



## Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO','PEND') OR (LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT (DATETIME,'1/1/2011')))) AND (SQFTBLDG>=1200 AND SQFTBLDG<=1650) AND (YEARBUILT<=1940)  
Jan 12 2012 04:23PM

### Sales Price Recommendation

Average Sales Price from Comparable Closed Properties \$ 345,785

#### Adjustments to Sales Price

Adj. for Square Feet \$42,009

Sum of Adjustments \$42,009

Adjusted Sales Price \$387,794

### Suggested Sales Price Range

\$387,794 to \$387,794

Prepared by

Information is believed to be accurate but is not guaranteed.

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Jan 12 2012 04:03PM

Subject Property Address: 615 ALLSTONE ST

Property Type: SingleFamily    Status: Active												
Subject Property	615 ALLSTONE ST	HOUSTON HEIGHTS	3	2	0			1477				
MLS#	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	LP/ SF	DOM
<a href="#">72750517</a>	615 ALLSTONE ST.	HOUSTON HEIGHTS	3	2/0	0	N	4,884	1,477	1920	\$185,000	\$125.25	155*
<b>Average</b>			<b>3</b>		<b>0</b>		<b>4,884</b>	<b>1,477</b>		<b>\$185,000</b>		<b>155</b>
Number of Properties: 1												
( Average ListPrice / Average SqFt ) : ( 185000 / 1477 ) = \$ 125.25												

Property Type: SingleFamily    Status: Sold																	
Subject Property	615 ALLSTONE ST	HOUSTON HEIGHTS	3	2	0			1477									
MLS#	Closed Date	Address	Subdiv.	BR	Bths	# Gar	Pool	Lot SqFt	Bldg SqFt	Yr	List Price	Sold Price	SP/ SF	Adjusted SP	Adj. SP/SF	DOM	SP/LP %
<a href="#">23299514</a>	11/30/2011	527 FRASIER ST	FREELAND	2	2/0	1	N	5,000	1,359	1920	\$299,900	\$295,000	\$217.07	\$295,000	\$217.07	5	0.98
<a href="#">12221396</a>	11/29/2011	433 HARVARD ST	HOUSTON HEIGHTS	2	2/0	0	N	6,600	1,373	1920	\$309,900	\$285,000	\$207.57	\$282,500	\$205.75	32	0.92
<a href="#">1481614</a>	8/12/2011	947 WAVERLY ST	TEN TWELVE HEIGHTS BLVD PATI	2	1/0	0	N	5,494	1,264	1920	\$319,000	\$310,000	\$245.25	\$310,000	\$245.25	34*	0.97
<a href="#">84632420</a>	9/20/2011	410 W 10th	Ten Twelve Heights Blvd Pati	2	1/1	0	N	3,770	1,255	1925	\$324,900	\$320,000	\$254.98	\$320,000	\$254.98	6*	0.98
<a href="#">66975280</a>	4/14/2011	911 ARLINGTON ST	HOUSTON HEIGHTS	2	2/0	0	N	6,600	1,216	1921	\$359,950	\$348,500	\$286.60	\$348,500	\$286.60	9	0.97
<a href="#">23823410</a>	5/31/2011	501 EAST 9TH ST	TEN TWELVE HEIGHTS BLVD PATI	2	2/0	2	N	4,400	1,292	1920	\$389,000	\$362,000	\$280.19	\$362,000	\$280.19	48	0.93
<a href="#">50965485</a>	1/03/2012	801 ARLINGTON ST	HOUSTON HEIGHTS	2	2/0	0	Y	5,082	1,461	1900	\$535,000	\$500,000	\$342.23	\$500,000	\$342.23	120	0.93
<b>Average</b>				<b>2</b>		<b>2</b>		<b>5,278</b>	<b>1,317</b>		<b>\$362,521</b>	<b>\$345,785</b>		<b>\$345,428</b>		<b>36</b>	<b>0.96</b>
Number of Properties: 7																	
( Average SalesPrice / Average SqFt ) : ( 345785 / 1317 ) = \$ 262.56																	
( Average Adjusted SalesPrice / Average SqFt ) : ( 345428 / 1317 ) = \$ 262.28																	

Adjusted SP is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)

Adj. SP/SF is calculated as (Sales Price - Sellers Contribution to Closing Costs - Repairs Paid by Seller)/SF

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**Single-Family** ML Status: S LP: \$299,900  
 #: 23299514 SP/LP Ratio: 0.98 SP: \$ 295,000  
 County: Harris KM: 493A Area: [9 - Central North](#) LP/SF: \$ 220.68  
 Addr: [527 FRASIER ST](#) City: HOUSTON SP/SF: \$ 217.07  
 Year Built: Zip: 77007-2704  
 Sub: FREELAND 1920/Appraisal District Close Date: 11/30/2011  
 Listing Firm: Boulevard Realty  
 SqFt: 1359/Appraisal District # Bedrooms: 2 / 2 FB/HB: 2/0  
 Style: Traditional Lot Size: 5000/Appraisal District  
 Garage: Tax w/o Exempt/Yr: Tax Rate:  
 1/Detached Stories: 1 \$5892/2011 2.524229999999997  
 Garage

Dir: From I-10 Exit Studemont, turn left on White Oak, then left on Frasier. House is 2nd from the end of the street on the right had side.

Remarks: Modern conveniences of today and the charm of yesterday all wrapped up into one fantastic renovated bungalow!! Raised and leveled, insulation in walls and attic, DP windows, wiring, plumbing, ceiling fans in all rooms (including baths). The kitchen is a chefs dream with loads of counter space, 'non-slam' drawers and SS appliances. Garage has extra work space and 70 amp service. Large front and back yards and two great porches. Dont miss this one! Open 10/23 2:00-4:00



**Single-Family** ML Status: S LP: \$309,900  
 #: 12221396 SP/LP Ratio: 0.92 SP: \$ 285,000  
 County: Harris KM: 493E Area: [9 - Central North](#) LP/SF: \$ 225.71  
 Addr: [433 HARVARD ST](#) City: HOUSTON SP/SF: \$ 207.57  
 Year Built: Zip: 77007-2511  
 Sub: HOUSTON HEIGHTS 1920/Appraisal District Close Date: 11/29/2011  
 Listing Firm: Boulevard Realty  
 SqFt: 1373/Appraisal District # Bedrooms: 2 / FB/HB: 2/0  
 Style: Traditional Lot Size: 6600/Appraisal District  
 Garage: 0/ Stories: 2 Tax w/o Exempt/Yr: Tax Rate:  
 \$6663/2010 2.524229999999997

Dir: From Heights BLvd, East on 5th, South on Harvard, house on right.

Remarks: Charming home in the Houston Heights! High ceilings, hardwood floors nice master bedroom and bathroom. Large, fully fenced yard with wonderful back deck. Call for an appointment!



**Single-Family** ML Status: S LP: \$319,000  
 #: 1481614 SP/LP Ratio: 0.97 SP: \$ 310,000  
 County: Harris KM: 492D Area: [9 - Central North](#) LP/SF: \$ 252.37  
 Addr: [947 WAVERLY ST](#) City: HOUSTON SP/SF: \$ 245.25  
 Year Built: Zip: 77008-6757  
 Sub: TEN TWELVE HEIGHTS BLVD PATI 1920/Appraisal District Close Date: 8/12/2011  
 Listing Firm: Greenwood King Properties  
 SqFt: 1264/Appraisal District # Bedrooms: 2 / 2 FB/HB: 1/0  
 Style: Victorian Lot Size: 5494/Appraisal District  
 Garage: 0/ Stories: 1 Tax w/o Exempt/Yr: Tax Rate:  
 \$5679/2010 2.524229999999997

Dir: From Heights Blvd, West on 11th Street, South on Waverly. Property will be on your right. On corner of Waverly and 10th Street.

Remarks: Beautiful Heights bungalow renovated in 2002\* on corner lot features open floor plan, tall ceilings, beautiful oak & pine floors, oversized master bedroom with walk-in closet. Large kitchen includes granite counters, tile backsplash with accent tile, period style plumbing fixtures & breakfast bar. Large bathroom with dual sinks & jetted tub. Great storage throughout. Beautifully landscaped outdoor areas with fully fenced yard and mature trees. Walking distance to hike & bike trail! \*Per Seller.

Thu, Jan 12, 2012 04:31 PM

Data Not Verified/Guaranteed by MLS  
 Obtain signed HAR Broker Notice to Buyer Form

Prepared by: Juan Pejoves



**Single-Family** ML Status: S LP: \$324,900  
 # 84632420 SP/LP Ratio: 0.98 SP: \$ 320,000  
 County: Harris KM: 492D Area: [9 - Central North](#) LP/SF: \$ 258.88  
 SP/SF: \$ 254.98  
 Addr: [410 W 10th](#) City: Houston Zip: 77008-6835  
 Sub: Ten Twelve Heights Year Built: 1925/Appraisal Close Date: 9/20/2011  
 Blvd Pati  
 Listing Firm: Roger Martin Properties  
 SqFt: 1255/Appraisal # Bedrooms: 2 / FB/HB: 1/1  
 Style: Victorian Lot Size: 3770/Appraisal District  
 Garage: 0/ Stories: 1 Tax w/o Exempt/Yr: Tax Rate:  
 \$5506/ 2.524229999999997

Dir: North on Yale, west on 10th, house on left, south side of street, after Rutland.

Remarks: Jewel box house in the heart of Houston Heights. Spacious, airy and light, high ceilings, original hardwoods, period doors, Victorian charm, updated and remodeled with taste and care, ready to move in with no work! Island kitchen, large pantry, custom cabinetry. Original claw foot tub in master, marble vanity. Fully fenced in back yard with brick patio. Roomy porch. Great access to downtown, midtown and everywhere in town.



**Single-Family** ML Status: S LP: \$359,950  
 # 66975280 SP/LP Ratio: 0.97 SP: \$ 348,500  
 County: Harris KM: 493A Area: [9 - Central North](#) LP/SF: \$ 296.01  
 SP/SF: \$ 286.60  
 Addr: [911 ARLINGTON ST](#) City: HOUSTON Zip: 77008-7045  
 Sub: HOUSTON HEIGHTS Year Built: 1921/Appraisal District Close Date: 4/14/2011  
 Listing Firm: RE/MAX Memorial Town & Country  
 SqFt: 1216/Appraisal District # Bedrooms: 2 / FB/HB: 2/0  
 Style: Victorian Lot Size: 6600/Appraisal District  
 Garage: 0/ Stories: 1 Tax w/o Exempt/Yr: Tax Rate: 2.5237  
 \$8005/2010

Dir: From I-10 head north on Heights Blvd. Turn right (E) on 9th St. Turn left (N) on Arlington St. Property is the first house on the left.

Remarks: Delightfully charming Victorian home nestled in the heart of The Heights! EXTREMELY RARE 2 bedroom, 2 bath. Beautiful hardwood floors. Dining with builtin China hutch & window seat with storage. Updated kitchen with 42" cabinets, gas cooktop, tiled backsplash, & eat-in breakfast. Master suite with 8ft walkin closet. Remodeled guest bath. Central A/C & heat. Roof with radiant barrier & insulation (2009). Backyard wooden deck & 8 zoned sprinkler system. REMARKABLE!!



**Single-Family** ML Status: S LP: \$389,000  
 # 23823410 SP/LP Ratio: 0.93 SP: \$ 362,000  
 County: Harris KM: 493A Area: [9 - Central North](#) LP/SF: \$ 301.08  
 SP/SF: \$ 280.19  
 Addr: [501 EAST 9TH ST](#) City: HOUSTON Zip: 77007-1628  
 Sub: TEN TWELVE HEIGHTS BLVD PATI Year Built: 1920/Appraisal District Close Date: 5/31/2011  
 Listing Firm: Pinnacle Realty Group  
 SqFt: 1292/Appraisal District # Bedrooms: 2 / 2 FB/HB: 2/0  
 Style: Traditional, Victorian Lot Size: 4400/Appraisal District  
 Garage: 2/Attached Stories: 1 Tax w/o Exempt/Yr: Tax Rate:  
 Garage \$7572/2010 2.524229999999997

Dir: From Heights & 9th St., go East to corner of E. 9th & Columbia

Remarks: TIMELESS, SOPHISTICATED HOME IN HEART OF HEIGHTS! PRIME LOCATION! SHOWCASE HOME! ORIGINAL ANTIQUE WOOD FLOORING & CUSTOM BUILT PLANTATION SHUTTER THROUGHOUT! ELEGANT FORMAL DINING! GRAND FORMAL LIVING! RENOVATED KITCHEN 2010! ISLAND KITCHEN! GRANITE COUNTERS! TRAVERTINE BACKSPLASH! MASTER BATHROOM HAS RELAXING WHIRLPOOL TUB! SURROUND SOUND INDOOR & OUTDOOR! A GREAT PLACE FOR ENTERTAINING! BEAUTIFUL FRONT PORCH! LARGE SCREENED IN BACK PORCH! COME SEE YOUR NEW HOME TODAY!!!



**Single-Family** ML Status: S LP: **\$535,000**  
 #: **50965485** SP/LP Ratio: **0.93** SP: **\$ 500,000**  
 County: Harris Area: **9 - Central** LP/SF: **\$ 366.19**  
 KM: **493A** **North** SP/SF: **\$ 342.23**  
 Address: **801 ARLINGTON** City: **HOUSTON** Zip: **77007-1632**  
**ST**  
 Sub: **HOUSTON** Year Built: **1900/Appraisal** Close Date: **1/3/2012**  
**HEIGHTS** District  
 Listing Firm: **John Daugherty, REALTORS**  
 SqFt: **1461/Appraisal** # Bedrooms: **2 /** FB/HB: **2/0**  
 District  
 Style: **Victorian** Lot Size: **5082/Appraisal District**  
 Garage: **0/** Stories: **1** Tax w/o Exempt/Yr: Tax Rate:  
**\$8323/2010** **2.524229999999997**

Dir: From I-10, north on Shepherd and east on 10th street across Heights Blvd to right on Arlington. Continue on Arlington for 2 blocks to corner of Arlington and 8th St. House on NW corner.

Remarks: Resplendent Heights home which will transport you into a beautiful oasis of richness and splendor upon entry. Superbly renovated and lovingly maintained vintage home with magnificent high ceilings, hardwood floors, expansive cook's kitchen and stone floors in both baths. Completely fenced compound also boasts a sparkling pool and exotic pool house as well as various decks and garden areas.

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