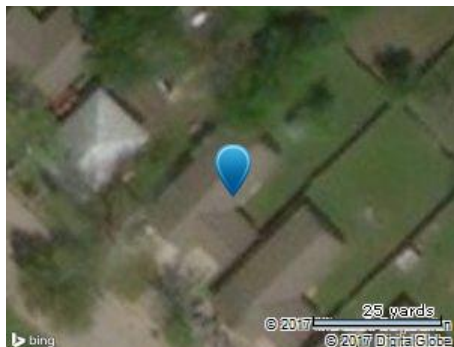


2500 S 3rd St, Waco, TX 76706-6450, McLennan County



4	2,108	10,550	N/A
Beds	Bldg Sq Ft	Lot Sq Ft	Sale Price
4	2004	SFR	N/A
Baths	Yr Built	Type	Sale Date

Owner Information

Owner Name:	Miller Grass Farms Inc	Tax Billing Zip:	75009
Tax Billing Address:	1099 Missouri St	Tax Billing Zip+4:	4018
Tax Billing City & State:	Celina, TX	Owner Occupied:	No

Location Information

Location City:	Waco	MLS Sub Area:	1
School District:	Waco ISD	Census Tract:	2.00
School District Code:	48	Carrier Route:	C005
Subdivision:	Becker Justin Add	Zoning:	O2
MLS Area (Tax):	156		

Tax Information

Tax ID:	48-003505-000106-0	% Improved:	82%
Alternate Tax ID:	326313	Lot:	6
Parcel ID:	480035050001060	Block:	1
Legal Description:	BECKER JUSTIN ADDITION BLOCK 1 LOT 6 ACRES 0.2422		

Assessment & Tax

Assessment Year	2017	2016	2015
Assessed Value - Total	\$175,983	\$175,983	\$169,985
Assessed Value - Land	\$31,960	\$31,960	\$32,600
Assessed Value - Improved	\$144,023	\$144,023	\$137,385
YOY Assessed Change (\$)	\$0	\$5,998	
YOY Assessed Change (%)	0%	3.53%	
Market Value - Total	\$175,983	\$175,983	\$169,985
Market Value - Land	\$31,960	\$31,960	\$32,600
Market Value - Improved	\$144,023	\$144,023	\$137,385

Tax Year	Total Tax	Change (\$)	Change (%)
2015	\$4,864		
2016	\$5,016	\$153	3.14%
2017	\$5,016	\$0	0%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Waco ISD	\$2,463.76	Estimated	1.4
City Of Waco	\$1,366.04	Estimated	.77623
McLennan Comm College	\$262.04	Estimated	.1489
McLennan County	\$924.43	Estimated	.52529
Total Estimated Tax Rate			2.8504

Characteristics

Land Use - Corelogic:	SFR	Cooling Type:	Central
Land Use - State:	Sgl-Fam-Res-Home	Heat Type:	Heated
Building Type:	Residential	Porch:	Open Porch
Estimated Lot Acres:	0.2422	Porch 1 Area:	155

Courtesy of Adam Esposito, NTREIS

The data within this report is compiled by CoreLogic from public and private sources. The data is deemed reliable, but is not guaranteed. The accuracy of the data contained herein can be independently verified by the recipient of this report with the applicable county or municipality.

Property Detail

Generated on 09/02/2017

Page 1 of 3

Estimated Lot Sq Ft: **10,550**
 Lot Frontage: **60**
 Lot Depth: **175**
 Building Sq Ft: **2,108**
 Total Building Sq Ft: **2,574**
 Stories: **1**
 # of Buildings: **1**
 Total Rooms: **7**
 Bedrooms: **4**
 Total Baths: **4**
 Full Baths: **4**

Garage Type: **Attached Garage**
 Garage Sq Ft: **466**
 Roof Type: **Gable**
 Roof Material: **Composition Shingle**
 Roof Shape: **Gable**
 Foundation: **Concrete Beam**
 Construction: **Wood**
 Exterior: **Brick**
 Floor Cover: **Carpet**
 Year Built: **2004**

Features

Feature Type	Unit	Size/Qty	Year Built	Value
Main Area 1	S	2,108	2004	\$112,580
Attached Garage 1st Fl	S	466	2004	\$11,450
Open Porch 1st Fl	S	155	2004	\$1,910
Drwvy-Concrete Special Un	S	1,935	2004	\$4,700
Fence	S	165	2004	\$1,500
Shed Special Unit	S	112	1985	\$250

Estimated Value

RealAVM™ (1): **\$214,472** Confidence Score (2): **67**
 RealAVM™ Range: **\$167,288 - \$261,656** Forecast Standard Deviation (3): **22**
 Value As Of: **08/24/2017**

- (1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.
- (2) The Confidence Score is a measure of the extent to which sales data, property information, and comparable sales support the property valuation analysis process. The confidence score range is 60 - 100. Clear and consistent quality and quantity of data drive higher confidence scores while lower confidence scores indicate diversity in data, lower quality and quantity of data, and/or limited similarity of the subject property to comparable sales.
- (3) The FSD denotes confidence in an AVM estimate and uses a consistent scale and meaning to generate a standardized confidence metric. The FSD is a statistic that measures the likely range or dispersion an AVM estimate will fall within, based on the consistency of the information available to the AVM at the time of estimation. The FSD can be used to create confidence that the true value has a statistical degree of certainty.

Last Market Sale & Sales History

Recording Date	03/22/2006	06/03/2005	00/2003
Buyer Name	Miller Grass Farms Inc	Leath Maritia	Campbell Richard B
Seller Name	Leath Maritia	Campbell Richard B	Owner Record
Document Number	9854	20966	43480
Document Type	Warranty Deed	Warranty Deed	Deed (Reg)

Mortgage History

Mortgage Date	06/03/2005
Mortgage Amount	\$162,000
Mortgage Lender	Countrywide Hm Lns Inc
Mortgage Code	Conventional

Property Map



*Lot Dimensions are Estimated

