



FINANCIAL SERVICES

Property Value Estimate Report
2704 CENTENARY ST, HOUSTON, TX 77005-3940
 HARRIS COUNTY

County Assessed Values
 Land Value \$519,750
 Improvement \$88,742
 Total \$608,492
 Assessment Year 2014
 APN 0601190130020
 Property Use: Single Family Residential

Abbreviated Legal Description
Lot: 20 Block: 11 District: 085 Subdivision: PEMBERTON
Ref: MAP 5255D

LT 20 BLK 11 PEMBERTON
City/Muni/Twp: CITY OF W UNIVERSITY PLACE

Owner Information
GARY DEBORAH

Quick Score

Ownership **15+** years
 Notice of Default: **N/A**
 Price Trend: **▲**
 REO Trend: **▲**
 Estimated LTV: **<70%**
 Multiple sales: **NO**
 Flood: **N/A**
CONFORMING
 Silent Second: **NO**
 Estimated Value Range:
\$489,190-\$888,810
 Estimated Current Value
 As of **02/20/2017**
\$689,000

Comparable Sales Grid

| | Subject | Comparable 1 | Comparable 2 | Comparable 3 | Neighborhood |
|--------------------|-------------------|--------------------|-----------------|-----------------------|--------------|
| Address | 2704 CENTENARY ST | 2810 GEORGETOWN ST | 6132 FORDHAM ST | 6319 BUFFALO SPEEDWAY | |
| Sale Date | | 01/02/2014 | 10/19/2012 | 03/25/2013 | |
| Sale Price | | \$750,000 | \$299,000 | \$400,000 | \$659,800 |
| Living Area | 1,894 | 1,902 | 2,918 | 1,606 | 3,332 |
| Lot Size | 5,776 | 5,001 | 5,001 | 10,001 | 3,000 |
| Bedrooms | 3 | 2 | 3 | 2 | |
| Baths | 2 | 2 | 3 | 1 | |
| Year Built | 1939 | 1979 | 1940 | 1951 | 1939 |
| Distance | | 0.55 | 0.39 | 0.46 | |

Estimated Value

Estimated Current Value
 As of 02/20/2017
\$689,000

Neighborhood Range:
 \$299,000-\$950,000
 Neighborhood Average :\$659,800

Estimated \$ Per SQFT \$364

Confidence Level Low

This report is not an appraisal, but uses proprietary statistical analysis and algorithms to render a report we believe is accurate. The data used is from independent sources generally deemed reliable, but not guaranteed. Therefore, we cannot be responsible for missing or incorrect data. With this report, there are no physical or visual inspections of the subject property and comparable sales; hence, this report does not have the same validity as an appraisal performed by a licensed real estate professional.

Trust Deeds

| Date | Lender | Amount | Purchase Money |
|------------|------------------------------|-----------|----------------|
| 10/23/2006 | JAMES K EDWARDS | \$210,800 | YES |
| 11/15/2004 | ABN AMRO MORTGAGE GROUP INC | \$210,800 | NO |
| 03/04/1999 | HMC HOME MTG CONSULTANTS INC | \$227,000 | NO |
| 12/12/1996 | PHH MTG SERVICES CORP | \$225,000 | YES |

Price Trends



Market Activity



REO Trends



Quick Score Explanation

| Quick Score | |
|---|---|
| Ownership Number years | Indicates the number of years since current owners bought the property. |
| Notice of Default: YES/NO | Indicates if any notices of default have been filed within the last five years or since change of ownership whichever is sooner. YES : notice(s) have been filed. NO : no notice has been filed. |
| Price Trend: ▲/ ▬/ ▼ | Neighborhood price trend: ▲ - generally rising, ▬ - generally flat, ▼ - generally falling. |
| REO Trend: ▼/ ▬/ ▲ | Rate of REO purchases in neighborhood: ▼ - generally falling, ▬ - generally flat, ▲ - generally rising. |
| Estimated LTV: 90%/80%/70% | Estimated Loan to Value. Rough estimate of equity, by assuming normal 30-year amortization of first trust deeds, property value changes, and additional trust deeds loans and amortization. 90% and over , Between 90% and 70% , 70% or less . |
| Multiple sales: NO/YES | Indicates if there has been other change of ownership within the last six (6) months prior to date property was acquired. |
| Flood: OUT-Zone / IN-Zone | Preliminary flood zone information. IN : possibly inside a flood zone. OUT : possibly outside a flood zone. |
| CONFORMING/NON-CONFORMING | CONFORMING : indicates if subject property is similar or not similar to properties in the neighborhood. |
| Silent Second: NO/YES | Indicates no additional trust deed is recorded 6 mo. after recording where the beneficiary is the seller. |
| Estimated Value Range: Low - High | Estimated price range of subject property |
| Estimated Current Value As of Date of Report Calculated Estimate of Value | Estimated value of subject property and effective date of report. |