

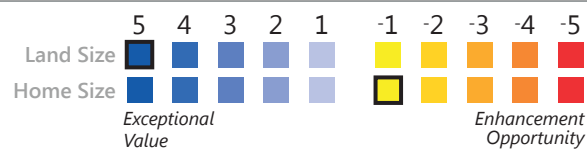
1710 Cherryhaven St 73240-2529

163 -- 1F Montrose, Fourth Ward Areas
A1 -- Real, Residential, Single-Family
KeyMap: 492V
Map Facet: 5356A

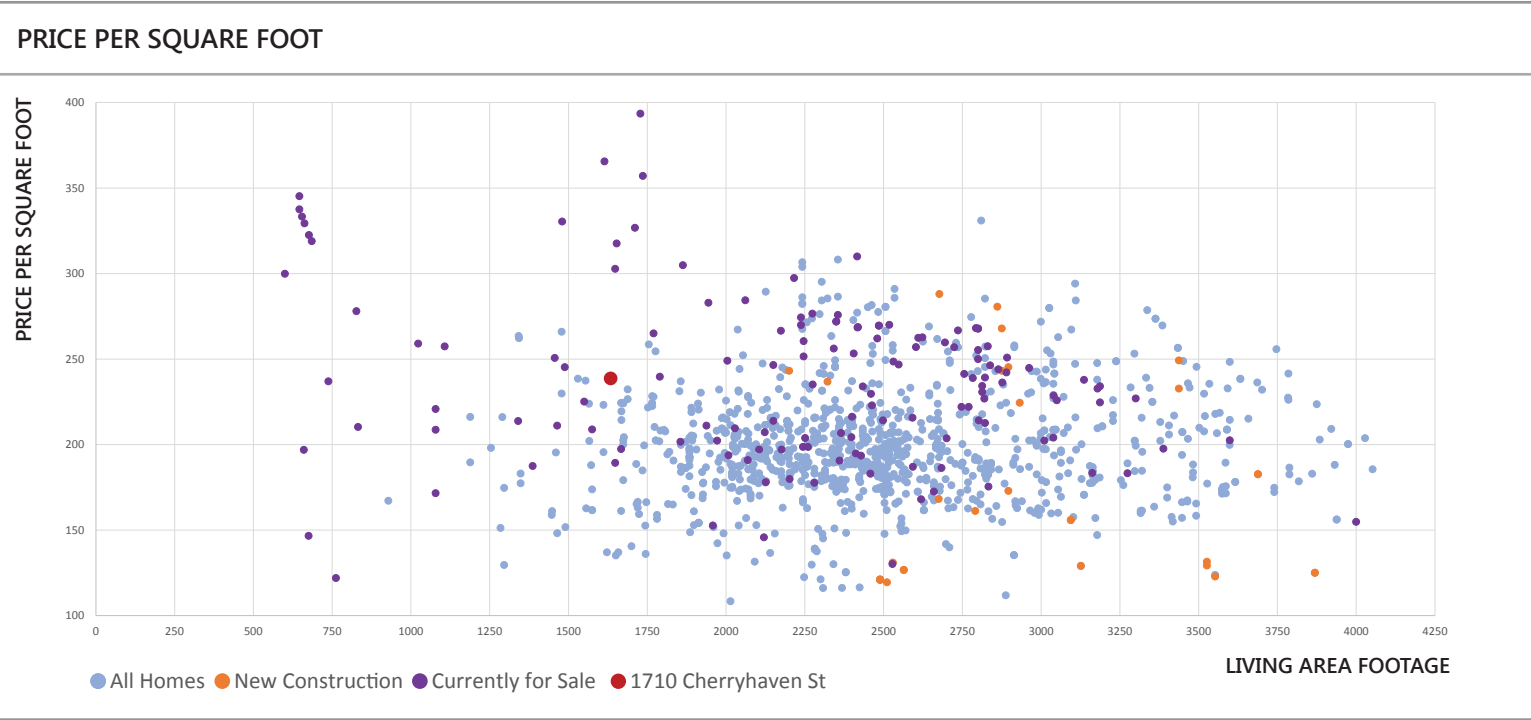
Land Area **5,000 SF**
Last Year Appraisal **\$356,644***
Price/Square Foot **\$218.26**
Resale Value **\$419,658**

Living Area **1,634 SF**
This Year Appraisal **\$389,983***
Price/Square Foot **\$238.67**

*Harris County Appraisal District (1710 Cherryhaven St)

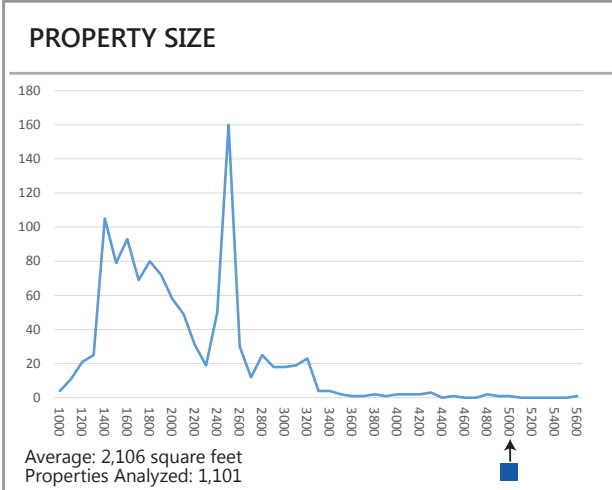
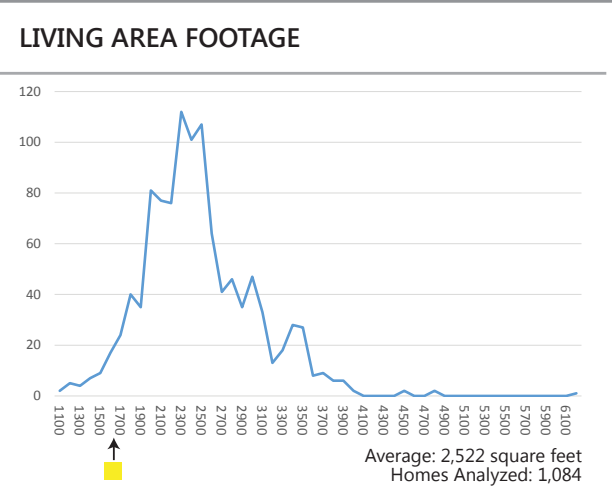


Median Home Price
Neighborhood **\$293,900**
Area **\$737,900**
City **\$211,700**
State **\$177,300**



AREA HIGHLIGHTS

Average Property Size **2,106 square feet**
Average Living Area Size **2,522 square feet**
Average Price/Square Foot **\$181.60**
Owner Occupied **74%**
Average Home Age **15 years (Built in 2000)**
Homes For Sale **142 homes**
2,215 average square feet
\$237.12 per square foot
New Construction **39 homes**
3,068 average square feet
\$161.58 per square foot



HOME AGE

Year Built	Count	Percent	Average Sq. Feet	Current \$/Sq. Foot
1930s	2	0.18%	1235	167.2
1940s	4	0.37%	1574	192.38
1950s	1	0.09%	2280	120.64
1960s	1	0.09%	1188	169.53
1970s	51	4.70%	1180	163.19
1980s	44	4.06%	2113	156.82
1990s	335	30.90%	2436	170.71
2000s	501	46.22%	2535	187.47
2010s	145	13.38%	3021	206.73

NEIGHBORHOOD IMPROVEMENTS

Plumbing Permits: 5	Mechanical Permits: 4	Demolition Permits: 4	Electrical Permits: 5	Building Permits: 5	Fire Permits: 4
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APPRAISAL

2014 Increases: 73% went up exactly 10%.

45% of homes appraised at exact market value.

Probability of Reducing Taxes: **52%**

Home tax rate at \$238.67/square foot
Home currently taxed at market value
Built before 1970 taxed at \$158.63

Houses 1600 sq feet taxed at \$177.05
Tax rate should be less than \$202.97
3 bedroom home taxed at \$180.56

Higher Education: A++	Medical Services: A++
Commerce & Retail Services: A-	Crime & Traffic Incidents: D
Police & Fire Access: B+	Recreational Services: B+
Public & Private Transportation: B+	K-12 Public & Private Education: B
Home Improvements: A-	Neighborhood Improvements: B
Walking: B-	Biking: C

AREA LIVABILITY

- 5 Rating**: Higher Learning, Parks/Recreation, Hospital, Bus, Hazardous Materials, Restaurants, Grocery, Industry
- 4 Rating**: Museums (Private) Schools
- 3 Rating**: Bike, After School, Retail
- 2 Rating**: Worship, Historic Sites, Trama Center, Business Services, Police
- 1 Rating**: Libraries
- Neutral**: Roads, Rail
- 3 Rating**: Traffic Congestion (Public) Schools
- 4 Rating**: Traffic Incidents
- 5 Rating**: Airport Access

NEIGHBORHOOD APPRECIATION RATES

Since 1990	↑ 130.83%	↑ 3.40%
Last 10 Years	↑ 47.50%	↑ 3.96%
Last 5 Years	↑ 25.26%	↑ 4.61%
Last 2 Years	↑ 20.42%	↑ 9.73%
Last 12 Months	↑ 10.33%	↑ 10.33%

Short Term Outlook: **B+**
Long Term Outlook: **A**

CRIME TRENDS

AREA CRIME COUNTS OVER TIME (Line graph)

AREA CRIME TYPES (Table):

Theft	3430
Burglary	379
Auto Theft	255
Robbery	145
Aggravated Assault	103
Rape	10
Murder	2

TOP LOCATIONS FOR AREA CRIMES: Residence or House, Apartment, Parking Lot, Road, Street, or Sidewalk, Driveway.

TOP DAYS FOR CRIME: Wednesday, Thursday.

TOP TIMES FOR CRIME: 3-4 pm, 4-5 pm.

Area Crime Level: **C-**

REVERSE MORTGAGE ANALYSIS

	Your Age	Own Home	90%	80%	70%	60%
Current ownership level		Own Home	90%	80%	70%	60%
Home Value		\$419,658	\$419,658	\$419,658	\$419,658	\$419,658
Initial Loan Rate		3.94%	3.94%	3.94%	3.94%	3.94%
Loan Rate Cap		12.69%	12.69%	12.69%	12.69%	12.69%
Monthly income to you	65	\$ 1,275.87	\$ 1,157.81	\$ 783.32	\$ 487.86	\$ 241.58
	70	\$ 1,431.35	\$ 1,178.02	\$ 918.51	\$ 659.00	\$ 342.38
	75	\$ 1,651.38	\$ 1,378.36	\$ 1,098.69	\$ 819.01	\$ 483.54
	80	\$ 1,981.29	\$ 1,675.92	\$ 1,363.10	\$ 1,050.27	\$ 675.04

