

MINI PROPERTY REPORT

# 3321 Elderberry LN, Joshua, TX 76058



Presented by

**Felipe Soares**

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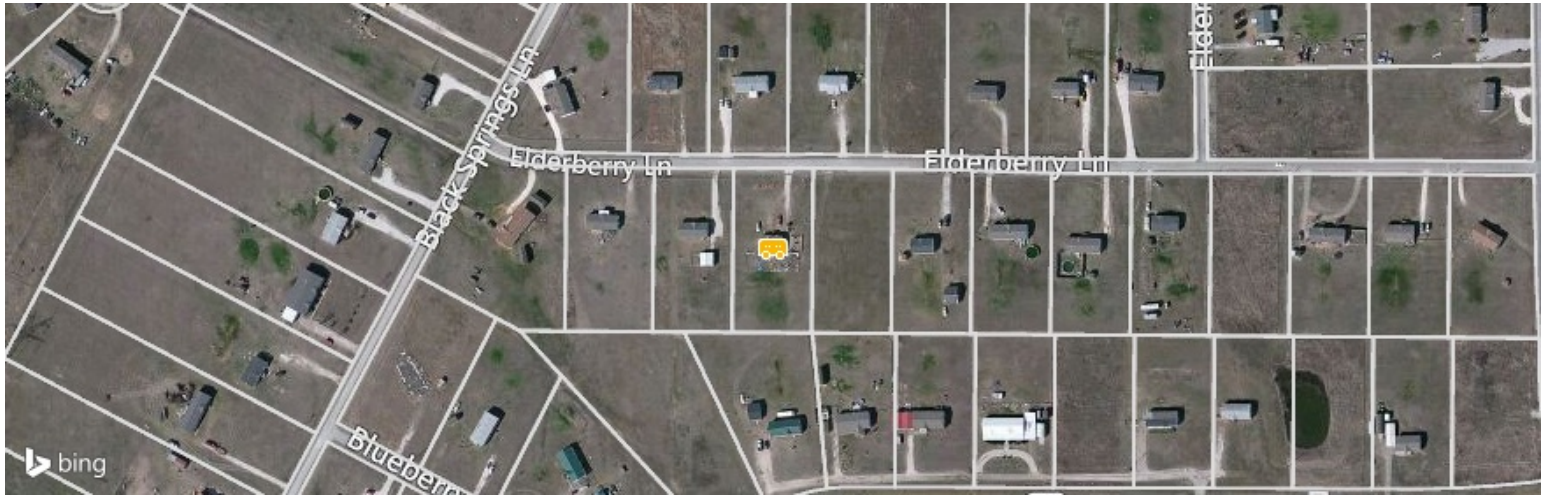
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**Angel Realtors**

15280 Addison Rd Suite #120  
Addison 75001

# 3321 Elderberry LN, Joshua, TX 76058



Legend:  Subject Property

 RECENTLY SOLD

• Public Record

## Current Estimated Value

# \$62,000

Last AVM Update: 12/30/2014

AVM Est. Range: \$46,500 – \$77,500

AVM Confidence: ★★☆☆☆

↓ AVM Change - Last 1 Month: -\$1,000

↑ AVM Change - Last 12 Months: 3.33%

*This report contains data and information that is publicly available and/or licensed from third parties and is provided to you on an "as is" and "as available" basis. The information is not verified or guaranteed. Neither this report nor the estimated value of a property is an appraisal of the property. Any valuation shown in this report has been generated by use of proprietary computer software that assembles publicly available property records and certain proprietary data to arrive at an approximate estimate of a property's value. RPR and its information providers shall not be liable for any claim or loss resulting from the content of, or errors or omissions in, information contained in this report.*

## Home Facts

Home Facts	Public Facts	Listing Facts	Realtor Refinements
Property Type	<b>Mobile/Manufactured</b>	<b>Single Family Residence</b>	
Property Subtype	<b>Mobile home</b>	<b>Res-Single Family</b>	
Bedrooms	-	<b>3</b>	
Total Baths	-	<b>2</b>	
Full Baths	-	<b>2</b>	
Living Area (sq ft)	<b>1,280</b>	<b>1,280</b>	
Lot Size	<b>1 acres</b>	<b>100 acres</b>	
Lot Dimensions	<b>1.00 AC</b>	-	
Year Built	<b>1999</b>	<b>1999</b>	
Total Rooms	-	<b>3</b>	
Roofing	-	<b>Composition</b>	
Heating	-	<b>Central Heat - Electric</b>	
Cooling	-	<b>Central Cool - Electric</b>	
Foundation	-	<b>Other</b>	
Construction	-	<b>Siding</b>	
Number of Buildings	<b>0</b>	-	
Number of Stories	-	<b>1</b>	

## Homeowner Facts

Owner Name	<b>Mystic Management Services Llc,</b>
Mailing Address	<b>706 Graywood Ln Coppell TX 75019-7549</b>
Vesting	<b>,CO</b>

# Property Photos



## Property History

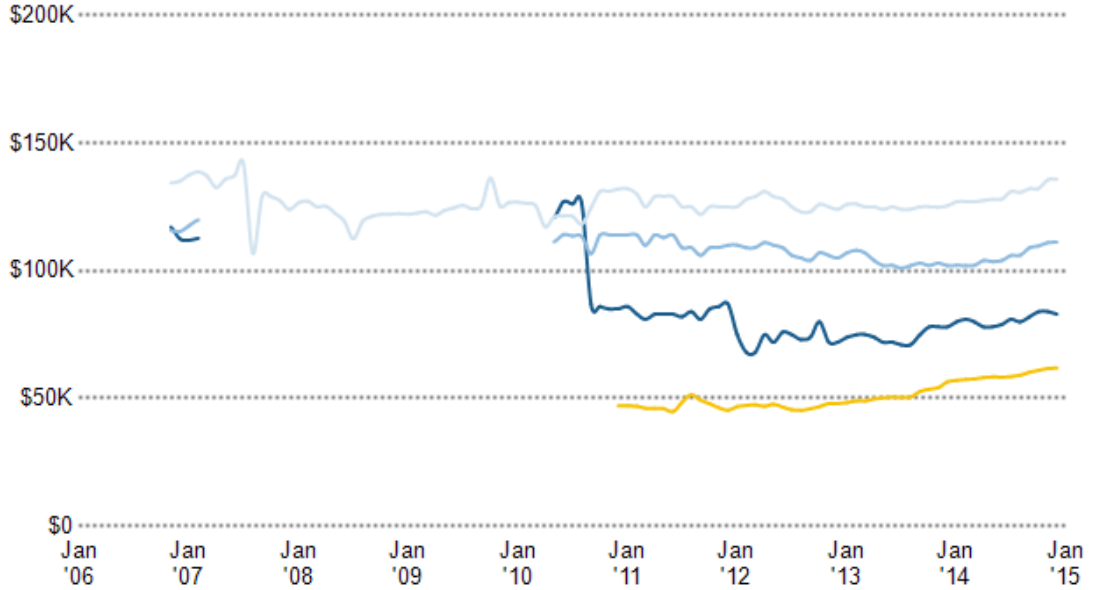
### Median Estimated Home Value

This chart displays property estimates for an area and a subject property, where one has been selected. Estimated home values are generated by a valuation model and are not formal appraisals.

Data Source: Valuation calculations based on public records and MLS sources where licensed

Update Frequency: Monthly

- This House
- 76058
- Johnson County
- Texas



### Sales History

Sales Date	Sales Amount	Price per sq. ft.
8/7/2014	\$24,000	\$19
8/7/2014	\$24,000	\$19
1/15/2014	\$24,000	\$19
2/15/2008	\$91,213	\$71
9/6/2005	\$35,000	\$27

### Assessed Values

Date	Improvements	Land	Total	Tax
2014	\$16,348	\$15,000	\$31,348	-
2013	\$16,348	\$15,000	\$31,348	-
2012	-	-	-	\$506
2011	-	-	-	-
2009	-	-	-	\$589

### Legal Description

<b>Parcel Number:</b> 126.3105.02330	<b>Zoning:</b> -	<b>Census Tract:</b> 482511302.132025	<b>Abbreviated Description:</b> LOT:24 BLK:8 LOT 24 BLK 8 BLACKBERRY SPRINGS PH II S#1240145A/B L# PFS0604754/55 REAL PROPERTY #CN025932	<b>City/Municipality/Township:</b> Joshua, TX 76058
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## Median Sales Price by Square Footage

1,280 sq. ft. **\$62,000**

This chart shows the median price of homes reported sold in the past six months, according to the size of the living space, in the area of your search. The amount shown for the subject property is sold data where available, or the property's estimated value when sales data are unavailable (such as a non-disclosure state) or provided in range format.

Data Source: Public records and MLS data where licensed

Update Frequency: Monthly

 This House

## Neighborhood: Housing Stats and Charts

	76058	Johnson County	Texas
Median Estimated Home Value	\$83K	\$111K	\$136K
Estimated Home Value 12-Month Change	6.4%	9%	8.3%
Median List Price	\$150K	\$150K	\$187K
List Price 1-Month Change	–	–1.6%	–0.8%
List Price 12-Month Change	44.2%	10.4%	11.3%
Median Home Age	20	26	33
Own	76%	75%	64%
Rent	24%	25%	36%
Vacancy	0.13%	1.48%	–
\$ Value of All Buildings for which Permits Were Issued	–	\$84.4M	\$13.7B
% Change in Permits for All Buildings	–	–13%	0%
% Change in \$ Value for All Buildings	–	18%	10%

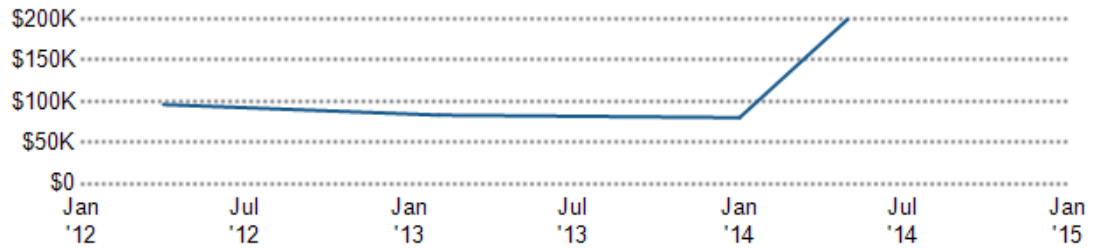
### Median Sales Price vs. Sales Volume

This chart compares the price trend and sales volume for homes in an area. Home prices typically follow sales volume, with a time lag, since sales activity is the driver behind price movements.

Data Source: Public records data  
Update Frequency: Monthly

- Median Sales Price
- Sales Volume

Median Sales Price



Sales Volume





## Median Listing Price vs. Listing Volume

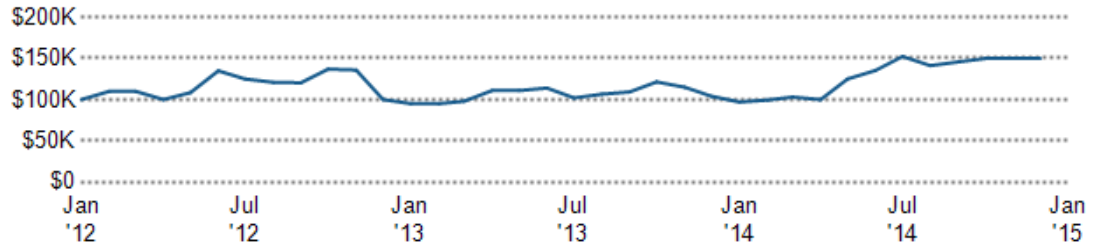
This chart compares the listing price and listing volume for homes in an area. Listing prices often follow listing volume, with a time lag, because supply can drive price movements.

Data Source: On- and off-market listings sources

Update Frequency: Monthly

- Median List Price
- Listing Volume

Median List Price



Listing Volume

