

	MLS Beds	MLS Full Baths	Half Baths	Sale Price	Sale Date
	5	5	1	N/A	02/21/2022
	MLS Sq Ft	Lot Sq Ft	MLS Yr Built	Type	
	3,975	7,440	1992	SFR	

OWNER INFORMATION			
Owner Name	Lund Kenneth M	Tax Billing Address	2714 Gregway Ln
Owner Name 2		Tax Billing City & State	Missouri City, TX
Owner Occupied	Yes	Tax Billing Zip	77459
DMA No Mail Flag		Tax Billing Zip+4	2929
Carrier Route	R026		

LOCATION INFORMATION			
Subdivision	Plantation Park Sec 1	Topography	High
School District Name	Fort Bend ISD	Census Tract	6715.01
Neighborhood Code	Plantation Park-4912	Map Facet	A-102-A
Township	Missouri City	Traffic	
MLS Area	MISSOURI CITY AREA	Flood Zone Code	X500L
Market Area	MISSOURI CITY AREA	Flood Zone Date	04/02/2014
Key Map	609b	Flood Zone Panel	48157C0280L
Waterfront Influence		Within 250 Feet of Multiple Flood Z one	No

TAX INFORMATION			
Parcel ID	6724-01-002-0310-907	% Improved	88%
Parcel ID	R156962	Exemption(s)	Homestead
Parcel ID	6724010020310907	Tax Area	G01
Lot #	31	Fire Dept Tax Dist	
Block #	2	Water Tax Dist	W07
Legal Description	PLANTATION PARK SEC 1, BLOC K 2, LOT 31		
M.U.D. Information	M16		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$472,444	\$496,971	\$467,119
Assessed Value - Land	\$55,250	\$55,250	\$42,500
Assessed Value - Improved	\$417,194	\$441,721	\$424,619
YOY Assessed Change (\$)	-\$24,527	\$29,852	
YOY Assessed Change (%)	-4.94%	6.39%	
Market Value - Total	\$472,444	\$496,971	\$467,119
Market Value - Land	\$55,250	\$55,250	\$42,500
Market Value - Improved	\$417,194	\$441,721	\$424,619

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$11,053		
2024	\$11,464	\$412	3.72%
2025	\$11,143	-\$322	-2.81%

Jurisdiction	Tax Rate	Tax Amount
Fort Bend ISD	1.0569	\$4,993.26
Hcc Missouri City	.0988	\$466.78
City Of Missouri City	.57083	\$2,696.83
Ft Bend Co Gen	.412	\$1,946.47
Fort Bend Drng	.01	\$47.24
First Colony Mud 9	.11	\$519.69
First Col Lid	.1	\$472.44

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Heat Type	Central
Land Use - County		Porch	Open Porch
Land Use - State	Sgl-Fam-Res-Home	Porch Sq Ft	35
Lot Acres	0.1708	Patio Type	
Lot Sq Ft	7,440	Patio/Deck 1 Area	
# of Buildings	1	Patio/Deck 2 Area	155
Building Type		Parking Type	Attached Garage
Bldg Class		No. Parking Spaces	MLS: 2
Building Comments		Garage Type	Attached Garage
Building Sq Ft	Tax: 3,575 MLS: 3,975	Garage Capacity	MLS: 2
Above Gnd Sq Ft		Garage Sq Ft	370
Ground Floor Sq Ft	2,291	Carport Sq Ft	
2nd Floor Sq Ft	1,284	Roof Type	
Stories	2	Roof Material	Composition Shingle
Condition		Roof Shape	Gable
Quality		Roof Frame	
Total Units		Construction	
Total Rooms		Interior Wall	Drywall
Bedrooms	MLS: 5	Floor Cover	Carpet
Total Baths	Tax: 3 MLS: 5	Foundation	Concrete
MLS Total Baths	5	Exterior	Brick Veneer
Full Baths	Tax: 2 MLS: 5	Pool	Pool
Half Baths	1	Pool Sq Ft	289
Fireplace	Y	Year Built	1992
Fireplaces	2	Building Remodel Year	
Elec Svs Type	Electric/Gas	Effective Year Built	1992
Cooling Type	Central	Other Rooms	

FEATURES					
Feature Type	Unit	Size/Qty	Width	Depth	Year Built
Attached Garage	S	370			1992
Main Area Second Floor	S	1,284			1992
Open Porch	S	35			1992
Open Porch	S	155			1992
Main Area	S	2,291			1992
Swimming Pools	S	289			2011

Feature TypeValue

Attached Garage

Main Area Second Floor

Open Porch

Open Porch

Main Area

Swimming Pools

Building DescriptionBuilding Size

SELL SCORE			
Rating	High	Value As Of	2026-07-12 11:51:13
Sell Score	661		

ESTIMATED VALUE			
RealAVM™	\$482,600	Confidence Score	94
RealAVM™ Range	\$451,100 - \$514,200	Forecast Standard Deviation	7
Value As Of	06/29/2026		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(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 50 - 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.

RENTAL TRENDS			
Estimated Value	3116	Cap Rate	3.4%
Estimated Value High	3587	Forecast Standard Deviation (FSD)	0.15
Estimated Value Low	2645		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends 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 a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

LISTING INFORMATION			
MLS Listing Number	27323915	MLS Sale Date	07/07/2021
MLS Status	Sold	MLS Sale/Close Price	\$465,000
Listing Area	29	MLS Contingency Date	
MLS D.O.M	21	MLS Withdrawn Date	
MLS Listing Date	05/17/2021	Listing Agent	Cprtc-Charles Pritchett
MLS Current List Price	\$471,250	Listing Broker	BERKSHIRE HATHAWAY HOMESERVICES
MLS Original List Price	\$471,250	Selling Agent	Kdnguyen-Kevin Duc Nguyen
MLS Status Change Date	07/08/2021	Selling Broker	ABSOLUTE REALTY GROUP INC.
MLS Pending Date	06/07/2021		

MLS Listing #
MLS Status
MLS Listing Date
MLS Listing Price
MLS Orig Listing Price
MLS Sale Date
MLS Sale Price
MLS Wthdr Date

LAST MARKET SALE & SALES HISTORY				
Recording Date	02/24/2022	07/08/2021	08/25/1993	11/20/1992
Nominal				
Buyer Name	Lund Kenneth M	Lund Kenneth M	Daniels Ronnie R Sr & Sheila M	Mhi Partnership Ltd
Buyer Name 2		Pierce Diana M		
Seller Name	Pierce Diana M	Daniels Ronnie R Sr & Sheila M	Mhi Partnership Ltd	Mcguyer Land Dev Lp
Document Number	26005	113651	2560-1070	2464-2173
Document Type	Deed (Reg)	Warranty Deed	Warranty Deed	Deed (Reg)

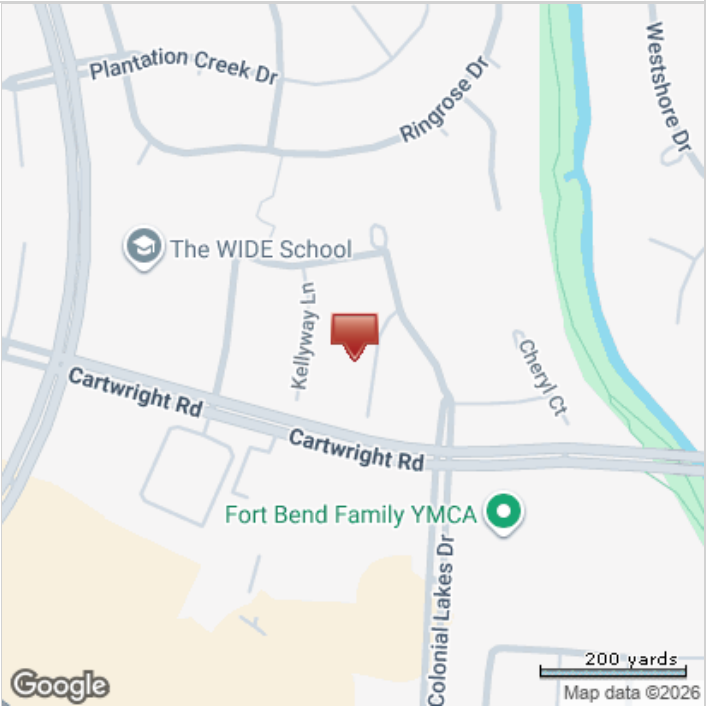
MORTGAGE HISTORY					
Mortgage Date	03/24/2022	02/24/2022	07/08/2021	11/27/2018	12/23/2015
Mortgage Amount	\$457,415	\$32,487	\$405,000	\$300,000	\$192,500
Mortgage Lender	Texan Bk		Texan Bk	Compass Bk	Cadence Bk
Mortgage Code	Conventional	Private Party Lender	Conventional		Conventional
Borrower Name	Lund Kenneth M	Lund Kenneth M	Lund Kenneth M	Daniels Ronnie R Sr	Daniels Ronnie R
Borrower Name 2			Pierce Diana M	Daniels Sheila M	Daniels Sheila M

Mortgage Date	01/26/2004	08/25/1993	11/20/1992
Mortgage Amount	\$80,000	\$164,350	\$348,375
Mortgage Lender	World Svgs Bk Fsb	Farm & Hm Svgs	Bank United
Mortgage Code	Conventional	Conventional	Conventional
Borrower Name	Daniels Ronnie R	Farm & Home Savings Assn	Mhi Ptshp Ltd
Borrower Name 2			

FORECLOSURE HISTORY	
Document Type	
Default Date	
Foreclosure Filing Date	
Recording Date	
Document Number	
Book Number	
Page Number	

Default Amount
Final Judgment Amount
Original Doc Date
Original Document Number
Original Book Page
Lender Name
Foreclosure Case #

PROPERTY MAP



*Lot Dimensions are Estimated