


**163 Hood St, Cedar Hill, TX 75104-2042, Dallas County**

APN: 16-03050-000-010-0000 CLIP: 2267773431

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	<b>3</b>	<b>1</b>	<b>N/A</b>	<b>N/A</b>	<b>03/24/2016</b>
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	<b>1,150</b>	<b>9,191</b>	<b>1969</b>	<b>SFR</b>	

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	<a href="#">16-03050-000-010-0000</a>	% Improved	62%
Parcel ID	16030500000100000	Lot	10
Legal Description	MARY H LOVERN LOT 10		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$195,000	\$212,420	\$202,710
Assessed Value - Land	\$73,540	\$73,540	\$73,540
Assessed Value - Improved	\$121,460	\$138,880	\$129,170
YOY Assessed Change (\$)	-\$17,420	\$9,710	
YOY Assessed Change (%)	-8.2%	4.79%	
Market Value - Total	\$195,000	\$212,420	\$202,710
Market Value - Land	\$73,540	\$73,540	\$73,540
Market Value - Improved	\$121,460	\$138,880	\$129,170

Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$4,712		
2024	\$4,880	\$169	3.58%
2025	\$4,482	-\$398	-8.16%

Jurisdiction	Tax Amount	Tax Type	Tax Rate
Dallas County	\$420.23	Actual	.2155
Cedar Hill	\$1,241.08	Actual	.63645
Cedar Hill ISD	\$2,199.41	Actual	1.1279
Parkland Hospital	\$413.40	Actual	.212
Dallas Cnty Community College	\$207.82	Actual	.10658
<b>Total Estimated Tax Rate</b>			<b>2.2984</b>

CHARACTERISTICS			
Land Use - Corelogic	SFR	Sewer	Type Unknown
Land Use - County	SFR	Cooling Type	Central
Building Type	Single Family	Heat Type	Central
Estimated Lot Acres	0.211	Garage Type	Detached Garage
Estimated Lot Sq Ft	9,191	Garage Capacity	1
Lot Frontage	59	Garage Sq Ft	600
Lot Depth	156	Roof Type	Gable
Building Sq Ft	1,150	Roof Material	Composition Shingle
Total Building Sq Ft	1,150	Roof Shape	Gable
Stories	1	Foundation	Pier
# of Buildings	1	Construction	Frame
Other Rooms	Kitchen	Exterior	Frame

Bedrooms	3	Year Built	1969
Total Baths	1	Effective Year Built	1969
Full Baths	1	Condition	Good
Water	Public		

FEATURES			
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Feature Type	Unit	Size/Qty	Value
Detached Garage	S	600	\$10,500

SELL SCORE			
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Rating	High	Value As Of	2026-04-19 06:33:11
Sell Score	798		

ESTIMATED VALUE			
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RealAVM™	\$236,900	Confidence Score	80
RealAVM™ Range	\$213,200 - \$260,600	Forecast Standard Deviation	10
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			
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Estimated Value	1884	Cap Rate	5%
Estimated Value High	2011	Forecast Standard Deviation (FSD)	0.07
Estimated Value Low	1757		

(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				
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Recording Date	10/05/2022	03/31/2016	11/07/2005	03/31/1999
Nominal	Y			
Buyer Name	Wacaster Jerold L Living Trust	Wacaster Jerold L	Chen Li L	Sun Sam K
Seller Name	Wacaster Jerold L	Chen Li L	Sun Sam K	Gibson George D Jr
Document Number	264134	84488	3571804	99062-317
Document Type	Warranty Deed	Warranty Deed	Special Warranty Deed	Warranty Deed

OWNER TRANSFER INFORMATION			
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Recording Date	10/05/2022	Document #	264134
Settle Date	08/30/2022	Owner Name	Wacaster Jerold Lynn
Deed Type	Warranty Deed		

MORTGAGE HISTORY			
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Mortgage Date	03/01/2024	03/31/1999
Mortgage Amount	\$150,000	\$28,000
Mortgage Lender	First Nat'l Bk/Granbury	First Int'l Bk
Mortgage Code	Conventional	Conventional

PROPERTY MAP



\*Lot Dimensions are Estimated