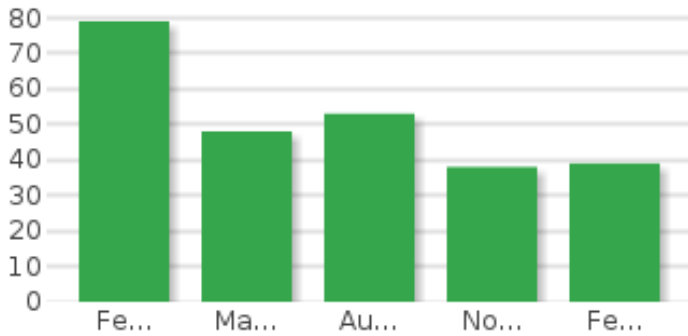


1.01 % Last 30 Days Price Change

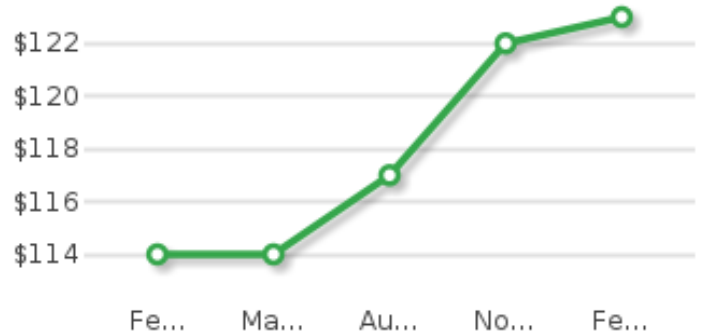


2.51 % Last 30 Days Rent Change

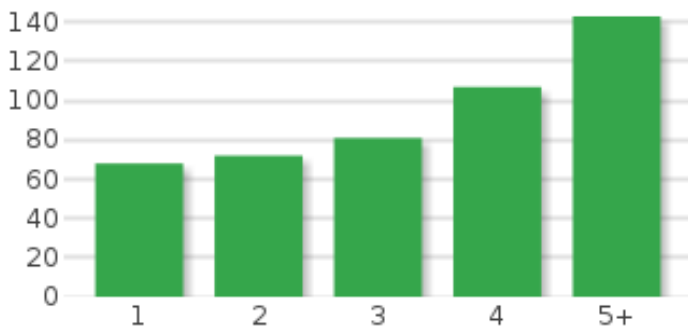
New Pre-Foreclosures



\$ / SqFt



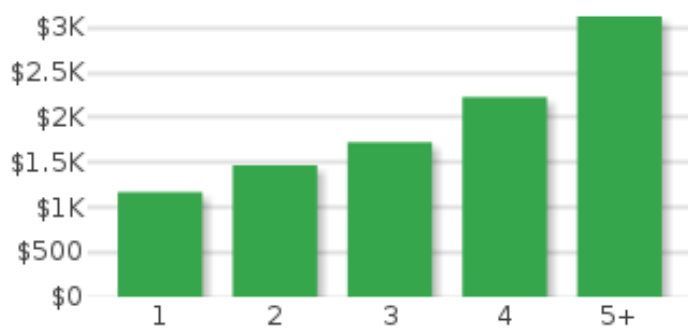
Average Days on Market



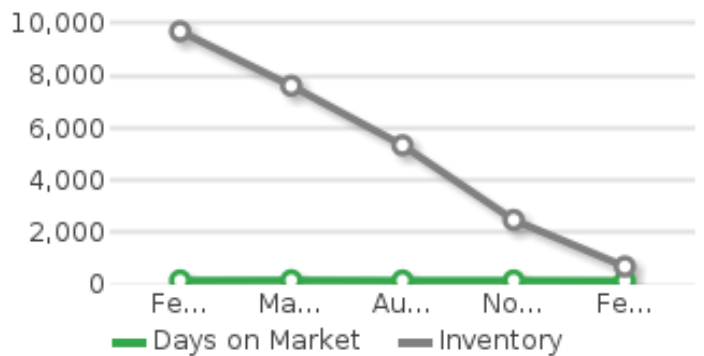
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Spring, TX


Market Trend

 **0 %**
650
New Listings


Last 30 Days

 **0 %**
436
Closed Sales


Market Trend

 **0 %**
5,483
New Listings


Last 6 Months

 **0 %**
3,609
Closed Sales


Listing Trend

 **0 %**
693
Homes for Sale


Last 30 Days


 **0.22 %**
\$377,912
Average List Price


Listing Trend


 **0 %**
5,337
Homes for Sale


Last 6 Months

 **-2.5 %**
\$374,536
Average List Price


 **0.29 %**
\$124
Average List \$ / SqFt

 **0.89 %**
148
Average DOM


 **0.52 %**
\$122
Average List \$ / SqFt

 **-3.99 %**
157
Average DOM


Sales Trend

 **0 %**
316
Homes Sold


Last 30 Days


 **3.42 %**
\$398,853
Average Sale Price


Sales Trend


 **0 %**
3,737
Homes Sold


Last 6 Months

 **-76.29 %**
\$853,670
Average Sale Price

 **1.69 %**
\$135
Average Sale \$ / SqFt

 **2.24 %**
98
Average DOM

 **-74.85 %**
\$433
Average Sale \$ / SqFt

 **-8.17 %**
104
Average DOM