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PROPERTY INFORMATION REPORT

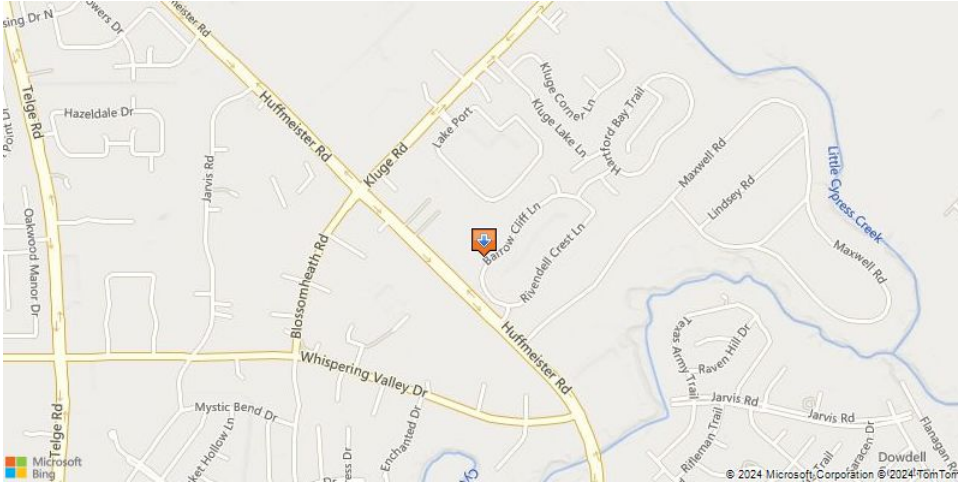
**13912 BARROW CLIFF LN
CYPRESS, TX 77429**

Estimated Resale Value* : **\$785,000**

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* The Estimated Resale Value (ERV) of the property is based on an automated value obtained from a third party, assuming the property has no deferred maintenance and is very well maintained. The ERV is provided for informational purposes and no representation or warranty is made regarding its accuracy. You are encouraged to conduct your own due diligence and seek independent professional advice regarding valuations of properties.

SUBJECT PROPERTY LOCATION



Address:

13912 BARROW CLIFF LN
CYPRESS, TX 77429

Estimated Resale Value*:

\$785,000

County: HARRIS

Property Use: Single Family

PROPERTY CHARACTERISTICS

Interior Area: 4,393 SF.	Lot Size: 9,657 SF.	Bedrooms: 3	Baths: 2 full, 1 half
Year Built: 2016	# of Units: N/A	Pool: N	Heating: N/A
Basement: N/A	# of Stories: N/A	Fireplace: Y	A/C: N/A
HOA: N/A	# of Cars: 2	Garage Type: Garage	

LEGAL DESCRIPTION OF PROPERTY

Parcel No: 1361640010006 Lot: 6 Tract No: 544042
 Abbreviated Description: LT 6 BLK 1 ALDEN WOODS SEC 1
 Zoning: N/A

COUNTY TAX & ASSESSMENT

Assd Land Value:	Assd Improvement:	Total Assessed Value:
\$89,288	\$593,712	\$683,000
Assessment Year: 2023	Total Tax Amount: 3623	Homeowner's Exemption: N/A
Tax Year: 2022	Delinquent Year: 23	Tax Exemptions: N/A

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MARKET AREA SALES ANALYSIS

Zip Code 77429 Sales For last 3 Months

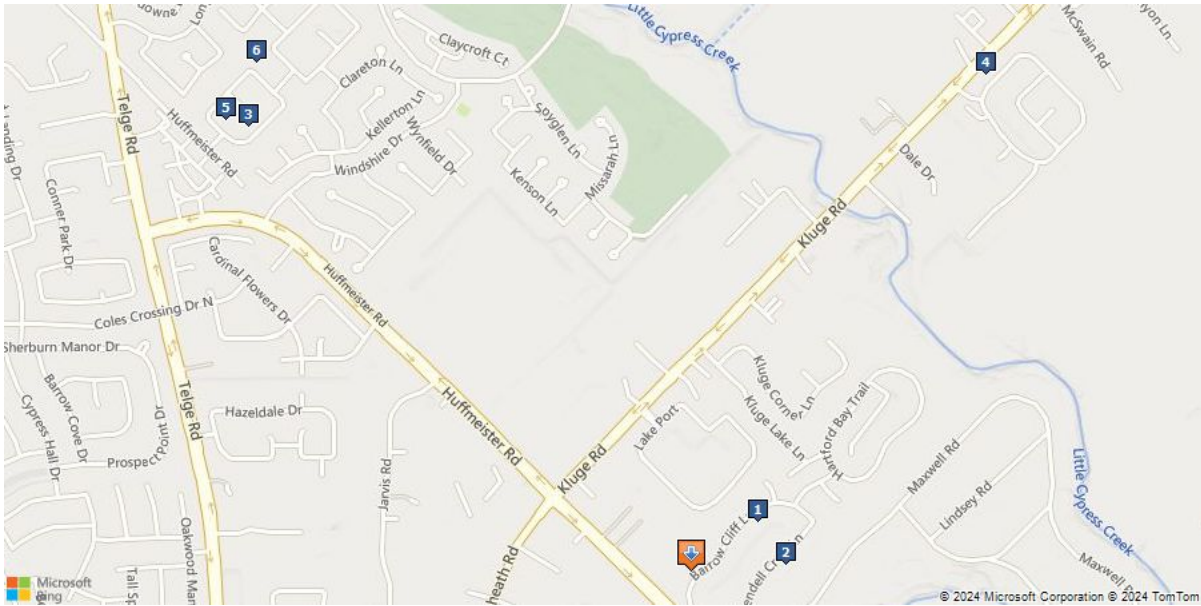
Median Value:	Value Trend:	Price Range 2 Years:	Median Age:
\$274,000	-2% ▼	\$260,000 to \$315,900	18
Households Occupied By Renters: 11%		Households Occupied By Owners: 89%	

PROPERTY SALE PRICE HISTORY

Not enough data to generate sale price chart.

Source	Transaction	Date	Price
Public Record	Sold	11/3/2016	\$417,000

COMPARABLE SALES DATA



1	13717 BARROW CLIFF LN, CYPRESS, TX 77429			
0.16 miles away	Sq.Ft.: 3142	Lot Size: 9,284 SF.	Year Built: 2017	
N/A	Beds: 4	Baths: 3	Basement: N/A	
	\$/SF: N/A	Pool: N	Heating: N/A	
Sold: 3/29/2024 DOM: 12 Days	A/C: N/A	Garage: N/A	Fireplace: Y	

2	13803 RIVENDELL CREST LN, CYPRESS, TX 77429			
0.18 miles away	Sq.Ft.: 3288	Lot Size: 9,730 SF.	Year Built: 2015	
N/A	Beds: 4	Baths: 3 full, 1 half	Basement: N/A	
	\$/SF: N/A	Pool: N	Heating: N/A	
Sold: 3/6/2024 DOM: 48 Days	A/C: N/A	Garage: N/A	Fireplace: Y	

3 12439 TEXAS ARMY TRL, CYPRESS, TX 77429
 0.54 miles away Sq.Ft.: 2623 Lot Size: 9,800 SF. Year Built: 2022
\$2,800 Beds: 3 Baths: 2 full, 1 half Basement: N/A
 Rent Date: 1/11/2024 Garage: N/A

4 14522 LILLY HOLLOW DR, CYPRESS, TX 77429
 0.72 miles away Sq.Ft.: 2867 Lot Size: 6,953 SF. Year Built: 2008
\$2,800 Beds: 4 Baths: 2 full, 1 half Basement: N/A
 Rent Date: 8/24/2023 Garage: N/A

5 14418 BERGENIA DR, CYPRESS, TX 77429
 0.86 miles away Sq.Ft.: 2820 Lot Size: 7,522 SF. Year Built: 2006
\$2,900 Beds: 4 Baths: 2 full, 1 half Basement: N/A
 Rent Date: 6/12/2023 Garage: N/A


6 13814 OAK FAIR BND, CYPRESS, TX 77429
 0.22 miles away Sq.Ft.: 5281 Lot Size: 22,215 SF. Year Built: 2012
\$6,500 Beds: 6 Baths: 4 full, 1 half Basement: N/A
 Rent Date: 3/19/2024 Garage: N/A

ASSIGNED SCHOOLS

School District: CYPRESS-FAIRBANKS ISD

PROXIM.	SCHOOL NAME	RATING	GRADE
1.75 miles away	HAMILTON EL	9	PK-5
Overall Test Rating: 9			
Number of Students: 955			
Student-Teacher Ratio: 17.7			

PROXIM.	SCHOOL NAME	RATING	GRADE
1.77 miles away	HAMILTON MIDDLE	9	6-8
Overall Test Rating: 9			
Number of Students: 1402			
Student-Teacher Ratio: 18.4			

PROXIM.	SCHOOL NAME	RATING	GRADE
2.14 miles away	CY-FAIR HIGH SCHOOL	 9	9-12

Overall Test Rating: 9
Number of Students: 3630
Student-Teacher Ratio: 16.6

School data and the information derived from the school data are provided as available. All uses of the school data are at the user's sole risk. Collateral Analytics, LLC is not liable for the accuracy of the school data or information provided in this report. The user should check with the applicable school district prior to making any decisions based on the school data, and to verify the accuracy of the school data.

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