

MULTIPLE BUILDING PROPERTY SUMMARY



MLS Beds 5	MLS Full Baths 2	MLS Half Baths 1	MLS List Price \$1,350,000	MLS List Date 03/23/2025
MLS Sq Ft 3,201	Lot Sq Ft 117	MLS Yr Built 2007	Type SFR	

OWNER INFORMATION

Owner Name	Farris Gregg K (Te)	Tax Billing Address	150 Vieux Carre Dr
Owner Name 2	Farris David J (Te)	Tax Billing City & State	Houston, TX
Owner Occupied	No	Tax Billing Zip	77009
Carrier Route	C003	Tax Billing Zip+4	4760

LOCATION INFORMATION

Subdivision	Beacon Bay #2	Census Tract	2102.04
School District Name	Livingston ISD	Flood Zone Code	A
Neighborhood Code	BIn-BIn	Flood Zone Date	09/03/2010
Township	Livingston	Flood Zone Panel	48373C0450C
MLS Area	LAKE LIVINGSTON AREA	Within 250 Feet of Multiple Flood Zone	Yes (X, A)
Market Area	LAKE LIVINGSTON AREA		

TAX INFORMATION

Parcel ID	B0250-0014-00	Lot #	3
Parcel ID	23767	% Improved	70%
Parcel ID	B0250001400	Tax Area	GP
Legal Description	BEACON BAY SECTION 2 LOT 3		

ASSESSMENT & TAX

Assessment Year	2024	2023	2022
Assessed Value - Total	\$751,247	\$707,035	\$588,314
Assessed Value - Land	\$222,300	\$175,500	\$117,000
Assessed Value - Improved	\$528,947	\$531,535	\$471,314
YOY Assessed Change (\$)	\$44,212	\$118,721	
YOY Assessed Change (%)	6.25%	20.18%	
Market Value - Total	\$751,247	\$707,035	\$588,314
Market Value - Land	\$222,300	\$175,500	\$117,000
Market Value - Improved	\$528,947	\$531,535	\$471,314

Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$10,248		
2023	\$10,617	\$369	3.6%
2024	\$11,497	\$880	8.29%

Jurisdiction	Tax Rate	Tax Amount
Polk County	.6092	\$4,576.60
Livingston ISD	.9212	\$6,920.49
Total Estimated Tax Rate	1.5304	

CHARACTERISTICS

Land Use - CoreLogic	SFR	Heat Type	Forced Air
Land Use - County	Real Residential	Porch	Open Porch
Lot Acres	0.0027	Porch Sq Ft	508
Lot Sq Ft	117	Patio Type	Wood Deck
# of Buildings	2	Patio/Deck 1 Area	376
Building Sq Ft	3,201	Parking Type	Attached Garage
Above Gnd Sq Ft	3,201	No. Parking Spaces	MLS: 2
Ground Floor Sq Ft	1,309	Garage Type	Attached Garage
2nd Floor Sq Ft	1,892	Garage Capacity	MLS: 2
Stories	MLS: 2	Garage Sq Ft	484
Bedrooms	Tax: 4 MLS: 5	Roof Type	Gable

Total Baths	MLS: 2.1	Roof Material	Composition Shingle
MLS Total Baths	2.1	Roof Shape	Gable
Full Baths	MLS: 2	Foundation	Slab
Half Baths	MLS: 1	Exterior	Wood Shake/Shingle
Fireplace	Y	Pool	Pool
Fireplaces	1	Pool Sq Ft	276
Cooling Type	Refrigeration	Year Built	2007

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Main Area	S	1,309	2007	\$186,582
Open Porch	S	508	2007	\$18,091
Wood Deck	S	376	2007	\$8,043
Attached Garage	S	484	2007	\$34,509
Living Area 2nd Story	S	1,892	2007	\$229,313
Cod	S	1,412	2007	\$6,920
Cow	S	456	2009	\$2,235
Po	S	276	2015	\$16,340
Cow	S	92	2015	\$491
Cow	S	999	2015	\$5,331

SELL SCORE			
Rating	N/A	Value As Of	N/A
Sell Score	N/A		

ESTIMATED VALUE			
RealAVM™	\$1,294,900	Confidence Score	45
RealAVM™ Range	\$906,400 - \$1,683,400	Forecast Standard Deviation	30
Value As Of	04/28/2025		

(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	3884	Cap Rate	1.7%
Estimated Value High	5071	Forecast Standard Deviation (FSD)	0.31
Estimated Value Low	2697		

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

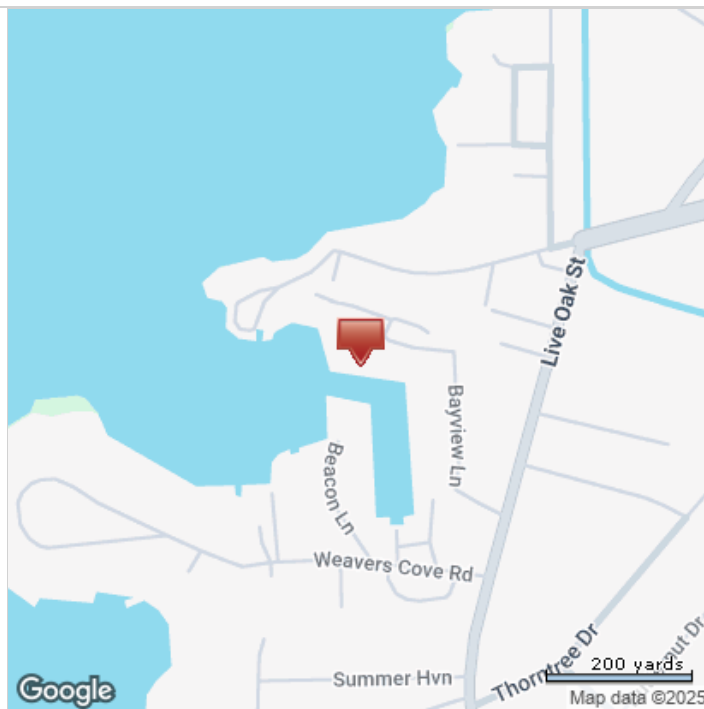
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information 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	74503689	MLS Current List Price	\$1,350,000
MLS Status	Active	MLS Original List Price	\$1,350,000
Listing Area	44	MLS Status Change Date	03/23/2025
MLS D.O.M	47	Listing Agent	Dloria-Deborah Loria
MLS Listing Date	03/23/2025	Listing Broker	PINEY WOODS REALTY LLC

MLS Listing #	24248174	32284784	89930734	412335
MLS Status	Sold	Terminated	Terminated	Sold
MLS Listing Date	11/17/2011	02/10/2011	04/30/2010	05/17/2007
MLS Listing Price	\$479,500	\$499,900	\$499,900	\$499,000
MLS Orig Listing Price	\$479,500	\$499,900	\$529,500	\$479,000
MLS Sale Date	05/25/2012			12/31/2007
MLS Sale Price	\$465,000			\$455,000
MLS Withdr Date		10/09/2011	02/07/2011	

LAST MARKET SALE & SALES HISTORY			
Recording Date	00/2012		
Buyer Name	Farris Gregg K Trust	Schwartz Michael B & Catherine A	
Buyer Name 2		Schwartz Catherine A	
Seller Name	Owner Record	Owner Record	

PROPERTY MAP



*Lot Dimensions are Estimated

BUILDING 1 OF 2

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BUILDING 2 OF 2

CHARACTERISTICS

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Land Use - County	Real Residential	Year Built	2009
Lot Acres	0.0027		

FEATURES				
Feature Type	Unit	Size/Qty	Year Built	Value
Pier	S	76	2009	\$904
Fair Boat House	S	950	2009	\$20,188