


**18414 Mety Cove Dr, Crosby, TX 77532-7227, Harris County**

APN: 095-020-000-0004 CLIP: 9338969561

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>N/A</b>	<b>N/A</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>1,878</b>	<b>9,313</b>	<b>2001</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Wells Donald	Tax Billing Address	18414 Mety Cove Dr
Owner Name 2	Wells Carole J	Tax Billing City & State	Crosby, TX
Owner Occupied	Yes	Tax Billing Zip	77532
Carrier Route	R009	Tax Billing Zip+4	7227

LOCATION INFORMATION			
Subdivision	Lake Shadows Sec 02	Topography	Flat/Level
School District Name	Crosby ISD	Census Tract	2519.04
Neighborhood Code	Lake Shadows-2264.00	Map Facet	378-S
Township	Crosby	Traffic	Paved
MLS Area	1	Flood Zone Code	X
Market Area	CROSBY AREA	Flood Zone Date	06/18/2007
Key Map	378s	Flood Zone Panel	48201C0510L
Waterfront Influence	Neighborhood	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION			
Parcel ID	<a href="#">095-020-000-0004</a>	Exemption(s)	Homestead
Parcel ID	0950200000004	Tax Area	040
Lot #	4	Fire Dept Tax Dist	669
Block #	3	Water Tax Dist	041
% Improved	83%		
Legal Description	LT 4 BLK 3 LAKE SHADOWS SEC 2		
M.U.D. Information	<a href="#">605</a>		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$285,543	\$259,585	\$235,987
Assessed Value - Land			\$27,994
Assessed Value - Improved			\$207,993
YOY Assessed Change (\$)	\$25,958	\$23,598	
YOY Assessed Change (%)	10%	10%	
Market Value - Total	\$308,809	\$276,614	\$235,987
Market Value - Land	\$53,655	\$39,658	\$27,994
Market Value - Improved	\$255,154	\$236,956	\$207,993
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$6,335		
2022	\$6,759	\$424	6.7%
2023	\$6,946	\$187	2.77%

Jurisdiction	Tax Rate	Tax Amount
Crosby ISD	1.2375	\$3,533.59
Harris County	.35007	\$999.60
Hc Flood Control Dist	.03105	\$88.66
Port Of Houston Authority	.00574	\$16.39
Hc Hospital Dist	.14343	\$409.55
Hc Department Of Education	.0048	\$13.71
Hc Wcid 70	.58	\$1,656.15
Hc Emerg Srv Dist 80	.05	\$142.77
Hc Emerg Srv Dist 5	.03	\$85.66
<b>Total Estimated Tax Rate</b>	<b>2.4326</b>	

**CHARACTERISTICS**

Land Use - CoreLogic	SFR
Land Use - County	Res Imprvd Table Val
Land Use - State	Resid Single Family
Lot Acres	0.2138
Lot Sq Ft	9,313
# of Buildings	1
Building Type	Single Family
Bldg Class	R
Building Sq Ft	1,878
Above Gnd Sq Ft	1,878
Ground Floor Sq Ft	1,878
Stories	1
Condition	Average
Quality	Average
Total Rooms	8
Bedrooms	3
Total Baths	2

Full Baths	2
Fireplace	Y
Fireplaces	1
Elec Svs Type	Y
Cooling Type	Central
Heat Type	Central
Porch	Open Frame Porch
Porch Sq Ft	102
Patio/Deck 2 Area	231
Parking Type	Detached Brick/Stone Garage
Garage Type	Detached Garage
Garage Sq Ft	504
Carport Sq Ft	504
Foundation	Slab
Exterior	Brick Veneer
Year Built	2001
Effective Year Built	2001

<b>FEATURES</b>
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Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Open Frame Porch Pri	S	102			
Open Frame Porch Pri	S	231			
Open Frame Porch Pri	S	185			
Base Area Pri	S	1,878			
Carport	S	504	24	21	2001
Det Garage Brick Or Stone	S	504	24	21	2001
Utility Shed Frame	S	493	29	17	2001

Building Description	Building Size
Room: Bedroom	3
Fixtures: Addl	2
Fixtures: Total	10
Fireplace: Metal	1
Room: Total	8
Room: Full Bath	2
Story Height Index	1

<b>SELL SCORE</b>
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Rating	Moderate	Value As Of	2024-03-10 06:13:51
Sell Score	539		

<b>ESTIMATED VALUE</b>
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RealAVM™	\$290,800	Confidence Score	94
RealAVM™ Range	\$272,400 - \$309,300	Forecast Standard Deviation	6
Value As Of	03/04/2024		

(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	2075	Cap Rate	4%
Estimated Value High	2244	Forecast Standard Deviation (FSD)	0.08
Estimated Value Low	1906		

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

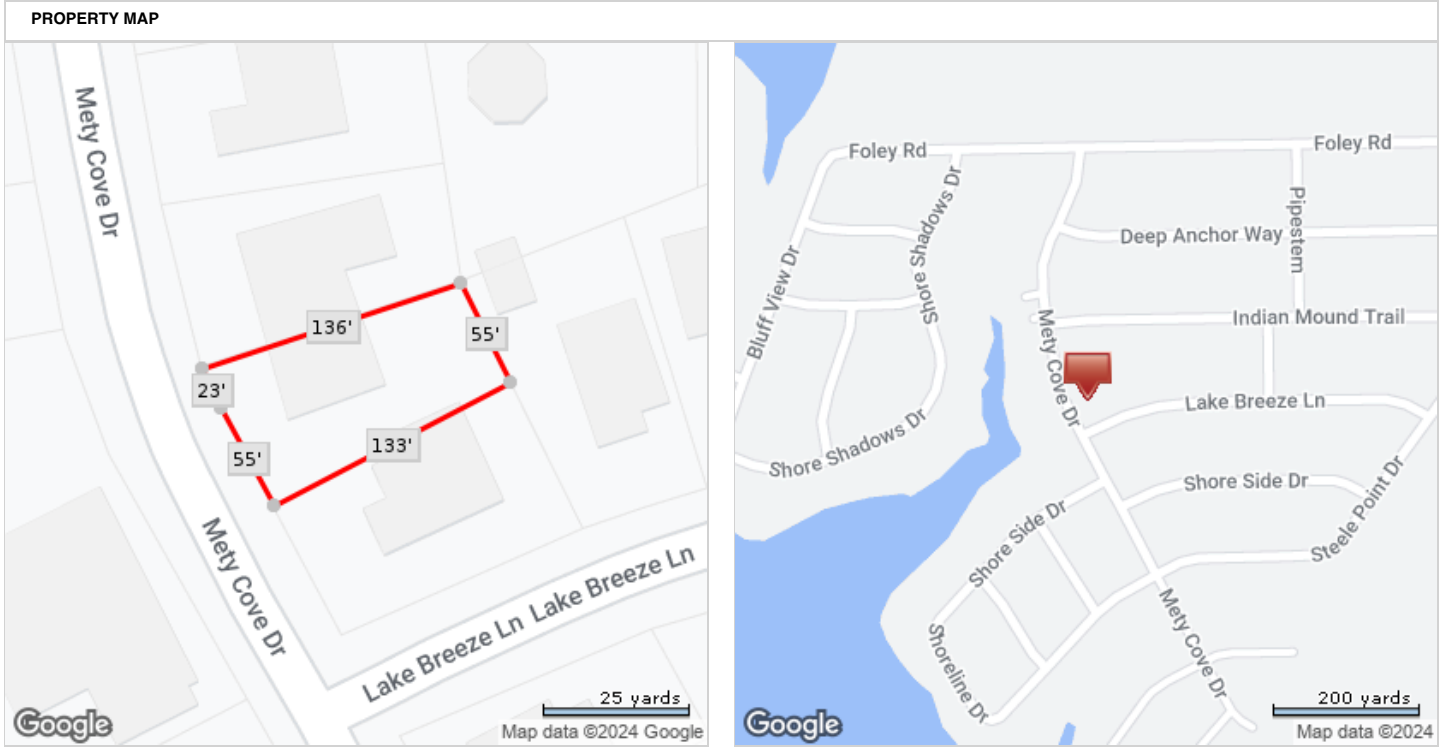
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information 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>LAST MARKET SALE &amp; SALES HISTORY</b>
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Recording Date	06/28/2022	07/09/1999
Nominal	Y	
Buyer Name	Wells Donald A & Carole J	Wells Donald & Carole J
Buyer Name 2	Wells Gregory	Wells Carole J

Seller Name	Wells Donald A & Carole J	Schindler Alvin J & Claradale
Document Number	334268	52675-1824
Document Type	Warranty Deed	Warranty Deed

MORTGAGE HISTORY			
Mortgage Date	06/19/2012	07/12/2001	02/08/2001
Mortgage Amount	\$64,876	\$75,000	\$131,200
Mortgage Lender	Jp Morgan Chase Bk	Home Tr Co	Private Individual
Mortgage Code	Conventional	Conventional	
Borrower Name	Wells Donald	Wells Donald	Wells Donald
Borrower Name 2	Wells Carole J	Wells Carole J	Wells Carole J



\*Lot Dimensions are Estimated