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CMA 1 - Line

Prepared By: Bill Marshall

Listings as of 07/02/19 at 3:16 pm

Property Type is 'Residential' Status is 'Sold' Status Contractual Search Date is 01/01/2019 to 06/01/2019 Subdivision Name is like 'Robson Ranch*' City is 'Denton' Zip Code is '76207' SqFt Total is 2850 to 4000

Lot Features is 'Acreage', 'Adjacent to Greenbelt', 'Airstrip', 'Corner', 'Creek', 'Cul De Sac', 'Cultivated', '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
13945418	9416 Grandview Drive	Denton	3	2/1	3/0/3	2003	No	3,199	\$123.48	0.193	\$400,000	\$395,000	02/27/2019	98.75	147
13964122	9120 Grandview Drive	Denton	3	2/1	2/0/2	2005	No	2,927	\$179.36	0.299	\$550,000	\$525,000	02/11/2019	95.45	70
13974164	9212 Crestview Drive	Denton	3	3/1	3/0/3	2015	No	3,228	\$171.31	0.246	\$553,000	\$553,000	05/28/2019	100.00	125
# LISTINGS:	3		Medians:	3	2/1	3/0/3	2005	3,199	\$171.31	0.246	\$550,000	\$525,000		98.75	125
			Minimums:	3	2/1	2/0/2	2003	2,927	\$123.48	0.193	\$400,000	\$395,000		95.45	70
			Maximums:	3	3/1	3/0/3	2015	3,228	\$179.36	0.299	\$553,000	\$553,000		100.00	147
			Averages:	3	2/1	3/0/3	2008	3,118	\$158.05	0.246	\$501,000	\$491,000		98.07	114

Quick Statistics (3 Listings Total)

	Min	Max	Average	Median
List Price	\$400,000	\$553,000	\$501,000	\$550,000
Sold Price	\$395,000	\$553,000	\$491,000	\$525,000

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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.