

Comparative Market Analysis

4906 Trailing Clover Ct, Houston, TX 77084

APN: 125-221-001-0015

Harris County Data as of: 09/28/2023



Bedrooms: 4 **Year Built:** 2005
Bathrooms: 2.5 **Square Feet:** 2,334

Status: Off Market
Distressed: Yes
Ownership: Individual
Occupancy: Owner Occupied
Property Type: Single Family (SFR)
Owner Name: MAIMBOLWA SILUMESII
Mailing Address: 4906 TRAILING CLOVER CT
HOUSTON, TX 77084

Comparables

Properties:	11
Avg. Sale Price:	\$281,995
Days on Market:	50

Opportunity

Estimated Value:	\$333,984
Estimated Equity:	\$186,380
Mortgage Balance:	\$147,604
Monthly Rent:	\$2,250
Liens:	\$0

Property Description:

A PARCEL OF LAND LOCATED IN THE STATE OF TX, COUNTY OF HARRIS, WITH A SITUS ADDRESS OF 4906 TRAILING CLOVER CT, HOUSTON, TX 77084-1377 R035 CURRENTLY OWNED BY MAIMBOLWA SILUMESII HAVING A TAX ASSESSOR NUMBER OF 125-221-001-0015 AND BEING THE SAME PROPERTY MORE FULLY DESCRIBED AS N-TRACT: BLOCK: 1 LOT: 15 AND DESCRIBED IN DOCUMENT NUMBER 2021.342029 DATED 06/07/2021 AND RECORDED 06/18/2021.

Last Market Sale

Seller: MAIMBOIWA SILUMESII
Buyer: MAIMBOLWA SILUMESII
Rec. Date: 06/18/2021
Sale Date: 06/07/2021
Sale Price: \$210,600

Current Listing Status

There is no listing data available.

Active Pre-Foreclosure Status

Doc. Type: Notice of Lis Pendens
Rec. Date: 07/06/2023
Default Date:
Default Amount:
Unpaid Balance:

Association Information

Type	Name	Fee Type	Fee Amount	Fee Frequency
Home Owner Association	Grand Oaks Homeowners Association Inc	Home Owner Assessments Fee	\$710	Annually
Home Owner Association	Ev Homeowners Association Inc	Home Owner Assessments Fee	\$345	Annually

Property Details - Public Record

Land Use: Single Family Residential **Lot Size:** 5,520 SqFt. **Stories:** 2 **Parking Spaces:** 2
Zoning: **Living Area:** 2,334 SqFt. **Pool:** **Parking Type:** Garage
Year Built: 2005 **Bedrooms:** 4 **Fireplace:** **Interior Wall:**
Style: **Bathrooms:** 2.5 **Heating:** Central **Exterior Wall:** Brick veneer
Basement: **Total Rooms:** 7 **Cooling:** Central **Price / Sq.Ft.** \$90

Open Liens

Owner 1: MAIMBOLWA SILUMESII **Combined Loan To Value:** 44.19 %
Owner 2: **Estimated Equity:** \$186,380

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
06/18/2021	1st / Trust Deed/Mortgage	\$168,450	Wells Fargo Bank Na	Maimbolwa Silumesii	Conventional	15 Years

Involuntary Liens

Date	Type	Amount	Debtor	Petitioner	Document #
07/06/2023	Notice of Lis Pendens		Silumesii Maimbolwa	Grand Oaks Homeowners Association	RP-2023-251656

Prior Loan History

Date	Position / Type	Amount	Lender	Borrower(s)	Loan Type	Term
06/14/2006	1st / Trust Deed/Mortgage	\$48,600	The Cit Group-consumer Finance Inc	Johnson Evertte	Adjustable Rate	30 Years
07/27/2016	1st / Trust Deed/Mortgage	\$171,830	First Choice Loan Services Inc	Maimbolwa Silumesh	Conventional	30 Years
09/26/2007	1st / Trust Deed/Mortgage	\$111,200	Suntrust Mtg Inc	Guzman Sergio Israel	Conventional	30 Years

Transfers & Conveyances

Date	Document Type	Transaction Type	From	To	Amount
There is no transfer data available.					

Ownership History (Full Value Transfers)

Date	Document Type	Transaction Type	Seller	Buyer	Amount
06/06/2006	Vendor's Lien	Arm's-length Residential	Anderson Anthony, Edward Rock	Johnson Evertte	\$60,800
07/25/2016	Vendor's Lien	Arm's-length Residential	Guzman Sergio Isreal, Guzman Vicky	Maimbolwa Silumesh, Habimana	\$174,100
09/20/2007	Special Warranty Deed	Arm's-length Residential	Lasalle Bank Na, Wmabs Series 2006-	Guzman Sergio Israel, Guzman Vicky	\$139,000
06/07/2021		Arm's-length Residential	Maimboiwa Silumesii, Habimana Aline Maimbolwa Silumesii		\$210,600
07/03/2007	Trustee's Deed	REO and Trustee Deeds	Johnson Everett L, Johnson Jacqueline	Lasalle Bank Na, Wmabs Series	\$147,600

Tax Status

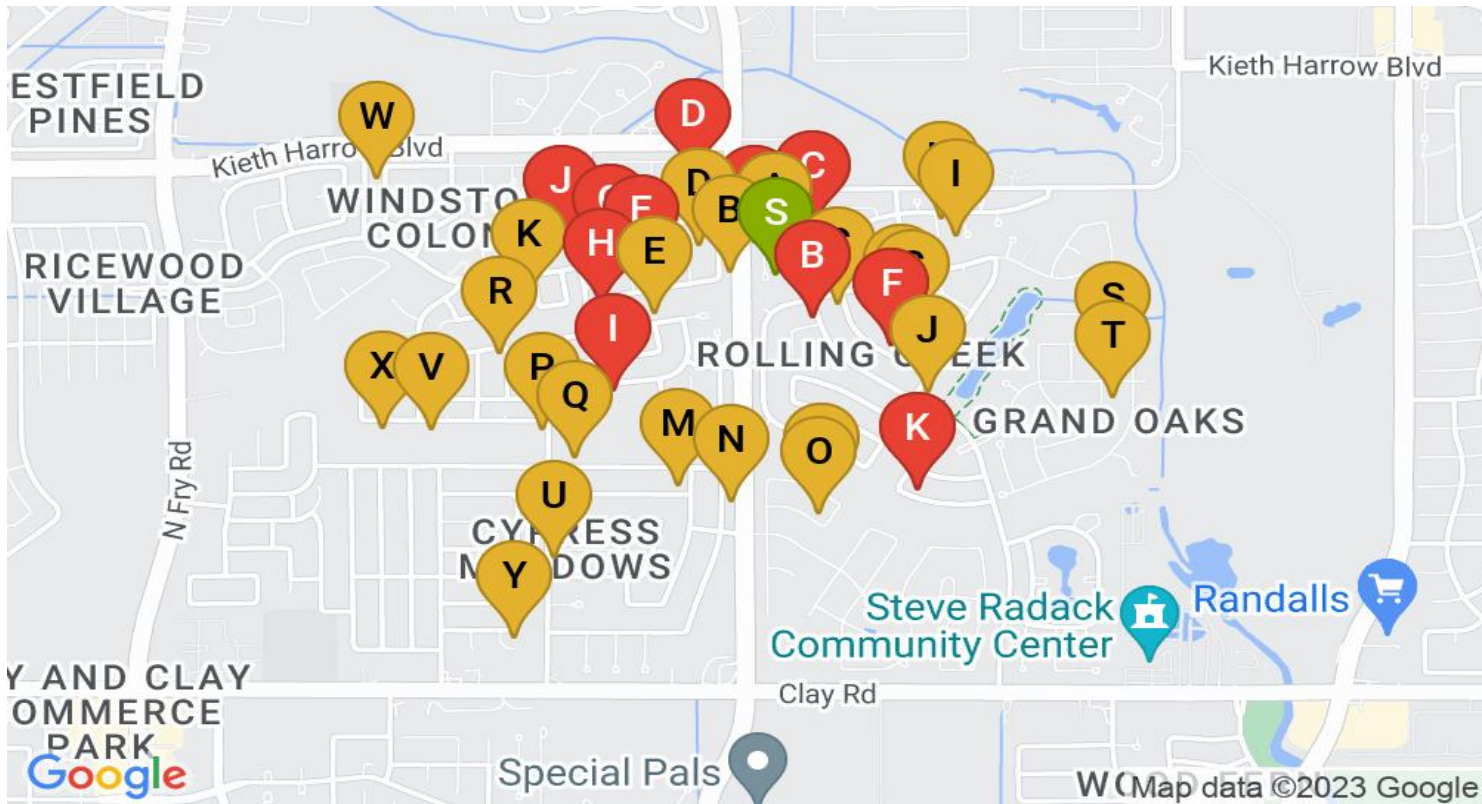
Assessor Parcel #: 125-221-001-0015	Land Value: \$50,602	Total Taxable Value: \$265,594
Tax Year: 2022	Improvement Value: \$214,992	Property Tax: \$6,900

Listing History

Date	Action	Price	PPSF	DOM	Agent	Brokerage	MLS/Listing#

Comparables & Nearby Listings

Subject Property: 4906 Trailing Clover Ct, Houston, TX 77084-1377



COMPARABLES													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.07		4935 Trailing Clover Ct, Houston, Tx 77084	10/11/22	\$389,158			2,383	\$163	3	3	6,847	18
B	0.1		4843 Hidden Chestnut Ln, Houston, Tx 77084	8/31/23	\$313,880			2,080	\$151	4	2	6,124	19

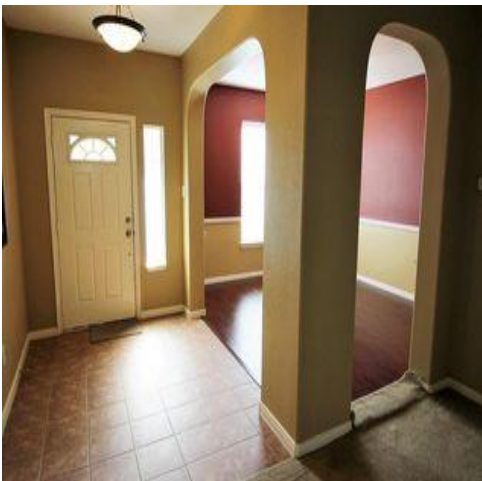
C	0.11	18922 Windy Stone Dr, Houston, Tx 77084	10/14/22	\$240,100			2,648	\$91	5	3	6,538	10
D	0.24	4910 Clouhaven Ct, Katy, Tx 77449	6/12/23	\$353,780			2,175	\$163	4	2.5	5,364	23
E	0.24	4814 Cliffpoint Ct, Katy, Tx 77449	8/14/23	\$240,000			2,479	\$97	4	2	4,898	21
F	0.24	4630 Twisting Rd, Houston, Tx 77084	12/16/22	\$245,000			2,042	\$120	3	2	5,775	18
G	0.29	4830 Dark Canyon Ct, Katy, Tx 77449	6/16/23	\$379,449			2,580	\$147	4	2.5	5,459	21
H	0.31	19327 Colony Grove Ln, Katy, Tx 77449	5/15/23	\$282,635			1,920	\$147	4	2	10,488	20
I	0.36	19303 Montclair Meadow Ln, Katy, Tx 77449	1/23/23	\$266,000			2,043	\$130	4	2.5	5,588	17
J	0.38	19322 Chislestone Ln, Katy, Tx 77449	10/03/22	\$297,511			2,243	\$133	3	2	6,669	21
K	0.48	18818 Forest Deer Rd, Houston, Tx 77084	1/18/23	\$94,430			1,896	\$50	3	2	5,853	16

L: Listed F: Foreclosure P: Pre-Foreclosure A: Auction

NEARBY LISTINGS													
#	MI	ST	Address	Sold	Sold For	Listed	Listed At	Sq.Ft.	\$/Sq.Ft.	Beds	Baths	Lot Size	Age
A	0.05	A	4926 Trailing Clover Ct, Houston, Tx 77084	2/22/22	\$198,340	7/08/23	\$312,000	2,120	\$147	3	2	5,608	17
B	0.08	A	4806 Monarch Glen Ln, Katy, Tx 77449	7/23/21	\$228,900	9/12/23	\$275,000	1,557	\$177	4	2	4,950	22
C	0.12	C	4819 Twisting Rd, Houston, Tx 77084	8/01/23		9/09/23	\$267,905	1,716	\$156	3	2	5,985	18
D	0.15	A	4830 Windy Bluff Ct, Katy, Tx 77449	2/21/13	\$131,400	9/07/23	\$285,000	2,427	\$117	4	2.5	4,965	21
E	0.23	A	19150 Moss Meadow Ln, Katy, Tx 77449	12/19/06	\$158,700	9/07/23	\$299,990	2,340	\$128	4	2.5	4,715	17
F	0.24	C	4702 Wild Bluebonnet Way, Houston, Tx 77084	11/20/20	\$280,400	8/26/23	\$310,000	2,395	\$129	3	2	5,775	18
G	0.26	P	4626 Wild Bluebonnet Way, Houston, Tx 77084	6/05/02	\$158,000	8/13/23	\$310,000	2,928	\$106	4	2	5,775	21
H	0.31	A	18715 Windy Stone Dr, Houston, Tx 77084	12/05/14	\$190,156	8/19/23	\$312,000	2,632	\$119	5	2	5,979	9
I	0.32	C	4907 Climbing Ivy Cir, Houston, Tx 77084	4/06/21	\$0	8/20/23	\$299,000	2,320	\$129	4	2	5,836	9
J	0.35	A	4606 Plum Forest Rd, Houston, Tx 77084	12/10/10	\$131,500	9/01/23	\$349,900	2,191	\$160	4	2	6,272	20
K	0.43	A	4815 King Hallow Ln, Katy, Tx 77449	7/01/20	\$189,100	8/05/23	\$269,800	1,810	\$149	4	2	4,725	20
L	0.44	A	19011 Taverns Crossing Ln, Houston, Tx 77084	8/23/18	\$0	8/18/23	\$339,000	2,390	\$142	4	2.5	6,135	13
M	0.44	P	19206 Cypress River Dr, Katy, Tx 77449	3/18/23		8/02/23	\$199,000	1,123	\$177	3	1	4,950	42
N	0.45	C	4418 Autumn Meadow Dr, Katy, Tx 77449	12/28/18	\$0	9/06/23	\$249,000	1,396	\$178	3	2	7,232	42
O	0.47	A	19006 Winding Stream Ln, Houston, Tx 77084	7/11/18	\$21,600	7/28/23	\$325,000	3,150	\$103	5	4	6,050	12
P	0.5	A	19403 Cypress Royal Dr, Katy, Tx 77449	10/12/01	\$131,300	8/18/23	\$314,000	2,105	\$149	3	2	6,875	22
Q	0.5	A	19338 Cypress Canyon Dr, Katy, Tx 77449	11/04/22		7/29/23	\$225,000	1,203	\$187	3	2	5,625	42
R	0.51	C	4735 Ivy Meadow Ln, Katy, Tx 77449	2/19/21	\$199,000	8/30/23	\$289,000	1,930	\$150	3	3	7,169	18
S	0.61	A	18327 Gardens End Ln, Houston, Tx 77084	4/28/21	\$382,400	8/31/23	\$389,500	2,048	\$190	3	2	6,000	2
T	0.63	A	18411 Gardens End Ln, Houston, Tx 77084	11/30/18	\$240,400	7/28/23	\$365,000	2,128	\$172	3	2	6,291	5
U	0.67	C	19327 Cypress Harbor Dr, Katy, Tx 77449	11/21/18	\$159,100	8/28/23	\$215,000	1,368	\$157	3	2	7,150	43
V	0.67	A	19511 Cypress Royal Dr, Katy, Tx 77449	12/05/14	\$95,600	7/29/23	\$320,000	2,131	\$150	4	2	6,250	22
W	0.72	C	4911 Cottage Stone Ln, Katy, Tx 77449	5/31/16		8/17/23	\$299,995	2,222	\$135	3	2	6,599	22
X	0.75	A	19607 Cypress Royal Dr, Katy, Tx 77449	10/30/17	\$0	8/11/23	\$294,000	2,110	\$139	3	3	5,625	22
Y	0.84	A	19407 Cypress Flower Dr, Katy, Tx 77449	8/18/95		7/30/23	\$270,000	1,378	\$196	3	2	6,999	40

A: Active P: Pending C: Contingent

Property Images (16)





Statistics for Houston, TX

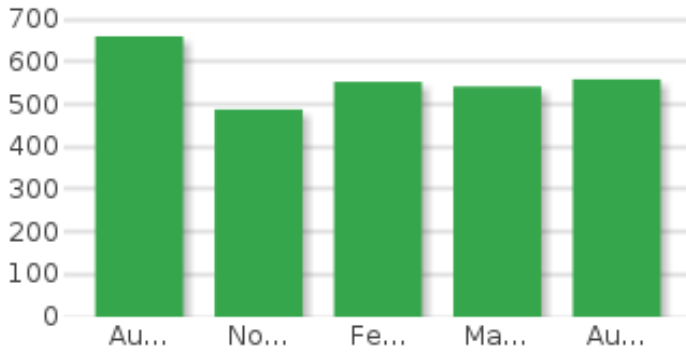


0.97 % Last 30 Days Price Change

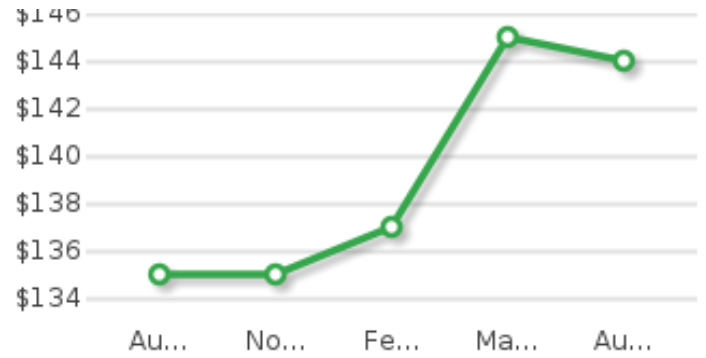


2.83 % Last 30 Days Rent Change

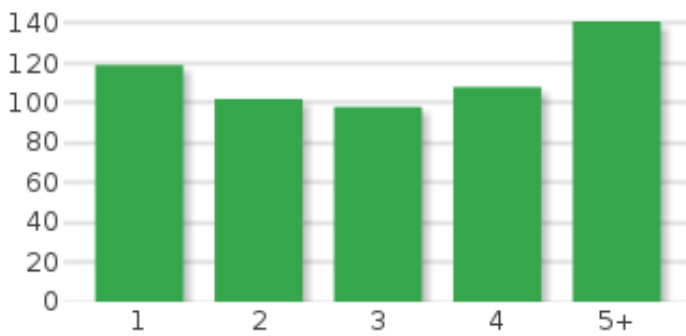
New Pre-Foreclosures



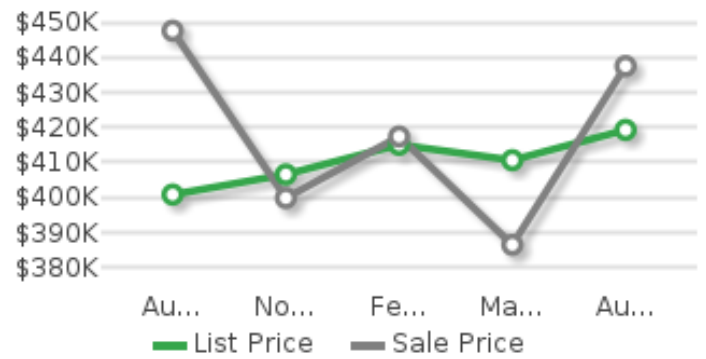
\$ / SqFt



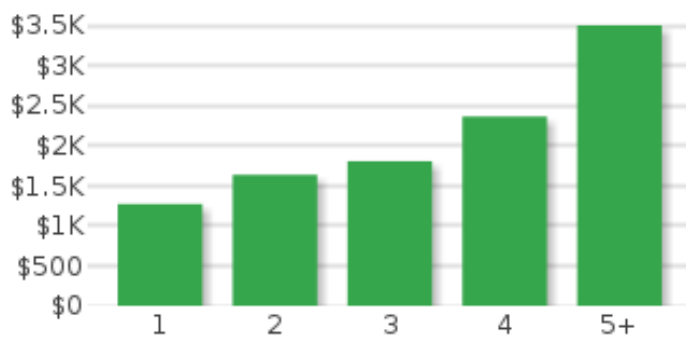
Average Days on Market



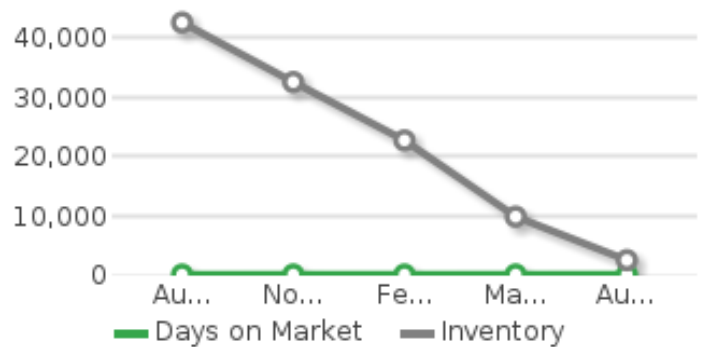
List Price vs. Sale Price



Average Monthly Rent




Days on Market vs. Inventory




Statistics for Houston, TX


Market Trend

 0 %
2,983
New Listings


Last 30 Days

 0 %
1,764
Closed Sales


Market Trend

 0 %
22,892
New Listings


Last 6 Months

 0 %
13,384
Closed Sales


Listing Trend

 0 %
2,605
Homes for Sale


Last 30 Days


 2.2 %
\$419,259
Average List Price


Listing Trend


 0 %
22,791
Homes for Sale


Last 6 Months

 -0.58 %
\$415,023
Average List Price


 1.46 %
\$168
Average List \$ / SqFt

 8.5 %
186
Average DOM


 0.44 %
\$168
Average List \$ / SqFt

 3.81 %
176
Average DOM


Sales Trend

 0 %
1,336
Homes Sold


Last 30 Days


 14.5 %
\$437,491
Average Sale Price


Sales Trend


 0 %
13,008
Homes Sold


Last 6 Months

 -12.07 %
\$417,370
Average Sale Price

 7.77 %
\$190
Average Sale \$ / SqFt

 0.43 %
107
Average DOM

 -18.98 %
\$192
Average Sale \$ / SqFt

 -2.93 %
110
Average DOM