

**15522 Winter Briar Dr, Missouri City, TX 77489-2815, Fort Bend County**

APN: 2150-09-005-0160-907 CLIP: 6122445516



MLS Beds <b>3</b>	MLS Full Baths <b>2</b>	Half Baths <b>N/A</b>	MLS Sale Price <b>\$170,000</b>	MLS Sale Date <b>06/27/2025</b>
MLS Sq Ft <b>2,078</b>	Lot Sq Ft <b>6,820</b>	MLS Yr Built <b>1979</b>	Type <b>SFR</b>	

**OWNER INFORMATION**

Owner Name	Pham Cynthia	Tax Billing City & State	Missouri City, TX
Owner Occupied	Yes	Tax Billing Zip	77489
Carrier Route	R010	Tax Billing Zip+4	2815
Tax Billing Address	15522 Winter Briar Dr		

**LOCATION INFORMATION**

Subdivision	Briargate Sec 9	Topography	Type Unknown
School District Name	Fort Bend ISD	Census Tract	6702.02
Neighborhood Code	Briargate 1 - F+-2860	Map Facet	Z-088
Township	Houston	Flood Zone Code	X
MLS Area	MISSOURI CITY AREA	Flood Zone Date	01/29/2021
Market Area	MISSOURI CITY AREA	Flood Zone Panel	48157C0305M
Key Map	571x	Within 250 Feet of Multiple Flood Z one	No

**TAX INFORMATION**

Parcel ID	<a href="#">2150-09-005-0160-907</a>	Block #	5
Parcel ID	R57412	% Improved	71%
Parcel ID	2150090050160907	Tax Area	G01
Lot #	16		
Legal Description	BRIARGATE SEC 9, BLOCK 5, LOT 16		
M.U.D. Information	<a href="#">M57</a>		

**ASSESSMENT & TAX**

Assessment Year	2025	2024	2023
Assessed Value - Total	\$245,679	\$266,382	\$257,370
Assessed Value - Land	\$71,500		\$55,000
Assessed Value - Improved	\$174,179		\$202,370
YOY Assessed Change (\$)	-\$20,703	\$9,012	
YOY Assessed Change (%)	-7.77%	3.5%	
Market Value - Total	\$245,679	\$266,713	\$257,370
Market Value - Land	\$71,500	\$71,500	\$55,000
Market Value - Improved	\$174,179	\$195,213	\$202,370
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,012		
2024	\$5,136	\$124	2.48%
2025	\$4,909	-\$227	-4.42%

Jurisdiction	Tax Rate	Tax Amount
City Of Houston	.51919	\$1,275.54
Fort Bend ISD	1.0569	\$2,596.58
Ft Bend Co Gen	.412	\$1,012.20
Fort Bend Drng	.01	\$24.57
Total Estimated Tax Rate	1.9981	

**CHARACTERISTICS**

Land Use - CoreLogic	SFR	Porch	Open Porch
Land Use - State	Sgl-Fam-Res-Home	Porch Sq Ft	24
Lot Acres	0.1566	Patio Type	Concrete/Masonry Patio
Lot Sq Ft	6,820	Patio/Deck 1 Area	264
# of Buildings	1	Parking Type	Attached Garage
Building Sq Ft	2,078	No. Parking Spaces	MLS: 2
Ground Floor Sq Ft	2,078	Garage Type	Attached Garage

Stories	1
Bedrooms	3
Total Baths	2
MLS Total Baths	2
Full Baths	2
Fireplace	Y
Fireplaces	1
Elec Svs Type	Electric/Gas
Cooling Type	Central
Heat Type	Central

Garage Capacity	MLS: 2
Garage Sq Ft	462
Roof Material	Composition Shingle
Roof Shape	Gable
Interior Wall	Drywall
Floor Cover	Carpet
Foundation	Concrete
Exterior	Brick Veneer
Year Built	1979
Effective Year Built	1979

<b>FEATURES</b>
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Feature Type	Unit	Size/Qty	Year Built
Main Area	S	2,078	1979
Attached Garage	S	462	1979
Open Porch	S	24	1979
Patio Concrete Slab	S	264	1979

<b>SELL SCORE</b>
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Rating	High	Value As Of	2026-03-01 06:32:52
Sell Score	772		

<b>ESTIMATED VALUE</b>
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RealAVM™	\$186,400	Confidence Score	56
RealAVM™ Range	\$174,700 - \$198,200	Forecast Standard Deviation	6
Value As Of	02/17/2026		

(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.

<b>RENTAL TRENDS</b>
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Estimated Value	1709	Cap Rate	5.5%
Estimated Value High	1855	Forecast Standard Deviation (FSD)	0.09
Estimated Value Low	1563		

(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.

<b>LISTING INFORMATION</b>
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MLS Listing Number	<a href="#">41273853</a>	MLS Pending Date	06/09/2025
MLS Status	Sold	MLS Sale Date	06/27/2025
Listing Area	38	MLS Sale/Close Price	\$170,000
MLS D.O.M	5	Listing Agent	Amandals-Amanda Lyssy
MLS Listing Date	05/28/2025	Listing Broker	RA BROKERS
MLS Current List Price	\$199,900	Selling Agent	Jzlopez-Jacob Lopez
MLS Original List Price	\$199,900	Selling Broker	LPT REALTY, LLC
MLS Status Change Date	06/27/2025		

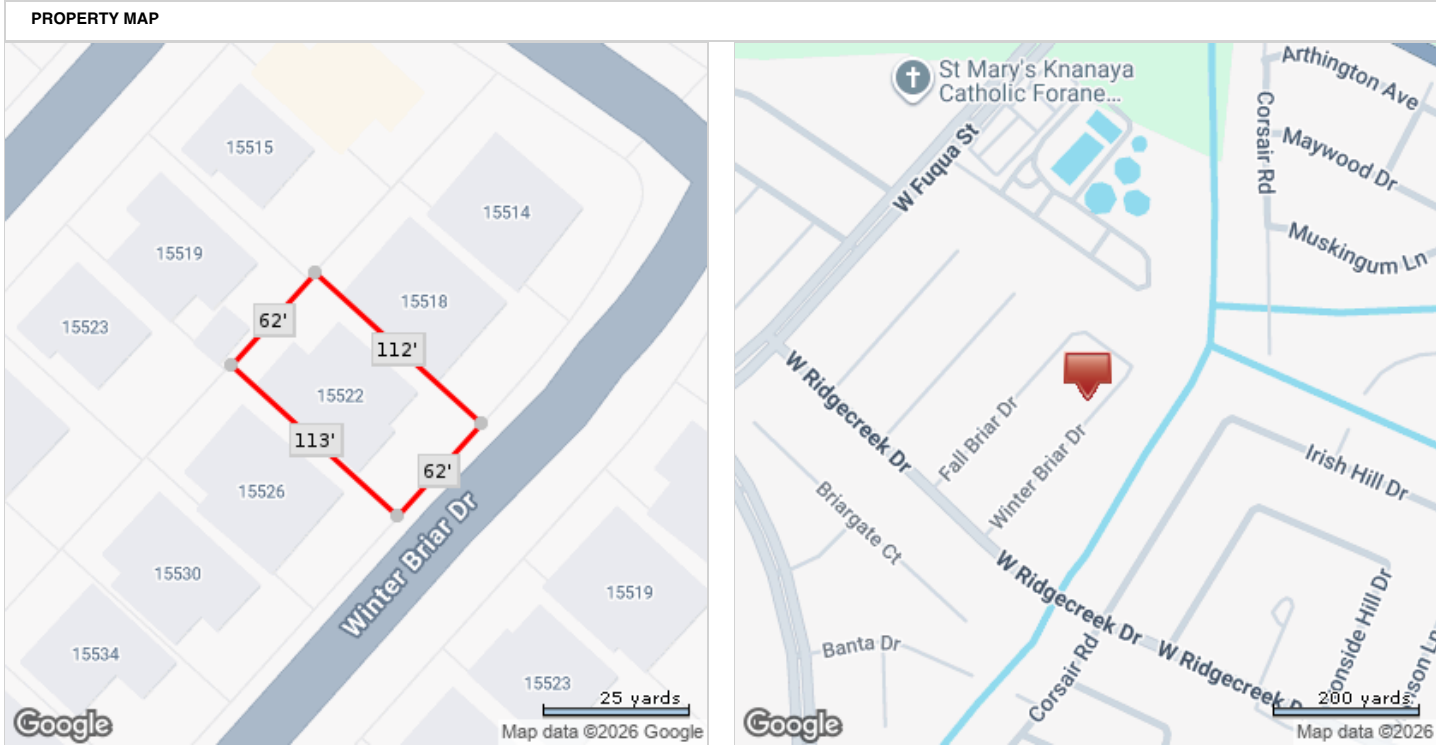
MLS Listing #	75647821
MLS Status	Sold
MLS Listing Date	05/20/2015
MLS Listing Price	\$112,900
MLS Orig Listing Price	\$112,900
MLS Sale Date	06/23/2015
MLS Sale Price	\$120,000

<b>LAST MARKET SALE &amp; SALES HISTORY</b>
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Recording Date	06/27/2025	04/24/2025	08/10/2021	06/24/2015	08/16/1993
Nominal			Y		
Buyer Name	Pham Cynthia	Lyssy Spencer LLC	Pitts Loretta J	Pitts Loretta J	Cruz Jose R & Sofia D
Buyer Name 2			Green Sheila M		Cruz Sofia D
Seller Name	Lyssy Spencer LLC	Pitts Loretta J	Pitts Loretta J	Cruz Jose R & Sofia D	Veterans Administration

Document Number	64580	39231	133295	68265	2556-1474
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed	Warranty Deed	Special Warranty Deed

MORTGAGE HISTORY					
Mortgage Date	04/24/2025	08/10/2021	06/24/2015	06/21/2004	08/16/1993
Mortgage Amount	\$138,000	\$106,000	\$85,000	\$29,783	\$55,847
Mortgage Lender	Trident Realty Invs LLC	Amerisave Mtg Corp	Citibank Na	Wells Fargo Bk	Veterans Admn
Mortgage Code	Conventional	Conventional	Conventional	Conventional	Va
Borrower Name	Lyssy Spencer LLC	Pitts Loretta J	Pitts Loretta J	Cruz Jose R	Cruz Jose R
Borrower Name 2		Green Sheila M		Cruz Sofia D	Cruz Sofia D



\*Lot Dimensions are Estimated