

# Single Family Property Comparative Market Analysis

Your initial search criteria were: (LISTSTATUS IN ('ACT','OP','PSHO') OR (LISTSTATUS='CLOSD' AND CLOSEDDATE>=CONVERT(DATETIME,'1/1/2011'))) AND (SQFTBLDG>=2500) AND (YEARBUILT<=1940)  
Dec 31 2011 03:15PM

Subject Property Address: 642 Heights Blvd

Property Type: <b>SingleFamily</b> Status: <b>Sold</b>																	
Subject Property		642 Heights Blvd	Houston Heights	5	3	2			2870								
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="#">87036122</a>	5/12/2011	528 ARLINGTON ST	HOUSTON HEIGHTS	3	3/0	2	N	6,600	2,887	1920	\$665,000	\$665,000	\$230.34	\$660,000	\$228.61	16	1.00
<a href="#">3885994</a>	7/13/2011	943 CORTLANDT ST	TEN TWELVE HEIGHTS BLVD PATI	3	2/1	2	N	6,600	2,898	1887	\$699,900	\$692,000	\$238.79	\$687,275	\$237.15	170*	0.99
<a href="#">27231138</a>	5/25/2011	743 HEIGHTS	TEN TWELVE HEIGHTS BLVD PATI	4	3/1	2	N	7,500	2,984	1930	\$739,555	\$707,000	\$236.93	\$707,000	\$236.93	107	0.96
<a href="#">82947490</a>	9/28/2011	938 CORTLANDT	HOUSTON HEIGHTS	3	3/0	3	Y	6,600	2,948	1920	\$779,000	\$765,000	\$259.50	\$764,500	\$259.33	21	0.98
<a href="#">4383244</a>	11/01/2011	945 COLUMBIA ST	TEN TWELVE HEIGHTS BLVD PATI	4	3/0	2	Y	6,600	3,435	1920	\$879,900	\$848,000	\$246.87	\$848,000	\$246.87	17	0.96
<b>Average</b>				<b>3</b>		<b>2</b>		<b>6,780</b>	<b>3,030</b>		<b>\$752,671</b>	<b>\$735,400</b>		<b>\$733,355</b>		<b>66</b>	<b>0.98</b>
<b>Number of Properties: 5</b>																	
<b>( Average SalesPrice / Average SqFt ) : ( 735400 / 3030 ) = \$ 242.71</b>																	
<b>( Average Adjusted SalesPrice / Average SqFt ) : ( 733355 / 3030 ) = \$ 242.03</b>																	

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

Prepared by

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.



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Dec 31 2011 03:11PM

## Sales Price Recommendation

Average Sales Price from Comparable Closed Properties \$ 735,400

### Adjustments to Sales Price

Adj. for Square Feet	-\$38,833
Adj. for Lot Size	\$15,000
Adj. for Location	\$20,000
Adj. for High-End Upgrades	\$20,000
Sum of Adjustments	\$16,167

Adjusted Sales Price \$751,567

## Suggested Sales Price Range

\$751,567 to \$751,567

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**Single-Family** ML #: 67929394 Status: **A** LP: \$975,000  
 County: **Harris** KM: 453W Area: **9 - Central North** LP/SF: \$ 330.40  
 Addr: **811 HEIGHTS BL** City: **HOUSTON** Zip: 77007-1506  
 Sub: **HOUSTON HEIGHTS** Year Built: 1910/Appraisal District  
 Listing Firm: **RE/MAX Vintage**  
 SqFt: **2951/Appraisal** # Bedrooms: **3 /** FB/HB: **3/0**  
 Style: **Victorian** Lot Size: **9380/Appraisal District**  
 Garage: **0/** Stories: **2** Tax w/o Exempt/Yr: **\$21441/2009** Tax Rate: **2.5237**

Dir: West side of Heights Blvd. between 8th and 9th

Remarks: **Stunning home on majestic Heights Blvd. Wrap around porch greets visitors as they arrive. Live here and/or have your business here. Spacious bedrooms, all with private updated bathrooms lend themselves to private suites for work or home. Wood floors throughout. Open living and formal dining. Updated kitchen with stainless appliances. Extra building behind with 2250 SF of leased office or residential units brings in extra income. Seller has 3.5% assumable note with certain restrictions.**



**Single-Family** ML #: 87036122 Status: **S** LP: \$665,000  
 SP/LP Ratio: **1.00** SP: \$ 665,000  
 County: **Harris** KM: 493A Area: **9 - Central North** LP/SF: \$ 230.34  
 SP/SF: \$ 230.34  
 Addr: **528 ARLINGTON ST** City: **HOUSTON** Zip: 77007-  
 Sub: **HOUSTON HEIGHTS** Year Built: Close Date: 5/12/2011  
 1920/Appraisal District  
 Listing Firm: **Greenwood King Properties**  
 SqFt: **2887/Builder** # Bedrooms: **3 / 4** FB/HB: **3/0**  
 Style: **Traditional** Lot Size: **6600/Appraisal District**  
 Garage: **2/Detached** Stories: **2** Tax w/o Exempt/Yr: Tax Rate:  
**Garage** **\$5822/2010** **2.5242299999999997**

Dir: From I-10 go north on Heights Blvd. Right on 5th. Left on Arlington. Property on left.

Remarks: **Renovation/addition by Heights builder Lucas Craftsmanship. 6,600 sq.ft. lot (per HCAD). Updates include windows, plumbing, electrical, roof, HVAC, etc. (per builder). 3/4 bedrooms + 3 full baths! Kitchen offers granite, s/s appliances, abundant cabinet space and eat-in area. Family room wired for s/s! Living room w/ fireplace and large dining room. 1st floor bath w/ walk-in shower. Master features private balcony, huge walk-in closet and spa-like bath. Great porches/decks and fenced backyard.**



**Single-Family** ML #: 3885994 Status: **S** LP: \$699,900\*  
 SP/LP Ratio: **0.99** SP: \$ 692,000  
 County: **Harris** KM: 493A Area: **9 - Central North** LP/SF: \$ 241.51  
 SP/SF: \$ 238.79  
 Addr: **943 CORTLANDT ST** City: **HOUSTON** Zip: 77008-7057  
 Sub: **TEN TWELVE HEIGHTS BLVD PATI** Year Built: 1887/Appraisal District Close Date: 7/13/2011  
 Listing Firm: **Boulevard Realty**  
 SqFt: **2898/Appraisal District** # Bedrooms: **3 /** FB/HB: **2/1**  
 Style: **Other Style** Lot Size: **6600/Appraisal District**  
 Garage: **2/Detached** Stories: **2** Tax w/o Exempt/Yr: Tax Rate: **2.5237**  
**Garage** **\$16595/2010**

Dir: From Heights Blvd, East on 10th, South on Cortlandt, home on right.

Remarks: **This Greek Revival home in the heart of Houston Heights has original woodwork, pocket doors and transoms that beautifully highlight all of the charm of yesteryear, with the modern conveniences of today! 11 ft ceilings, hardwood floors, period fixtures, built-in cabinets, fresh paint, new porches and updated kitchen and baths. Large master suite with sitting area and master bath with soaking tub, separate shower, marble floors and countertops. Wonderful backyard and alley access.**



**Single-Family** ML Status: S LP: \$739,555  
 #: 27231138 SP/LP Ratio: 0.96 SP: \$ 707,000

County: Harris KM: 493a Area: [9 - Central North](#) LP/SF: \$ 247.84  
 SP/SF: \$ 236.93

Addr: [743 HEIGHTS](#) City: HOUSTON Zip: 77007-1539

Sub: TEN TWELVE HEIGHTS BLVD Year Built: 1930/Appraisal Close Date:  
 PATI District 5/25/2011

Listing Firm: Prudential Gary Greene, # Bedrooms: 4 / 5 FB/HB: 3/1  
 SqFt: 2984/Builder Lot Size: 7500/Appraisal District

Style: Traditional Tax w/o Exempt/Yr: Tax Rate: 2.5237

Garage: 2/Detached Stories: 1.5 \$5804/2010

Dir: From I-10 drive North on Heights Blvd. to 8th Street. U turn. Home is on the right.  
 Remarks: Beautiful four bedroom home on prestigious Heights Blvd. Renovation and addition just completed. Bedrooms, study and family room added upstairs. Master suite and den downstairs. Electrical, plumbing, kitchen and baths are all new. Hardwood Floors, lots of granite and beautiful trim work throughout the 4 bedroom 3 1/2 bath home. Designer colors. Alley access to new oversized 2 car garage. Lots on Heights are 150' deep. The next project for BICYCLE BUNGALOWS is at 639 Harvard.



**Single-Family** ML Status: S LP: \$779,000  
 #: 82947490 SP/LP Ratio: 0.98 SP: \$ 765,000

County: Harris KM: 493A Area: [9 - Central North](#) LP/SF: \$ 264.25  
 SP/SF: \$ 259.50

Addr: [938 CORTLANDT](#) City: HOUSTON Zip: 77008-

Sub: HOUSTON HEIGHTS Year Built: 1920/Appraisal Close Date:  
 District 9/28/2011

Listing Firm: Martha Turner Properties # Bedrooms: 3 / 4 FB/HB: 3/0  
 SqFt: 2948/Appraisal District Lot Size: 6600/Appraisal District

Style: Victorian Tax w/o Exempt/Yr: Tax Rate:

Garage: 3/Detached Stories: 2

Dir: North on Heights Blvd to right on 10th St to right on Cortlandt. Home on left.  
 Remarks: Stunning 3 or 4 bedroom 3 full bath Victorian extensively renovated in 2003. Recent upgrades include thermal windows, doors, plumbing, fixtures, wiring, A/C units, roof and paint. Kitchen has Viking, Sub-Zero, Miele, and Bosch appliances with German green stone countertops and cork flooring. Master bath has stone floors, bidet, heated towel racks, steam shower and double Jacuzzi bath. Alley behind house has access to 3 car garage that opens to lighted, landscaped pool courtyard with fountain.



**Single-Family** ML Status: S LP: \$800,000\*  
 #: 82752719 SP/LP Ratio: 0.97 SP: \$ 778,000

County: Harris KM: 493a Area: [9 - Central North](#) LP/SF: \$ 230.15  
 SP/SF: \$ 223.82

Addr: [643 Harvard Street](#) City: Houston Zip: 77007-

Sub: Houston Heights Year Built: 1920/Appraisal Close Date:  
 District 10/25/2011

Listing Firm: Prudential Gary Greene, # Bedrooms: 4 / FB/HB: 3/2  
 SqFt: 3476/Builder Lot Size: 6600/Appraisal District

Style: Traditional Tax w/o Exempt/Yr: Tax Rate:

Garage: 2/Detached Stories: 2

Dir: From I-10 and Heights Blvd. Head North on Heights. Turn right on White Oak. One block and left on Harvard. Home is on the left.  
 Remarks: Beautiful four bedroom home on prestigious Harvard Street. 2 bedrooms, family room and laundry room upstairs. Master, additional bedroom and den downstairs. Electrical, plumbing, kitchen and baths are all new. Hardwood Floors, lots of granite and beautiful trim throughout. 3 full & 2 half baths. Awesome kitchen with a large island and commercial style appliances (refrig included). Sprinkler system. Alley access to new oversized 2 car garage. NEXT project at 621 Arlington should be ready Feb. 2012



**Single-Family** ML Status: S LP: **\$879,900**  
#: **4383244** SP/LP Ratio: **0.96** SP: **\$ 848,000**

County: **Harris** KM: **493A** Area: **9 - Central North** LP/SF: **\$ 256.16**  
SP/SF: **\$ 246.87**

Addr: **945 COLUMBIA ST** City: **HOUSTON** Zip: **77008-7053**

Sub: **TEN TWELVE HEIGHTS BLVD PATI** Year Built: **1920/Appraisal District** Close Date: **11/1/2011**

Listing Firm: **Boulevard Realty**

SqFt: **3435/Appraisal District** # Bedrooms: **4 /** FB/HB: **3/0**

Style: **Traditional** Lot Size: **6600/Appraisal District**

Garage: **2/Detached Garage** Stories: **2** Tax w/o Exempt/Yr: Tax Rate:  
**\$18875/2010** **2.524229999999997**

Dir: North on Heights Blvd, East on 10th, house at the corner of 10th and Columbia.

Remarks: Beautiful restoration and expansion of a classic Heights bungalow. Charm abound in a mix of old and new with an amazing kitchen, a true great room, guest bedroom down with master plus two bedrooms up. Gorgeous pool, pond and corner yard. Hurry- this one won't last.

Sat, Dec 31, 2011 03:17 PM

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

Prepared by: Juan Pejoves