


**10631 Doud St, Houston, TX 77035-3205, Harris County**

APN: 084-004-000-0016 CLIP: 8848334946

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	<b>3</b>	<b>2</b>	<b>N/A</b>	<b>\$355,000</b>	<b>05/11/2018</b>
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	<b>1,869</b>	<b>16,234</b>	<b>1955</b>	<b>SFR</b>	

OWNER INFORMATION			
Owner Name	Current Owner	Tax Billing City & State	Houston, TX
Owner Occupied	Yes	Tax Billing Zip	77035
Carrier Route	C039	Tax Billing Zip+4	3205
Tax Billing Address	10631 Doud St		

LOCATION INFORMATION			
Subdivision	Westbury Sec 01	Topography	Flat/Level
School District Name	Houston ISD	Census Tract	4206.00
Neighborhood Code	Westbury #1-7471.00	Map Facet	531-Y
Township	Houston	Traffic	Paved
MLS Area	20	Flood Zone Code	X
Market Area	BRAYS OAKS	Flood Zone Date	05/02/2019
Key Map	531y	Flood Zone Panel	48201C0865M
Waterfront Influence	Neighborhood	Within 250 Feet of Multiple Flood Z one	Yes (X, X500)

TAX INFORMATION			
Parcel ID	<a href="#">084-004-000-0016</a>	% Improved	39%
Parcel ID	0840040000016	Exemption(s)	Homestead
Lot #	16	Tax Area	040
Block #	1	Water Tax Dist	041
Legal Description	LT 16 BLK 1 WESTBURY SEC 1		

ASSESSMENT & TAX			
Assessment Year	2023	2022	2021
Assessed Value - Total	\$405,752	\$368,866	\$335,333
Assessed Value - Land			\$248,459
Assessed Value - Improved			\$86,874
YOY Assessed Change (\$)	\$36,886	\$33,533	
YOY Assessed Change (%)	10%	10%	
Market Value - Total	\$409,039	\$382,800	\$335,333
Market Value - Land	\$248,459	\$248,459	\$248,459
Market Value - Improved	\$160,580	\$134,341	\$86,874
Tax Year	Total Tax	Change (\$)	Change (%)
2021	\$7,815		
2022	\$8,491	\$675	8.64%
2023	\$8,581	\$90	1.06%

Jurisdiction	Tax Rate	Tax Amount
Houston ISD	.8683	\$3,523.14
Harris County	.35007	\$1,420.42
Hc Flood Control Dist	.03105	\$125.99
Port Of Houston Authority	.00574	\$23.29
Hc Hospital Dist	.14343	\$581.97
Hc Department Of Education	.0048	\$19.48
Houston Community College	.09223	\$374.23
Houston City Of	.51919	\$2,106.62
Hc Id 5	.1	\$405.75
<b>Total Estimated Tax Rate</b>	<b>2.1148</b>	

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Cooling Type	Central
Land Use - County	Res Imprvd Table Val	Heat Type	Central

Land Use - State	<b>Resid Single Family</b>
Lot Acres	<b>0.3727</b>
Lot Sq Ft	<b>16,234</b>
# of Buildings	<b>1</b>
Building Type	<b>Single Family</b>
Bldg Class	<b>R</b>
Building Sq Ft	<b>1,869</b>
Above Gnd Sq Ft	<b>1,869</b>
Ground Floor Sq Ft	<b>1,869</b>
Stories	<b>1</b>
Condition	<b>Good</b>
Quality	<b>Average</b>
Total Rooms	<b>7</b>
Bedrooms	<b>3</b>
Total Baths	<b>2</b>
MLS Total Baths	<b>2</b>
Full Baths	<b>2</b>
Elec Svs Type	<b>Y</b>

Porch	<b>Open Frame Porch</b>
Porch Sq Ft	<b>36</b>
Patio Type	<b>Wood Deck</b>
Patio/Deck 1 Area	<b>272</b>
Patio/Deck 2 Area	<b>1869</b>
Parking Type	<b>Detached Frame/Concrete Block</b>
No. Parking Spaces	<b>MLS: 2</b>
Garage Type	<b>Detached Garage</b>
Garage Capacity	<b>MLS: 2</b>
Garage Sq Ft	<b>440</b>
Carport Sq Ft	<b>360</b>
Foundation	<b>Slab</b>
Exterior	<b>Brick Veneer</b>
Year Built	<b>1955</b>
Building Remodel Year	<b>2012</b>
Effective Year Built	<b>1955</b>
Other Rooms	<b>Rec Room</b>

<b>FEATURES</b>
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Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Base Area Pri	<b>S</b>	<b>1,869</b>			
Open Frame Porch Pri	<b>S</b>	<b>36</b>			
Wood Deck Pri	<b>S</b>	<b>272</b>			
Carport	<b>S</b>	<b>360</b>	<b>20</b>	<b>18</b>	<b>1960</b>
Det Garage Frame Or C b	<b>S</b>	<b>440</b>	<b>22</b>	<b>20</b>	<b>1955</b>
Slab Repaired	<b>S</b>	<b>1,869</b>			<b>1955</b>

Building Description	Building Size
Room: Bedroom	<b>3</b>
Room: Rec	<b>1</b>
Room: Total	<b>7</b>
Fixtures: Total	<b>8</b>
Room: Full Bath	<b>2</b>
Story Height Index	<b>1</b>

<b>SELL SCORE</b>
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Rating	<b>High</b>	Value As Of	<b>2024-07-21 04:44:23</b>
Sell Score	<b>676</b>		

<b>ESTIMATED VALUE</b>
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RealAVM™	<b>\$379,000</b>	Confidence Score	<b>89</b>
RealAVM™ Range	<b>\$349,800 - \$408,100</b>	Forecast Standard Deviation	<b>8</b>
Value As Of	<b>07/08/2024</b>		

(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	<b>2344</b>	Cap Rate	<b>3.3%</b>
Estimated Value High	<b>2645</b>	Forecast Standard Deviation (FSD)	<b>0.13</b>
Estimated Value Low	<b>2043</b>		

(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>LISTING INFORMATION</b>
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MLS Listing Number	<a href="#"><b>39966894</b></a>	MLS Pending Date	<b>03/31/2018</b>
MLS Status	<b>Sold</b>	MLS Sale Date	<b>05/11/2018</b>
Listing Area	<b>20</b>	MLS Sale/Close Price	<b>\$355,000</b>
MLS D.O.M	<b>221</b>	Listing Agent	<b>Budzisz-Lindsey Morrison</b>
MLS Listing Date	<b>08/22/2017</b>	Listing Broker	<b>CHAMPIONS REAL ESTATE GROU P</b>

MLS Current List Price	\$372,000
MLS Original List Price	\$395,000
MLS Status Change Date	05/11/2018

Selling Agent	Jharlan-Jing Harlan
Selling Broker	CHAMPIONS REAL ESTATE GROU P

MLS Listing #	75803459	56639768
MLS Status	Coming Soon	Sold
MLS Listing Date		09/07/2014
MLS Listing Price	\$429,500	\$379,000
MLS Orig Listing Price		\$405,000
MLS Sale Date		02/12/2015
MLS Sale Price		\$365,000

LAST MARKET SALE & SALES HISTORY				
Recording Date	02/13/2015	03/19/2014	03/18/2014	
Buyer Name	Whitener Kyle & Brianna	Miller Clause & Fauna	Gold Coast Equity LLC	Mccormack Marlan A
Buyer Name 2	Whitener Brianna	Miller Fauna		
Seller Name	Miller Clause & Fauna	Gold Coast Equity LLC	Mccormack Marlan A	
Document Number	60319	110465	107616	
Document Type	Warranty Deed	Warranty Deed	Warranty Deed	Deed (Reg)

MORTGAGE HISTORY					
Mortgage Date	08/18/2020	05/06/2020	05/06/2020	05/15/2018	02/13/2015
Mortgage Amount	\$280,000	\$279,500	\$279,500	\$284,000	\$328,500
Mortgage Lender	First Lndg	Austin First Mtg	Austin First Mtg	Caliber Hm Loans Inc	Burton St Bk
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Conventional
Borrower Name	Chang Olivia	Chang Olivia	Chang Olivia	Chang Olivia	Whitener Kyle
Borrower Name 2				Fang Yu L	Whitener Brianna

Mortgage Date	03/19/2014	03/16/2010
Mortgage Amount	\$262,500	\$25,000
Mortgage Lender	Isb Cap LLC	Usaa Fsb
Mortgage Code		Conventional
Borrower Name	Miller Clause	Heyde Marlan A
Borrower Name 2	Miller Fauna	

**PROPERTY MAP**

The left map displays a red-outlined polygon representing the property boundaries. The dimensions are: 35' (top-left side), 128' (top side), 120' (right side), 59' (bottom-right side), 201' (bottom-left side), and 27' (left side). The right map shows the property location on a street grid. Landmarks include Westbury United Methodist Church, Westbury Methodist School, Meyerland Animal Clinic, PA, and Meyerwood Dentistry. Streets shown include Doud St, W Bellfort Ave, S Post Oak Rd, Willowbend Blvd, Creekbend Dr, and Stillbrooke Dr. A scale bar indicates 200 yards.

\*Lot Dimensions are Estimated