

Report on 777 Oak Lane

for John & Sue Smith

by Sheila Cox, REALTOR®

September 2009

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**Sheila
Cox**

HAR Client
Experience Rating
5.00/5.0 ★★★★★

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REALTY

Listing Description



Single-Family ML #: **9639000** Status: **A** LP: **\$229,900*** LP/SF: **\$64.87**
 County: **HARRIS** Tax Acc #: **122-044-002-0011-001** Priced at Lot Value Also For Lease: Only: **No** **No**
 Area: **8 - Hwy 6 North** Location: **25 - Cypress** Mkt Area: **Riata Ranch** KM: **367u**
 Addr: **777 Oak Ln** City: **HOUSTON** Zip: **77095-7140**
 Sub: **RIATA RANCH SEC 07 AMENDING** Sec #: **7** State: **Texas** Country: **United States**
 Master Planned Community: Legal: **LT 11 BLK 2 RIATA RANCH SEC 07 AMEND** No/ DOM: **238**
 SqFt: **3544/Appraisal District** Lot Size: **10426** Year Built: **2002** PAR: **Y**
 SchDist: **13 - Cypress-Fairbanks** Elem: Middle: High:

Style: **Traditional** # Stories: **2** New Construction: **No/** Builder Name: # Bedrooms: **4 / 4**
 Type: **Free Standing** Approx Complete: Access: #FB/HB: **3/1**
 Lot Size: **10426/Appraisal District** Lot Dim: Acres: **/** Utility Rm: Garage: **2/Oversized Garage**
 Living: **18x19** Dining: 1st Bed: **14x18** 4th Bed: **12x13** Carport: **/**
 Den: Kitchen: **14x17** 2nd Bed: **12x15** 5th Bed: Frnt Door Faces: **North**
 Game Rm: Brkfst: **10x14** 3rd Bed: **12x13** Gar/Car: **Auto Garage Door Opener**
 Study: **13x14** Extra Rm: Media: Show: **Appointment Required**

Agent Remarks: **This one shows like a gem! bring your picky buyers! 700.00 bonus to closing agent Buyers anxious to sell and well below market value**

Dir: **SOUTH ON BARKER CYPRESS FROM 290,EAST ON RIATA RANCH,LEFT ON MESA VISTA TERRACE,RIGHT ON SILVERADO TRACE (IT TURNS INTO MESQUITE BRUSH)HOUSE WILL BE ON THE LEFT**

Physical Property Description - Public: **model floor plan on 1/4 acre lot, gated, Cul-De-Sac, detached 2 car garage with 5ft extension for storage/work area. Custom landscaping, ext lighting and RainBird sprinkler. Energy efficient TechShield roof and low-e double insulated windows. Crown molding throughout, friese carpet, hardwood floors and ceramic. 42 inch cabinets, 2 inch custom blinds. Master downstairs with his/her walk ins. Wired for surround sound, Cat5 network in all rooms. No damage from IKE. 'custom' hurricane windows.**

Microwave: **Yes** Dishwasher: **Yes** Cmpctr: **No** Dispsl: **Yes** SeplceMkr: **Yes** Oven: Range: **Gas Range**

Fireplace: **1/Gas Connections** UtilRm: **Utility Rm in House**

Connect: **Electric Dryer Connections, Gas Dryer Connections** Bedrooms: **Master Bed - 1st Floor**

Energy: Rooms: **1 Living Area, Breakfast Room, Den, Formal Dining, Formal Living, Loft, Study/Library**

Interior: **Alarm System - Owned** Flooring: **Carpet, Tile, Wood** Countertops:

Master Bath: **Master Bath + Separate Shower** Prvt Pool: **No/** AreaPool: **Yes**

Exter Constr: **Brick & Wood, Cement Board** Roof: **Composition**

Extr: **Controlled Subdivision Access, Fully Fenced, Patio/Deck, Sprinkler System, Subdivision Tennis Court** Foundation: **Slab**

Lot Desc: **Subdivision Lot** St Surf: **Concrete** Utility Dist:

Golf Course Name: Heat: **Central Electric** Cool: **Central Electric** Wtr/Swr **Public Sewer**

Restrictions: **Deed Restrictions**

Defects: **No Known Defects**

Disclosures: **Sellers Disclosure**

Exclusions:

Management Co./HOA Name: **Yes**

List Type: **Exclusive Right to Sell/Lease**

T/Date:

List Date: **2/1/2009**

Expire Date:

Compensation: SubAgt **3%**

BuyerAgt: **3%**

Bonus: **\$700.00**

Var/Dual Rate: **No**

1st Assumable: **No**

FinAvl: **Cash Sale, Conventional**

Ownership Type: **Full Ownership**

Maint Fee: **Mandatory/\$768/Annually**

Other Mandatory Fees: **Yes/\$150 transfer fee /**

Taxes w/o Exemptions/Yr: **\$ 6,567/2008**

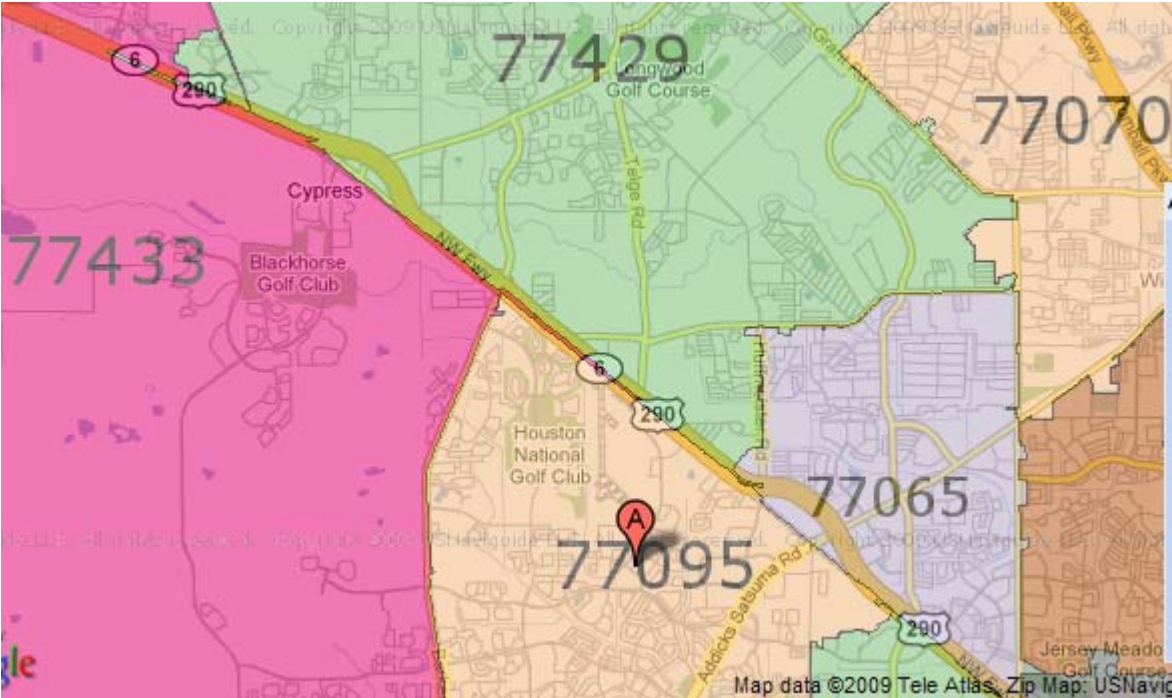
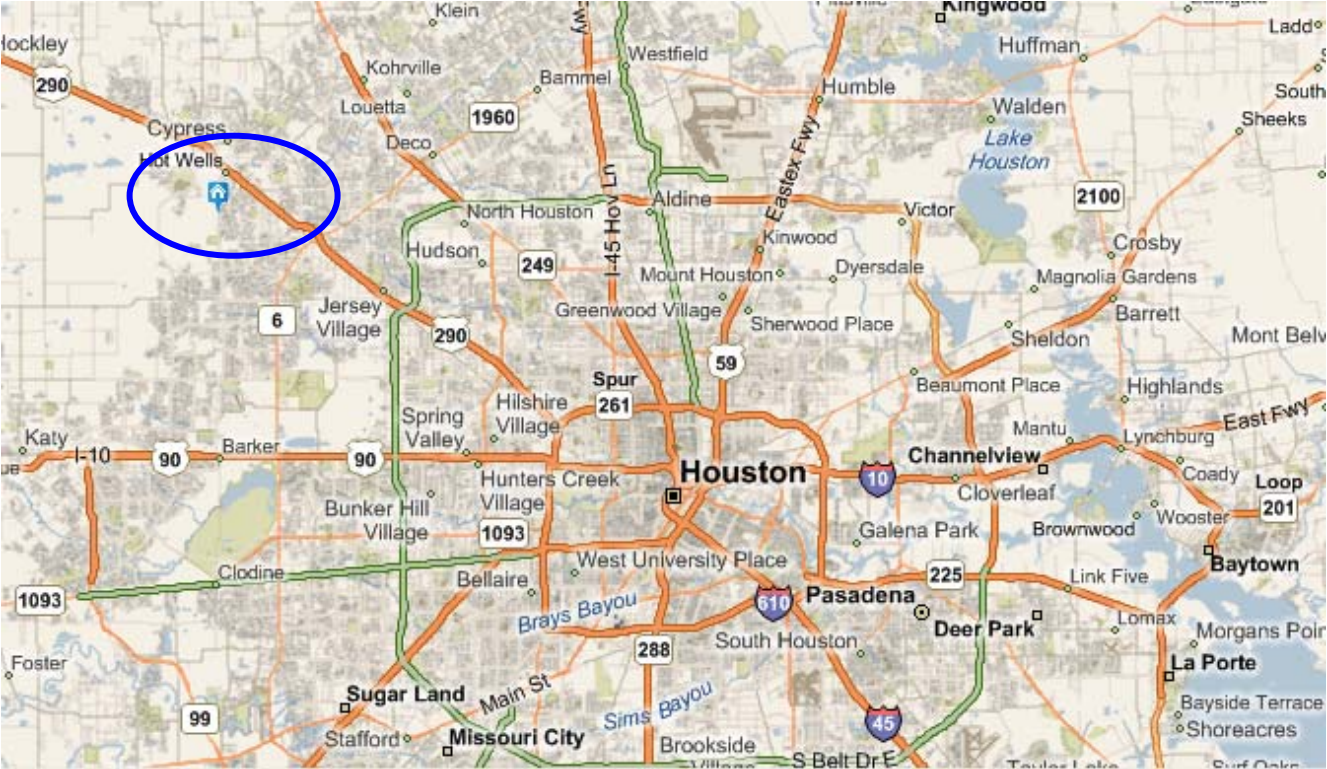
Tax Rate: **2.83336**

Exemptions: **Homestead**



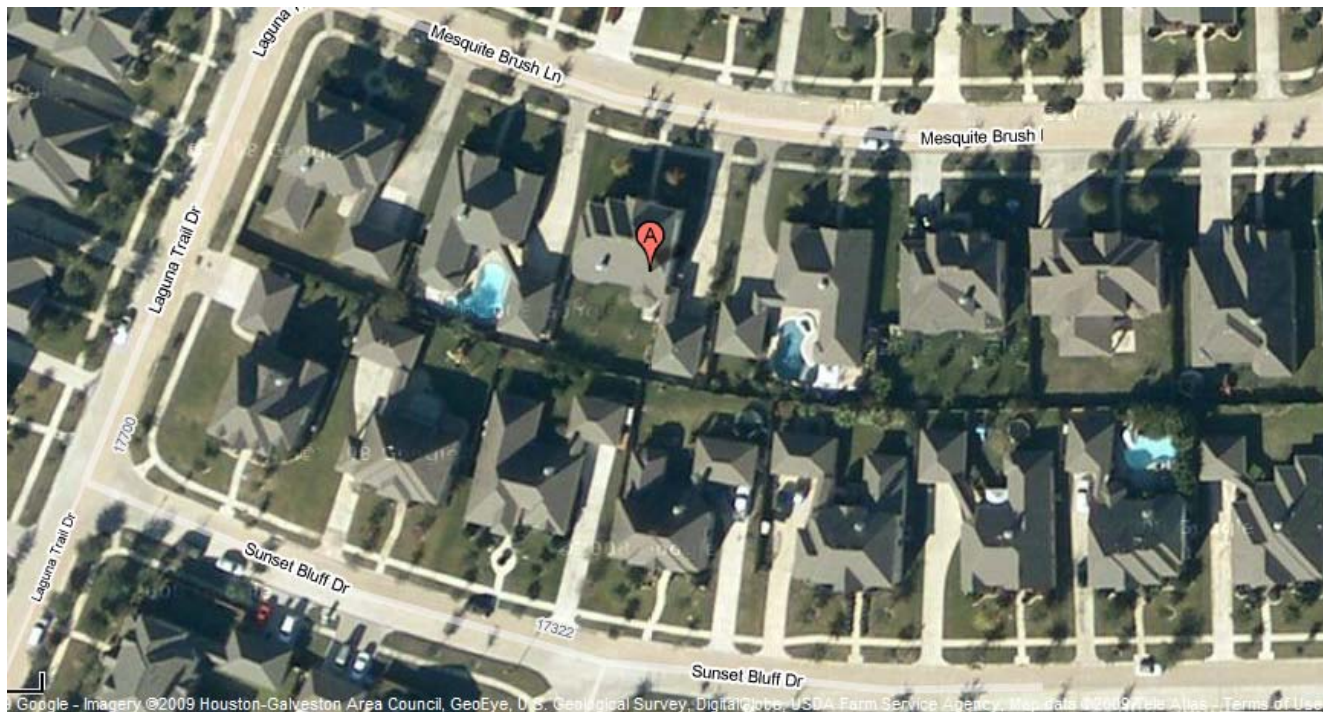


Location



Aerial Views

From Google Maps



Neighborhood Info

Riata Ranch

[+](#) Add to 'My Neighborhoods'

[Subdivision Information](#)

[View Map](#)

[Schools in 77095](#)

[Subdivisions in 77095](#)

2008 Facts

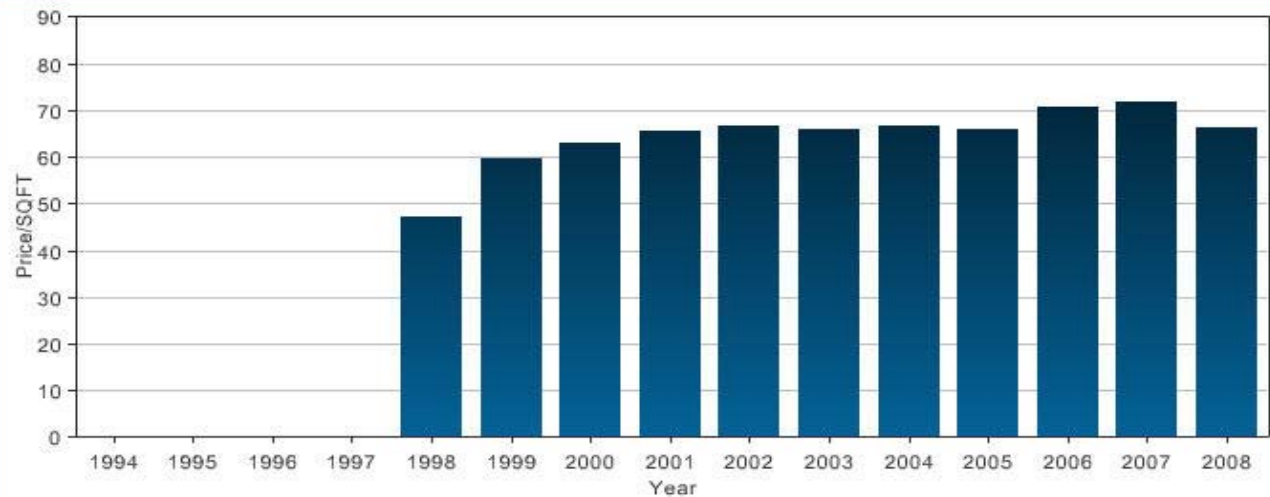
County / Zip Code	Harris / 77095
Single Family Properties	995
Average Bedrooms	3.80
Average Baths	2.20
Median Square Ft.	2,457
Median Lot Square Ft.	7,475
Median Year Built	2000
Median Appraised Value	\$166,223
Neighborhood Value Range	\$140-\$220 K
Median Price / Square ft.	\$66.18

Subdivision Tax Rate

Tax Type	Tax Name	Tax Rate
INDEPENDENT SCHOOL DISTRICT	CYPRESS-FAIRBANKS ISD	1.3500%
COUNTY	HARRIS COUNTY	0.3892%
FLOOD CONTROL	HC FLOOD CONTROL DISTRICT	0.0309%
PORT OF HOUSTON	PORT OF HOUSTON AUTHORITY	0.0177%
HOSPITAL	HC HOSPITAL DISTRICT	0.1922%
EDUCATIONAL	HC DEPARTMENT OF EDUCATION	0.0058%
COMMUNITY COLLEGE DISTRICT	LONE STAR COLLEGE SYSTEM DISTRICT	0.1101%
MUNICIPAL UTILITY DISTRICT	HC MUD 196	0.7000%
EMERGENCY SERVICES DISTRICT	HC EMERG SRV DIST 9	0.0591%

Tax type varies for each property.

Square Foot Price Change Data 1994 - 2008 for Riata Ranch



Go to www.riataranch.net for Home Owner Association information.

Riata Ranch Community Website - Windows Internet Explorer

http://www.riataranch.net/home.php

Google riata ranch houston

Home Page

Events

2009 Pool Sched.

2009 Pool Registration

Contact Us

News

HOA Board

Lost and Found

Hurricane Central

Photos

POA Legislation

Legislative_Chart

Riata Ranch Man

ESCONDIDO

Riata Ranch Community Website
Sunday, September 27, 2009 6:36 AM

[SUBSCRIBE TO THE RIATA RANCH EMAIL LIST](#)

Fall Garage Sale
Saturday, November 7th, 7:00 am to 2:00 pm
Garage Sale will be \$5 to register
and
\$5 deposit for your yard sign.
You can register and pick up your sign on
Sunday, Oct. 4th from 1:00 pm - 3:00 pm and
Saturday, Oct. 24th from 12:00 pm to 2:00 pm at the pool.
These are the only two dates available for registration and sign pick up.
Please attend one of these dates to register. To receive your \$5 deposit
back, you must return your sign at the pool on Saturday, Nov. 14th
between 1:00 pm - 3:00 pm



Source: <http://www.riataranch.net/> (You should take a look at this online for better viewing!)

Schools

The exact schools for this home are not listed on the Listing Description from HAR. But other listings in this neighborhood show the following schools:

Elem: **POSTMA**

Middle: **SPILLANE**

High: **CY-WOODS**

Postma Elementary ★★☆☆ + Add to 'My Schools'

18425 W RD, CYPRESS , 77433 (map it)

Website: [Click to view](#)

Principal:
MS KATHY FREED

School District:
CYPRESS-FAIRBANKS ISD

Accountability Rating:
Recognized

Phone Number:
(281) 345-3660

Student Statistics

Ethnic Group	Number	Percent
African American	166	15.70%
Hispanic	306	28.95%
White	452	42.76%
Asian/Pacific Islander	129	12.20%
Native American	4	0.38%

Total Students	1057	100.00%
Economically Disadvantaged	206	19.49%
Limited English Proficiency	158	14.95%

Program	Number	Percent
Bilingual	147	13.91%
Gifted & Talented	38	3.60%
Special Education	88	8.33%

Staff Statistics

Teacher's Experience	Number	Percent
Over 20 years	2	3.19%
10 - 20 years	18	28.69%
6 - 10 years	13	20.65%
1- 5 years	24	37.91%
Beginning Teacher	6	9.56%

Teacher Type	Number	Percent
Total Teachers	63	100.00%
Male Teachers	4	6.38%
Female Teachers	59	93.62%
School Support	6	
School Admin	3	
Teacher Student Ratio		16.85 S/T
Teacher Tenure Average		6.00 yrs

Spillane Middle School ★★ ★ + Add to 'My Schools'

17500 JARVIS RD, CYPRESS , 77429 (map it)

Website: [Click to view](#)

Principal:
MR GARY KINNINGER

School District:
CYPRESS-FAIRBANKS ISD

Accountability Rating:
Recognized

Phone Number:
(281) 213-1645

Student Statistics

Ethnic Group	Number	Percent
African American	145	9.31%
Hispanic	220	14.13%
White	1101	70.71%
Asian/Pacific Islander	88	5.65%
Native American	3	0.19%
Total Students	1557	100.00%
Economically Disadvantaged	128	8.22%
Limited English Proficiency	25	1.61%

Program	Number	Percent
Bilingual	20	1.28%
Gifted & Talented	227	14.58%
Special Education	93	5.97%

Staff Statistics

Teacher's Experience	Number	Percent
Over 20 years	11	12.19%
10 - 20 years	21	22.97%
6 - 10 years	21	23.39%
1- 5 years	30	33.68%
Beginning Teacher	7	7.76%

Teacher Type	Number	Percent
Total Teachers	90	100.00%
Male Teachers	13	14.84%
Female Teachers	77	85.16%
School Support	10	
School Admin	5	
Teacher Student Ratio		17.26 S/T
Teacher Tenure Average		9.50 yrs

Cypress Woods High School ★★☆☆ + Add to 'My Schools'

16825 SPRING CYPRESS RD, CYPRESS , 77429 (map it)

Website: [Click to view](#)

Principal:
MS SUE MCGOWN

School District:
CYPRESS-FAIRBANKS ISD

Accountability Rating:
Recognized

Phone Number:
(281) 213-1800

Student Statistics

Ethnic Group	Number	Percent
African American	341	10.65%
Hispanic	533	16.65%
White	2131	66.57%
Asian/Pacific Islander	183	5.72%
Native American	13	0.41%
Total Students	3201	100.00%
Economically Disadvantaged	265	8.28%
Limited English Proficiency	47	1.47%

Program	Number	Percent
Bilingual	37	1.16%
Gifted & Talented	376	11.75%
Special Education	188	5.87%

Staff Statistics

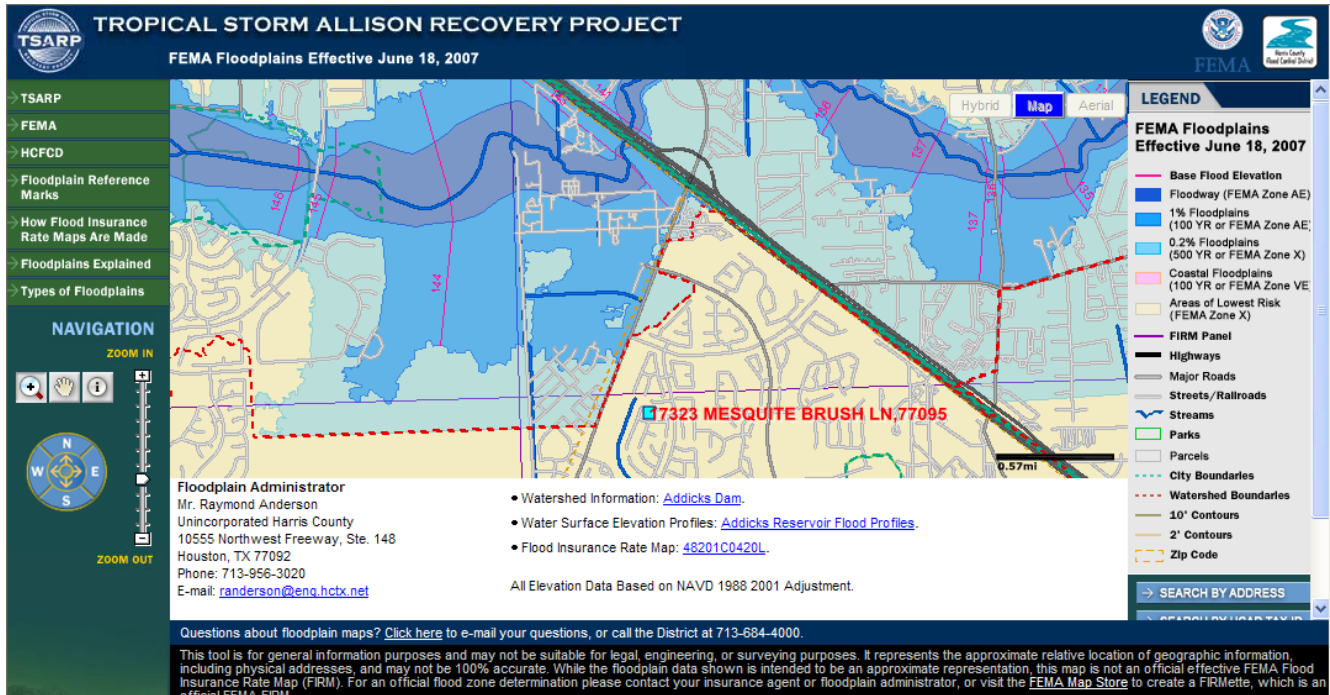
Teacher's Experience	Number	Percent
Over 20 years	21	12.03%
10 - 20 years	46	26.31%
6 - 10 years	39	22.07%
1- 5 years	49	27.73%
Beginning Teacher	21	11.87%

Teacher Type	Number	Percent
Total Teachers	177	100.00%
Male Teachers	50	28.21%
Female Teachers	127	71.79%
School Support	24	
School Admin	9	
Teacher Student Ratio		18.11 S/T
Teacher Tenure Average		23.91 yrs

Flood Information

Appears to be in "Areas of Lowest Risk (FEMA Zone X) but is close to 100 yr and 500 yr flood plains.

Source: <http://maps2.tsarp.org/tsarp/>



Tax Info



Profile Report

General Property Description

Map Page/Coord: 367U School District: CYPRESS-FAIRBANKS
 ParcelID : Card Census Tract/Block: MLS Area: 8
 Subdivision: RIATA RANCH SEC 07 AMENDING Map Facet: 4664A
 Legal Desc: LT 11 BLK 2 RIATA RANCH SEC 7 AMEND

Property Characteristics

Improved SqFt: 3,544 Built: 2002 Remodeled:
 Bedrooms: 04 Baths: 02/1 Total Rooms: 9
 Foundation: Slab Swimming Pool: No Stories: 2.0
 Fireplace: Yes Exterior Walls: Frame / Concrete Blk Misc2: OPEN FRAME PORCH PRI
 Style: Traditional Misc3: OPEN MAS PORCH PRI Misc4: Frame Detached Garage
 Heat & A/C: Central Heat/AC Misc5: Misc1: ONE STORY MAS PRI

Land Characteristics

Acreage: 0.2394 Land SqFt: 10,426 Depth: 0
 Land Use: Res Imprvd Table Val - 1001 Front: 0
 Latitude: 29.937090 Longitude: -95.677190

Deed and Sales Information

Last Sale Date: 30 Jul 2002 Sales Amount: \$0 MLS No.:
 Last Deed Date: 5 Aug 2002 Loan Amount: \$235,010 Seller: MORRISON HOMES OF TEXAS INC
[Deed History](#) Broker: CCF#: V987545

Taxpayer Information

Name:
 Address:

Owner Information

Name:
 Address:

County Appraisal Summary

2008	Change (%)	2007	Change (%)	2006
Total Value: \$231,800	(\$5,900) (-2%)	\$237,700	\$0 (0%)	\$237,700
Imprv: \$194,140				
Land: \$37,660				
CAD Mkt Val: \$231,800				

Exempt Status: Homestead Lot / Block: 11 / 2

Taxes

Tax Entity/Collector	Tax Rate	Bonds	Bonds	Estimated Tax
	(per \$100.00)	Authorized	Issued	(before exemptions)
CYPRESS-FAIRBANKS ISD	1.35000000			\$3,129.30
HARRIS CO	0.38923000			\$902.24
HARRIS CO DPT EDUC	0.00584000			\$13.54
HARRIS CO ESD 9	0.05913000			\$137.06
HARRIS CO FLOOD CONTRL	0.03086000			\$71.53
HARRIS CO HOSPITAL	0.19216000			\$445.43
HARRIS CO MUD 196	0.70000000	\$49,000,000.00	\$29,100,000.00	\$1,622.60
N. HARRIS-MONT COLLG.	0.11010000			\$255.21
PORT OF HOUSTON AUTH	0.01773000			\$41.10
Total:	2.85505000	\$49,000,000.00	\$29,100,000.00	\$6,618.01



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Price History

Archive Report

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Created on: Sunday, September 27, 2009

Cumulative Days On Market (CDOM): 238

Single Family

Current Listing Days On Market (DOM): 238

MLS# [9639424](#)

Office	Agent	Field	Old Value	New Value	Price	Date	DOM
CPPS01	lme	ListPrice	236000	229900	\$229,900	09/13/2009	224
CPPS01	lme	ListPrice	239900	236000	\$236,000	09/04/2009	215
CPPS01	lme	ListPrice	247500	239900	\$239,900	08/08/2009	188
CPPS01	lme	ListPrice	254000	247500	\$247,500	07/06/2009	155
CPPS01	lme	ListPrice	259000	254000	\$254,000	06/26/2009	145
CPPS01	lme	ListPrice	267000	259000	\$259,000	05/07/2009	95
CPPS01	lme	ListPrice	265000	267000	\$267,000	04/01/2009	59
CPPS01	lme	ListPrice	275000	265000	\$265,000	04/01/2009	59
CPPS01	lme	ListStatus		act	\$275,000	02/02/2009	1

* denotes the selling agent and office

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Suggestions: [Email HAR](#) Support: [Email Help Desk](#)

DATA NOT VERIFIED/GUARANTEED BY MLS - Obtain signed HAR Broker Notice to Buyer form

Comparables

Comparable home information for past six months.

Sun, Sep 27, 2009 06:58 AM

Single-Family																				
RES	ML#	Pic	ST	TAX	PAR	AR	Office	Address	VE	Subdivision	Lot Size	SF	List Price	LP/SF	KM	YB	BR	Bth	Sale Price	DOM
1	62677679	16	A	Y	Y	8	RMXP01	17135 KIOWA RIVE		RIATA RANCH	8364	3176	\$179,500*	\$56	367T	98	4	2/1		70*
2	8419346	15	A	Y	Y	8	RMRC01	17619 LONESOME D		RIATA RANCH	9375	3296	\$209,000	\$63	367U	03	4	3/1		12
3	41371681	14	PS	Y	Y	8	HRTL01	17507 SHADOW LAW		RIATA RANCH	8625	3334	\$224,900*	\$67	367T	98	4	3/1		116
4	75583834	14	S	Y	Y	8	ALAI01	17503 BRUSHY RV		RIATA RANCH	8613	3413	\$174,900	\$51	367T	97	4	3/1	\$155,000	25*
5	4877916	14	S	Y	Y	8	RMLA01	17510 SHADOW LAW		RIATA RANCH	8050	3211	\$209,500*	\$65	367T	01	4	3/1	\$196,000	358*
6	32454360	14	S	Y	Y	8	RMXV01	17310 LONESOME D		RIATA RANCH	9375	3146	\$209,900*	\$66	367U	00	4	3/1	\$200,000	95
7	1101290	2	S	Y	Y	8	ELTE02	17523 GOLDEN GLA		RIATA RANCH	8928	3323	\$214,900	\$64	367T	99	4	3/1	\$214,900	4

Statistics from Quick Search

A - 2 Properties Found

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	3176	4	2	1	56.52	179500	0	0	0 %	12	12	1998
Avg	3236	4	2.5	1	60.03	194250	0	0	0 %	41	132	2001
Max	3296	4	3	1	63.41	209000	0	0	0 %	70	252	2003
Median	3236	4	2.5	1	59.96	194250	0	0	0	41	132	2000

PS - 1 Properties Found

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	3334	4	3	1	67.46	224900	0	0	0 %	116	116	1998
Avg	3334	4	3	1	67.46	224900	0	0	0 %	116	116	1998
Max	3334	4	3	1	67.46	224900	0	0	0 %	116	116	1998
Median	3334	4	3	1	67.46	224900	0	0	0	116	116	1998

S - 4 Properties Found

	SqFt	Beds	FB	HB	LP/SqFt	List Price	SP/SqFt	Sale Price	SP/LP %	DOM	CDOM	Year Built
Min	3146	4	3	1	51.25	174900	45.41	155000	88 %	4	4	1997
Avg	3273.25	4	3	1	61.8	202300	58.5	191475	94.6 %	120.5	147.25	1999
Max	3413	4	3	1	66.72	214900	64.67	214900	100 %	358	358	2001
Median	3267	4	3	1	64.96	209700	62.31	198000	94	60	113.5	1999

Estimates for Closing Costs & Payment

Assumptions: Closing Date 10/30, interest rate 5.5% for 30 yrs, Seller pays for Title Insurance and Residential Service Contract, Hazard insurance \$1200/yr.

IMPORTANT: The following data is for estimation purposes only and the accuracy of the figures is not guaranteed. The actual costs with respect to each transaction will vary depending on the circumstances.

Loan Information

Sale Type: FHA

Purchase Price		\$ 215,000
Interest Rate		5.5%
Loan Period		30 Years
Loan Amount (includes VA Funding Fee or Up Front MIP, if not Pre-Paid)		\$ 195,700
Assumable Loan Amount		\$ 0
Down Payment		\$ 25,000

Cash Requirements

Title Insurance	\$ 0.00	Messenger Charge	\$ 0.00
PMI or MIP Reserve	\$ 158.34	Appraisal Fee	\$ 350.00
Transfer Fee (if any)	\$ 0.00	Loan Origination Fee	\$ 1900.00
Credit Report	\$ 65.00	VA Funding Fee (if pre-paid)	\$ 0.00
HOA Transfer Fee	\$ 150.00	Processing Fee	\$ 0.00
Flood Certificate	\$ 40.00	Doc Prep Fee/Attorney	\$ 200.00
Buyer Paid Discount Points	\$ 0.00	Settlement Fee	\$ 250.00
Recording Fees	\$ 50.00	Buyer's Home Warranty Plan	\$ 0.00
Underwriting Fee	\$ 0.00	Tax Service Fee	\$ 0.00
Application Fee	\$ 0.00	Survey	\$ 325.00
Up Front MIP-FHA (if pre-paid)	\$ 0.00		

Miscellaneous Costs:

Total Estimated Closing Costs \$ 3,488.34

Estimated Pre-Paid Expenses

Prorated Tax Amount	\$ 1642.00
Homeowner Insurance (14 mo reserve)	\$ 1400.00
Pre-Paid Interest	\$ 58.12

Total Estimated Pre-Paid Expenses \$ 3,100.12

Total Closing Costs and Pre-Paid Expenses

\$ 6,588.46

Down Payment

\$ 25,000.00

Estimated Total Cash Required

\$ 31,588.46

Monthly Payment (P & I)	\$ 1111.16
Monthly Property Taxes	\$ 547.25
Monthly Insurance	\$ 100.00
Monthly PMI or MIP	\$ 79.17
Monthly HOA Dues	\$ 64.00

Total Estimated Monthly Payment \$ 1,901.58

**** 2 months of PITI cash reserves are required after closing ****