



Steve Fortner
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 Ph:

2615 Harborside Drive, Granbury, Texas 76048

Owner Information

Owner Name:	Raines Nickey Glyn	Owner Name 2:	Rachel Walker
Mailing Address:	2615 Harborside Dr	Tax Billing City & State:	Granbury Tx
Tax Billing Zip:	76048	Tax Billing Zip+4:	2693
Owner Occupied:	0		

Location Information

Location City:	Granbury	School District:	Granbury ISD
School District Code:	Granbury ISD	Subdivision:	Harbor Lakes Ph 2
MLS Area:	73	MLS Sub Area:	1
Census Tract:	160206	Carrier Route:	R010

Estimated Value

RealAVMÖ:	\$1,038,100	Estimated Value Range High:	\$1,151,900
Estimated Value Range Low:	\$924,300	Value As Of:	07/18/2022
Confidence Score:	79	Forecast Standard Deviation:	11

(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 score 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 likely range or 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 that the true value has a statistical degree of certainty.

Tax Information

Tax ID:	R000092722	Alternate Tax ID:	1706200400010
Parcel ID:	R000092722	Exemptions:	Homestead
Lot:	1	Block:	4
Legal Description:	LOT: 1 BLK: 4 SUBD: HARBOR LAKES PHASE 2		

Assessment & Taxes

Assessment Year	2021	2020	2019
Assessed Value - Total	\$626,770	\$571,030	\$532,760
Assessed Value - Land	\$150,000	\$150,000	\$150,000
Assessed Value - Improved	\$476,770	\$421,030	\$382,760
YOY Assessed Change (\$)	\$55,740	\$38,270	
YOY Assessed Change (%)	10%	7%	
Market Value - Total	\$626,770	\$571,030	\$532,760
Market Value - Land	\$150,000	\$150,000	\$150,000
Market Value - Improved	\$476,770	\$421,030	\$382,760
Tax Year	2021	2020	2019
Total Tax	\$11,884.25	\$11,028.27	\$10,401.62
Change (\$)	\$856	\$627	
Change (%)	8%	6%	

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Characteristics

Land Use - Corelogic:	Sfr	Land Use - State:	Sgl-Fam-Res-Home
Estimated Lot Acres:	0.110	Estimated Lot Sq Ft:	4,760

Building Sq Ft: **3,555**
of Buildings: **1**
Porch 1 Area: **66**
Garage Capacity: **0**
Year Built: **2004**

Stories: **1.0**
Porch: **Covered Porch**
Garage Type: **Attached Garage**
Garage Sq Ft: **994**

FORMULA PASTE ERROR

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