

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 1:44 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

Sold Properties

MLS #	Address	City	# Bed	# Bth	GAR/CP/TCP	Yr Blt	Pool	SqFt	S\$/SqFt	Acres	List Price	Sold Price	Sold Date	SP%LP	CDOM
14057834	9504 Grandview Drive	Denton	2	2/0	2/0/2	2004	No	2,554	\$137.04	0.234	\$359,900	\$350,000	05/16/2019	97.25	15
14008155	10916 Fieldstone Street	Denton	4	3/0	3/0/3	2006	No	2,609	\$155.23	0.227	\$415,000	\$405,000	03/29/2019	97.59	43
13944807	10813 Balentine Street	Denton	3	3/0	2/0/2	2003	No	2,683	\$154.68	0.265	\$425,000	\$415,000	01/26/2019	97.65	41
13963504	12101 Brant Way	Denton	2	2/1	3/0/3	2018	No	2,567	\$190.88	0.252	\$499,900	\$490,000	03/08/2019	98.02	95

# LISTINGS:	4	Medians:	3	3/0	3/0/3	2005		2,588	\$154.96	0.243	\$420,000	\$410,000		97.62	42
		Minimums:	2	2/0	2/0/2	2003		2,554	\$137.04	0.227	\$359,900	\$350,000		97.25	15
		Maximums:	4	3/1	3/0/3	2018		2,683	\$190.88	0.265	\$499,900	\$490,000		98.02	95
		Averages:	3	3/0	3/0/3	2008		2,603	\$159.46	0.245	\$424,950	\$415,000		97.63	49

Quick Statistics (4 Listings Total)

	Min	Max	Average	Median
List Price	\$359,900	\$499,900	\$424,950	\$420,000
Sold Price	\$350,000	\$490,000	\$415,000	\$410,000

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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.