

**14831 Cumberland Bridge Ln, Sugar Land, TX 77498-7043, Fort Bend County** 📍 Active Listing

APN: 9650-07-002-0050-907 CLIP: 9878710854



MLS Beds <b>3</b>	MLS Full Baths <b>2</b>	MLS Half Baths <b>1</b>	MLS List Price <b>\$359,999</b>	MLS List Date <b>09/19/2025</b>
MLS Sq Ft <b>2,294</b>	Lot Sq Ft <b>7,164</b>	MLS Yr Built <b>2001</b>	Type <b>SFR</b>	

OWNER INFORMATION			
Owner Name	Dun Hop C	Tax Billing Address	14831 Cumberland Bridge Ln
Owner Name 2	Dun Joy C	Tax Billing City & State	Sugar Land, TX
Owner Occupied	Yes	Tax Billing Zip	77498
Carrier Route	C018	Tax Billing Zip+4	7043

LOCATION INFORMATION			
Subdivision	Woodbridge Of Fbc Sec 7	Census Tract	6723.05
School District Name	Fort Bend ISD	Map Facet	Z-055
Neighborhood Code	Woodbridge S1, 7, 11 -2st-3692	Flood Zone Code	X
Township	48157su002	Flood Zone Date	04/02/2014
MLS Area	SUGAR LAND NORTH	Flood Zone Panel	48157C0145L
Market Area	SUGAR LAND NORTH	Within 250 Feet of Multiple Flood Zone	No
Key Map	568a		

TAX INFORMATION			
Parcel ID	<a href="#">9650-07-002-0050-907</a>	Block #	2
Parcel ID	R246574	% Improved	83%
Parcel ID	9650070020050907	Exemption(s)	Homestead
Lot #	5	Tax Area	G01
Legal Description	WOODBIDGE OF FBC SEC 7, BLOCK 2, LOT 5		
M.U.D. Information	<a href="#">M175</a>		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$325,467	\$320,662	\$291,511
Assessed Value - Land	\$54,600		
Assessed Value - Improved	\$270,867		
YOY Assessed Change (\$)	\$4,805	\$29,151	
YOY Assessed Change (%)	1.5%	10%	
Market Value - Total	\$325,467	\$324,453	\$315,662
Market Value - Land	\$54,600	\$54,600	\$42,000
Market Value - Improved	\$270,867	\$269,853	\$273,662
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,726		
2024	\$6,073	\$347	6.06%
2025	\$6,164	\$91	1.5%

Jurisdiction	Tax Rate	Tax Amount
Ft Bend Mud 119	.385	\$1,253.05
Fort Bend ISD	.9869	\$3,212.03
Ft Bend Co Gen	.412	\$1,340.92
Fort Bend Drng	.01	\$32.55
Ft Bend Co Esd 5	.1	\$325.47
Total Estimated Tax Rate	1.8939	

CHARACTERISTICS			
Land Use - CoreLogic	SFR	Heat Type	Central
Land Use - State	Sgl-Fam-Res-Home	Porch	Open Porch
Lot Acres	0.1645	Porch Sq Ft	20
Lot Sq Ft	7,164	Patio Type	Concrete/Masonry Patio
# of Buildings	1	Patio/Deck 1 Area	108

Building Sq Ft	2,294
Ground Floor Sq Ft	1,558
2nd Floor Sq Ft	736
Stories	2
Bedrooms	MLS: 3
Total Baths	Tax: 3 MLS: 2.1
MLS Total Baths	2.1
Full Baths	2
Half Baths	1
Fireplace	Y
Fireplaces	2
Elec Svs Type	Electric/Gas
Cooling Type	Central

Parking Type	Attached Garage
No. Parking Spaces	MLS: 2
Garage Type	Attached Garage
Garage Capacity	MLS: 2
Garage Sq Ft	420
Roof Material	Composition Shingle
Roof Shape	Gable
Interior Wall	Drywall
Floor Cover	Carpet
Foundation	Concrete
Exterior	Frame/Masonry
Year Built	2001
Effective Year Built	2001

#### FEATURES

Feature Type	Unit	Size/Qty	Year Built
Main Area Second Floor	S	736	2001
Attached Garage	S	420	2001
Open Porch	S	20	2001
Main Area	S	1,558	2001
Patio Concrete Slab	S	108	2001

#### SELL SCORE

Rating	N/A	Value As Of	N/A
Sell Score	N/A		

#### ESTIMATED VALUE

RealAVM™	\$356,600	Confidence Score	95
RealAVM™ Range	\$333,900 - \$379,300	Forecast Standard Deviation	6
Value As Of	09/08/2025		

(1) RealAVM™ is a CoreLogic® derived value and should not be used in lieu of an appraisal. This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice.

(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 50 - 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.

#### RENTAL TRENDS

Estimated Value	3005	Cap Rate	6%
Estimated Value High	3382	Forecast Standard Deviation (FSD)	0.13
Estimated Value Low	2628		

(1) Rental Trends is a CoreLogic® derived value and should be used for informational purposes only. Rental Trends is not intended to provide recommendations regarding rental prices, lease renewal terms, or occupancy levels to landlords.

(2) The FSD denotes confidence in a Rental Trends 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 a Rental Trends estimate will fall within, based on the consistency of the information available at the time of estimation. The FSD can be used to create confidence that the displayed value has a statistical degree of certainty.

#### LISTING INFORMATION

MLS Listing Number	<a href="#">52470698</a>	MLS Current List Price	\$359,999
MLS Status	Active	MLS Original List Price	\$359,999
Listing Area	29	MLS Status Change Date	09/19/2025
MLS D.O.M	2	Listing Agent	Raymorr-Rick Raymor
MLS Listing Date	09/19/2025	Listing Broker	RE/MAX UNIVERSAL

#### LAST MARKET SALE & SALES HISTORY

Recording Date	08/03/2001
Buyer Name	Dun Hop C & Joy C
Buyer Name 2	Dun Joy C
Seller Name	Lennar Homes Of Texas Inc
Document Number	72048
Document Type	Special Warranty Deed

#### MORTGAGE HISTORY

Mortgage Date	12/03/2002	12/03/2002	08/03/2001	08/03/2001
Mortgage Amount	\$13,000	\$128,665	\$124,750	\$23,398
Mortgage Lender	Chase Manhattan Bk/Usa	Chase Manhattan Mtg	Universal American Mtg Co	Washington Mutual Bk Fa
Mortgage Code	Conventional	Conventional	Conventional	Conventional

Borrower Name

Dun Hop C

Dun Hop C

Dun Hop C

Dun Hop C

Borrower Name 2

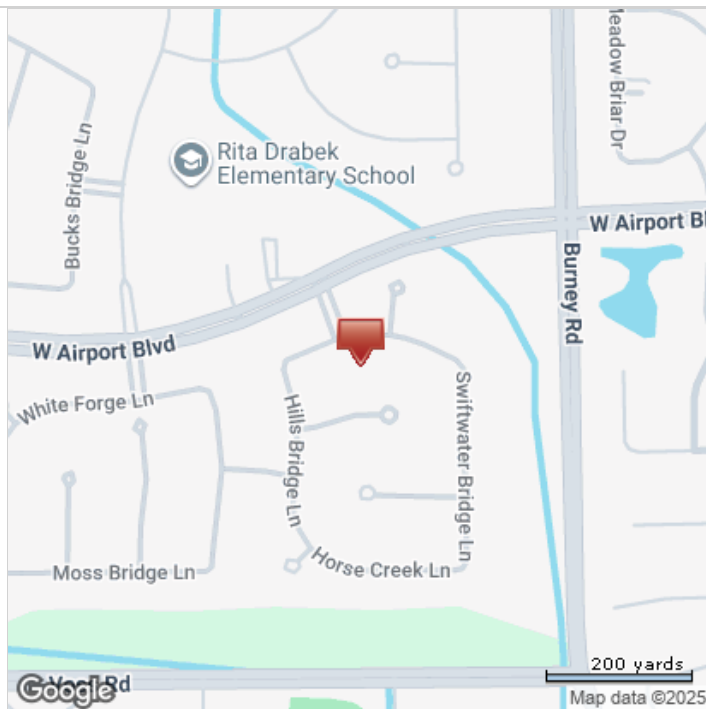
Dun Joy C

Dun Joy C

Dun Joy C

Dun Joy C

PROPERTY MAP



\*Lot Dimensions are Estimated