

Comparative Market Analysis

6750 Cleft Stone Dr, Houston, TX 77084

APN: 1183270020034

Harris County Data as of: 12/17/2020



Bedrooms: 4 **Year Built:** 1996
Bathrooms: 2.5 **Square Feet:** 2,898

Status: Off Market
Distressed: No
Ownership: Individual
Occupancy: Non-Owner Occupied
Property Type: Single Family (SFR)
Owner Name: RICHARD BRIAN, RICHARD BETH
Mailing Address: 622 ASHBROOK RIDGE LN
 PINEHURST, TX 77362

Comparables

Properties:	26
Avg. Sale Price:	\$224,242
Days on Market:	52

Opportunity

Estimated Value:	\$250,833
Estimated Equity:	\$171,040
Mortgage Balance:	\$79,793
Monthly Rent:	\$2,018
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF TX, COUNTY OF HARRIS, WITH A SITUS ADDRESS OF 6750 CLEFT STONE DR, HOUSTON, TX 77084-6236 R022 CURRENTLY OWNED BY RICHARD BRIAN & RICHARD BETH HAVING A TAX ASSESSOR NUMBER OF 1183270020034 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 2 LOT: 34 AND DESCRIBED IN DOCUMENT NUMBER V257820 DATED 08/10/2001 AND RECORDED 08/23/2001.

Last Market Sale

Seller: LOUDON KIRK S
Buyer: RICHARD BRIAN
Rec. Date: 08/23/2001
Sale Date: 08/10/2001
Sale Price: \$133,200

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
Home Owner Association	Hearthstone Sec 8 & 9 Hoa	Home Owner Assessments Fee	\$475	Annually
Home Owner Association	Hearthstone Homeowners Association	Home Owner Assessments Fee	\$532	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 5,249 SqFt. **Stories:** 2 **Parking Spaces:** 1
Zoning: **Living Area:** 2,898 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 1996 **Bedrooms:** 4 **Fireplace:** 1 **Interior Wall:**
Style: Traditional **Bathrooms:** 2.5 **Heating:** Central **Exterior Wall:** Brick
Basement: **Total Rooms:** 9 **Cooling:** Central **Price / Sq.Ft.** \$46

Open Liens

Owner 1: RICHARD BRIAN **Combined Loan To Value:** 31.81 %
Owner 2: RICHARD BETH **Estimated Equity:** \$171,040

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
08/23/2001	1st / Trust Deed/Mortgage	\$118,400	Countrywide Home Loans Inc	Richard Brian	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
07/08/1996	1st / Trust Deed/Mortgage	\$118,700	First American Bank Ssb	Loudon Kirk S	Conventional	360 Unknown

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
08/10/2001	Vendor's Lien	Arm's-length Residential transactions (Purchase/Resales)	Loudon Kirk S, Loudon Julie A	Richard Brian, Richard Beth	\$133,200
06/27/1996			Hammonds Homes Inc	Loudon Kirk S, Loudon Julie A	

Tax Status

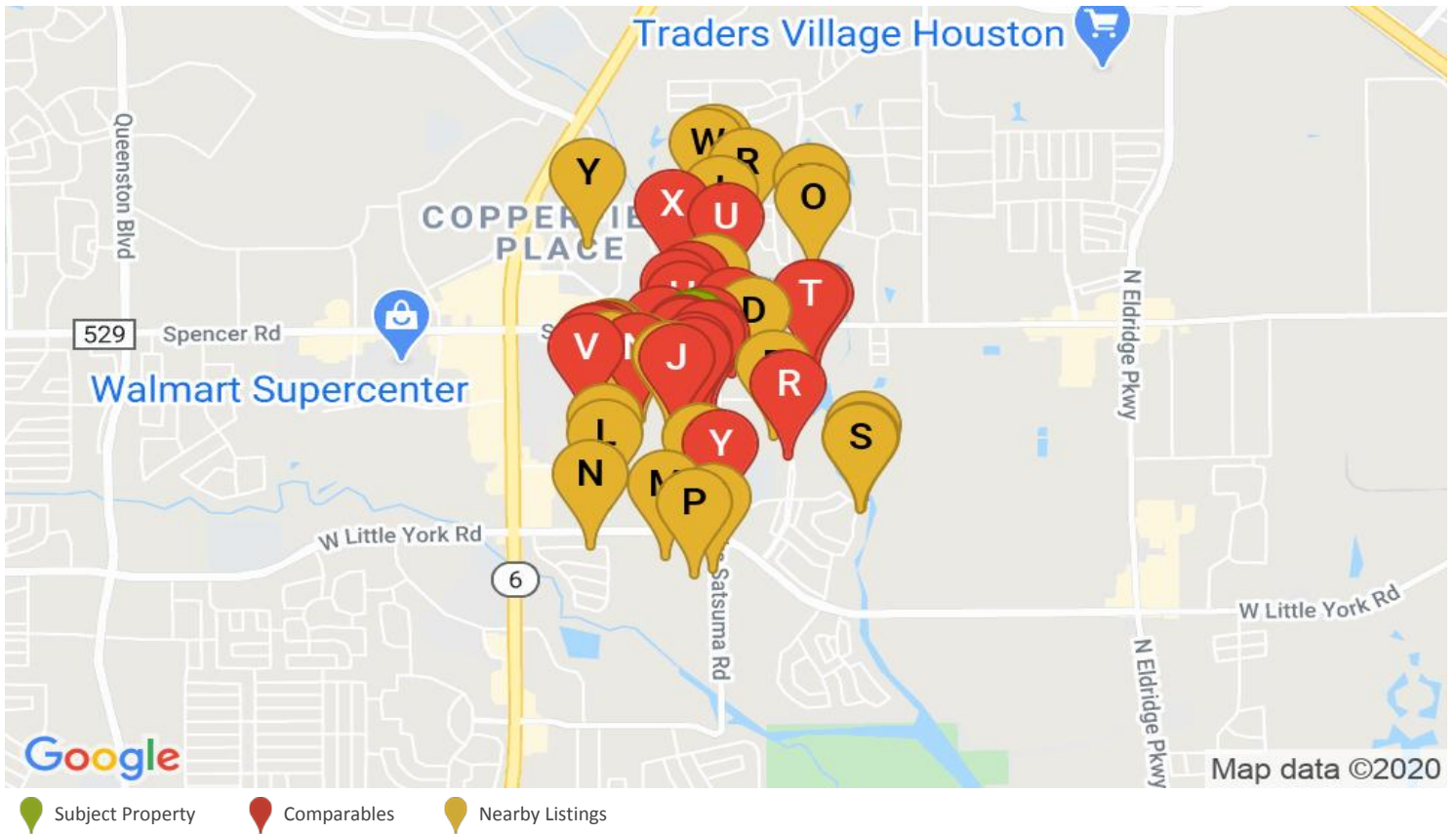
Assessor Parcel #: 1183270020034	Land Value: \$25,125	Total Taxable Value: \$241,158
Tax Year: 2020	Improvement Value: \$216,033	Property Tax: \$3,269

Listing History

Date	Status	Sub Status	Listed At	Sold	Sold For	\$/ Sq. Ft.	Days On Market
There is no listing data available.							

Comparables & Nearby Listings

Subject Property: 6750 Cleft Stone Dr, Houston, TX 77084-6236



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0		6739 Cleft Stone Dr, Houston, Tx 77084	2/14/20	\$181,300			2,933	\$62	4	2.5	5,650	22
B	0		6735 Cleft Stone Dr, Houston, Tx 77084	6/17/20	\$187,500			2,774	\$68	4	3.5	5,650	22
C	0		6715 Green Stone Ct, Houston, Tx 77084	12/26/19	\$260,000			2,774	\$94	4	3.5	6,891	22
D	0.1		6702 Cleft Stone Dr, Houston, Tx 77084	7/13/20	\$213,000			2,462	\$87	4	2.5	7,052	24
E	0.1		6710 Cleft Stone Dr, Houston, Tx 77084	10/22/20	\$337,500			2,748	\$123	4	2.5	5,249	22
F	0.1		15006 Satsuma Dr, Houston, Tx 77084	3/15/20	\$25,000			2,774	\$9	4	3.5	5,249	23
G	0.1		15014 Satsuma Dr, Houston, Tx 77084	3/05/20	\$260,700			2,502	\$104	4	2.5	5,249	22

H	0.1	15110 Hard Rock Dr, Houston, Tx 77084	12/23/19	\$213,100				2,402	\$89	3	2.5	6,599	21
I	0.1	15118 Possumwood Dr, Houston, Tx 77084	9/30/20	\$119,300				2,797	\$43	4	2.5	8,721	18
J	0.1	15039 Weeping Cedar Ln, Houston, Tx 77084	9/30/20	\$243,400				2,816	\$86	4	2.5	6,891	18
K	0.2	15035 Moss Boulder Ct, Houston, Tx 77084	3/02/20	\$250,000				2,844	\$88	3	2.5	5,990	25
L	0.2	6918 Canyon Creek Sq, Houston, Tx 77084	11/05/20	\$207,000				2,418	\$86	4	2.5	10,550	22
M	0.2	6914 Shining Sumac Ave, Houston, Tx 77084	10/30/20	\$273,100				2,759	\$99	4	2.5	5,319	18
N	0.2	15234 Weeping Cedar Ln, Houston, Tx 77084	7/17/20	\$243,400				2,900	\$84	4	2.5	5,641	18
O	0.3	15306 Falmouth Ave #1, Houston, Tx 77084	1/08/20	\$105,600				2,454	\$43	4	3	2,309	39
P	0.3	15328 Falmouth Ave #1, Houston, Tx 77084	7/31/20	\$175,100				2,398	\$73	4	3	2,309	39
Q	0.3	15316 Falmouth Ave #1, Houston, Tx 77084	3/09/20	\$155,200				2,454	\$63	4	3	2,335	39
R	0.4	6618 Laurel Run, Houston, Tx 77084	12/27/19	\$187,500				2,676	\$70	4	2.5	10,411	25
S	0.4	15336 Falmouth Ave #1, Houston, Tx 77084	7/14/20	\$196,300				2,454	\$80	4	3	2,309	39
T	0.4	14607 Sanour Dr, Houston, Tx 77084	12/20/19	\$312,500				2,410	\$130	3	2.5	3,250	2
U	0.4	7118 Quail Field Dr, Houston, Tx 77095	11/25/20	\$360,000				2,576	\$140	3	2.5	11,600	42
V	0.4	15351 Falmouth Ave, Houston, Tx 77084	3/02/20	\$155,500				2,454	\$63	4	3	2,130	38
W	0.4	14527 Sanour Dr, Houston, Tx 77084	2/21/20	\$249,500				2,354	\$106	3	2.5	3,250	2
X	0.5	7202 Benwich Cir, Houston, Tx 77095	4/28/20	\$262,500				2,445	\$107	3	2	10,402	43
Y	0.5	18906 Greater Oaks Ct, Houston, Tx 77084	1/03/20	\$326,000				3,159	\$103	4	3.5	11,752	1

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
A	0.1	P	15107 Weeping Cedar Ln, Houston, Tx 77084	6/14/19	\$228,800	12/03/20	\$210,000	2,228	\$94	3	2.5	5,955	17
B	0.2	P	15226 Weeping Cedar Ln, Houston, Tx 77084	9/27/02	\$116,600	12/08/20	\$215,000	1,725	\$125	3	2	5,645	18
C	0.2	A	15006 Moss Boulder Ct, Houston, Tx 77084	9/06/00	\$169,200	12/04/20	\$289,900	2,773	\$105	4	2.5	5,149	23
D	0.2	P	6903 Cobblestone Path, Houston, Tx 77084	7/03/12	\$101,704	11/11/20	\$235,000	2,188	\$107	4	2.5	7,231	22
E	0.3	P	14807 Shadway Dr, Houston, Tx 77084	6/04/19	\$251,800	12/09/20	\$230,000	2,300	\$100	4	2.5	5,685	32
F	0.3	P	15308 Falmouth Ave #1, Houston, Tx 77084			11/30/20	\$149,950	2,156	\$70	3	2.5	1,847	39
G	0.3	P	15304 Falmouth Ave #1, Houston, Tx 77084	9/17/20	\$136,300	11/21/20	\$159,990	2,024	\$79	3	2.5	1,847	39
H	0.3	C	6658 Montauk Dr #1, Houston, Tx 77084	11/30/20	\$169,400	9/10/20	\$138,500	924	\$150	2	2.5	1,703	39
I	0.5	P	14910 Indian Quail Cir, Houston, Tx 77095			12/04/20	\$239,900	2,674	\$90	3	2.5	7,475	37
J	0.5	A	6489 Alisa Ln, Houston, Tx 77084	6/30/14		12/03/20	\$1,500	1,547	\$1	2	3	1,189	37
K	0.5	A	15002 Yorktown Colony Dr, Houston, Tx 77084	12/09/13		11/30/20	\$1,500	1,712	\$1	3	2	8,102	37
L	0.5	P	6459 Alisa Ln, Houston, Tx 77084	10/04/05		10/31/20	\$135,000	1,408	\$96	2	2.5	706	38
M	0.6	P	6226 Crakston St, Houston, Tx 77084	11/02/18	\$218,100	10/29/20	\$200,000	2,076	\$96	4	2	7,697	39
N	0.7	A	15331 Baxter Ave, Houston, Tx 77084	9/30/16		12/10/20	\$225,000	2,684	\$84	5	2.5	7,105	27
O	0.7	A	14631 S Hearthstone Green Dr, Houston, Tx	2/23/18		12/08/20	\$229,800	2,447	\$94	3	2.5	4,500	37
P	0.7	C	15026 Margeson St, Houston, Tx 77084	7/08/20	\$175,000	12/07/20	\$209,000	1,795	\$116	3	2	7,148	42
Q	0.7	A	6422 Horsepen Bayou Dr, Houston, Tx 77084	2/01/17	\$119,400	12/07/20	\$199,900	1,410	\$142	3	2	3,411	34
R	0.7	P	14847 El Miranda Dr, Houston, Tx 77095	11/14/13	\$193,800	12/04/20	\$264,900	2,497	\$106	4	2	7,802	41
S	0.7	C	6420 Horsepen Bayou Dr, Houston, Tx 77084	6/22/06	\$65,000	12/02/20	\$140,000	949	\$148	2	2	3,411	34
T	0.7	P	15007 Britterige St, Houston, Tx 77084	10/21/14	\$136,300	11/22/20	\$194,500	1,914	\$102	3	2	6,900	42
U	0.7	P	7402 Betanna Dr, Houston, Tx 77095	5/31/18	\$288,000	11/20/20	\$265,000	2,463	\$108	3	2.5	10,402	43
V	0.7	A	7211 N Hearthstone Green Ct, Houston, Tx 77095	11/18/05		11/18/20	\$1,850	2,052	\$1	4	3	5,889	33
W	0.7	A	7411 Betanna Dr, Houston, Tx 77095	7/11/13	\$122,500	11/12/20	\$1,800	2,115	\$1	4	2	8,999	43
X	0.7	C	6434 Horsepen Bayou Dr, Houston, Tx 77084	9/25/09	\$100,500	11/12/20	\$180,000	1,625	\$111	3	2	6,255	34

Y	0.7	A	15507 Clear Valley Dr, Houston, Tx 77095	4/28/08	\$213,000	11/01/20	\$295,000	3,279	\$90	4	3.5	6,451	22
---	-----	---	--	---------	-----------	----------	-----------	-------	------	---	-----	-------	----

A: Active **P: Pending** **C: Contingent**

Statistics for Houston, TX

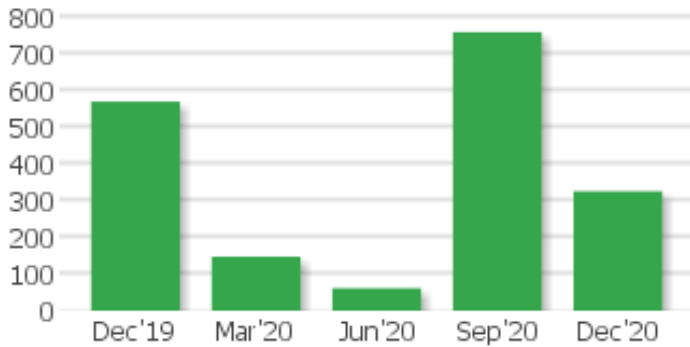


0.44 % Last 30 Days Price Change

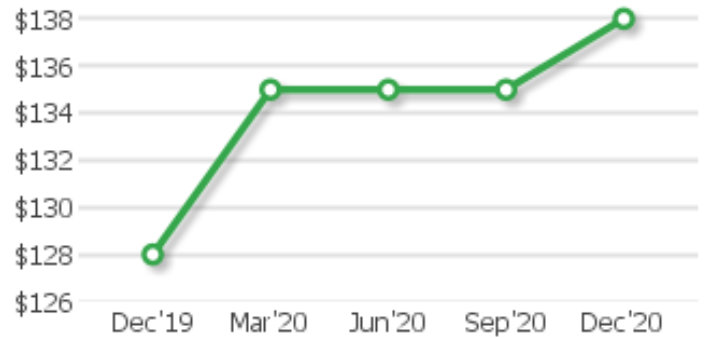


2.82 % Last 30 Days Rent Change

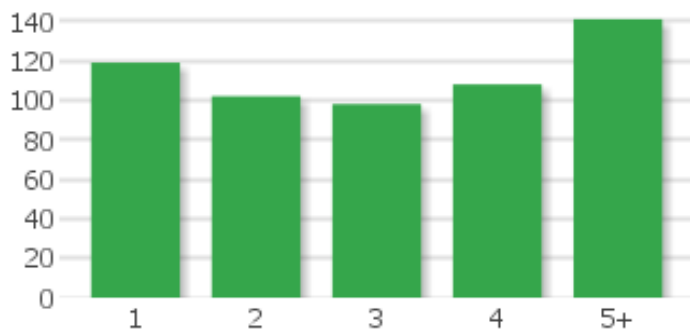
New Pre-Foreclosures



\$ / SqFt



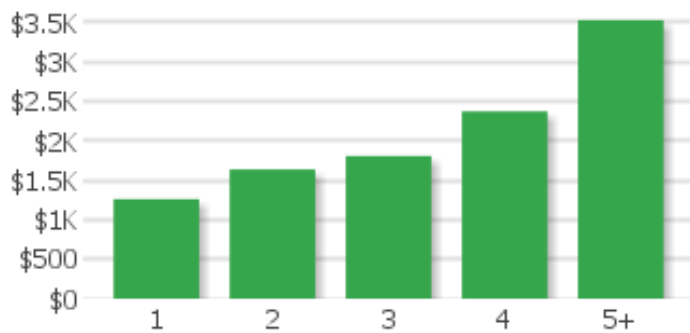
Average Days on Market



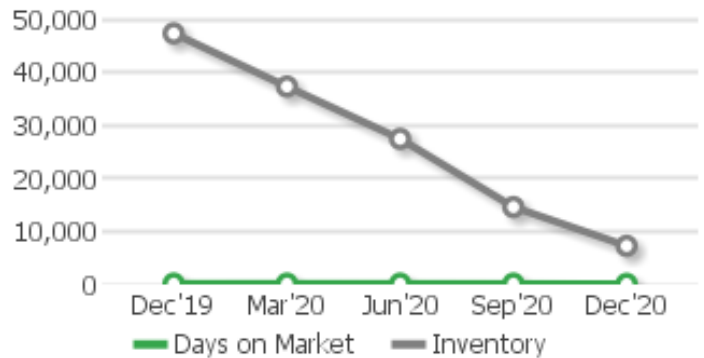
List Price vs. Sale Price



Average Monthly Rent



Days on Market vs. Inventory



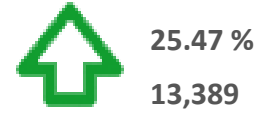
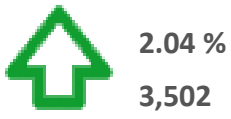
Statistics for Houston, TX

Market Trend

Last 30 Days

Market Trend

Last 6 Months



New Listings

Closed Sales

New Listings

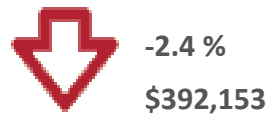
Closed Sales

Listing Trend

Last 30 Days

Listing Trend

Last 6 Months



Homes for Sale

Average List Price

Homes for Sale

Average List Price



Average List \$ / SqFt

Average DOM

Average List \$ / SqFt

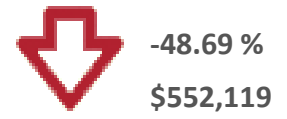
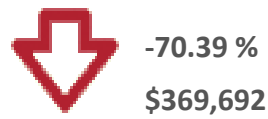
Average DOM

Sales Trend

Last 30 Days

Sales Trend

Last 6 Months

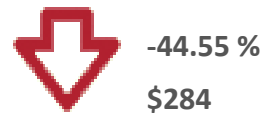
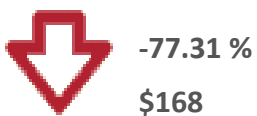


Homes Sold

Average Sale Price

Homes Sold

Average Sale Price



Average Sale \$ / SqFt

Average DOM

Average Sale \$ / SqFt

Average DOM