

Bill Marshall
 BBS Realty
 BillMarshall@BBSRealty.net
 Ph: (940) 390-9789

CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 07/04/19 at 12:56 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 1400 to 1650

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

Sold Properties															
MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	\$\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14011058	9509 Lindenwood Trail	Denton	2	2/0	2/0/2	2003	No	1,484	\$173.18	0.335	\$269,900	\$257,000	03/27/2019	95.22	34
13976419	9305 Perimeter Street	Denton	2	2/0	2/0/2	2002	No	1,499	\$183.46	0.138	\$283,900	\$275,000	01/14/2019	96.87	14
14064491	9708 Pinewood Drive	Denton	2	2/0	2/0/2	2002	No	1,618	\$173.05	0.149	\$287,000	\$280,000	06/21/2019	97.56	36
14009314	10005 Southpoint Court	Denton	2	2/0	2/0/2	2004	No	1,585	\$181.39	0.140	\$289,900	\$287,500	04/30/2019	99.17	60
# LISTINGS:			4	Medians:	2	2/0	2/0/2	2003	1,542	\$177.29	0.145	\$285,450	\$277,500	97.21	35
			Minimums:	2	2/0	2/0/2	2002	1,484	\$173.05	0.138	\$269,900	\$257,000	95.22	14	
			Maximums:	2	2/0	2/0/2	2004	1,618	\$183.46	0.335	\$289,900	\$287,500	99.17	60	
			Averages:	2	2/0	2/0/2	2003	1,547	\$177.77	0.191	\$282,675	\$274,875	97.20	36	

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$269,900	\$289,900	\$282,675	\$285,450
Sold Price	\$257,000	\$287,500	\$274,875	\$277,500

Copyright: NTREIS 2019 All rights reserved.

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.