	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	2	N/A	N/A	11/15/2023
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,456	7,636	1958	SFR	

OWNER INFORMATION			
Owner Name	Bacon & Franklin Investments LLC	Tax Billing City & State	Houston, TX
Owner Occupied	No	Tax Billing Zip	77043
Carrier Route	C020	Tax Billing Zip+4	4035
Tax Billing Address	1334 Brittmoore Rd Ste 1403		

LOCATION INFORMATION			
Subdivision	Edgewood Sec 07	Topography	Flat/Level
School District Name	Houston ISD	Census Tract	3324.00
Neighborhood Code	Edgewood-8421.00	Map Facet	534-X
Township	Houston	Traffic	Paved
MLS Area	3	Flood Zone Code	A
Market Area	MEDICAL CENTER SOUTH	Flood Zone Date	05/02/2019
Key Map	534x	Flood Zone Panel	48201C0890M
Waterfront Influence	Primary	Within 250 Feet of Multiple Flood Z one	Yes (X, A, Ae)

TAX INFORMATION			
Parcel ID	079-030-040-0016	% Improved	52%
Parcel ID	0790300400016	Tax Area	040
Lot #	16	Water Tax Dist	041
Block #	17		
Legal Description	LT 16 BLK 17 EDGEWOOD SEC 7		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$130,022	\$126,591	\$119,483
Assessed Value - Land	\$62,203	\$62,203	\$51,226
Assessed Value - Improved	\$67,819	\$64,388	\$68,257
YOY Assessed Change (\$)	\$3,431	\$7,108	
YOY Assessed Change (%)	2.71%	5.95%	
Market Value - Total	\$130,022	\$126,591	\$119,483
Market Value - Land	\$62,203	\$62,203	\$51,226
Market Value - Improved	\$67,819	\$64,388	\$68,257
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$2,631		
2023	\$2,551	-\$80	-3.05%
2024	\$2,721	\$170	6.66%

Jurisdiction	Tax Rate	Tax Amount
Houston ISD	.8683	\$1,128.98
Harris County	.38529	\$500.96
Hc Flood Control Dist	.04897	\$63.67
Port Of Houston Authority	.00615	\$8.00
Hc Hospital Dist	.16348	\$212.56
Hc Department Of Education	.0048	\$6.24
Houston Community College	.09618	\$125.06
Houston City Of	.51919	\$675.06
Total Estimated Tax Rate	2.0924	

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Bedrooms	3
Land Use - County	Res Imprvd Table Val	Total Baths	2
Land Use - State	Resid Single Family	Full Baths	2

Lot Acres	0.1753	Elec Svs Type	Y
Lot Sq Ft	7,636	Cooling Type	Central
# of Buildings	1	Heat Type	Central
Building Type	Single Family	Porch	Open Frame Porch
Bldg Class	R	Porch Sq Ft	48
Building Sq Ft	1,456	Parking Type	On & Off Street
Above Gnd Sq Ft	1,456	Garage Type	Parking Avail
Ground Floor Sq Ft	1,456	Foundation	Slab
Stories	1	Exterior	Shingle
Condition	Good	Year Built	1958
Quality	Average	Building Remodel Year	2023
Total Rooms	5	Effective Year Built	1958

FEATURES		
Feature Type	Unit	Size/Qty
One Story Frame Pri	S	264
Base Area Pri	S	1,192
Open Frame Porch Pri	S	48

Building Description	Building Size
Room: Full Bath	1
Room: Bedroom	3
Story Height Index	1
Room: Total	7
Room: Half Bath	1
Fixtures: Total	7

SELL SCORE			
Rating	High	Value As Of	2025-06-29 04:45:23
Sell Score	801		

ESTIMATED VALUE			
RealAVM™	\$174,300	Confidence Score	63
RealAVM™ Range	\$150,200 - \$198,400	Forecast Standard Deviation	14
Value As Of	06/16/2025		

(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	1626	Cap Rate	6.7%
Estimated Value High	1884	Forecast Standard Deviation (FSD)	0.16
Estimated Value Low	1368		

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

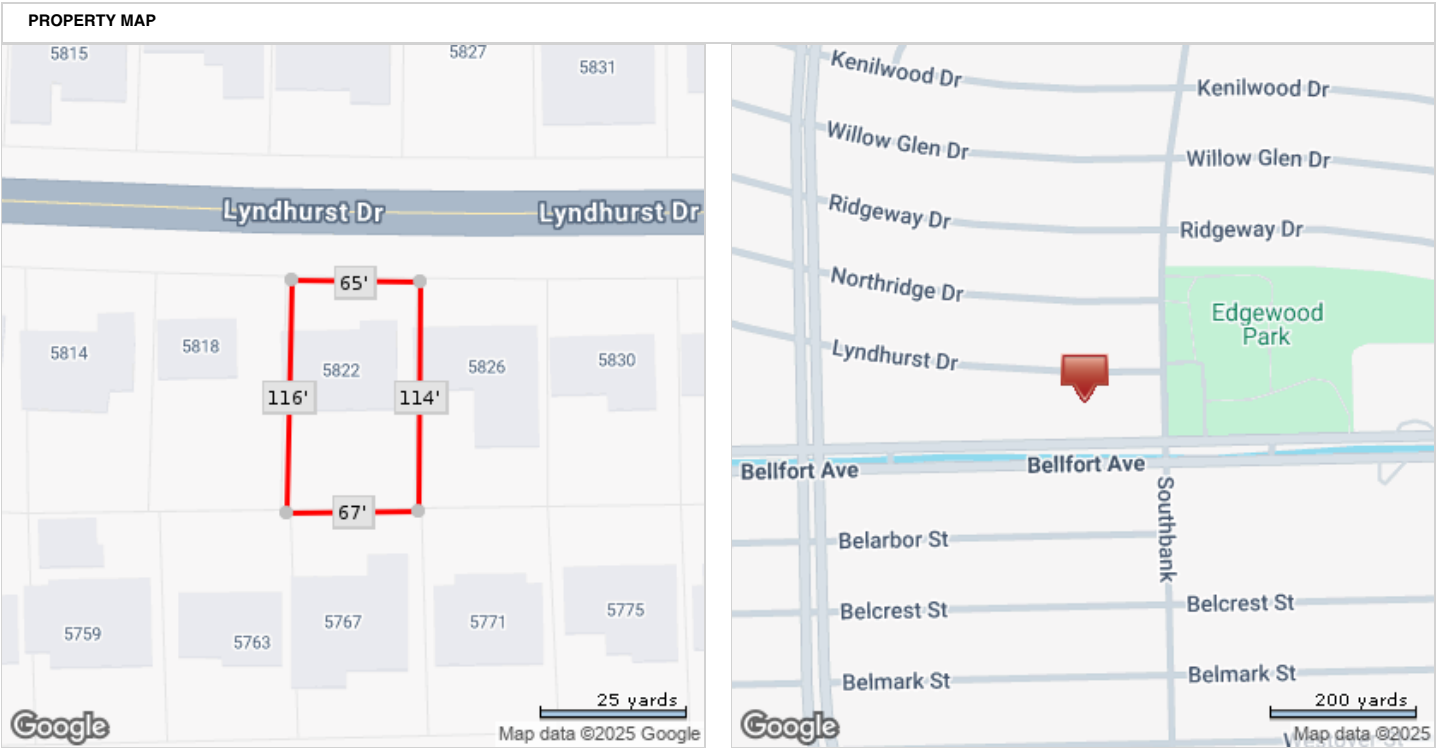
(2) The FSD denotes confidence in an Rental Trends estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion a Rental Amount estimate will fall within, based on the consistency of the information 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.

LAST MARKET SALE & SALES HISTORY					
Recording Date	11/28/2023	11/16/2023	11/15/2023	01/17/2017	08/07/2014
Buyer Name	Owner Record	S & R Claims & Recove ry Svcs L	Bacon & Franklin Invs LLC	Hughes Herbert	Phillips Doretha
Seller Name	Maestre Eva	Bacon & Franklin Invs LLC	Hughes Herbert	Phillips Or-Doretha	Brown Shirley
Document Number	448357	436523	436255	21887	350069
Document Type	Correction Deed	Warranty Deed	Warranty Deed	Warranty Deed	Special Warranty Deed

Recording Date	
Buyer Name	Brown S M
Seller Name	
Document Number	
Document Type	Deed (Reg)

MORTGAGE HISTORY		
Mortgage Date	08/06/2024	11/16/2023
Mortgage Amount	\$163,336	\$163,336
Mortgage Lender	145251	145251
Borrower Name	S & R Claims & Recovery Svcs L	S & R Claims & Recovery Svcs L
Borrower Name 2	!lc	

FORECLOSURE HISTORY	
Document Type	Appoint Of Substitute Trustee
Foreclosure Filing Date	12/15/2023
Recording Date	01/10/2024
Document Number	10697
Original Doc Date	11/15/2023
Original Document Number	436524
Lender Name	145251



*Lot Dimensions are Estimated