

912 W 6th St, Mc Gregor, TX 76657-2058, McLennan County



3	2,152	11,038	\$101,800
MLS Beds	MLS Sq Ft	Lot Sq Ft	MLS Sale Price
2	1930	SFR	07/16/2013
Full.Half Bath	Yr Built	Type	MLS Sale Date

Owner Information

Owner Name:	Carver Raven A	Tax Billing Zip:	76657
Owner Name 2:	Carver Robert G L	Tax Billing Zip+4:	2058
Tax Billing Address:	912 W 6th St	Owner Occupied:	Yes
Tax Billing City & State:	Mc Gregor, TX		

Location Information

Location City:	Mc Gregor	Census Tract:	39.00
School District Name:	Mcgregor ISD	Carrier Route:	C002
School District:	34	Zoning:	R
Subdivision:	Highland		

Tax Information

Tax ID:	34-120000-000300-1	% Improved:	92%
Alternate Tax ID:	137005	Lot:	4
Parcel ID:	341200000003001	Block:	1
Legal Description:	HIGHLAND BLOCK 1 LOT 4 ACRES .2534		

Assessment & Tax

Assessment Year	2018	2017	2016
Assessed Value - Total	\$161,560	\$133,760	\$113,000
Assessed Value - Land	\$13,140	\$12,590	\$12,250
Assessed Value - Improved	\$148,420	\$121,170	\$100,750
YOY Assessed Change (%)	20.78%	18.37%	
YOY Assessed Change (\$)	\$27,800	\$20,760	
Market Value - Total	\$161,560	\$133,760	\$113,000
Market Value - Land	\$13,140	\$12,590	\$12,250
Market Value - Improved	\$148,420	\$121,170	\$100,750

Tax Year	Total Tax	Change (\$)	Change (%)
2016	\$2,941		
2017	\$3,451	\$509	17.31%
2018	\$4,131	\$681	19.72%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Mcgregor ISD	\$2,148.75	Actual	1.33
City Of Mcgregor	\$959.68	Actual	.59401
McLennan Comm College	\$238.62	Actual	.1477
McLennan County	\$784.04	Actual	.48529
Total Estimated Tax Rate			2.557

Characteristics

Land Use - Corelogic:	SFR	Total Baths:	2
Land Use - State:	Sgl-Fam-Res-Home	MLS Total Baths:	2
Building Type:	Residential	Full Baths:	2
Lot Area:	11,038	Fireplaces:	1

Lot Acres:	0.2534	Cooling Type:	Central
Lot Frontage:	92	Heat Type:	Heated
Lot Depth:	120	Porch:	Open Porch
Above Gnd Sq Ft:	2,152	Porch 1 Area:	80
Building Sq Ft:	2,152	Roof Material:	Composition Shingle
Total Building Sq Ft:	2,152	Foundation:	Pier
Stories:	Tax: 1 MLS: 2	Construction:	Wood
# of Buildings:	1	Exterior:	Wood
Total Rooms:	8	Floor Cover:	Wood
Bedrooms:	3	Year Built:	1930

## Features

Feature Type	Unit	Size/Qty	Year Built	Value
Main Area 1	S	1,364	1930	\$84,140
Main Area 2	S	788	1930	\$42,300
Open Porch 1st Fl	S	80	1930	\$1,070
Open Porch 1st Fl	S	256	1930	\$3,440
Storage Special Unit	S	192	1930	\$1,840
Storage Special Unit	S	64	1930	\$780
Drwvy-Asphalt Special Uni	S	1,200	1930	\$1,160
Fence	S	85	1930	\$200

## Estimated Value

RealAVM™ (1):	\$164,300	Confidence Score (2):	56
RealAVM™ Range:	\$133,083 - \$195,517	Forecast Standard Deviation (3):	19
Value As Of:	08/22/2019		

- (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 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.

## Listing Information

MLS Listing Number:	149906	Closing Date:	07/16/2013
MLS Status:	Sold	Closing Price:	\$101,800
MLS Status Change Date:	03/21/2018	MLS List. Agent Name:	A829500972-Patricia Ann Meadows
MLS Listing Date:	02/15/2013	MLS List. Broker Name:	ERA COURTYARD REAL ESTATE
MLS Current List Price:	\$110,000	MLS Selling Agent Name:	A829500419-Mark Bowles
MLS Orig. List Price:	\$115,000	MLS Selling Broker Name:	SYNERGY, REALTORS
Pending Date:	05/06/2013		

## Last Market Sale & Sales History

Recording Date:	08/15/2016	Owner Name 2:	Carver Robert G L
Settle Date:	Tax: 08/05/2016 MLS: 07/16/2013	Seller:	Lowe Guthrie S
MLS Sale Price:	\$101,800	Document Number:	26456
MLS Sale Date:	07/16/2013	Deed Type:	Quit Claim Deed
Owner Name:	Carver Raven A		

Recording Date	04/04/2019	08/15/2016	07/17/2013	07/17/2013	00/2002
Nominal	Y				
Buyer Name	Carver Raven A & Robert G L	Thompson George M & Linda M	Thompson George M & Linda M	Foit Luther J & Heather C	Foit Luther J & Heather C
Seller Name	Carver Amanda B	Lowe Guthrie S	Foit Luther J & Heather C	Brown Jerry E & Sandra J	Owner Record
Document Number	11050	26456	24781	24780	40397
Document Type	Affidavit	Quit Claim Deed	Warranty Deed	Warranty Deed	Deed (Reg)

## Mortgage History

Courtesy of Steven Johnson, Waco Association of Realtors, Inc

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 08/31/2019

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<b>Mortgage Date</b>	07/17/2013
<b>Mortgage Amount</b>	\$41,800
<b>Mortgage Lender</b>	First Nat'l Bk/Mcgregor
<b>Mortgage Code</b>	Conventional
<b>Mortgage Type</b>	Resale
<b>Mortgage Term</b>	10
<b>Mortgage Term Code</b>	Years
<b>Borrower Name</b>	Thompson George M & Linda M
<b>Borrower Name 2</b>	Carver Amanda B
<b>Mortgage Doc #</b>	24782

## Property Map



\*Lot Dimensions are Estimated

