


6829 Japonica St, Houston, TX 77087-1633, Harris County

APN: 069-087-053-0001 CLIP: 2511146852

| | | | | | |
|---|------------|------------|------------|------------|------------|
|  | Beds | Full Baths | Half Baths | Sale Price | Sale Date |
| | 3 | 1 | N/A | N/A | 01/02/1988 |
| | Bldg Sq Ft | Lot Sq Ft | Yr Built | Type | |
| | 1,624 | 7,383 | 1945 | SFR | |

| OWNER INFORMATION | | | |
|---------------------|--------------------|--------------------------|-------------|
| Owner Name | Guerrero Alfonso J | Tax Billing City & State | Houston, TX |
| Owner Occupied | Yes | Tax Billing Zip | 77087 |
| Carrier Route | C017 | Tax Billing Zip+4 | 1633 |
| Tax Billing Address | 6829 Japonica St | | |

| LOCATION INFORMATION | | | |
|----------------------|------------------------------------|---|-------------|
| Subdivision | Pecan Park Place Sec 01 | Topography | Flat/Level |
| School District Name | Houston ISD | Census Tract | 3113.00 |
| Neighborhood Code | Pecan Pk/Woodridge/Enfield-7141.00 | Map Facet | 535-E |
| Township | Houston | Traffic | Corner |
| MLS Area | 4 | Flood Zone Code | X |
| Market Area | EAST END REVITALIZED | Flood Zone Date | 05/02/2019 |
| Key Map | 535e | Flood Zone Panel | 48201C0885N |
| Waterfront Influence | Primary | Within 250 Feet of Multiple Flood Z one | No |

| TAX INFORMATION | | | |
|-------------------|------------------------------------|----------------|-----|
| Parcel ID | 069-087-053-0001 | % Improved | 65% |
| Parcel ID | 0690870530001 | Tax Area | 040 |
| Lot # | 1 | Water Tax Dist | 041 |
| Block # | 53 | | |
| Legal Description | LT 1 BLK 53 PECAN PARK PLACE SEC 1 | | |

| ASSESSMENT & TAX | | | |
|---------------------------|-----------|-------------|------------|
| Assessment Year | 2024 | 2023 | 2022 |
| Assessed Value - Total | \$219,396 | \$219,396 | \$191,976 |
| Assessed Value - Land | \$77,298 | \$77,298 | \$77,298 |
| Assessed Value - Improved | \$142,098 | \$142,098 | \$114,678 |
| YOY Assessed Change (\$) | \$0 | \$27,420 | |
| YOY Assessed Change (%) | 0% | 14.28% | |
| Market Value - Total | \$219,396 | \$219,396 | \$191,976 |
| Market Value - Land | \$77,298 | \$77,298 | \$77,298 |
| Market Value - Improved | \$142,098 | \$142,098 | \$114,678 |
| Tax Year | Total Tax | Change (\$) | Change (%) |
| 2022 | \$4,515 | | |
| 2023 | \$4,750 | \$234 | 5.19% |
| 2024 | \$4,920 | \$170 | 3.58% |

| | | |
|----------------------------|----------|------------|
| Jurisdiction | Tax Rate | Tax Amount |
| Houston ISD | .8683 | \$1,905.02 |
| Harris County | .38529 | \$845.31 |
| Hc Flood Control Dist | .04897 | \$107.44 |
| Port Of Houston Authority | .00615 | \$13.49 |
| Hc Hospital Dist | .16348 | \$358.67 |
| Hc Department Of Education | .0048 | \$10.53 |
| Houston Community College | .09618 | \$211.02 |
| Houston City Of | .51919 | \$1,139.08 |
| Greater East End Mgmt | .15 | \$329.09 |
| Total Estimated Tax Rate | 2.2424 | |

| CHARACTERISTICS | | | |
|----------------------|-----|----------|---|
| Land Use - CoreLogic | SFR | Bedrooms | 3 |

| | | | |
|--------------------|----------------------|-----------------------|-----------------------|
| Land Use - County | Res Imprvd Table Val | Total Baths | 1 |
| Land Use - State | Resid Single Family | Full Baths | 1 |
| Lot Acres | 0.1695 | Elec Svs Type | Y |
| Lot Sq Ft | 7,383 | Cooling Type | Central |
| # of Buildings | 1 | Heat Type | Central |
| Building Type | Single Family | Porch | Open Frame Porch |
| Bldg Class | R | Porch Sq Ft | 98 |
| Building Sq Ft | 1,624 | Parking Type | Attached Frame Garage |
| Above Gnd Sq Ft | 1,624 | Garage Type | Attached Garage |
| Ground Floor Sq Ft | 1,228 | Garage Sq Ft | 108 |
| 2nd Floor Sq Ft | 396 | Foundation | Raised |
| Stories | 1 | Exterior | Aluminum/Vinyl |
| Condition | Average | Year Built | 1945 |
| Quality | Average | Building Remodel Year | 1998 |
| Total Rooms | 6 | Effective Year Built | 1945 |

| FEATURES | | | |
|----------------------|------|----------|--|
| Feature Type | Unit | Size/Qty | |
| One Story Frame Pri | S | 180 | |
| One Story Frame Up | S | 216 | |
| One Story Frame Up | S | 180 | |
| Frame Garage Pri | S | 108 | |
| Open Frame Porch Pri | S | 98 | |
| Frame Garage Pri | S | 216 | |
| Base Area Pri | S | 1,048 | |

| | |
|----------------------|---------------|
| Building Description | Building Size |
| Room: Bedroom | 3 |
| Room: Full Bath | 1 |
| Room: Total | 6 |
| Fixtures: Total | 5 |
| Story Height Index | 1 |

| SELL SCORE | | | |
|------------|-----|-------------|---------------------|
| Rating | Low | Value As Of | 2025-07-06 04:46:34 |
| Sell Score | 486 | | |

| ESTIMATED VALUE | | | |
|-----------------|-----------------------|-----------------------------|----|
| RealAVM™ | \$213,800 | Confidence Score | 79 |
| RealAVM™ Range | \$192,000 - \$235,500 | Forecast Standard Deviation | 10 |
| Value As Of | 06/23/2025 | | |

(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 | 1735 | Cap Rate | 4.8% |
| Estimated Value High | 2016 | Forecast Standard Deviation (FSD) | 0.16 |
| Estimated Value Low | 1454 | | |

(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 | |
|----------------------------------|--------------------|
| Buyer Name | Guerrero Alfonso J |
| Document Type | Deed (Reg) |

| MORTGAGE HISTORY | | |
|------------------|-------------------------------|----------------------|
| Mortgage Date | 08/19/2014 | 10/01/2002 |
| Mortgage Amount | \$20,000 | \$72,800 |
| Mortgage Lender | * Other Institutional Lenders | New Century Mtg Corp |
| Mortgage Code | Conventional | Conventional |

| | | |
|-----------------|-------------------|--------------------|
| Borrower Name | Guerrero Alfonso | Guerrero Alfonso J |
| Borrower Name 2 | Guerrero Herlinda | Guerrero Herlinda |

| FORECLOSURE HISTORY | | |
|--------------------------|-------------------|-------------------------------|
| Document Type | Notice Of Sale | Notice Of Trustee's Sale |
| Recording Date | 05/12/2025 | 05/08/2025 |
| Document Number | | F3513 |
| Original Doc Date | 09/25/2002 | 09/25/2002 |
| Original Document Number | W117910 | 117910 |
| Original Book Page | W11791 | |
| Lender Name | Wells Fargo Bk Na | * Other Institutional Lenders |

PROPERTY MAP

This detailed map shows a rectangular lot outlined in red. The lot dimensions are 115' by 64'. The lot is situated between Redwood St to the north and Japonica St to the south. To the west of the lot is another street, and to the east is a larger lot. The map includes surrounding lot numbers (6822, 6826, 6830, 1605, 6905, 6901, 6825, 6821, 6902) and a scale bar indicating 25 yards. A church icon is visible near the top right corner of the map area.

This regional map shows the location of the property (indicated by a red arrow) within a larger street grid. The grid includes streets such as Griggs Rd, Myrtle St, Hemlock St, Japonica St, Kernel St, Linden St, and Narcissus St. The map also shows Japonica Park and a scale bar indicating 200 yards.

*Lot Dimensions are Estimated