



# 2717 Old Houston Rd Huntsville, TX 77340



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### JLA Realty

AuthentiSIGN  
*Sarah DeSouza* 09/18/25

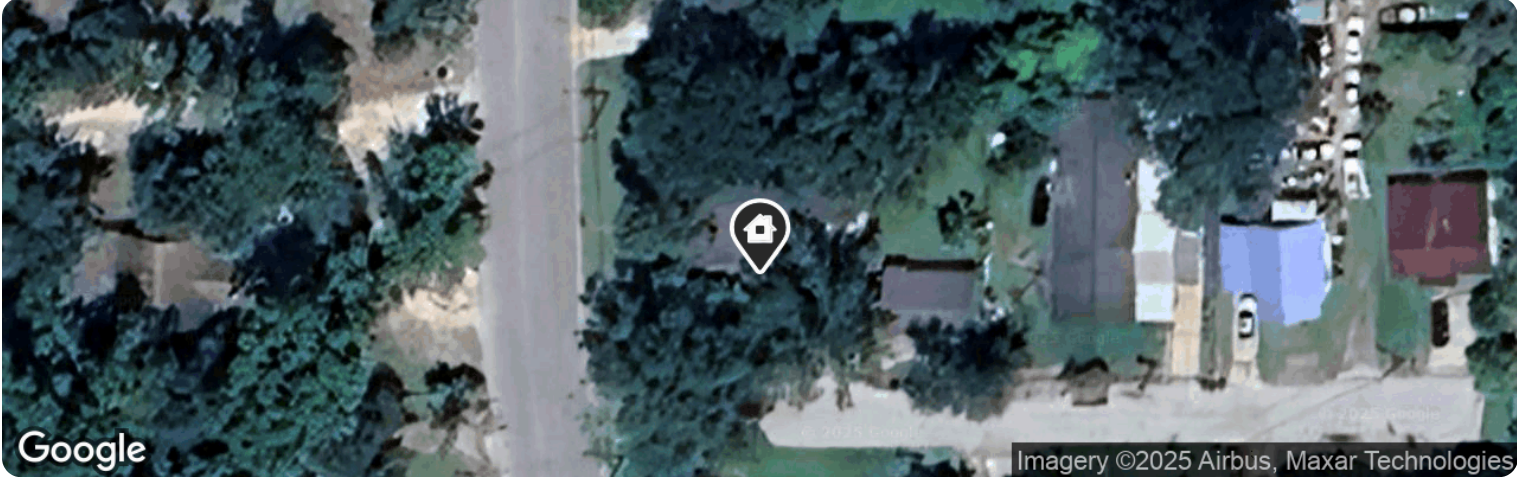
AuthentiSIGN  
*Christopher DeSouza* 09/18/25

AuthentiSIGN  
*Christian DeSouza* 09/18/25





# 2717 Old Houston Rd, Huntsville, TX 77340



**Canceled / For Sale** • Terminated: 6/9/2025, MLS Listing 68150986: 4/22/2025

List Price  
**\$219,000**  
 Canceled Date 6/9/2025 Listing ID 68150986

CMA Value  
**\$236,472**  
 CMA Range  
**\$212.4K** **\$268.5K**  
 Last Edited 8/14/2025 Price per Sq Ft \$118

RVM®  
**\$223,610**  
 RVM® Updated 8/3/2025

RVM® Estimated Range **\$216.9K** **\$230.3K**  
 RVM® Confidence ★★★★★

RVM® Month Change **↑ \$5,270**  
 RVM® Year Change **↓ 0.5%**

**4** Beds  
 **2** Baths  
 **2,004** Sq Ft  
 **0.31** Acres

### Basic Facts

Type Single Family	Land Use Single Family Residential
Days in RPR 48	APN/TaxID 23938
Year Built 1955	Previously sold on 8/1/2018
Price by SqFt \$109 per sq ft	

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.

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2717 Old Houston Rd, Huntsville, TX 77340

# Property Information

## Legal Description

Parcel Number	23938	Tax ID	3000-025-0-05300
County	Walker County	Census Tract	484717907.004000
Carrier Route	C009	Abbreviated Description	DAVIDS E SURVEY, LOT 53, ACRES .308
Current Use	Single Family		

## Public Record History

### Tax

Assessment Year	2024	2023	2022	2021	2020
Assessed Value - Land	\$16,770	\$16,770	\$16,770	\$16,770	\$16,770
Assessed Value - Improvements	\$165,690	\$164,910	\$142,050	\$124,000	\$119,080
Total Assessed Value	\$182,460	\$181,680	\$158,820	\$140,770	\$135,850
Assessor Market Value Year	2024	2023	2022	2021	2020
Assessor Market Value - Land	\$16,770	\$16,770	\$16,770	\$16,770	\$16,770
Assessor Market Value - Improvements	\$165,690	\$164,910	\$142,050	\$124,000	\$119,080
Total Assessor Market Value	\$182,460	\$181,680	\$158,820	\$140,770	\$135,850
Tax Rate Code Area	HC,HI,WC,WH	HC,HI,WC,WH	HC,HI,WC,WH	HC,HI,WC,WH	HC,HI,WC,WH
Tax Account ID	3000-025-0-05300	3000-025-0-05300	3000-025-0-05300	3000-025-0-05300	3000-025-0-05300
Total Tax Amount	-	\$3,043	\$2,997	\$2,760	-



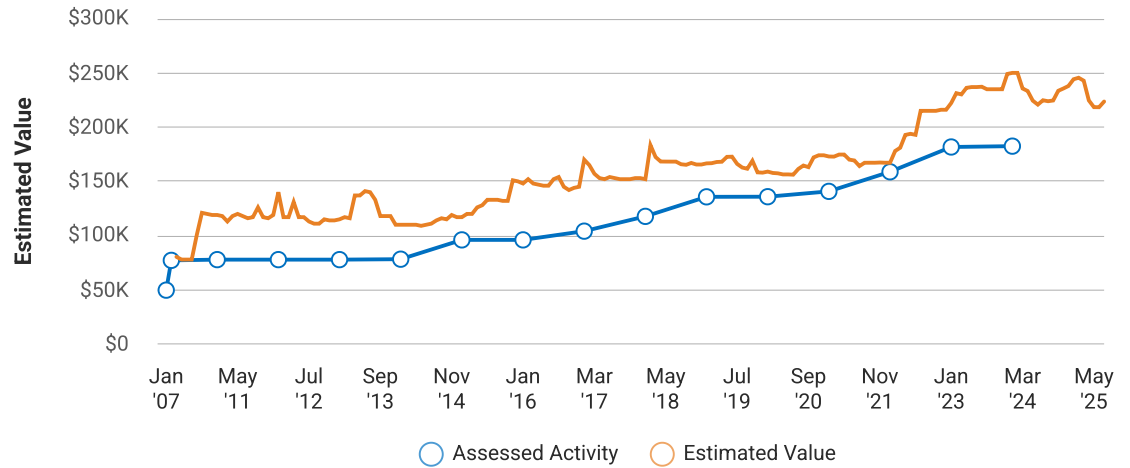
# 2717 Old Houston Rd, Huntsville, TX 77340

## Estimated Value

This chart compares a property's estimated and assessed value over time.

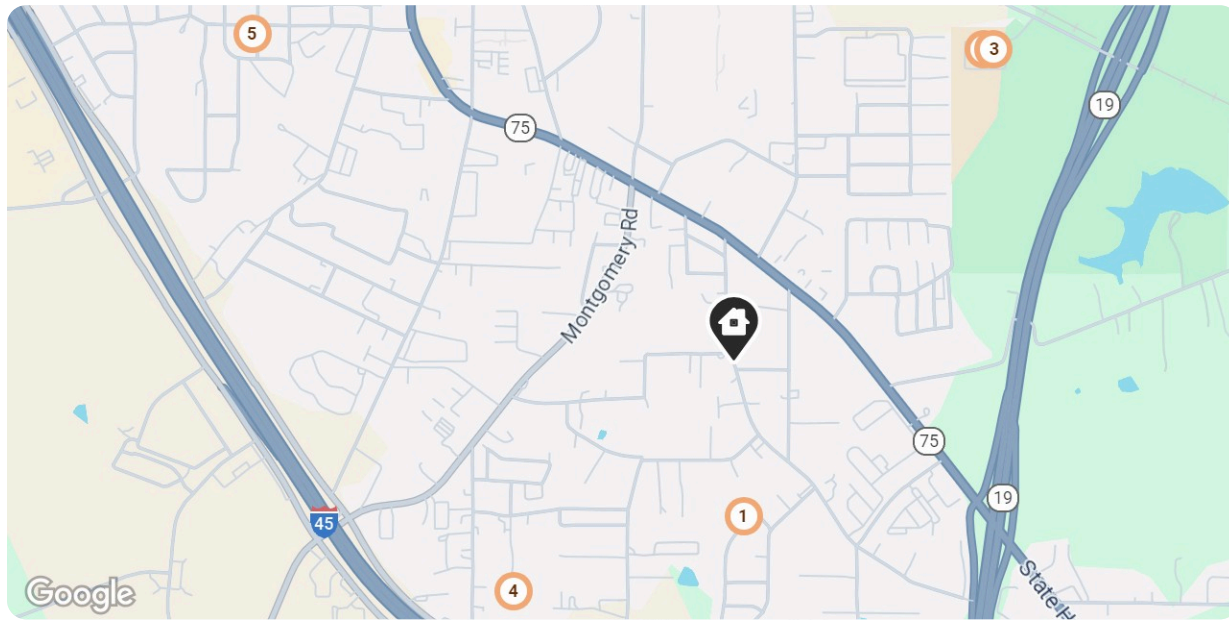
Source: Public Records and Listings

Update Frequency: Property valuations are updated twice monthly; property assessments are an annual value.



## CMA

### Comp Property Summary



#### Legend

- Subject Property
- Closed



# 2717 Old Houston Rd, Huntsville, TX 77340

5 properties		Property Type	Beds / Baths	Living Area (sq ft)	Lot Size	Year Built	Days in RPR	\$ Per Sq Ft	Price or Est. Value
	<p><b>2717 Old Houston Rd</b> Huntsville, TX 77340 MLS ID: 68150986</p> <p><span style="background-color: #ccc; padding: 2px;">Canceled / For Sale</span></p> <p><i>Listing Courtesy of Sawyer Realty Group LLC</i></p>	Single Family	4/2	2,004	0.31 acres	1955	48	\$109	\$219,000
1	<p><b>3111 Clay Cir</b> Huntsville, TX 77340 MLS ID: 38954118</p> <p><span style="background-color: #ccc; padding: 2px;">Closed / For Sale</span></p> <p><i>Courtesy of eXp Realty, LLC</i></p>	Single Family	4/3	2,213	8,102 sq ft	1978	97	\$108	\$240,000
2	<p><b>117 Varsity Dr</b> Huntsville, TX 77340 MLS ID: 3905144</p> <p><span style="background-color: #0070c0; color: white; padding: 2px;">Closed / For Sale</span></p> <p><i>Courtesy of Raven Property Management</i></p>	Single Family	4/4	1,638	5,998 sq ft	2004	84	\$110	\$180,000
3	<p><b>113 Varsity Dr</b> Huntsville, TX 77340 MLS ID: 73141781</p> <p><span style="background-color: #0070c0; color: white; padding: 2px;">Closed / For Sale</span></p> <p><i>Courtesy of Raven Property Management</i></p>	Single Family	4/4	1,638	5,998 sq ft	2004	86	\$106	\$173,000
4	<p><b>3130 Molly Dr</b> Huntsville, TX 77340 MLS ID: 18660666</p> <p><span style="background-color: #ccc; padding: 2px;">Closed / For Sale</span></p> <p><i>Courtesy of Keller Williams Advantage Realty</i></p>	Single Family	3/3	1,510	6,970 sq ft	2008	41	\$134	\$201,850
5	<p><b>1503 22nd St</b> Huntsville, TX 77340 MLS ID: 47243859</p> <p><span style="background-color: #ccc; padding: 2px;">Closed / For Sale</span></p> <p><i>Courtesy of RE/MAX Prime Properties</i></p>	Single Family	3/2	1,915	0.26 acres	1935	34	\$132	\$252,397





# 2717 Old Houston Rd, Huntsville, TX 77340

## Comp Property Adjustments



<b>Address</b>	<b>2717 Old Houston Rd Huntsville, TX 77340</b>	<b>3111 Clay Cir Huntsville, TX 77340</b>	<b>117 Varsity Dr Huntsville, TX 77340</b>	<b>113 Varsity Dr Huntsville, TX 77340</b>
<b>Status</b>	Subject Property	1  Closed	2  Closed	3  Closed
<b>MLS ID</b>	68150986	38954118	3905144	73141781
<b>Proximity</b>	-	0.37 Mi.	0.74 Mi.	0.76 Mi.
<b>Value</b>	\$219,000	\$240,000	\$180,000	\$173,000
<b>Date</b>	6/9/2025 Canceled Date	4/30/2025 Closed Date	7/1/2025 Closed Date	7/3/2025 Closed Date
<b>Days in RPR</b>	48	97	84	86
<b>Price per Sq Ft</b>	\$109	\$108	\$110	\$106
<b>Comp Rating</b>	Adjustments affect subject property			
<b>Adjusted Result Adjusted \$/sqft</b>				
<b>Bedrooms</b>	4	4	4	4
<b>Total Baths</b>	2	3	4	4
<b>Living Area</b>	2,004	2,213	1,638	1,638
<b>Building Area</b>	2,004	2,213	1,638	1,638
<b>Lot Size</b>	0.31 acres	8,102 sq ft	5,998 sq ft	5,998 sq ft
<b>Year Built</b>	1955	1978	2004	2004
<b>Property Type</b>	Single Family	Single Family	Single Family	Single Family
<b>Property Subtype</b>	Single-Family	Single Family Residence	Single Family Residence	Single Family Residence
<b>Listing Broker</b>	<i>Listing Courtesy of Sawyer Realty Group LLC</i>	<i>Courtesy of eXp Realty, LLC</i>	<i>Courtesy of Raven Property Management</i>	<i>Courtesy of Raven Property Management</i>









Highlighted fields were changed by agent to reflect knowledge of this property.






# 2717 Old Houston Rd, Huntsville, TX 77340

## Comp Property Adjustments

				
<b>Address</b>	<b>2717 Old Houston Rd Huntsville, TX 77340</b>	<b>3111 Clay Cir Huntsville, TX 77340</b>	<b>117 Varsity Dr Huntsville, TX 77340</b>	<b>113 Varsity Dr Huntsville, TX 77340</b>
<b>Status</b>	 Subject Property	1  Closed	2  Closed	3  Closed
<b>Description</b>	"investors and families" this is a 4-bedroom 2 bathroom house, a 2000 square foot house on a large corner lot, within walking distance to sam houston state university and close to i-45. It is perfect for four college roommates. Large master suite with en-suite bathroom. Currently rents...	Located just minutes from sam houston state university, this spacious two-story home offers exceptional versatility as either an income-producing rental or a comfortable, welcoming home. Its prime location near the university makes it highly desirable for leasing, with consistent demand from students an...	This investment property offers an exceptional opportunity for those seeking a lucrative venture in the thriving real estate market of huntsville, texas. Features include: location; situated in close proximity to sam houston state university, this property is highly desirable for students and faculty...	This investment property offers an exceptional opportunity for those seeking a lucrative venture in the thriving real estate market of huntsville, texas. Features include: location; situated in close proximity to sam houston state university, this property is highly desirable for students and faculty...

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# 2717 Old Houston Rd, Huntsville, TX 77340

## Comp Property Adjustments



<b>Address</b>	2717 Old Houston Rd Huntsville, TX 77340	3130 Molly Dr Huntsville, TX 77340	1503 22nd St Huntsville, TX 77340
<b>Status</b>	Subject Property	4  Closed	5  Closed
<b>MLS ID</b>	68150986	18660666	47243859
<b>Proximity</b>	-	0.68 Mi.	1.13 Mi.
<b>Value</b>	\$219,000	\$201,850	\$252,397
<b>Date</b>	6/9/2025 Canceled Date	4/22/2025 Closed Date	5/7/2025 Closed Date
<b>Days in RPR</b>	48	41	34
<b>Price per Sq Ft</b>	\$109	\$134	\$132
<b>Comp Rating</b>	Adjustments affect subject property		
<b>Adjusted Result</b>			
<b>Adjusted \$/sqft</b>			
<b>Bedrooms</b>	4	3	3
<b>Total Baths</b>	2	3	2
<b>Living Area</b>	2,004	1,510	1,915
<b>Building Area</b>	2,004	1,510	1,915
<b>Lot Size</b>	0.31 acres	6,970 sq ft	0.26 acres
<b>Year Built</b>	1955	2008	1935
<b>Property Type</b>	Single Family	Single Family	Single Family
<b>Property Subtype</b>	Single-Family	Single Family Residence	Single Family Residence
<b>Listing Broker</b>	<i>Listing Courtesy of Sawyer Realty Group LLC</i>	<i>Courtesy of Keller Williams Advantage Realty</i>	<i>Courtesy of RE/MAX Prime Properties</i>

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# 2717 Old Houston Rd, Huntsville, TX 77340

## Comp Property Adjustments



<b>Address</b>	<b>2717 Old Houston Rd Huntsville, TX 77340</b>	<b>3130 Molly Dr Huntsville, TX 77340</b>	<b>1503 22nd St Huntsville, TX 77340</b>
<b>Status</b>	Subject Property	4  Closed	5  Closed
<b>Description</b>	"investors and families" this is a 4-bedroom 2 bathroom house, a 2000 square foot house on a large corner lot, within walking distance to sam houston state university and close to i-45. It is perfect for four college roommates. Large master suite with en-suite bathroom. Currently rents...	Cottage style home, warm and cozy feel. Located in the heart of huntsville. Nestled at the end of a cul-de sac. Large kitchen dining area w/ granite countertops. Kitchen opens to large living area. All appliances convey with home including fridge/washer/ dryer. Laundry room in house....	On the corner of 22nd & avenue o, this remodeled 'avenues' home blends classic charm with modern upgrades. The prior owner completed an extensive renovation, adding a new roof, energy-efficient windows, hardi-plank siding, updated wiring and panel, tankless water heater, and an expanded...

Highlighted fields were changed by agent to reflect knowledge of this property.



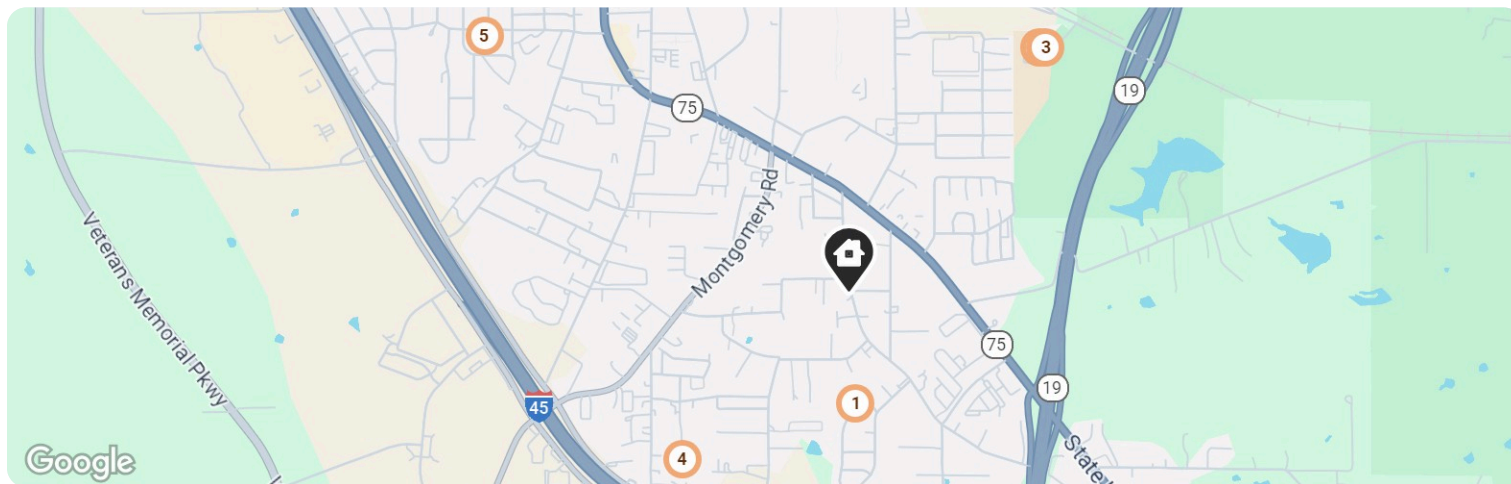


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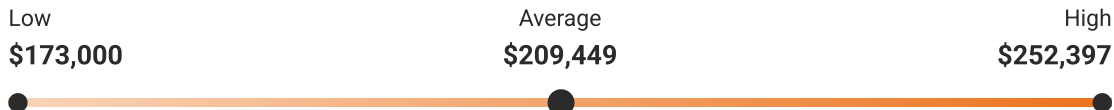
## ▼ Closed Comp Property Stats

Average Closed Price    Average \$/Sqft    Average Days Until Contract    Average Sold to List Price %

**\$209,449**    **\$118**    **35**    **92.8%**



### Closed Price (5 properties)



Property Facts	Low	Average	High
Price per Sqft	\$106	\$118	\$134
Sold to List Price %	84%	92.8%	101%
Age	90	39	17
Living Area (sqft)	1,510	1,783	2,213
Lot Size (sqft)	5,998	7,661	11,238
Days Until Contract	5	35	64
Days in RPR	34	68	97
Price per Bedroom	43,250	59,933	84,132

## Average Sold Price by Square Footage

This chart shows the average sold price of agent-selected properties compared to the subject property's value, according to the size of the living space based on square footage.

Source: Public Records and MLS data where licensed.

Update Frequency: Daily

### This Property

2,004 sq. ft. \$236,472

### Comps

1,979 - 2,214 sq. ft. \$240,000

1,744 - 1,979 sq. ft. \$252,397

1,510 - 1,744 sq. ft. \$184,950

Average Sales Price





2717 Old Houston Rd, Huntsville, TX 77340

## Pricing Strategy

CMA Value

# \$236,472

CMA Range

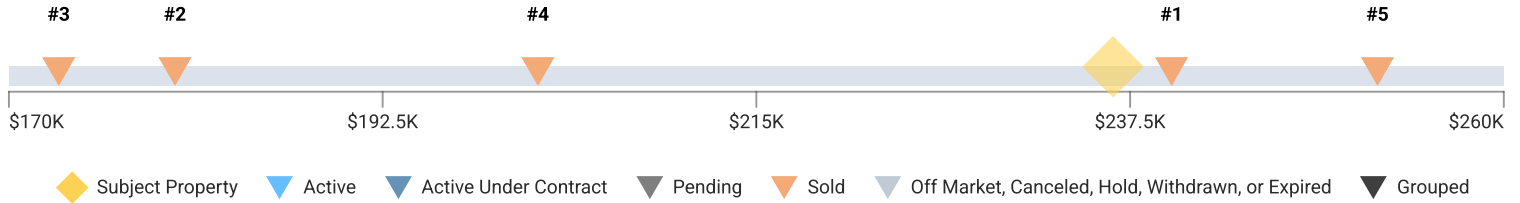
\$212.4K

\$268.5K

Last Edited 8/14/2025 Price per Sq Ft \$118

## Range of Comparable Properties

Compares the estimated value of the subject property with the comps selected in the CMA.



## CMA Summary

This section compares the prices of 5 agent-selected properties near the subject property.

Average of Comps	\$236,472
Adjustments	-
Result of CMA Analysis	\$236,472 (or \$118 per sq ft)





2717 Old Houston Rd, Huntsville, TX 77340

# Refined Value

## Basic Facts Adjustments

Name	Public Facts	Listing Facts	Agent Refinements	Value Change
Property Type	Single Family	Single Family	–	
Bedrooms	3	4	4	+\$878
Full Baths	2	2	–	
Partial Baths	–	–	–	
Living Area (sq ft)	2,004	2,004	–	
Lot Size	0.31 acres	0.31 acres	–	
Year Built	1976	1955	–	

Value change from basic facts

**+\$878**

## Pricing Strategy

Refined Value

**\$224,488**

Price per Sq Ft \$112

## Refined Value Summary

Original Estimated Value	\$223,610
Basic Facts Adjustments	+\$878
Home Improvements	–
Needed Improvements	–
Market and Home Conditions	–
<b>Refined Estimate</b>	<b>↑ \$224,488</b>





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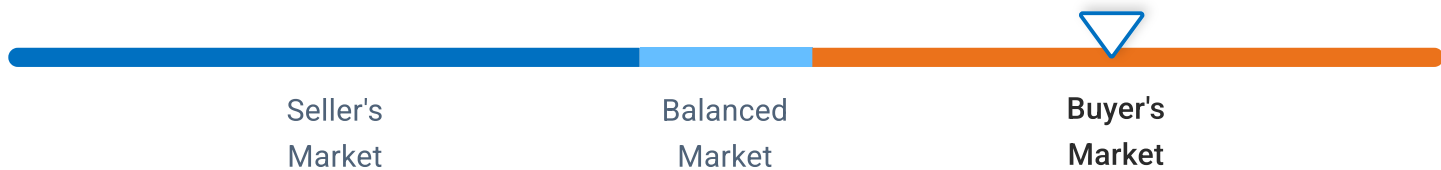
# Market Trends

## Market Trends for Huntsville, TX 77340

Single Family + Condo/Townhouse/Apt.

July 2025

### Market Type



### Key Details

Months of Inventory	Sold to List Price %	Median Days in RPR	Median Sold Price
<b>9.13</b>	<b>92.5%</b>	<b>84</b>	<b>\$252,990</b>
↓ 6.84% MoM	↓ 3.72% MoM	↑ 5% MoM	↓ 21.07% MoM

## July 2025 Median Estimated Property Value

Single Family + Condo/Townhouse/Apt.

This graphic displays property estimates for a market area and a subject property, where one has been selected. Estimated property values are generated by a valuation model and are not formal appraisals.

Source: Public records, and MLS sources where licensed

Update Frequency: Monthly

<b>Median Estimated Value</b> <b>\$262,000</b>	<b>Last Month Change</b> <b>+0.8%</b>	<b>12 Month Change</b> <b>+3.6%</b>
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