

Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT')) AND TBL.AREA IN ('9')
Apr 4 2011 09:38PM

Property Type: SingleFamily Status: Active												
Subject Property												
MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
56866249	1712 MARION ST	ALLEN A C J AUSTIN SUR	2	1/0	1	N	2,895	740	1910	\$49,900	\$67.43	54*
80871585	1504 LUZON ST	RYON	5	2/0	0	N	5,000	1,788	1940	\$59,900	\$33.50	34
19445519	2115 MARION ST	CHASE R M BLK 50 ALLEN	3	1/0	0	N	4,300	1,360	1940	\$76,000	\$55.88	311
87755379	1510 GALE- A&B	RYON	4	2/0	0	N	0	0	1945	\$79,900	\$0.00	749
51019841	1912 FREEMAN ST	ALLEN A C J AUSTIN SUR	2	1/0	0	N	5,000	744	1910	\$85,000	\$114.25	82
92819976	1145 Panama	Randolph Place	2	1/0	0	N	9,571	904	1930	\$85,000	\$94.03	32
68600443	1310 COLLINGSWORTH ST	RYON	2	1/0	0	N	6,250	1,276	1948	\$89,500	\$70.14	70
77811841	2611 ATLANTIC ST	NORTH MAIN ST	2	2/0	0	N	4,300	2,044	1931	\$89,900	\$43.98	43
900525	2320 KEENE ST	CHASE R M BLK 50 ALLEN	2	1/0	0	N	3,500	924	1930	\$94,500	\$102.27	264
78166426	3507 CHAPMAN ST	RYON	2	1/0	1	N	5,000	1,387	1941	\$96,500	\$69.57	342*
12050584	810 BOOTH STREET	BOOTH NORTH MAIN	2	1/0	0	N	6,750	1,360	1930	\$98,000	\$72.06	656
17893378	4201 AVERILL ST	IRVINGTON	2	1/0	1	N	5,500	830	1935	\$98,000	\$118.07	197
43295674	613 EMBRY ST	EMBRY	3	1/0	0	N	3,440	1,016	1920	\$99,000	\$97.44	178
3926134	109 GOLDENROD ST	GLEN PARK	2	2/0	0	N	5,000	1,224	1940	\$99,900	\$81.62	1281
31514245	2113 FULTON ST	CHASE R M BLK 50 ALLEN	3	1/0	1	N	5,000	1,116	1940	\$99,900	\$89.52	10
68297802	3902 BILLINGSLEY ST	IRVINGTON	2	1/0	0	N	6,600	976	1930	\$105,000	\$107.58	88*
72186623	2401 FLETCHER ST	Depenbrock Allen	3	1/0	2	N	5,000	1,296	1930	\$105,000	\$81.02	41
31524944	1109 PASCHALL ST	CHASE R M BLK 50 ALLEN	2	2/0	0	N	7,500	1,156	1930	\$114,900	\$99.39	272*
98817994	229 Royder	WHITE OAK J AUSTIN	3	1/0	0	N	5,000	1,292	1936	\$117,500	\$90.94	174
31774388	1409 BROOKS	NOBLE	2	2/0	0	N	5,000	1,372	1920	\$124,500	\$90.74	77*
1236256	4302 SIEGEL ST	IRVINGTON	2	1/0	1	N	6,600	1,002	1945	\$125,000	\$124.75	1020
61959714	2011 TERRY ST	CASCARA	3	3/0	1	N	4,650	3,000	1926	\$139,900	\$46.63	157*
43470583	1414 BUNTON ST	RYON	2	1/0	2	N	7,500	1,248	1930	\$145,000	\$116.19	5
87024838	2835 Cetti	North Oaks	3	2/0	2	N	5,000	1,354	1950	\$145,000	\$107.09	156
61141019	406 Glen Park	Glen Park	3	1/0	0	N	10,000	1,680	1925	\$145,100	\$86.37	361*
82316704	402 Glen Park	Glen Park	3	1/0	0	N	10,000	1,300	1925	\$145,100	\$111.62	361*
44124479	315 EMBRY ST	AUSTIN JOHN	5	3/1	3	N	23,010	4,741	2004	\$569,900	\$120.21	180
Average			3		2		6,437	1,428		\$121,585		266
Number of Properties: 27												
(Average ListPrice / Average SqFt) : (121585 / 1428) = \$ 85.14												

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Information is believed to be accurate but is not guaranteed.

THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have not followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.