


**309 S Main St, Cedar Hill, TX 75104-2615, Dallas County**

APN: 16-00050-006-017-0000 CLIP: 2784707451

	<b>Beds</b>	<b>Full Baths</b>	<b>Half Baths</b>	<b>Sale Price</b>	<b>Sale Date</b>
	2	1	N/A	N/A	08/16/2005
	<b>Bldg Sq Ft</b>	<b>Lot Sq Ft</b>	<b>Yr Built</b>	<b>Type</b>	
	912	13,599	1940	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	Carrier Route	R009
School District	Cedar Hill ISD	Zoning	Z31
School District Code	Es	Parcel Comments	6
Subdivision	Town Cedar Hill Original Of	Within 250 Feet of Multiple Flood Zone	No
Census Tract	165.24		

TAX INFORMATION			
Tax ID	<a href="#">16-00050-006-017-0000</a>	Lot	17
Parcel ID	16000500060170000	Block	6
% Improved	47%		
Legal Description	ORIG TOWN CEDAR HILL BLK 6 L OT 17 68X200 VOL2005171/17429 DD08162005 CO-DC		

ASSESSMENT & TAX			
Assessment Year	2025	2024	2023
Assessed Value - Total	\$207,000	\$214,140	\$206,270
Assessed Value - Land	\$108,800	\$108,800	\$108,800
Assessed Value - Improved	\$98,200	\$105,340	\$97,470
YOY Assessed Change (\$)	-\$7,140	\$7,870	
YOY Assessed Change (%)	-3.33%	3.82%	
Market Value - Total	\$207,000	\$214,140	\$206,270
Market Value - Land	\$108,800	\$108,800	\$108,800
Market Value - Improved	\$98,200	\$105,340	\$97,470
Tax Year	Total Tax	Change (\$)	Change (%)
2023	\$4,794		
2024	\$4,920	\$125	2.61%
2025	\$4,758	-\$162	-3.29%
Jurisdiction	Tax Amount	Tax Type	Tax Rate
Dallas County	\$446.09	Actual	.2155
Cedar Hill	\$1,317.45	Actual	.63645
Cedar Hill ISD	\$2,334.75	Actual	1.1279
Parkland Hospital	\$438.84	Actual	.212
Dallas Cnty Community College	\$220.61	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	0.3122	Heat Type	Heat Avail
Estimated Lot Sq Ft	13,599	Garage Type	Detached Garage
Lot Frontage	68	Garage Sq Ft	240
Lot Depth	200	Roof Type	Gable
Building Sq Ft	912	Roof Material	Composition Shingle
Total Building Sq Ft	912	Roof Shape	Gable

Stories	1	Foundation	Pier
# of Buildings	1	Construction	Frame
Other Rooms	Kitchen	Exterior	Weatherboard
Bedrooms	2	Year Built	1940
Total Baths	1	Effective Year Built	1940
Full Baths	1	Condition	Good

**FEATURES**

Feature Type	Unit	Size/Qty	Value
Detached Garage	S	240	\$6,720

**SELL SCORE**

Rating	Moderate	Value As Of	2026-04-19 06:33:11
Sell Score	581		

**ESTIMATED VALUE**

RealAVM™	\$286,500	Confidence Score	68
RealAVM™ Range	\$254,400 - \$318,500	Forecast Standard Deviation	11
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	1703	Cap Rate	3.7%
Estimated Value High	1847	Forecast Standard Deviation (FSD)	0.08
Estimated Value Low	1559		

(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.

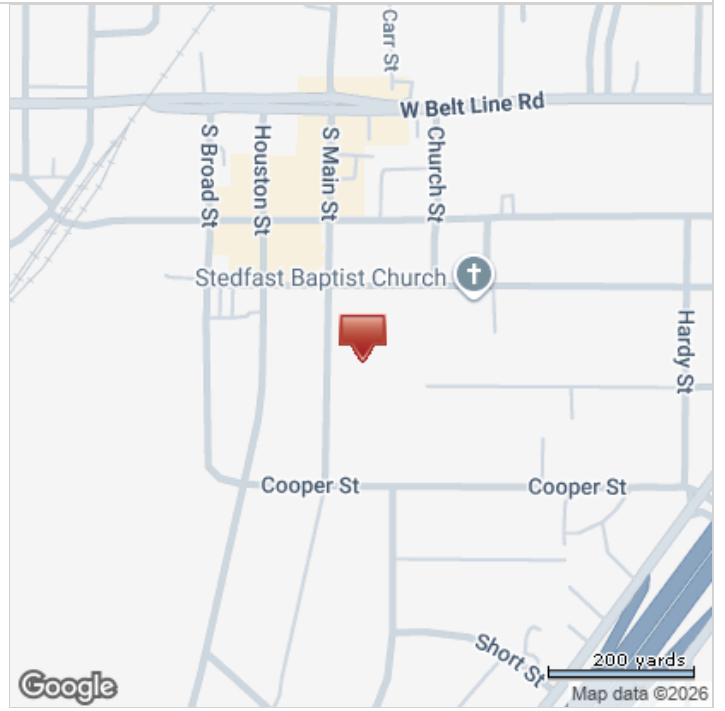
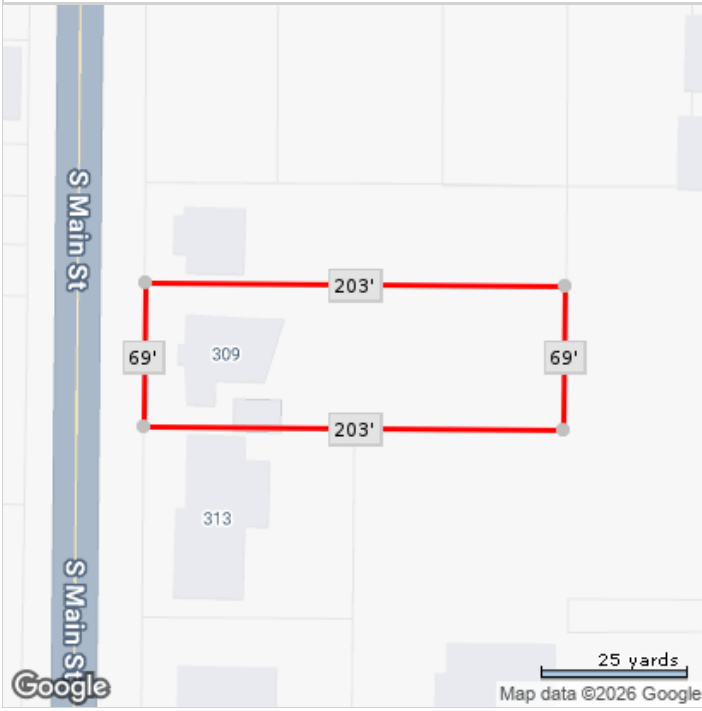
**LAST MARKET SALE & SALES HISTORY**

Recording Date	10/05/2022	08/31/2005
Nominal	Y	
Buyer Name	Wacaster Jerold L Living Trust	Wacaster Linda
Seller Name	Wacaster Jerold L	Shaw Betty J
Document Number	264135	171-17429
Document Type	Warranty Deed	Warranty Deed

**OWNER TRANSFER INFORMATION**

Recording Date	10/05/2022	Document #	264135
Settle Date	08/30/2022	Owner Name	Wacaster Jerold Lynn
Deed Type	Warranty Deed		

PROPERTY MAP



\*Lot Dimensions are Estimated