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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 07/04/19 at 1:34 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 2700 to 2850

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
13927652	9608 PARKVIEW Court	Denton	3	3/0	2/0/2	2003	No	2,807	\$122.91		\$364,500	\$345,000	03/29/2019	94.65	166
13997356	8809 Landmark Lane	Denton	2	2/1	3/0/3	2007	Yes	2,752	\$172.60	0.288	\$475,000	\$475,000	04/05/2019	100.00	50
14073365	9805 Lindenwood Trail	Denton	3	3/1	3/0/3	2015	No	2,748	\$174.67	0.220	\$499,000	\$480,000	06/28/2019	96.19	41
# LISTINGS:			3	Medians:	3	3/1	3/0/3	2007	2,752	\$172.60	0.254	\$475,000	\$475,000	96.19	50
			Minimums:	2	2/0	2/0/2	2003	2,748	\$122.91	0.220	\$364,500	\$345,000	94.65	41	
			Maximums:	3	3/1	3/0/3	2015	2,807	\$174.67	0.288	\$499,000	\$480,000	100.00	166	
			Averages:	3	3/1	3/0/3	2008	2,769	\$156.73	0.254	\$446,167	\$433,333	96.95	86	

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$364,500	\$499,000	\$446,167	\$475,000
Sold Price	\$345,000	\$480,000	\$433,333	\$475,000

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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.