

**Sumner (083)**  
**Tax Year 2026 | Reappraisal 2024**  
 Jan 1 Owner  
 LGI HOMES-TENNESSEE LLC  
 1450 LAKE ROBBINS DR STE 430  
 THE WOODLANDS TX 77380

Current Owner  
 PATHWAY HOMES BUYER LLC  
 603 MUNGER AVE  
 DALLAS TX 75202

**SILVER TRACE 617**  
 Ctrl Map: 096F    Group: G    Parcel: 026.00    Pl:    SI: 000

**Value Information**

Land Market Value: \$80,000  
 Improvement Value: \$477,000  
 Total Market Appraisal: \$557,000  
 Assessment Percentage: 25%  
 Assessment: \$139,250

**Subdivision Data**

Subdivision: SPRINGBROOK RESERVE PH3  
 Plat Book: 36    Plat Page: 260    Block:    Lot: 26

**Additional Information**

**General Information**

Class: 00 - Residential    City: WHITE HOUSE  
 City #: 771    Special Service District 2:  
 Special Service District 1:    Neighborhood: W01  
 District: 15    Number of Mobile Homes:  
 Number of Buildings: 1    Utilities - Electricity: 01 - PUBLIC  
 Utilities - Water/Sewer:    Zoning:  
 Utilities - Gas/Gas Type: 01 - PUBLIC - NATURAL

**Outbuildings & Yard Items**

Building #	Type	Description	Area/Units
1	DRW - DRIVEWAY		968

**Sale Information**

Long Sale Information list on subsequent pages

**Land Information**

Deed Acres: 0    Calculated Acres: 1    Total Land Units: 1

Land Code	Soil Class	Units
01 - RES		1.00

**Residential Building #: 1**

Improvement Type:  
 01 - SINGLE FAMILY  
 Exterior Wall:  
 05 - SIDING ABOVE AVG  
 Heat and AC:  
 7 - HEAT AND COOLING SPLIT  
 Quality:  
 1 - AVERAGE  
 Square Feet of Living Area:  
 2575  
 Foundation:  
 Roof Framing:  
 Cabinet/Millwork:  
 Interior Finish:  
 Bath Tiles:  
 Shape:

**Building Sketch**



Stories:  
 2.00  
 Actual Year Built:  
 2025  
 Plumbing Fixtures:  
 11  
 Condition:  
 AV - AVERAGE  
 Floor System:  
 Roof Cover/Deck:  
 Floor Finish:  
 Paint/Decor:  
 Electrical:  
 Structural Frame:

**Building Areas**

Areas	Square Feet
BAS - BASE	1,132
OPF - OPEN PORCH FINISHED	108
OPF - OPEN PORCH FINISHED	168
GRF - GARAGE FINISHED	440
USF - UPPER STORY FINISHED	1,443

**Sale Information**

<b>Sale Date</b>	<b>Price</b>	<b>Book</b>	<b>Page</b>	<b>Vacant/Improved</b>	<b>Type Instrument</b>	<b>Qualification</b>
4/29/2026	\$860,836	6845	194	I - IMPROVED	WD - WARRANTY DEED	P - MULTIPLE PARCELS
3/25/2022	\$4,510,000	5903	152	V - VACANT	WD - WARRANTY DEED	P - MULTIPLE PARCELS
8/31/1998	\$0	866	733	V - VACANT	-	-
6/11/1993	\$1	337	400	I - IMPROVED	QC - QUITCLAIM DEED	-
1/5/1990	\$0	117	308	V - VACANT	-	-
9/28/1989	\$198,853	103	115	I - IMPROVED	WD - WARRANTY DEED	A - ACCEPTED
10/26/1987	\$103,500	547	707	V - VACANT	-	-