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**CMA 1 - Line**

Prepared By: Bill Marshall

Listings as of 07/04/19 at 1:41 pm

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 01/01/2019 to 07/01/2019 Subdivision Name is like 'Robson Ranch\*' City is 'Denton' Zip Code is '76207' SqFt  
 Total is 2550 to 2700

Lot Features is 'Acreage', 'Adjacent to Greenbelt', 'Airstrip', 'Corner', 'Creek', 'Cul De Sac', 'Cultivated', 'Golf Course Lot', 'Greenbelt', 'Heavily Treed', 'Horses Permitted', 'Interior Lot', 'Irregular', 'Landscaped',  
 'Leasehold', 'Lrg. Backyard Grass', 'No Backyard Grass', 'Park View', 'Partially Cultivated', 'Pasture', 'Some Trees', 'Subdivision', 'Tank/ Pond', 'Taxi-way', 'Undivided', 'Water/Lake View'

**Residential**

<b>Sold Properties</b>															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14064478	11704 Clemson Drive	Denton	3	3/0	3/0/3	2006	No	2,627	\$196.04	0.204	\$530,000	\$515,000	06/17/2019	97.17	33
<b># LISTINGS:</b>			<b>1</b>	<b>Medians:</b>	3	3/0	3/0/3	2006	2,627	\$196.04	0.204	\$530,000	\$515,000	97.17	33
			<b>Minimums:</b>	3	3/0	3/0/3	2006	2,627	\$196.04	0.204	\$530,000	\$515,000	97.17	33	
			<b>Maximums:</b>	3	3/0	3/0/3	2006	2,627	\$196.04	0.204	\$530,000	\$515,000	97.17	33	
			<b>Averages:</b>	3	3/0	3/0/3	2006	2,627	\$196.04	0.204	\$530,000	\$515,000	97.17	33	

**Quick Statistics ( 1 Listing Total )**

	Min	Max	Average	Median
<b>List Price</b>	\$530,000	\$530,000	\$530,000	\$530,000
<b>Sold Price</b>	\$515,000	\$515,000	\$515,000	\$515,000

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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.