

	MLS Beds	MLS Full Baths	Half Baths	MLS Sale Price	MLS Sale Date
	4	2	N/A	\$175,000	04/27/2020
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	1,665	9,400	1977	SFR	

OWNER INFORMATION			
Owner Name	Petzold Lauren Elise	Tax Billing City & State	Cypress, TX
Owner Occupied	Yes	Tax Billing Zip	77429
Carrier Route	R005	Tax Billing Zip+4	2559
Tax Billing Address	11202 Doric Ct		

LOCATION INFORMATION			
Subdivision	Bonaire Sec 02	Topography	Flat/Level
School District Name	Cypress-Fairbanks ISD	Census Tract	5522.00
Neighborhood Code	Bonaire Sec. 2, 4, 5, 6, 7-64.00	Map Facet	368-T
Township	Cypress	Traffic	Paved
MLS Area	10	Flood Zone Code	X
Market Area	CYPRESS NORTH	Flood Zone Date	10/16/2013
Key Map	368t	Flood Zone Panel	48201C0410M
Waterfront Influence	Primary	Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION			
Parcel ID	<a href="#">108-843-000-0011</a>	Exemption(s)	Homestead
Parcel ID	1088430000011	Tax Area	040
Lot #	11	Fire Dept Tax Dist	633
Block #	13	Water Tax Dist	041
% Improved	76%		
Legal Description	LT 11 BLK 13 BONAIRE SEC 2		
M.U.D. Information	<a href="#">369</a>		

ASSESSMENT & TAX			
Assessment Year	2024	2023	2022
Assessed Value - Total	\$248,595	\$225,996	\$205,451
YOY Assessed Change (\$)	\$22,599	\$20,545	
YOY Assessed Change (%)	10%	10%	
Market Value - Total	\$256,461	\$256,891	\$214,182
Market Value - Land	\$60,775	\$55,413	\$55,413
Market Value - Improved	\$195,686	\$201,478	\$158,769
Tax Year	Total Tax	Change (\$)	Change (%)
2022	\$4,753		
2023	\$4,713	-\$40	-0.84%
2024	\$5,369	\$656	13.93%

Jurisdiction	Tax Rate	Tax Amount
Cypress-Fairbanks ISD	1.0869	\$2,701.98
Harris County	.38529	\$957.81
Hc Flood Control Dist	.04897	\$121.74
Port Of Houston Authority	.00615	\$15.29
Hc Hospital Dist	.16348	\$406.40
Hc Department Of Education	.0048	\$11.93
Lone Star College Sys	.1076	\$267.49
Hc Mud 69	.31662	\$787.10
Hc Emerg Srv Dist 9	.04	\$99.44
Total Estimated Tax Rate	2.1598	

CHARACTERISTICS			
Land Use - CoreLogic	SFR	MLS Total Baths	2
Land Use - County	Res Imprvd Table Val	Full Baths	2

Land Use - State	Resid Single Family	Elec Svs Type	Y
Lot Acres	0.2158	Cooling Type	Central
Lot Sq Ft	9,400	Heat Type	Central
# of Buildings	1	Patio Type	Wood Deck
Building Type	Single Family	Patio/Deck 1 Area	225
Bldg Class	R	Parking Type	Attached Masonry Garage
Building Sq Ft	1,665	No. Parking Spaces	MLS: 2
Above Gnd Sq Ft	1,665	Garage Type	Attached Garage
Ground Floor Sq Ft	1,665	Garage Capacity	MLS: 2
Stories	1	Garage Sq Ft	483
Condition	Good	Foundation	Slab
Quality	Average	Exterior	Brick Veneer
Total Rooms	6	Year Built	1977
Bedrooms	4	Effective Year Built	1977
Total Baths	2		

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Wood Deck Pri	S	225			
One Story Frame Pri	S	153			
Base Area Pri	S	1,512			
Mas/Brk Garage Pri	S	483			
Det Garage Frame Or C b	S	294	14	21	1994
Building Description			Building Size		
Story Height Index			1		
Room: Bedroom			4		
Room: Total			6		
Fixtures: Total			8		
Room: Full Bath			2		

SELL SCORE			
Rating	High	Value As Of	2025-07-13 04:44:06
Sell Score	661		

ESTIMATED VALUE			
RealAVM™	\$261,500	Confidence Score	90
RealAVM™ Range	\$241,900 - \$281,000	Forecast Standard Deviation	7
Value As Of	07/07/2025		

(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	2340	Cap Rate	6%
Estimated Value High	2480	Forecast Standard Deviation (FSD)	0.06
Estimated Value Low	2200		

(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	72911582	MLS Pending Date	03/27/2020
MLS Status	Sold	MLS Sale Date	04/27/2020
Listing Area	10	MLS Sale/Close Price	\$175,000
MLS D.O.M	6	Listing Agent	Melawynn-Melissa Wynne Severa
MLS Listing Date	03/19/2020	Listing Broker	WYNNE REAL ESTATE, LLC
MLS Current List Price	\$179,500	Selling Agent	Gabrielle-Gabrielle Allen
MLS Original List Price	\$175,000	Selling Broker	ONE O.A.K. REAL ESTATE
MLS Status Change Date	04/27/2020		

MLS Listing #	68914701	28353384	7676044	4037227	232955
MLS Status	Sold	Expired	Sold	Sold	Sold

MLS Listing Date	01/16/2016	01/09/2012	06/08/2006	06/16/2003	06/18/1999
MLS Listing Price	\$135,000	\$105,000	\$76,000	\$99,900	\$73,900
MLS Orig Listing Price	\$135,000	\$105,000	\$76,000	\$99,900	\$73,900
MLS Sale Date	03/21/2016		08/09/2006	09/10/2003	07/26/1999
MLS Sale Price	\$125,000		\$87,500	\$103,500	\$71,500

LAST MARKET SALE & SALES HISTORY					
Recording Date	04/28/2020	03/22/2016	01/30/2012	04/24/2007	08/30/2006
Nominal			Y		
Buyer Name	Petzold Lauren E	Almaguer Jaime	Marin Mary C	Main Jose A	Marin Eduardo
Seller Name	Almaguer Jaime & Lorena	Marin Mary C	Marin Angel A & Eduardo O	Marin Eduardo	Hud
Document Number	178304	118172	38018	245840	7544
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed	Warranty Deed	Special Warranty Deed

Recording Date	08/17/2005	05/09/2005	09/12/2003
Nominal			
Buyer Name	Hud	Mortgage Electronic Registrati	Dunman Sheri
Seller Name	Mortgage Electronic Registrati	Morris Keith	Hervey Lamar A & Kimberly A
Document Number	Y699531	Y453968	57503-417
Document Type	Warranty Deed	Trustee's Deed (Foreclosure)	Warranty Deed

MORTGAGE HISTORY					
Mortgage Date	04/28/2020	03/22/2016	08/30/2006	08/30/2006	09/12/2003
Mortgage Amount	\$169,750	\$122,735	\$70,000	\$17,500	\$101,855
Mortgage Lender	Loandepot.com LLC	Texaslending.com	Wmc Mtg Corp	Wmc Mtg Corp	Memorial Park Mtg
Mortgage Code	Conventional	Fha	Conventional	Conventional	Fha
Borrower Name	Petzold Lauren E	Almaguer Jaime	Marin Eduardo	Marin Eduardo	Dunman Sheri
Borrower Name 2					

Mortgage Date	10/10/2002	07/28/1999
Mortgage Amount	\$56,500	\$55,000
Mortgage Lender	Memorial Park Mtg Ltd	
Mortgage Code	Conventional	Conventional
Borrower Name	Hervey Lamar A	Hervey Lamar A
Borrower Name 2	Hervey Kimberly A	Hervey Kimberly A

FORECLOSURE HISTORY			
Document Type	Notice Of Trustee's Sale	Notice Of Trustee's Sale	Notice Of Trustee's Sale
Recording Date	04/2005	01/2005	09/2004
Original Doc Date	00/2003	00/2003	00/2003
Original Document Number	X016087	X016087	X16087
Lender Name	Mortgage Electronic Rgstrtn	Mortgage Electronic Rgstrtn	Mortgage Electronic Rgstrtn

PROPERTY MAP



\*Lot Dimensions are Estimated

