

**WALTER**

[View online →](#)  
Jasmijnstraat 16  
10-29-2023



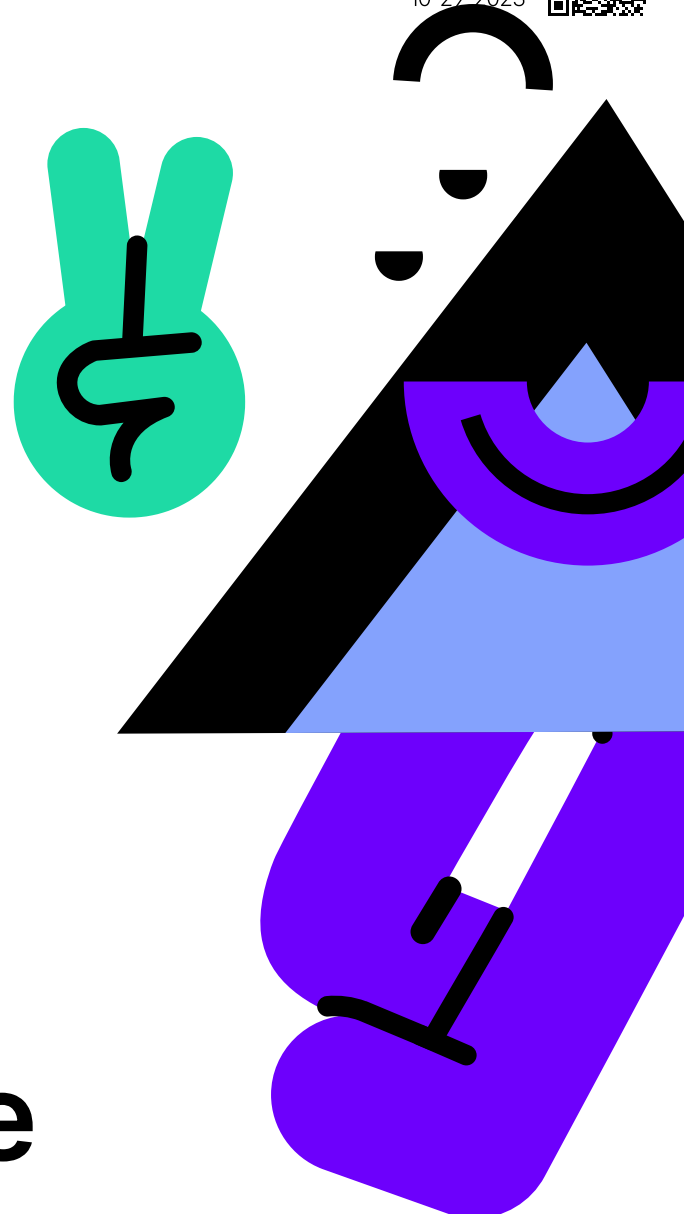
Jasmijnstraat 16  
5014AR, Tilburg  
List price € 250,000

Walter property report

# All the facts about the house and the local market.

## Solid facts in plain English

The new standard for buying a home. No preconceptions, hidden agendas, or smooth talk. And we are just getting started.





# Outsmart the smartest buying agent

With Walter, you get the competitive edge you need and the control you want when making life's biggest purchase.



## Walter does your homework

All the facts at a glance with a property report of any home in the Netherlands.



## Help at the right moment

Let data & people help you navigate one of the most important moments in your life.



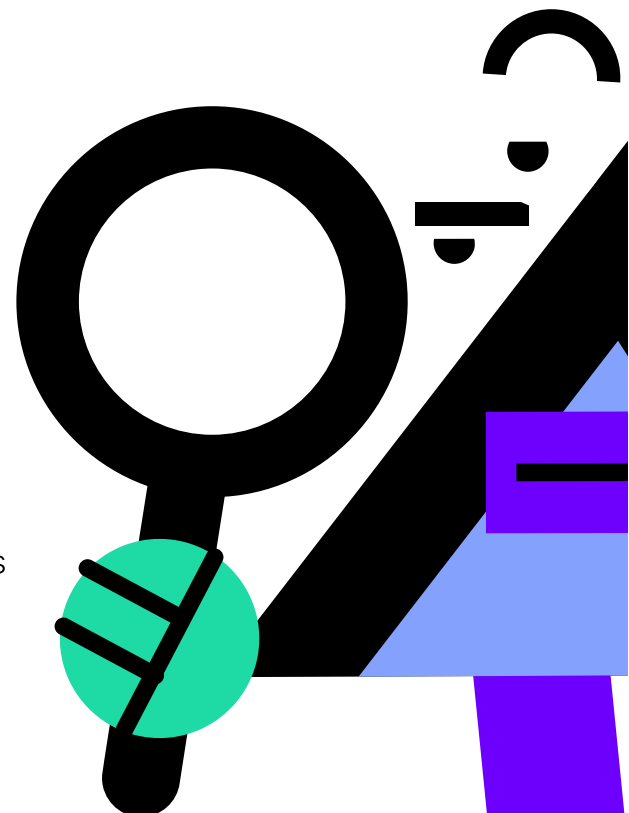
## 1,048,851 housing reports

For each report, we consult 15 public data sources.

## Buy Jasmijnstraat 16 with Walter?

With Walter, you get personal advice based on cutting-edge technology to get the best bid. You always pay a fixed and competitive all-in rate, regardless of the house's value.

[Book an introductory call →](#)





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# Our story

Our founders encountered unclear valuations and little practical help when they were hunting for a house. Which left them wondering: why are you on your own when you're about to make a huge investment in a home?

## Searching for inside-info

They knew that objective information about the housing market is out there. But somehow it was only available for professionals. For normal people like you, there was nothing to be found.

## Base your bid on facts

Walter helps people like you to go house hunting smarter by making important data available in normal human language. This way, everyone can substantiate their gut feeling about a house and a bid based on hard facts.

## The result?

As a result of our background, we take a fresh look at the basic issues of buying a home and the information that can help. Walter allows you to create a property report for any property you want to know more about. We're passionate about changing the home buying experience for the better.





## Basic information at a glance



**Row house**

Property type



**1931**

Year built



**4**

Rooms



**3**

Floors



**79 m<sup>2</sup>**

Living area



**68 m<sup>2</sup>**

Yard



**Oct 14, 2023**

For sale since



**€ 250,000**

List price



**G**

Energy label

### Jasmijnstraat 16, Tilburg

This classic and snug row house is located in the urban Loven-Besterd in Tilburg.

### Not correct?

Edit the report online and download a new version.

[Update this report →](#)



# Price history of this home

When did this house last hit the market?  
Find out here with all price points listed.



Sources: Land Registry, WOZ desk, CBS & Walter Living

## Nail the broker

Check on Funda whether a house has been for sale before? Use the clever browser extension Nail the Broker.

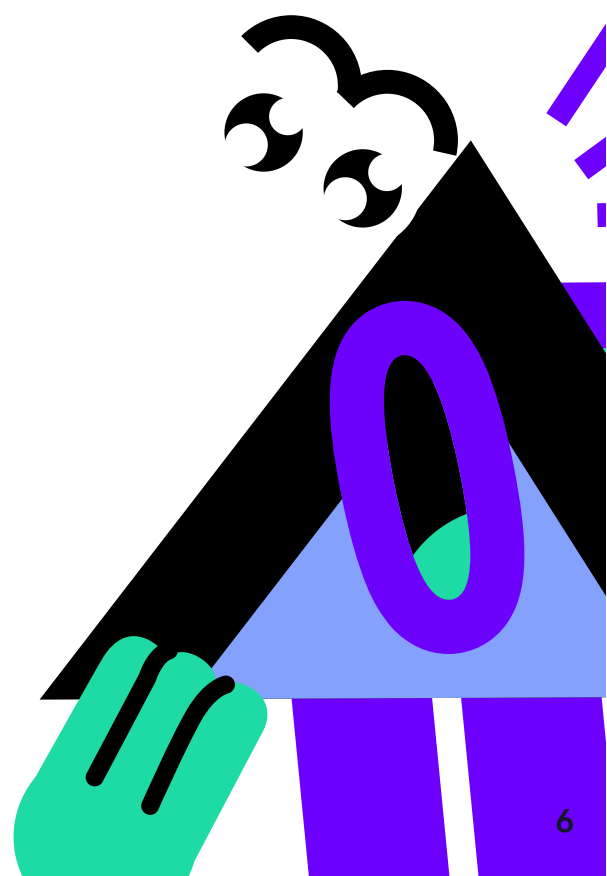
[Install the extension →](#)

## WOZ value in 2023

# € 137,000

The WOZ value is always one year behind.  
The WOZ value is important for municipal taxes.

**Don't use it to base your bid on.**





# Walter Property Value

This is an automated Walter House Value calculated by our system on 10-28-2023. For more accurate home values, it is wise to get started yourself with our Home Value Calculator or have one of our Walter Experts calculate it.

## List price

€ 250,000

€ 3,165/m<sup>2</sup>

## Looks new

€ 240,000

€ 3,038/m<sup>2</sup>

## Good condition

€ 231,000

€ 2,924/m<sup>2</sup>

## Reasonable condition

€ 223,000

€ 2,823/m<sup>2</sup>

## Needs maintenance

€ 206,000

€ 2,608/m<sup>2</sup>

## Why is m<sup>2</sup> price important?

To compare apples with apples, you want to know what a house costs per m<sup>2</sup>.

[View the FAQ →](#)

## More about this property value?

View the reference properties on page 7 and read more about reference properties.

[View the glossary →](#)



# The homes that determine the Walter Property Value

These are the 4 recent transactions that have the greatest effect on the Walter Home Value. These properties are automatically selected by our system. For more accurate calculations, we always ask you to use our Home Value Calculator.

## Bataviastraat 70

83 m<sup>2</sup> · 4 m<sup>2</sup> bigger

7 months ago

Listing price

€ 275,000 · € 3,313/m<sup>2</sup>

Expected sale price now

€ 265,181 · € 3,195/m<sup>2</sup> ± -4.0%

## Madeliefstraat 26

77 m<sup>2</sup> · 2 m<sup>2</sup> smaller

1 year ago

Listing price

€ 260,000 · € 3,377/m<sup>2</sup>

Expected sale price now

€ 244,710 · € 3,178/m<sup>2</sup> ± -2.0%

## Bataviaplein 10

83 m<sup>2</sup> · 4 m<sup>2</sup> bigger

1 year ago

Listing price

€ 250,000 · € 3,012/m<sup>2</sup>

Expected sale price now

€ 253,416 · € 3,053/m<sup>2</sup> ± +4.0%

## Madeliefstraat 2-b

89 m<sup>2</sup> · 10 m<sup>2</sup> bigger

11 months ago

Listing price

€ 269,000 · € 3,022/m<sup>2</sup>

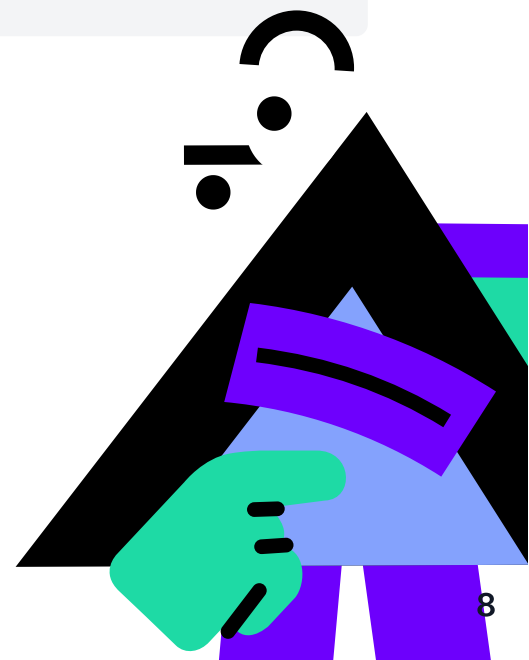
Expected sale price now

€ 264,893 · € 2,976/m<sup>2</sup>

## Need help with bidding?

Let a Walter Expert select the best reference properties and calculate the best bid for you. With the purchase service you get personal advice.

[Tell me more about the purchasing service →](#)







## Sale prices of comparable homes

Address	m <sup>2</sup>	Date	Expected selling price	Bid
Bataviastraat 70	83 m <sup>2</sup>	03-08-2023	€ 265,181 · € 3,195/m <sup>2</sup>	± -4.0%
Madeliefstraat 26	77 m <sup>2</sup>	07-27-2022	€ 244,710 · € 3,178/m <sup>2</sup>	± -2.0%
Bataviaplein 10	83 m <sup>2</sup>	06-23-2022	€ 253,416 · € 3,053/m <sup>2</sup>	± +4.0%
Madeliefstraat 2-b	89 m <sup>2</sup>	11-10-2022	€ 264,893 · € 2,976/m <sup>2</sup>	± +0.0%
Zuid-Oosterstraat 6	108 m <sup>2</sup>	01-05-2023	€ 247,531 · € 2,292/m <sup>2</sup>	± +2.0%
Balistraat 18	81 m <sup>2</sup>	02-05-2022	€ 281,737 · € 3,478/m <sup>2</sup>	± +8.0%
Celebesstraat 56	76 m <sup>2</sup>	02-02-2022	€ 293,815 · € 3,866/m <sup>2</sup>	± +8.0%
Kruisstraat 25-a	84 m <sup>2</sup>	10-08-2021	€ 304,412 · € 3,624/m <sup>2</sup>	± +12.0%
Jasmijnstraat 4	109 m <sup>2</sup>	07-19-2022	€ 335,714 · € 3,080/m <sup>2</sup>	± +10.0%
Madeliefstraat 23	96 m <sup>2</sup>	08-10-2022	€ 310,856 · € 3,238/m <sup>2</sup>	± -2.0%
Zuid-Oosterstraat 36	81 m <sup>2</sup>	06-03-2022	€ 223,640 · € 2,761/m <sup>2</sup>	± -14.0%
Zuid-Oosterstraat 28	83 m <sup>2</sup>	05-25-2022	€ 258,723 · € 3,117/m <sup>2</sup>	± +0.0%
Madeliefstraat 8	89 m <sup>2</sup>	12-24-2020	€ 333,030 · € 3,742/m <sup>2</sup>	± +12.0%
Madeliefstraat 6	102 m <sup>2</sup>	03-11-2021	€ 346,048 · € 3,393/m <sup>2</sup>	± +4.0%
Atjehstraat 27	101 m <sup>2</sup>	02-22-2021	€ 378,773 · € 3,750/m <sup>2</sup>	± +10.0%
Insulindeplein 21	102 m <sup>2</sup>	02-09-2022	€ 351,842 · € 3,449/m <sup>2</sup>	± +24.0%
Lovensestraat 146	106 m <sup>2</sup>	05-27-2022	€ 302,165 · € 2,851/m <sup>2</sup>	± +8.0%
Bataviaplein 2	93 m <sup>2</sup>	12-01-2021	€ 341,593 · € 3,673/m <sup>2</sup>	± +8.0%
Atjehstraat 26	91 m <sup>2</sup>	07-23-2021	€ 252,725 · € 2,777/m <sup>2</sup>	± +0.0%
Insulindeplein 22	87 m <sup>2</sup>	06-28-2022	€ 260,414 · € 2,993/m <sup>2</sup>	± +12.0%
Atjehstraat 16	103 m <sup>2</sup>	01-10-2022	€ 282,728 · € 2,745/m <sup>2</sup>	± +2.0%
Van Heutszstraat 13	80 m <sup>2</sup>	03-02-2023	€ 301,109 · € 3,764/m <sup>2</sup>	± +0.0%

## Fact! No house is the same

That's why Walter trains a sophisticated data model daily to make houses comparable and correct them by date, neighborhood & property size.

Learn more at [walterliving.com](https://walterliving.com) →





# What should I offer?

Want to understand more about the property value, know what to bid for, and what a property will be appraised for? With the Walter buying service, we will work together to prepare your bid. Then, we will show you how we come up with the numbers and give you detailed bidding advice.



## Desktop appraisal

Make a reasonable offer at the price level of comparable homes. Win or lose, you are close to market value.



## Bid advice

One notch above the market value of this property. Stay ahead of the competition in today's housing market.



## Go All In

Want to make sure you are one step ahead of the competition? There's a good chance you're paying more than you need to.

## Renovation plans?

The neighborhood, the area zoning plan, and the historic status determine what you can do with the house and if you need to apply for a permit.

[Read the zoning plan →](#)

## See how we work?

Learn how to use Walter, every week in a live demo with our product experts. The sessions last about 45 minutes.

[Watch webinars →](#)



# How much can you borrow?

Did you know that you can take out 100% of the appraisal value as a mortgage? It's not just the valuation that counts. Contact one of our partners and find out exactly how much you can borrow.



## Mortgage advice in several languages

Advice from university-educated advisors on your best mortgage with the best price and conditions.

[Read more →](#)



## Play with your own financial online dashboard

Entirely online advice on the most advantageous mortgage and best terms for you.

[Read more →](#)

## Rabobank

### Take out a mortgage directly without an intermediary

At Rabobank, a cooperative bank with a mission, you are with one of the largest mortgage lenders in the Netherlands.

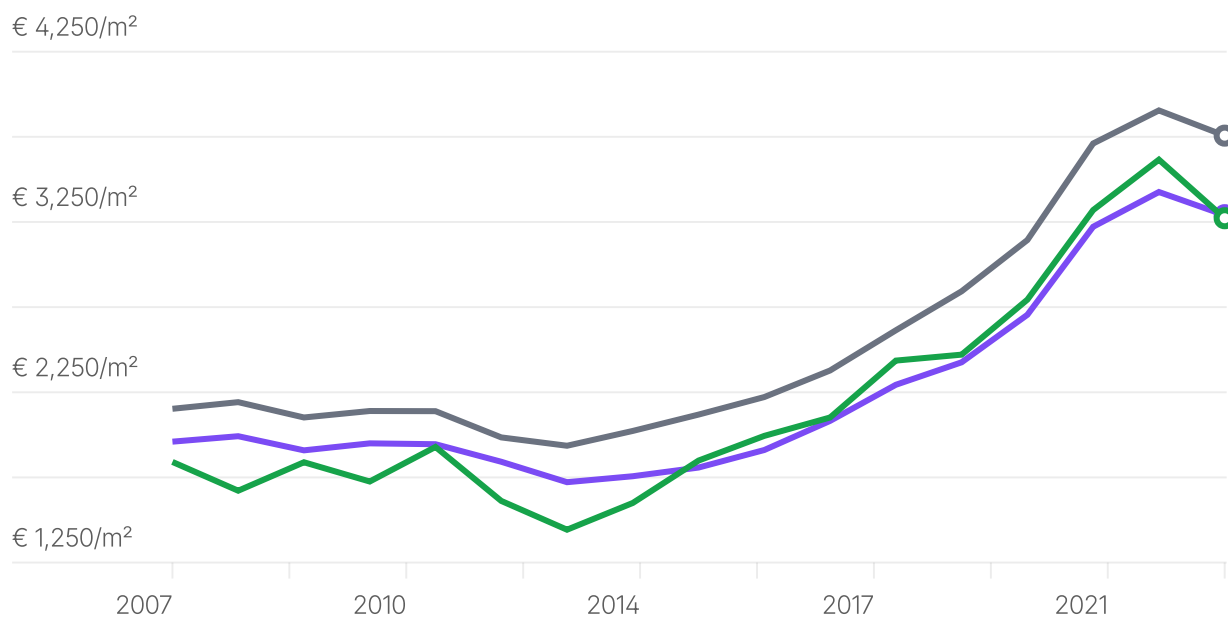
[Read more →](#)





# Local housing market

The historical development of the average price per m<sup>2</sup> over the past 10 years in Loven-Besterd.



**The Netherlands**

**-3.8%**

Today € 3,757/m<sup>2</sup>

**Tilburg**

**-4.0%**

Today € 3,290/m<sup>2</sup>

**Loven-Besterd**

**-9.5%**

Today € 3,272/m<sup>2</sup>

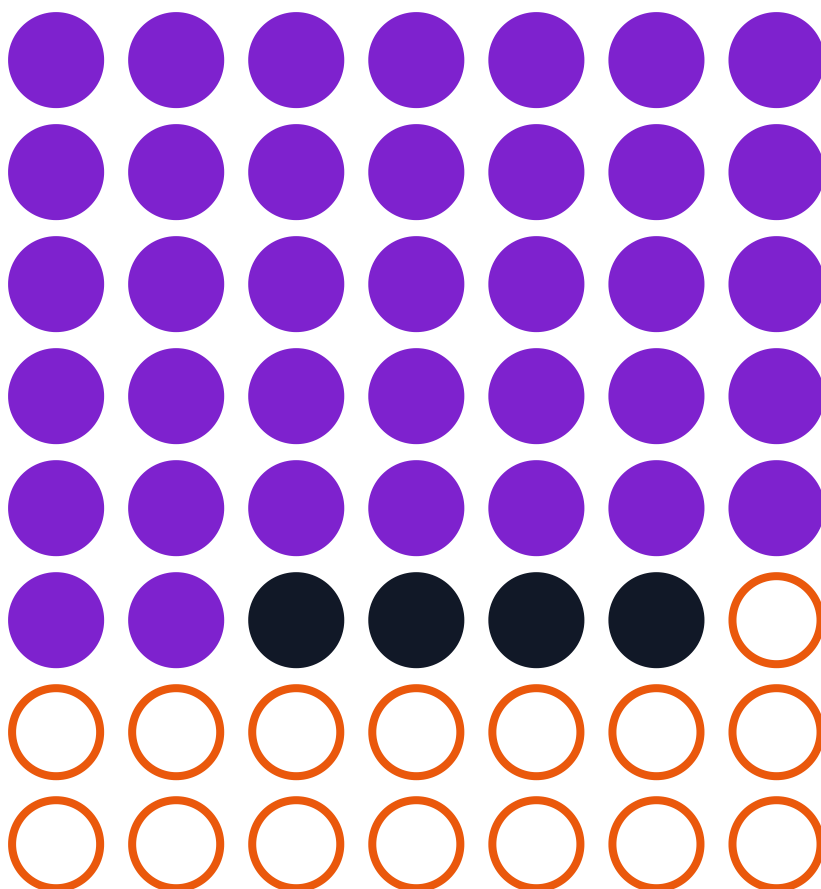
Becoming a home owner in Loven-Besterd is a risky investment. Sales prices in the neighborhood have decreased slower than in the city of Tilburg in its entirety. In the Loven-Besterd, 38 houses were sold in the last quarter. In general, houses in the Loven-Besterd spend 107 days on the market. So if you're a home buyer, you can take your time.

[More about this neighborhood →](#)



# How much is offered in Loven-Besterd, Tilburg?

See how many homes in the area have been over- or underbid from 100 similar homes sold in the same neighborhood.



7

List price

66

Sold above

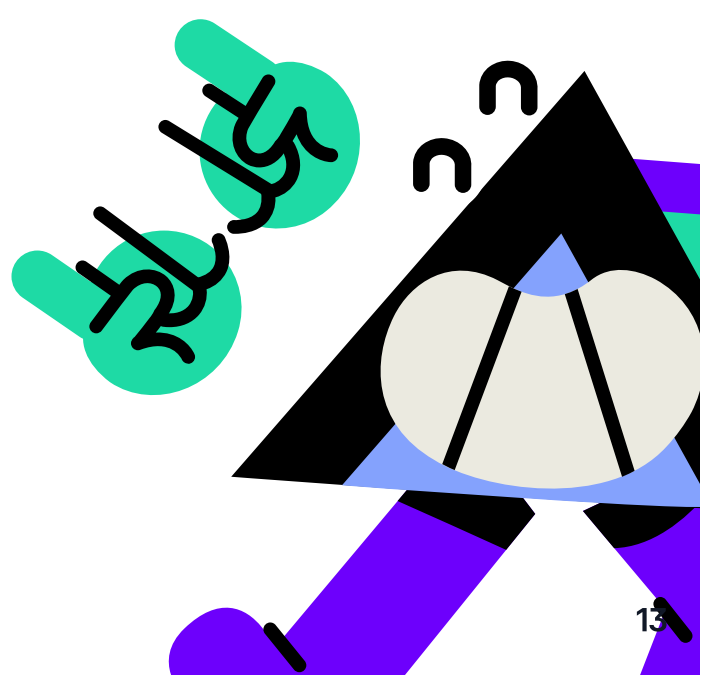
27

Sold below

Want to know exactly what to offer?

Hire Walter as your buying agent and leave the bidding and negotiation to us.

Learn more at [walterliving.com](https://walterliving.com) →





# Looking for a local expert?

## What do we do ↓ What do you do? →

With our buying service, you engage us as your buying agent. We will negotiate on your behalf and guide you through the process.

### Buying assistance

Your Walter expert is your go-to throughout the buying process. Your expert will give you tailor-made bidding advice for the houses you plan to bid on.

### Bidding

Your Walter expert places your offer and ensures that legal agreements are clearly established in the preliminary sale deed.

### We monitor the timeline

We help you choose a notary and secure the technical inspection and official appraisal for your mortgage provider in time.

### Transfer

After signing the sale deed at the notary, you are the owner. After the final inspection, we will still be there if you need us.

[Book an introductory call →](#)



### Search

You know best what you are looking for in a house. You don't need us for that. Sign up for newsletters with local real estate agents and follow them on social media.



### View

Opening the door? You don't need a broker for that. And neither does looking around properly. This is why we don't go with you; you can do this just fine by yourself.



### Financial check

We do not provide financial advice. For this, it is best to call in a financial or mortgage advisor.



# The housing market in Tilburg

A place in the province of Noord-Brabant and the municipality Tilburg with an area of 89 km<sup>2</sup>.

## 481

Houses sold last quarter.

## 504

Compared to the same quarter last year.

## 0.8%

Below the asking price last quarter.

### Average price per m<sup>2</sup>

## € 3,128/m<sup>2</sup>

Loven-Besterd compared to € 3,297/m<sup>2</sup> in Tilburg

### Average purchase price

## € 302,816

Loven-Besterd compared to € 362,354 in Tilburg

### Number of houses sold

## 35

These were all transactions in the last 12 months.

### WOZ value for Tilburg of 2022

The average WOZ value of Tilburg is in 2022 € 298,004 .



# Can I buy a house in Loven-Besterd with buying assistance?

This depends on many factors. Check Funda for the latest offer and see your favorites on Walter. You will immediately find out if your dream home in Loven-Besterd is worth viewing. With Walter buying service, you will know the amount you can offer and the chance you have of winning the house in Loven-Besterd.



"We bought our house with Walter. We were overwhelmed by how you can make well informed decisions."

— Bart



"No smooth talk but knowledgeable advice communicated with us in a very professional and pleasant manner."

— Jessica



"Very good experience. The platform is also very user-friendly. I will definitely recommend Walter Living!"

— Michiel

## Buy Jasmijnstraat 16 with Walter?

With Walter, you get personal advice assisted by data analysis to get the best bid. You always pay a fixed and competitive all-in rate, regardless of the house's value.

[Book an introductory call →](#)







# Buy with Walter

Kick-start and speed up buying your home with Walter. 70% of our clients make the winning offer on their dream home within 30 days.



## Best of both worlds

With Walter, you get personalised advice assisted by data analysis for the best bid.



## Unlimited service, no cure no pay

You pay at the notary. So if it doesn't work out, you don't owe us anything.



## 100% remote buying assistance

We operate all over the Netherlands, and you can video call, chat, app, and email us from wherever is convenient for you.

# € 3,950

No obligation · Get started right away

## Buy Jasmijnstraat 16 with Walter?

With Walter, you get personal advice assisted by data analysis to get the best bid. You always pay a fixed and competitive all-in rate, regardless of the house's value.

[Book an introductory call →](#)



# Any questions? We have the answers.

## What is Walter Buying Service, and what does it cost?

With the Walter Buying Service, you use Walter as your digital buying agent. We negotiate on your behalf and guide you through the whole process. Your complete buying service for an all-in price of € 3,950.

## What is the difference between Walter and a buying agent?

Your Walter buying agent does everything a traditional buying agent would do. Yet Walter has a superpower: a team of data scientists and specialists who give you rock-solid advice every step of the way. And we can help you regardless of where you are looking in the Netherlands.

## Who are the Walter Experts?

Walter Experts can help you on your house hunt. They answer all your questions about buying or selling a house using data.



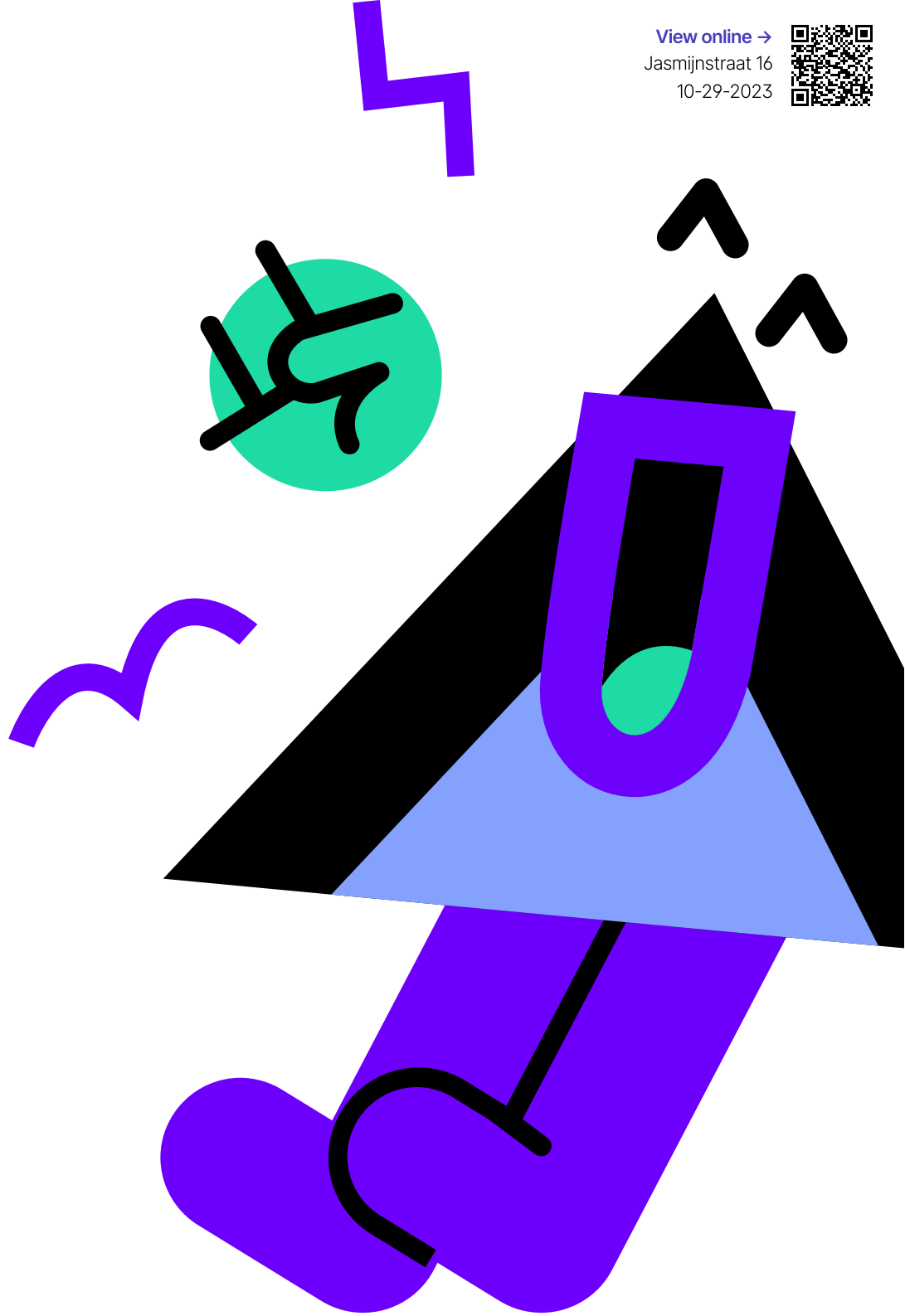
Martine, Daphne, Sjoerd, Steven, Edwin, Diederick, Marcel, and 3 others.

Buying a house should be clear and to the point for everyone. That's why we created a glossary.

[Check our glossary →](#)

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## Solid facts in plain English

The new standard for buying a home. No preconceptions, hidden agendas, or smooth talk. And we are just getting started.

