



# 4214 Parkland Street

A Comprehensive Buyer's Dossier | Pasadena, TX 77504

\$275,000

4 Beds

1,699 Sq.Ft.

No HOA



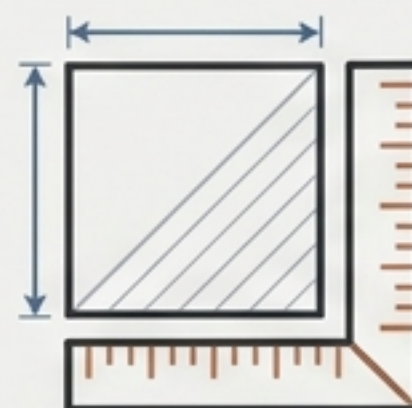
## The Asset

Type: Single-Family Traditional

Built: 1979

Subdivision: Parkview South Sec 06

## The Asset



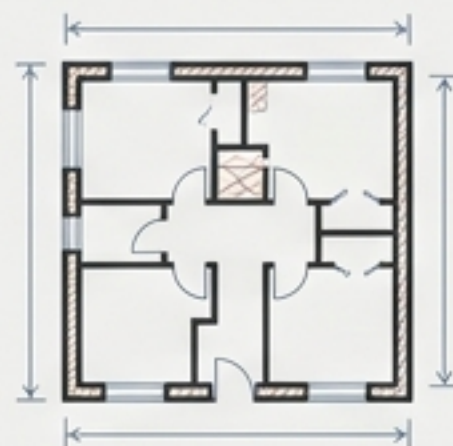
## The Scale

**1,699 sqft**

Interior Living

**6,000 sqft**

Subdivision Lot



## The Layout

4 Bedrooms (All Upper Level)

2 Full Baths, 1 Half Bath

2-Car Attached Garage

## The Layout



## The Value

**\$275,000**

List Price

**\$162**

Price per Sqft

**\$0**

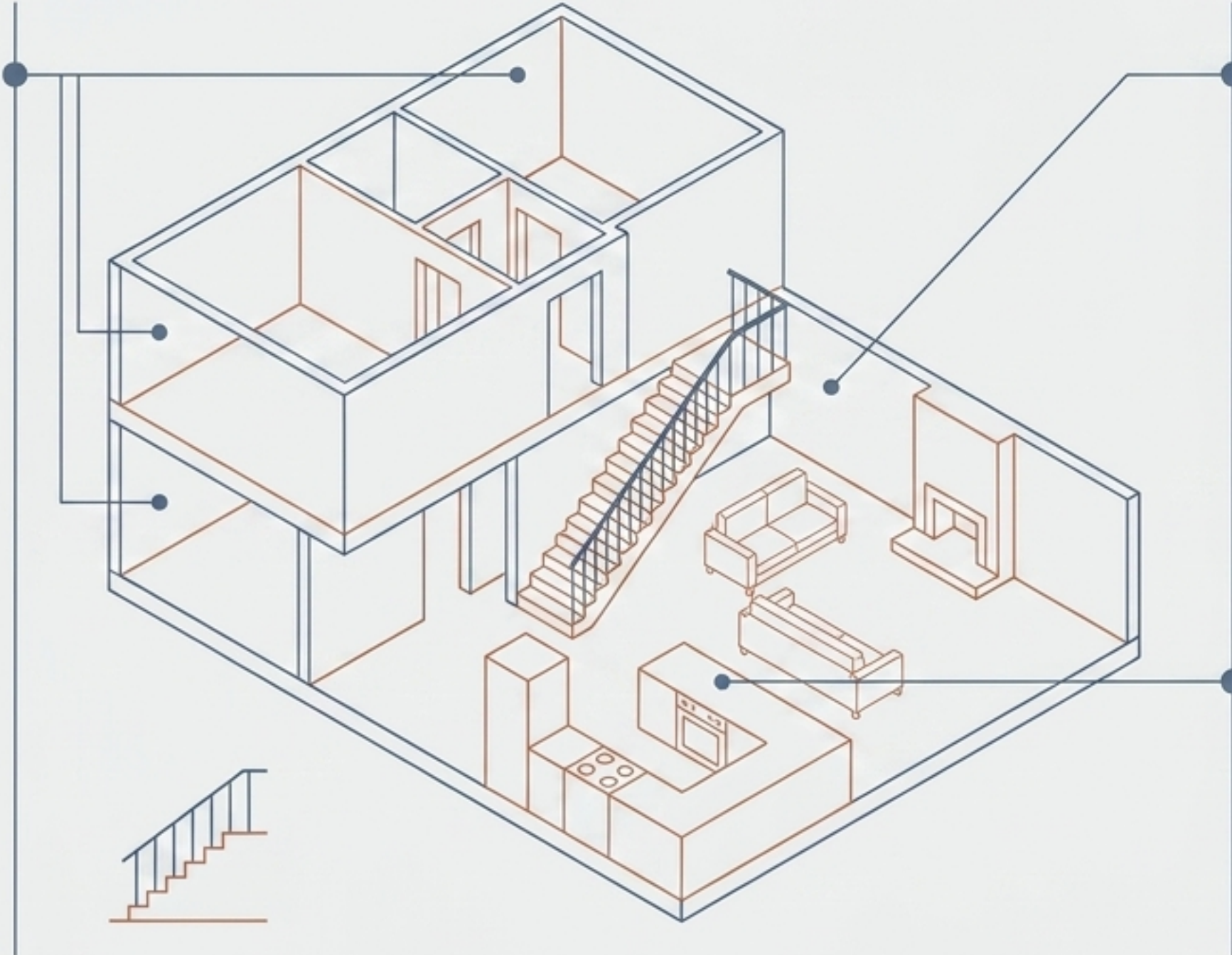
HOA Dues

# Interior Anatomy & Spatial Logic

## Private Quarters (Upper Level)

All 4 bedrooms are zoned upstairs for maximum privacy.

- Primary Bedroom: 14x12
- Secondary Bedrooms: 12x11 | 11x10 | 11x10



## Living & Entertaining (Lower Level)

Dedicated to shared experiences.

- Anchor Feature: 1 Wood-Burning Fireplace
- Finishes: Carpet and Vinyl Flooring
- Climate: Central Electric Heating/Cooling

## Culinary Space

- Gas Cooktop for responsive cooking
- Electric Oven for precision baking

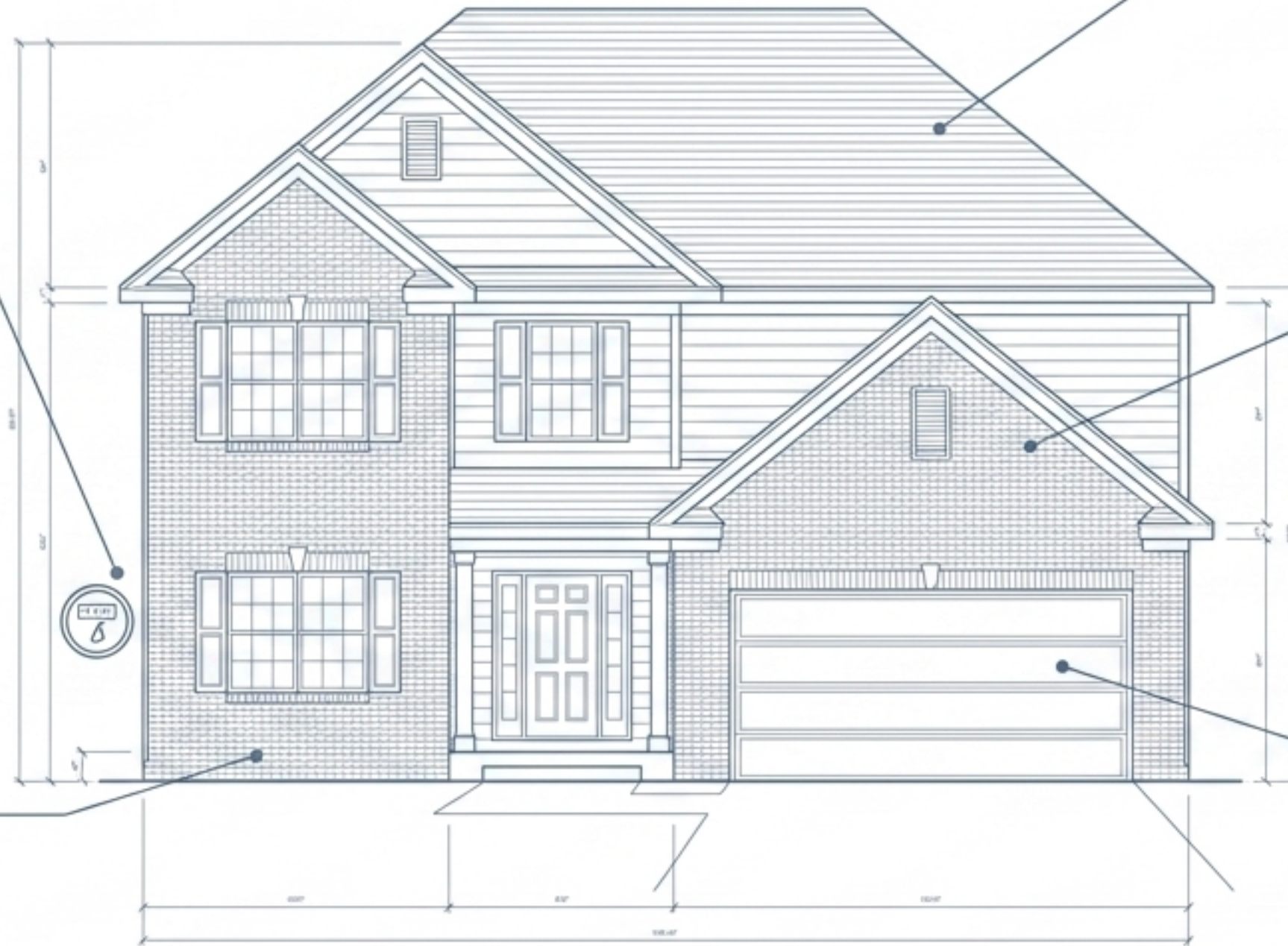
# Structural & Exterior Integrity

## Infrastructure & Utilities

Public water and public sewer connections.  
Electric dryer and washer hookups.

## Foundation & Framing

Slab foundation; built in 1979.

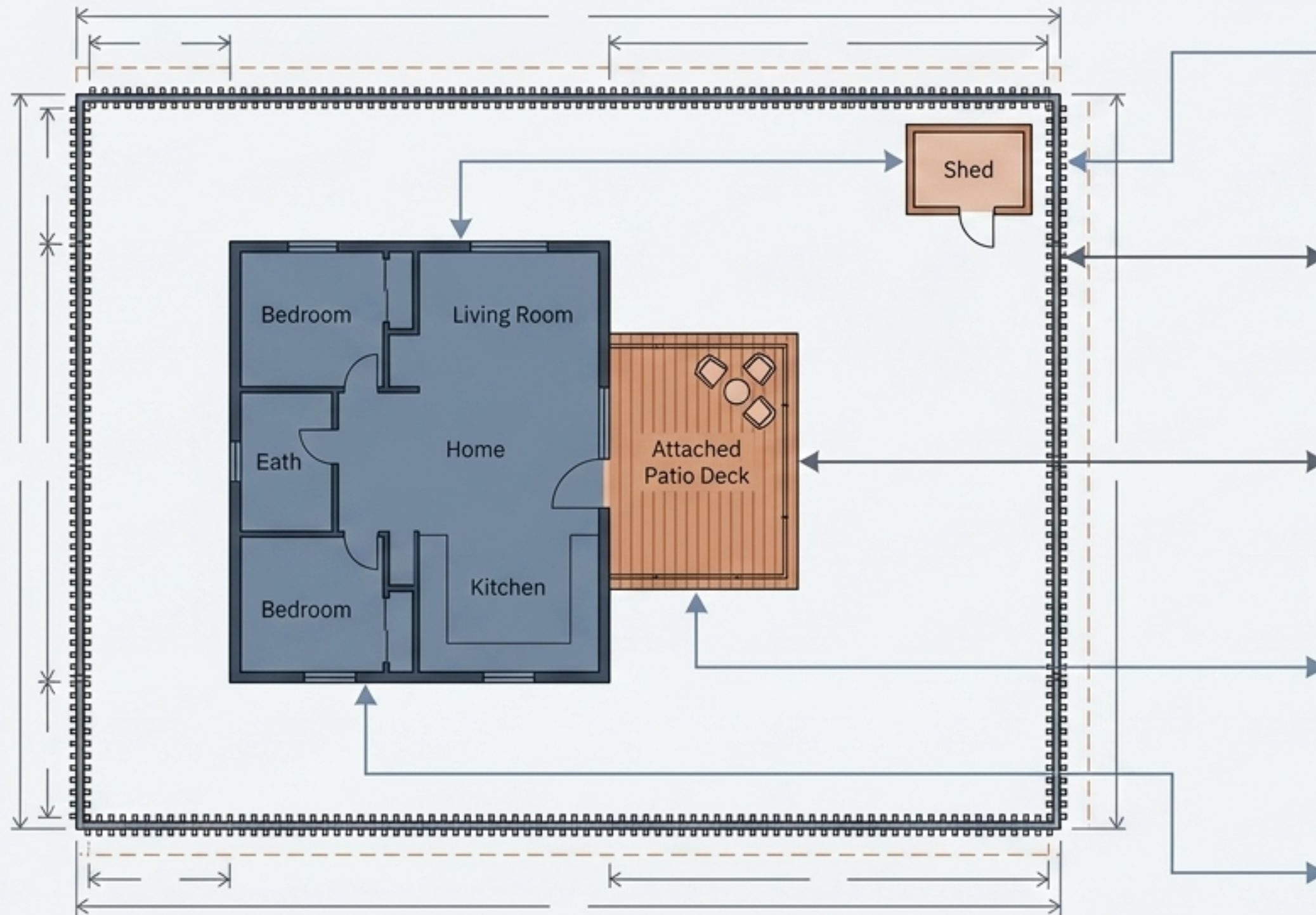


**Roofing**  
Composition roof.

**Exterior Envelope**  
Traditional architecture utilizing durable brick and cement board siding.

**Parking**  
2-car attached garage with automatic door opener, supported by a double-wide driveway for extended parking.

# The Outdoor Footprint



## Lot Specs

6,000 Sqft subdivision lot.



## Perimeter

Fully fenced for privacy and security.



## Outdoor Living

Features a covered patio/deck optimized for year-round entertaining.



## Utility

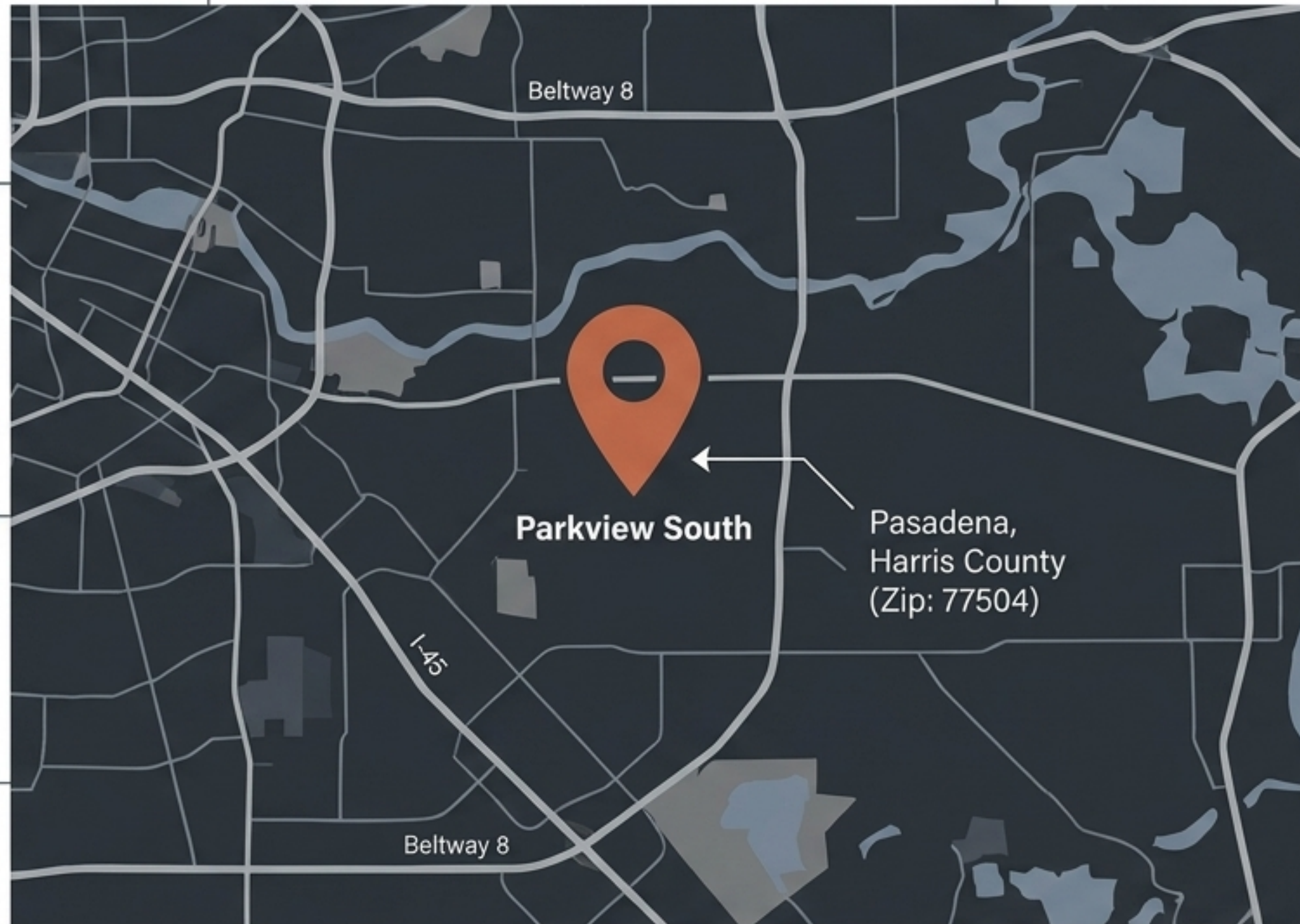
Dedicated outdoor storage shed.



## Risk Profile

Designated as FEMA Zone X (an unshaded, minimal-risk flood area).

# Neighborhood & Connectivity



## Mobility Dynamics



Walk Score  
Car-Dependent

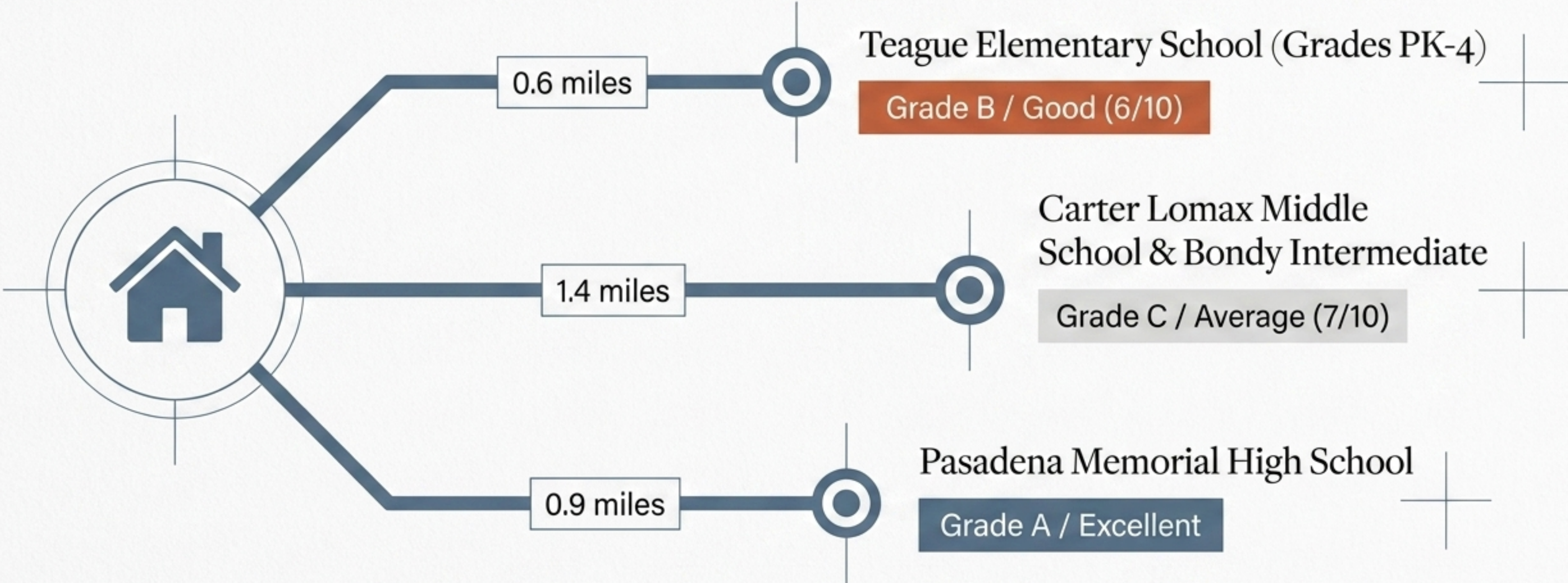


Bike Score  
Bikeable infrastructure present

### Context:

A quiet suburban enclave that trades immediate walkability for residential privacy, relying on strategic drive-times to reach major Houston metro hubs.

# The Educational Ecosystem



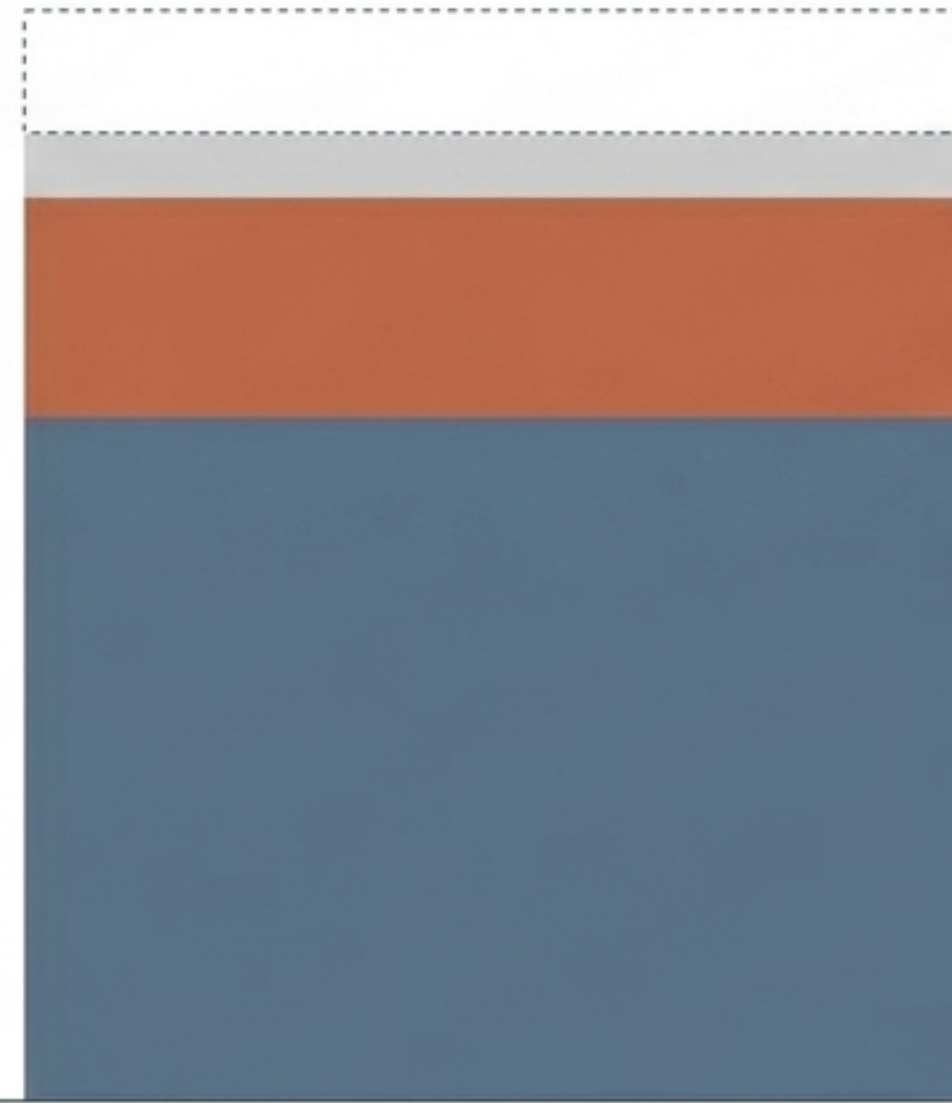
# Financial Projections & Monthly Cost

## Initial Position

The Asset Price: \$275,000  
20% Down Payment: \$55,000

## Financial Stack

**\$1,866 – \$2,026 / month**



HOA Maintenance  
\$0

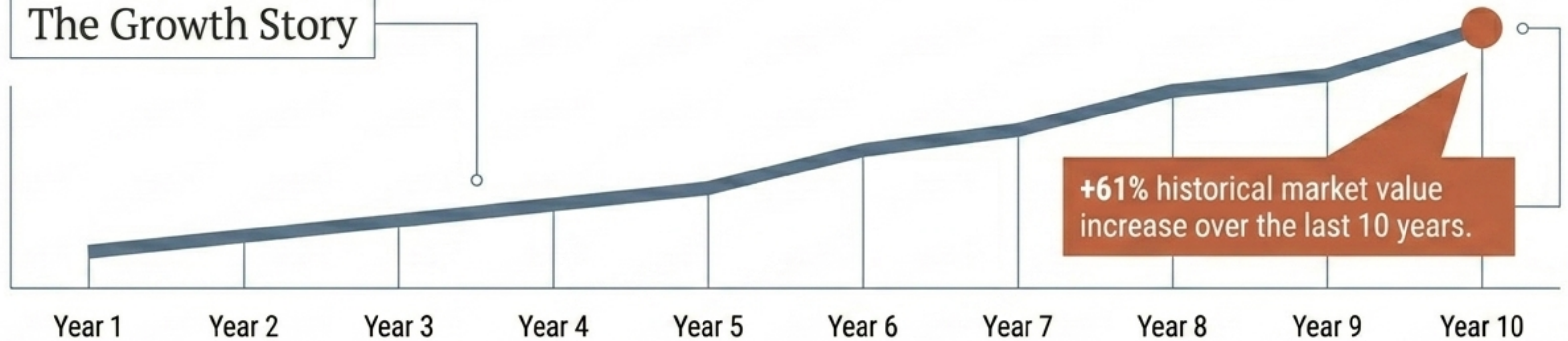
Homeowners Insurance  
~\$92 – \$183

Estimated Taxes  
~\$401 – \$488

Principal & Interest  
~\$1,354 – \$1,373  
(Calculated at ~6.25% - 6.5% APR)

# Tax Profile & Market Trajectory

## The Growth Story



## 2025 Valuation

Market value assessed at \$242,282

- Improvement: \$187,082
- Land: \$55,200

## Tax Profile

2025 Total Tax Amount is \$5,866.

Effective Total Tax Rate is 2.4213%

(Comprising Pasadena ISD, Harris County, City of Pasadena, and associated districts)

# The Competitive Landscape

4214 Parkland St	1606 Tynemouth Dr	4906 Gardenia Trl	4319 Tonkawa St
<b>Status:</b> Active	<b>Status:</b> Active	<b>Status:</b> Active	<b>Status:</b> Sold
<b>Price:</b> \$275,000	<b>Price:</b> \$319,000	<b>Price:</b> \$275,000	<b>Price:</b> \$319,000
<b>Layout:</b> 4 Beds / 2.5 Baths	<b>Layout:</b> 3 Beds / 2 Baths	<b>Layout:</b> 3 Beds / 2 Baths	<b>Layout:</b> 3 Beds / 2 Baths
<b>Size:</b> 1,699 sqft	<b>Size:</b> 1,840 sqft	<b>Size:</b> 1,441 sqft	<b>Size:</b> 1,964 sqft
<b>Value:</b> \$162/sqft	<b>Value:</b> \$173/sqft	<b>Value:</b> \$191/sqft	<b>Value:</b> N/A

**Insight:** Parkland delivers an aggressive \$162 price-per-square-foot advantage while offering superior bedroom capacity (4 beds versus the neighborhood standard of 3) at a highly competitive baseline price.

# Hidden Value & Incentives



## Energy Efficiency

Historical data indicates an Energy Ogre member at this specific location averages \$900/year in electricity savings.



## Buyer Support

The property qualifies for up to 45 distinct Down Payment Assistance (DPA) programs, unlocking up to \$40,000 in potential funding for eligible buyers.



## Financing Agility

Seller considers highly flexible purchasing avenues: Cash, Conventional, FHA, and VA loans are all accepted.

# Secure Your Viewing.

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**Asset:** 4214 Parkland Street | MLS# 96082359

**Representation:**

Melanie Dubendorff

Lead of MAD Properties Group | Keller Williams Signature

**Direct Contact: 832.657.3805**