

Comparative Market Analysis

6914 Pinetex Dr, Humble, TX 77396

APN: 0924770000003

Harris County Data as of: 09/11/2020



Bedrooms: 4 **Year Built:** 1964
Bathrooms: 2 **Square Feet:** 1,252

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MEDINA SERVANO, MEDINA HILDA
Mailing Address: 6914 PINETEX DR
HUMBLE, TX 77396

Comparables
Properties: 5
Avg. Sale Price: \$131,440
Days on Market: 26

Opportunity
Estimated Value: \$139,911
Estimated Equity: \$82,519
Mortgage Balance: \$57,392
Monthly Rent: \$1,335
Liens: \$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF TX, COUNTY OF HARRIS, WITH A SITUS ADDRESS OF 6914 PINETEX DR, HUMBLE, TX 77396-2654 C020

Last Market Sale

Seller: WATSON JOHN KENNETH
Buyer: MEDINA SERVANDO
Rec. Date: 05/19/2015
Sale Date: 05/15/2015
Sale Price: \$80,200

Current Listing Status

There is no listing data available.

Active Foreclosure Status

There is no foreclosure data available.

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
There is no association data available.				

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 6,011 SqFt. **Stories:** 1 **Parking Spaces:**
Zoning: **Living Area:** 1,252 SqFt. **Pool:** **Parking Type:**
Year Built: 1964 **Bedrooms:** 4 **Fireplace:** **Interior Wall:**
Style: Traditional **Bathrooms:** 2 **Heating:** Central **Exterior Wall:** Concrete Block
Basement: **Total Rooms:** 6 **Cooling:** **Price / Sq.Ft.** \$64

Open Liens

Owner 1: MEDINA SERVANO **Combined Loan To Value:** 41.02 %
Owner 2: MEDINA HILDA P **Estimated Equity:** \$82,519

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
05/19/2015	1st / Trust Deed/Mortgage	\$64,125	American Home Free Mtg Llc	Medina Servando	Conventional	30 Years

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
There is no involuntary lien data available.					

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
There is no prior loan data available.						

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
05/15/2015	Vendor's Lien	Arm's-length Residential transactions (Purchase/Resales)	Watson John Kenneth, Estae Of Grace Hensley	Medina Servando, Medina Hilda P	\$80,200

Tax Status

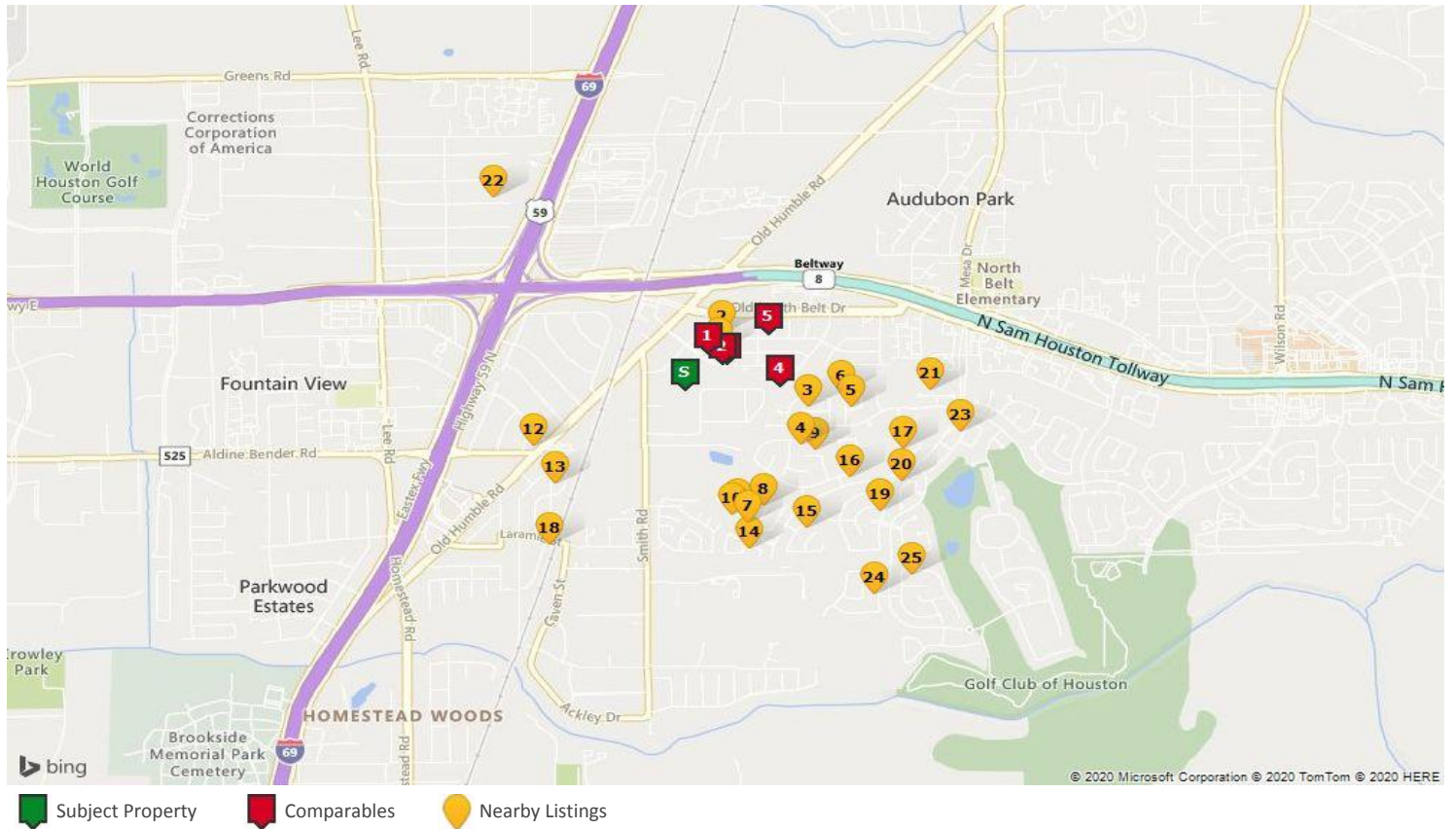
Assessor Parcel #: 0924770000003	Land Value: \$20,918	Total Taxable Value: \$98,014
Tax Year: 2019	Improvement Value: \$77,096	Property Tax: \$2,657

Listing History

Date	Status	Sub Status	Listed At	Sold	Sold For	\$/Sq. Ft.	Days On Market
04/24/2015	Sold			05/19/2015	\$68,700	\$55	25

Comparables & Nearby Listings

Subject Property: 6914 Pinetex Dr, Humble, TX 77396-2654



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
1	0.2	A	7019 Pinetex Dr, Humble, Tx 77396	2/11/20	\$137,500			1,240	\$111	3	1	10,163	60
2	0.2		7019 Willowtex Dr, Humble, Tx 77396	4/24/20	\$136,300			1,340	\$102	3	1	9,091	58
3	0.2		7023 Willowtex Dr, Humble, Tx 77396	12/31/19	\$111,400			1,300	\$86	3	1	7,153	58
4	0.3		7226 Oak Village Dr, Humble, Tx 77396	7/31/20	\$162,500			1,224	\$133	3	1.5	7,148	52
5	0.4		14923 Pecantex Dr, Humble, Tx 77396	9/30/19	\$109,500			1,020	\$107	3	1	8,873	60

L: Listed **F: Foreclosure** **P: Pre-Foreclosure** **A: Auction**

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
1	0.2	P	7015 Willowtex Dr, Humble, Tx 77396	6/01/14	\$93,100	7/30/20	\$99,000	962	\$103	3	1	9,091	58
2	0.2	P	14907 Ashtex Dr, Humble, Tx 77396	5/01/15	\$62,500	7/21/20	\$165,000	950	\$174	3	1	9,936	62
3	0.5	P	7315 Hickory Canyon Ct, Humble, Tx 77396	4/02/12	\$95,000	8/24/20	\$273,900	3,038	\$90	4	2.5	7,357	17
4	0.5	P	7318 Bearden Falls Ln, Humble, Tx 77396	12/05/08		8/08/20	\$2,300	2,671	\$1	4	3	8,760	13

5	0.6	A	14722 Raven Hollow Ln, Humble, Tx 77396	5/09/19	\$299,500	8/22/20	\$255,000	2,154	\$118	3	2	8,538	17
6	0.6	A	14743 Raven Hollow Ln, Humble, Tx 77396	12/29/16		8/17/20	\$329,500	2,819	\$117	4	2.5	7,989	18
7	0.6	P	14302 Brushy Arbor Ln, Humble, Tx 77396	3/29/19	\$202,500	8/08/20	\$299,950	2,653	\$113	4	3	9,444	12
8	0.6	A	14407 Andrews Ridge Ln, Humble, Tx 77396	2/14/17	\$228,900	8/05/20	\$250,000	2,413	\$104	4	2	6,094	12
9	0.6	A	7319 Emerald Glade Ln, Humble, Tx 77396	9/30/14		8/05/20	\$377,000	3,851	\$98	4	3.5	8,398	15
10	0.6	A	7102 Dewberry Shores Ln, Humble, Tx 77396	10/08/09	\$234,300	7/31/20	\$349,900	2,790	\$125	3	2	5,889	11
11	0.6	A	14302 Ellis Springs Ln, Humble, Tx 77396	12/11/08	\$229,500	7/07/20	\$280,999	2,933	\$96	4	3.5	7,192	12
12	0.6	A	6309 Aldine Bender Rd, Humble, Tx 77396	3/04/03	\$39,000	7/02/20	\$310,000	2,432	\$127	4	3	20,922	17
13	0.6	P	14315 Ravendale Rd, Humble, Tx 77396	4/20/18		5/18/20	\$130,000					24,960	
14	0.7	P	14106 E Boulder Cliff Ln, Humble, Tx 77396	5/07/15	\$232,900	8/25/20	\$244,950	2,739	\$89	2	3	3,990	12
15	0.7	A	14354 Fosters Run Ln, Humble, Tx 77396	1/29/14	\$212,500	8/21/20	\$270,000	2,666	\$101	4	3	6,107	7
16	0.7	A	7506 Stonebridge Creek Ln, Humble, Tx 77396	8/15/07	\$371,300	8/09/20	\$355,000	3,727	\$95	4	3	9,553	13
17	0.8	A	7610 Chateau Gate Ct, Humble, Tx 77396	12/18/14	\$232,000	7/12/20	\$274,990	2,705	\$102	4	2.5	7,453	16
18	0.8	P	14133 Ravendale Rd, Humble, Tx 77396	3/09/07	\$102,300	3/11/20	\$1,380	1,200	\$1	1	1	14,401	46
19	0.9	A	14334 Red Creek Cove Ln, Humble, Tx 77396	12/27/07	\$358,000	8/20/20	\$409,000	3,706	\$110	4	3.5	10,934	13
20	0.9	A	14407 Horizon Falls Ln, Humble, Tx 77396	8/28/14	\$331,300	8/14/20	\$384,900	3,556	\$108	4	3.5	11,164	15
21	0.9	P	7823 Hazy Brook Ln, Humble, Tx 77396	8/28/18		6/04/20	\$2,300	2,400	\$1	4	2	7,309	18
22	1	A	6119 Shirley Ln, Humble, Tx 77396	12/21/93		7/26/20	\$299,000	2,969	\$101	4	3	12,602	49
23	1	P	14615 Lindale Rose Ln, Humble, Tx 77396	10/31/14	\$490,000	3/01/20	\$3,250	5,269	\$1	5	5	11,491	13
24	1.1	A	13919 Robbie Creek Ln, Humble, Tx 77396	4/19/10		8/14/20	\$435,000	4,558	\$95	5	4.5	8,878	12
25	1.1	A	7810 Trinity Hills Ln, Humble, Tx 77396	12/17/10	\$380,000	7/19/20	\$585,000	5,876	\$100	5	4	12,057	10

A: Active P: Pending C: Contingent

Statistics for Humble, TX

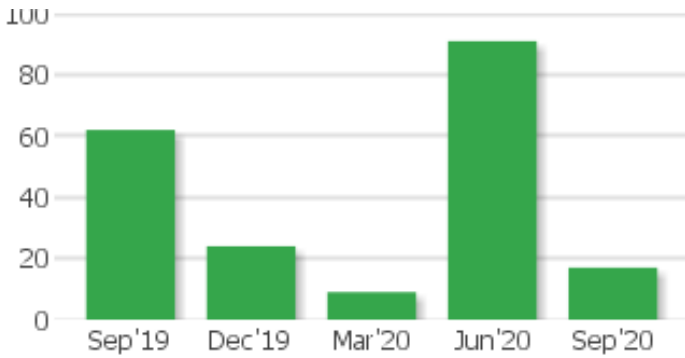


0.12 % Last 30 Days Price Change

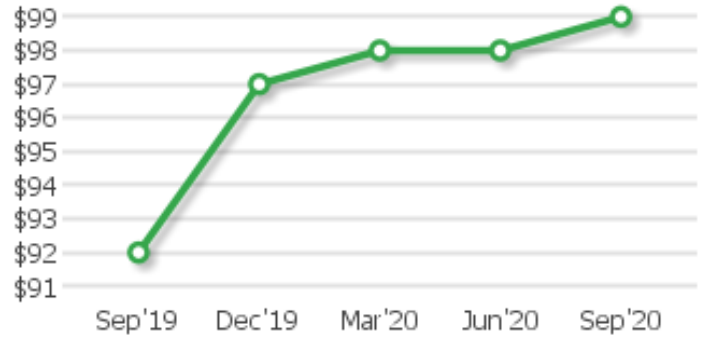


2.52 % Last 30 Days Rent Change

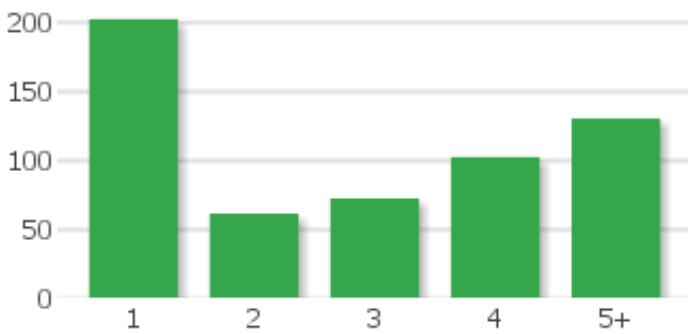
New Pre-Foreclosures



\$ / SqFt



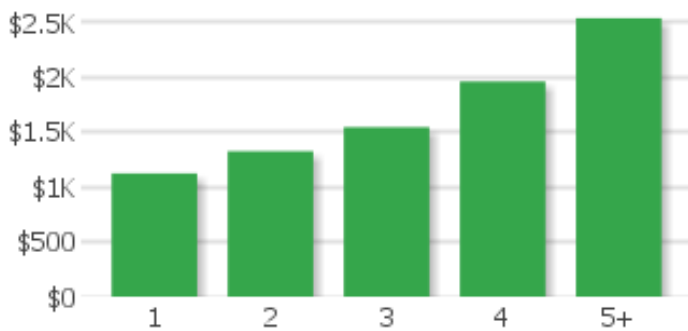
Average Days on Market



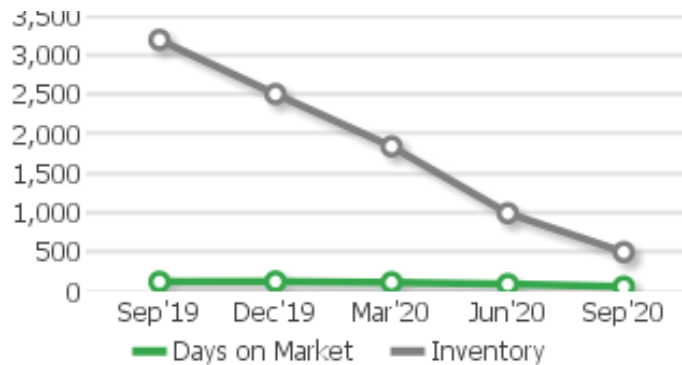
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory



Statistics for Humble, TX


Market Trend

 **5.58 %**
246
New Listings

Last 30 Days

 **-36.41 %**
138
Closed Sales


Market Trend

 **35.05 %**
1,649
New Listings


Last 6 Months

 **30.19 %**
1,091
Closed Sales


Listing Trend

 **-16.42 %**
499
Homes for Sale


Last 30 Days


 **1.49 %**
\$253,564
Average List Price


Listing Trend


 **-14.51 %**
1,838
Homes for Sale


Last 6 Months

 **-3.1 %**
\$252,384
Average List Price

 **3.67 %**
\$105
Average List \$ / SqFt

 **-37.12 %**
63
Average DOM


 **3.11 %**
\$99
Average List \$ / SqFt

 **-16.62 %**
115
Average DOM

Sales Trend

 **3.17 %**
195
Homes Sold


Last 30 Days


 **56.57 %**
\$378,289
Average Sale Price


Sales Trend


 **-11.13 %**
974
Homes Sold


Last 6 Months

 **-79.19 %**
\$605,912
Average Sale Price

 **49.36 %**
\$157
Average Sale \$ / SqFt

 **-5.69 %**
86
Average DOM

 **-83.51 %**
\$231
Average Sale \$ / SqFt

 **-1.29 %**
96
Average DOM