

# All Properties 360 Property View

## 3002 Pine Chase Drive, Montgomery, Texas 77356-8916 Montgomery County

Listing



### Single-Family

Active

ML#: 96901973  
Address: 3002 Pine Chase Drive  
Area: 39  
Tax Acc #: 9455-09-03900  
City/Location: Montgomery  
County: Montgomery  
Market Area: Lake Conroe Area  
Subdivision: Walden 09  
Lot Size: 9,175 / Appr Dist  
Lot Value: No  
Master Planned: No  
Lease Also: No  
Legal Desc: S945509 - WALDEN 09, BLOCK 49, LOT 39

List Price: \$345,000  
Orig Price: \$345,000  
LP/SF: \$150.13  
DOM: 23 / 75  
State: Texas  
Zip Code: 77356 - 8916  
Key Map: 124V  
Country: United States  
Section #: 09  
SqFt: 2,298 / Appr Dist  
Year Built: 2000 / Appr Dist

Directions: 145, EXIT SH-105 / LAKE CONROE PARKWAY AND GO WEST APPROX 14 MI, TURN RIGHT ON WALDEN, TURN RIGHT ON LAKE ISLAND, IMMEDIATE LEFT ON PINE CHASE, HOME IS AT END OF STREET ON LEFT.

Next OH: Public: Sat Dec 3, 1:00PM-3:00PM

### Listing Office Information

List Agent: SEDERM/Michael G. Seder  
Agent Cell:   
Agent Phone: 281-602-8820  
Address: 26203 Oakridge Dr, The Woodlands TX 77380  
Alt Phone: 281-602-8824 / Assistant  
List Agent Web: http://www.mikeseder.com  
Agent Email: seder@mikeseder.com  
Licensed Supervisor: PATRICIA J MANICOM

List Broker: RMXB05/RE/MAX The Woodlands & Spring  
Request an Appointment  
Appt #: 713-977-7469 / ShowingTime  
Office Phone: 281-602-8820  
PM #:   
Fax #:   
Office Web: http://www.thewoodlands-spring.com

### School Information

School District: 37 - Montgomery  
Middle: MONTGOMERY JUNIOR HIGH SCHOOL  
2nd Middle:   
Elem: MADELEY RANCH ELEMENTARY SCHOOL  
High: MONTGOMERY HIGH SCHOOL

SCHOOL INFORMATION IS COMPUTER GENERATED AND MAY NOT BE ACCURATE OR CURRENT. BUYER MUST INDEPENDENTLY VERIFY AND CONFIRM ENROLLMENT.

### Description Information

Style: Traditional  
Type: Free Standing  
New Constr.: No  
Lot Dim:   
Frt. Door Faces: Southwest  
Gar/Car:   
Showing Appointment Required, Supra Keybox  
Instruct:   
Agent Remarks: OFFER SUBMISSION INSTRUCTIONS IN ATTACHMENTS. ROOM DIMENSIONS APPROXIMATE, PLEASE CONFIRM INDEPENDENTLY.

# Stories: 1.5  
Access:   
Appx Complete:   
Acres: .211 / 0 Up To 1/4 Acre  
Garage: 2/Attached Garage  
Carport:   
Bedrooms: 3/4  
Baths F/H: 2/0  
Builder Nm:   
Garage: 2/Attached Garage

### Physical Property Description:

Beautiful home on a corner lot in Walden! Exceptional curb appeal and meticulously landscaped! Hardwood floors, neutral paint, detailed trim work and plenty of transom windows that allow natural light throughout the home. formal dining with crown moulding and chair rail; family room with corner fireplace and built-ins opens to the breakfast room and island kitchen with granite counters and breakfast bar (fridge included); owner's suite and two secondary bedrooms down; two full baths; huge game room up; two car attached garage; fenced yard has a wood deck for entertaining and is surrounded by mature shade trees. Walden amenities include a fitness center, boat ramps, hike and bike trails, and Walden Golf Club!

### Rooms Information

Room	Dimensions	Location	Room	Dimensions	Location
Primary Bedroom	17 x 13	1st	Bedroom	11 x 10	1st
Bedroom	12 x 10	1st	Breakfast	10 x 8	1st
Living Room	16 x 15	1st	Bath	9 x 4	1st
Kitchen	11 x 8	1st	Dining Room	13 x 11	1st
Primary Bath	13 x 9	1st	Game Room	19 x 12	2nd

Bathroom Desc: Primary Bath: Double Sinks, Primary Bath: Jetted Tub, Primary Bath: Separate Shower, Secondary Bath(s): Tub/Shower Combo, Vanity Area

Bedroom Desc: All Bedrooms Down, Primary Bed - 1st Floor, Walk-In Closet

Room Desc: **Breakfast Room, Family Room, Formal Dining, Gameroom Up, Living Area - 1st Floor, Living Area - 2nd Floor, Utility Room in House**  
 Kitchen Desc: **Breakfast Bar, Kitchen open to Family Room, Pantry**

Interior, Exterior, Utilities and Additional Information					
Microwave:	<b>Yes</b>	Dishwasher:	<b>Yes</b>	Compactor:	Disposal: <b>Yes</b>
Fireplace:	<b>1/Gaslog Fireplace</b>	Utility Dist:	<b>Yes</b>	Sep Ice Mkr:	
Connect:	<b>Electric Dryer Connections, Washer Connections</b>	Range:	<b>Electric Cooktop</b>		
Energy:	<b>Ceiling Fans</b>	Flooring:	<b>Carpet, Engineered Wood, Tile</b>		
Oven:	<b>Double Oven</b>	Foundation:	<b>Slab</b>		
Green/Energy Cert:		Countertops:	<b>Granite</b>		
Roof:	<b>Composition</b>	Prvt Pool:	<b>No</b>		
Interior:	<b>Crown Molding, Drapes/Curtains/Window Cover, Fire/Smoke Alarm, Refrigerator Included</b>	Area Pool:	<b>Yes</b>		
Exterior Constr:	<b>Stucco</b>	Waterfront Feat:			
Exterior:	<b>Back Yard, Patio/Deck, Sprinkler System, Subdivision Tennis Court</b>	Water/Sewer:	<b>Water District</b>		
Lot Description:	<b>Corner, In Golf Course Community, Subdivision Lot</b>	Cool:	<b>Central Electric</b>		
Heat:	<b>Central Electric</b>	Golf Course Nm:	<b>Walden on Lake Conroe</b>		
St Surf:		Exclusions:	<b>NONE</b>		
Restrictions:	<b>Deed Restrictions, Restricted, Zoning</b>				
Disclosures:	<b>Mud, Sellers Disclosure</b>				
55+ Community:	<b>No</b>	City/ETJ:	<b>CONROE ETJ</b>		
Sub Lake Access:					
Mgmt Co./HOA Name:	<b>Yes / WALDEN ON LAKE CONROE C.I.A / 936-582-1622 <a href="http://WWW.WALDENLAKECONROE.COM">WWW.WALDENLAKECONROE.COM</a></b>				
List Date:	<b>11/09/2022</b>	Expire Date:		List Type:	<b>Exclusive Right to Sell/Lease</b>
Comp: SubAgt:	<b>3%</b>	Buyer Agent:	<b>3%</b>	T/Date:	Bonus End:
				Bonus:	Var/Dual Rt: <b>No</b>

Financial Information			
1st Assumable:	Finance Cnsdr: <b>Cash Sale, Conventional</b>		
Ownership Type:		Vac Rental:	
Maint. Fee:	<b>Mandatory/\$1,050/Annually</b>	Maint Includes:	
Other Mand Fee:	<b>Yes/800/TRANSFER FEE \$500 / RESALE CERT \$300</b>	Exemptions:	
Taxes w/o Exemptions:	<b>\$7,292/2022</b>	Tax Rate:	<b>2.2242</b>
Loss Mitigation:	Auction:	Online Bidding:	

Prepared By: **Albert Wade**

**Data Not Verified/Guaranteed by MLS**  
**Obtain Signed HAR Broker Notice to Buyer Form**

**Date: 12/02/2022 3:30 PM**

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Tax

## Owner Information

Owner Name:	<b>Gupta</b>	Owner Occupied:	<b>No</b>
Carrier Route:	<b>H074</b>	Tax Billing Address:	<b>345 Stephen F Austin Bl</b>
Tax Billing City & State:	<b>Bastrop Tx</b>	Tax Billing Zip:	<b>78602</b>
Tax Billing Zip+4:	<b>3477</b>		

## Location Information

Subdivision:	<b>Walden 09</b>	School District Name:	<b>Montgomery ISD</b>
Township:	<b>Montgomery</b>	MLS Area:	<b>39</b>
Market Area:	<b>LAKE CONROE AREA</b>	MLS Sub Area:	<b>124V</b>
Census Tract:	<b>694306</b>	Neighborhood Description:	<b>WALDEN-74431.0</b>

## Estimated Value

RealAVM:	<b>\$338,000</b>	Estimated Value Range High:	<b>\$362,900</b>
Estimated Value Range Low:	<b>\$313,200</b>	Value As Of:	<b>11/14/2022</b>
Confidence Score:	<b>91</b>	Forecast Standard Deviation:	<b>7</b>

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal.

(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 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 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 thresholds.

value has a statistical degree of certainty.

Tax Information

Parcel ID:	9455-09-03900	Parcel ID:	94550903900
Lot #:	39	Block #:	49
% Improved:	84%	Tax Area:	GMO
Fire Dept Tax Dist:	F02	M.U.D. Information:	M09
Legal Description:	S945509 - WALDEN 09, BLOCK 49, LOT 39		

Assessment & Taxes

Assessment Year	2022	2021	2020
Assessed Value - Total	\$327,850	\$241,420	\$238,640
Assessed Value - Land	\$53,220	\$36,700	\$36,700
Assessed Value - Improved	\$274,630	\$204,720	\$201,940
YOY Assessed Change (\$)	\$86,430	\$2,780	
YOY Assessed Change (%)	36%	1%	
Market Value - Total	\$327,850	\$241,420	\$238,640
Market Value - Land	\$53,220	\$36,700	\$36,700
Market Value - Improved	\$274,630	\$204,720	\$201,940
Tax Year	2022	2021	2020
Total Tax	\$7,292	\$5,370	\$5,405
Change (\$)	\$1,922	-\$35	
Change (%)	35.80%	-.65%	
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Emergency Svc Dist 2	\$325.23	Estimated	.0992
Montgomery County	\$1,338.61	Estimated	.4083
Montgomery Co Hospital	\$185.89	Estimated	.0567
Montgomery Co Mud 9	\$1,311.40	Estimated	.4
Montgomery ISD	\$4,130.91	Estimated	1.26

Characteristics

Land Use - CoreLogic:	Sfr	Land Use - County:	Sgl-Fam-Res-Home
Land Use - State:	Sgl-Fam-Res-Home	Lot Acres:	0.2106
Lot Sq Ft:	9,175	# of Buildings:	1
Building Type:	Single Family	Building Sq Ft:	2,298
Gross Sq Ft:	2,802	Above Gnd Sq Ft:	2,298
Ground Floor Sq Ft:	1,990	2nd Floor Sq Ft:	308
Stories:	2.0	Condition:	Average
Quality:	LUXURY	Total Baths:	2
Full Baths:	2	Fireplace:	Y
Fireplaces:	1	Cooling Type:	Central
Heat Type:	Central	Porch:	Open Concrete/Masonry
Porch Sq Ft:	21	Parking Type:	Attached Brick Garage
Garage Type:	Attached Garage	Garage Capacity:	0
Garage Sq Ft:	504	Roof Material:	Composition Shingle
Interior Wall:	DRYWALL	Floor Covering Material:	CARPET
Foundation:	Slab	Exterior:	Stucco
Year Built:	2000	Effective Year Built:	2000

Building Features

Feature Type	Unit	Size/Qty	Width	Depth	Year Blt
Attached Brick Garage	S	504			2000
Main Area	S	1,990			2000
Main Area 2nd Flr	S	308			2000
Open Masonry Porch	S	21			2000

Parcel Map

