


161 Hood St, Cedar Hill, TX 75104-2042, Dallas County

APN: 16-03050-000-009-0000 CLIP: 2493922872

	Beds	Full Baths	Half Baths	Sale Price	Sale Date
	3	1	N/A	N/A	06/03/2008
	Bldg Sq Ft	Lot Sq Ft	Yr Built	Type	
	1,623	9,169	1960	SFR	

OWNER INFORMATION			
Owner Name	Wacaster Jerold Lynn	Tax Billing Zip	76044
Owner Name 2	Ua The	Tax Billing Zip+4	3938
Tax Billing Address	11700 W Fm 4	Owner Occupied	No
Tax Billing City & State	Godley, TX	Ownership Right Vesting	Living Trust

LOCATION INFORMATION			
Location City	Cedar Hill	Census Tract	165.22
School District	Cedar Hill ISD	Carrier Route	R010
School District Code	Es	Zoning	Z137
Subdivision	Mary H Lovern	Within 250 Feet of Multiple Flood Zone	No

TAX INFORMATION			
Tax ID	16-03050-000-009-0000	% Improved	70%
Parcel ID	16030500000090000	Lot	9
Legal Description	MARY H LOVERN LOT 9		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$243,280	\$243,280	\$231,070
Assessed Value - Land	\$73,340	\$73,340	\$73,340
Assessed Value - Improved	\$169,940	\$169,940	\$157,730
YOY Assessed Change (\$)	\$0	\$12,210	
YOY Assessed Change (%)	0%	5.28%	
Market Value - Total	\$243,280	\$243,280	\$231,070
Market Value - Land	\$73,340	\$73,340	\$73,340
Market Value - Improved	\$169,940	\$169,940	\$157,730

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$5,371		
2024	\$5,589	\$218	4.06%
2025	\$5,592	\$2	0.04%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Dallas County	\$524.27	Actual	.2155
Cedar Hill	\$1,548.35	Actual	.63645
Cedar Hill ISD	\$2,743.96	Actual	1.1279
Parkland Hospital	\$515.75	Actual	.212
Dallas Cnty Community College	\$259.28	Actual	.10658
Total Estimated Tax Rate			2.2984

CHARACTERISTICS			
Land Use - Corelogic	SFR	Water	Public
Land Use - County	SFR	Sewer	Type Unknown
Building Type	Single Family	Cooling Type	Window
Estimated Lot Acres	0.2105	Heat Type	Heat Avail
Estimated Lot Sq Ft	9,169	Garage Type	Enclosed
Lot Frontage	59	Roof Type	Gable
Lot Depth	156	Roof Material	Composition Shingle
Building Sq Ft	1,623	Roof Shape	Gable
Total Building Sq Ft	1,623	Foundation	Pier
Stories	1	Construction	Frame
# of Buildings	1	Exterior	Asbestos Shingle
Other Rooms	Kitchen	Year Built	1960

Bedrooms	3	Effective Year Built	1960
Total Baths	1	Condition	Good
Full Baths	1		

FEATURES			
Feature Type	Unit	Size/Qty	Value
Attached Carport	S	220	\$495
Storage Building	S	480	\$4,800

SELL SCORE			
Rating	Moderate	Value As Of	2026-04-19 06:33:11
Sell Score	582		

ESTIMATED VALUE			
RealAVM™	\$247,300	Confidence Score	73
RealAVM™ Range	\$216,900 - \$277,600	Forecast Standard Deviation	12
Value As Of	04/06/2026		

(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.

RENTAL TRENDS			
Estimated Value	1948	Cap Rate	4.7%
Estimated Value High	2100	Forecast Standard Deviation (FSD)	0.08
Estimated Value Low	1796		

(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.

LAST MARKET SALE & SALES HISTORY			
Recording Date	10/05/2022	06/10/2008	
Nominal	Y		
Buyer Name	Wacaster Jerold L Living Trust	Wacaster Linda J	
Seller Name	Wacaster Jerold L	Shaw Jody M	
Document Number	264136	190341	
Document Type	Warranty Deed	Warranty Deed	

OWNER TRANSFER INFORMATION			
Recording Date	10/05/2022	Document #	264136
Settle Date	08/30/2022	Owner Name	Wacaster Jerold Lynn
Deed Type	Warranty Deed		

PROPERTY MAP



*Lot Dimensions are Estimated