



Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Friday, January 2, 2026

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Active

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21112344	11/14/2025	6956 Big Wichita DR	Single Family	1,850	4	2.0	\$329,000	49
21129460	12/09/2025	7429 Gairlock DR	Single Family	2,163	3	2.1	\$345,000	23
20948464	05/27/2025	6020 Harwich LN	Single Family	2,138	3	2.0	\$345,900	219
21141672	12/31/2025	5933 Dunnlevy DR	Single Family	2,035	3	2.0	\$349,900	2
21013966	07/28/2025	7316 Tin Star DR	Single Family	2,062	3	2.1	\$349,900	157
20986643	07/02/2025	7113 Top Rail RUN	Single Family	3,287	4	2.1	\$355,000	184
21127747	12/11/2025	6136 Lochmoor DR	Single Family	2,537	4	2.1	\$369,900	21
21088816	10/16/2025	7108 Brekenridge DR	Single Family	2,354	4	2.1	\$385,000	64
Averages:				2,303	4	2/0	\$353,700	90

Status: Active Option Contract

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21120022	12/22/2025	6801 Sierra Madre DR	Single Family	1,658	3	2.0	\$295,000	29
Averages:				1,658	3	2/0	\$295,000	29

Status: Expired

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
20982054	09/30/2025	6140 Lochmoor DR	Single Family	2,127	4	2.1	\$329,900	80
Averages:				2,127	4	2/0	\$329,900	80

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21068894	11/18/2025	6725 Sierra Madre DR	Single Family	1,371	3	2.0	\$240,000	52
21104389	11/24/2025	3217 Muleshoe LN	Single Family	1,854	4	2.0	\$340,000	18
21033795	12/06/2025	7132 Denver City DR	Single Family	2,603	5	2.1	\$399,900	86
Averages:				1,943	4	2/0	\$326,633	52

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
20980099	09/25/2025	6624 Chalk River DR	Single Family	1,844	3	2.0	\$272,200	71
21044659	10/30/2025	6617 Chalk River DR	Single Family	1,658	3	2.0	\$288,000	33
21045823	12/16/2025	7228 Denver City DR	Single Family	2,032	4	2.0	\$290,000	66
21037182	09/10/2025	6917 Big Wichita DR	Single Family	1,600	3	2.0	\$300,000	4
20985087	09/25/2025	6952 Big Wichita DR	Single Family	1,899	3	2.0	\$302,500	43
20952740	11/25/2025	7229 Tin Star DR	Single Family	1,868	4	3.1	\$310,000	131
21027595	10/14/2025	6920 Big Wichita DR	Single Family	1,865	4	2.0	\$315,000	45

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21094110	11/21/2025	7225 Silver City DR	Single Family	1,972	3	2.1	\$345,000	7
20995431	10/30/2025	7629 Bellingham Rd RD	Single Family	1,854	4	2.0	\$349,900	112
21081999	11/20/2025	6937 White River DR	Single Family	2,070	4	2.0	\$350,000	14
20970878	07/18/2025	6001 Harwich LN	Single Family	1,991	3	2.0	\$356,500	13
21068792	12/03/2025	7104 Top Rail RUN	Single Family	3,904	5	3.1	\$399,900	15
21095093	12/08/2025	5929 Scottsdale LN	Single Family	3,103	5	3.1	\$439,000	18
21082987	12/22/2025	7300 Rocky Ford RD	Single Family	2,243	4	2.0	\$440,000	33
20940365	08/01/2025	7113 Sundance LN	Single Family	3,093	4	2.1	\$445,000	23
20975918	07/28/2025	6513 Deer Horn DR	Single Family	2,334	5	2.0	\$525,000	7
21124233	12/18/2025	7241 Tahoe Springs DR	Single Family	4,275	6	3.1	\$540,000	4
Averages:				2,330	4	2/0	\$368,706	38

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	8	\$353,700	\$157.26	\$349,900	\$329,000	\$385,000	90
Actv Contingent							
Active Kick Out							
Actv Opt Cntrct	1	\$295,000	\$177.93	\$295,000	\$295,000	\$295,000	29
CANCELLED							
EXPIRED	1	\$329,900	\$155.10	\$329,900	\$329,900	\$329,900	80
PENDING	3	\$326,633	\$170.69	\$340,000	\$240,000	\$399,900	52
SOLD	17	\$368,706	\$164.28	\$349,900	\$272,200	\$540,000	38
TEMP OFF MRKT							
WITHDRAWN							
Total	30	\$356,747	\$163.20	\$347,900	\$240,000	\$540,000	54

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Active Properties

6956 Big Wichita DR



MLS #:	21112344	Status:	Active	Beds:	4	L Price:	\$329,000
County:	Tarrant	Baths:	2/0				
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2006				
Type:	Single Family	SqFt:	1,850	DOM:	49		
Parking:	Covered, Garage, Garage Door Opener,	Pool:	No	Acres:	0.123		
Rmks:	Garage Faces Front, Garage Single This very beautiful and well maintained 4-bedroom, 2-bath home is located in the highly sought after Eagle Ranch, just minutes away from Eagle Mountain Lake, Lake Worth and tons of shopping and dining in Saginaw. This home features an open concept main area with a gas fireplace, separate dining, and large eat-in kitchen with more than enough counterspace as well as a 5-burner gas range with skillet. The bedrooms are split for ultimate privacy, with the master bedroom on the west wing of the home and the secondary bedrooms on the east. All bedrooms have a large walk-in closet with built-in storage and hard surface flooring. The master suite is expansive- hosting an ensuite with dual sinks, a large garden tub, separate shower, and oversized closet. One of the secondary bedrooms could be used as an office as it has glass french doors. The back patio is covered, north facing to catch the perfect amount of indirect sunlight. The yard has a newly painted privacy fence and plenty of room for playtime! Enjoy the community offerings: stocked fishing pond, disc golf, & playgrounds!						
Direct:	GPS is best. From Boat Club Rd, take Robertson Rd to the West. Turn right on Salt Fork Dr, left on Sierra Madre. As it winds to the right, take the 1st left. Home will be on your right						

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Active Properties

7429 Gairlock DR



MLS #:	21129460	Status:	Active	Beds:	3	L Price:	\$345,000
County:	Tarrant	Baths:	2/1	Yr Blt:	2004		
Subdiv:	Innisbrook Place	SqFt:	2,163	DOM:	23		
Type:	Single Family	Pool:	No	Acres:	0.141		
Parking:	Covered						

Rmks: Tucked within one of the community's great neighborhoods—complete with a resident pool—this beautifully maintained home blends timeless charm with modern living. This thoughtfully designed 3-bedroom, 2.5-bath home also features an additional room that can serve as a true fourth bedroom, along with a flex space perfect for a home office, playroom, gym, or creative corner.

From the moment you arrive, you're greeted by inviting curb appeal and a warm sense of welcome that continues throughout the entire property. Step inside to an open, sun-filled layout designed for connection and comfort. The living area is anchored by a cozy wood-burning fireplace, creating the perfect setting for quiet evenings, family gatherings, and everything in between. The kitchen flows seamlessly into the living and dining spaces, making everyday living simple and entertaining effortless. Thoughtful upgrades, purposeful design, and a bright, open feel elevate every room. Upstairs, the bedrooms serve as restful retreats, with the downstairs primary suite offering comfort, privacy, and space to unwind. The additional rooms provide versatility—ideal for multi-generational living, growing families, or anyone craving flexible, functional spaces.

Outside, the backyard feels like an extension of the home—the fireplace adding warmth and a beautiful backdrop for photos—perfect for weekend barbecues, playtime, or peaceful unwinding at the end of the day. This isn't just a home; it's a place where memories take root.

If you're looking for a space that balances elegance, comfort, and adaptability, this one is ready to welcome you home.

Direct: GPS friendly

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Active Properties

6020 Harwich LN



MLS #:	20948464	Status:	Active	Beds:	3	L Price:	\$345,900
County:	Tarrant	Baths:	2/0				
Subdiv:	Innisbrook Place	Yr Blt:	2017				
Type:	Single Family	SqFt:	2,138	DOM:	219		
Parking:	Electric Vehicle Charging Station(s),	Pool:	No	Acres:	0.126		
Rmks:	Garage, Garage Door Opener, Garage MOVE-IN READY! Freshly painted and ready for a new family! Wood look tile all throughout house, extremely dog and family friendly. Come see this beautiful home built in late 2017 in the Innisbrook Place Community. This 3 bedroom, 2 bath home features an open concept in the common areas. Also features a large well upgraded kitchen with granite counter tops, tile back splash, tons of cabinet space, stainless appliances, a large island, a built in desk and a breakfast bar. This floor plan also features a large office with french doors and a formal dining that doubles as a media room or bonus room. Large ceramic tile in Kitchen-Dining area. Also features a large master bathroom and huge master closet. Located just 3.5 miles from the closest boat ramp on Eagle Mountain Lake. The zoned schools are all accredited and acclaimed Eagle Mountain ISD, as well as Lake Country Private School within 1.5 miles. Community Pool ONLY 1 block away, very short walk. Come see this house today.						
Direct:	GPS works well. From 820. Exit Azle Ave North. Turn right on Boat Club Rd. Right on WJ Boaz Rd. Left on Innisbrook Ln. Right on Harwich Ln.						

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5933 Dunnlevy DR



MLS #:	21141672	Status:	Active	Beds:	3	L Price:	\$349,900
County:	Tarrant	Baths:	2/0	Yr Blt:	2018		
Subdiv:	Innisbrook Place	SqFt:	2,035	DOM:	2		
Type:	Single Family	Pool:	No	Acres:	0.126		
Parking:	Driveway, Garage, Garage Door						

Rmks: Opener, Garage Faces Front, Garage Perfectly tailored for first-time buyers seeking charm, modern design, and a welcoming neighborhood with highly acclaimed schools. From the moment you walk in, you'll be greeted by an extended foyer adorned with warm, nail-down hardwood floors that flow into a private study or home office, offering the ideal space to work or unwind. At the heart of the home, the island kitchen is a true showstopper. Designed for both functionality and style, it features custom site-finished knotty alder cabinets, gorgeous granite countertops, and a durable Blanco composite sink. The classic subway tile backsplash ties it all together, while the stainless steel Frigidaire GAS cooktop package (to be installed prior to closing) adds a professional-grade touch that aspiring chefs will love. The spacious primary suite is your personal retreat, boasting a luxurious spa-inspired bathroom. Enjoy the freestanding soaking tub, a fully tiled walk-in shower, granite-topped dual vanities, and an oversized walk-in closet that provides ample storage and comfort. Both bathrooms throughout the home are outfitted with granite countertops and framed mirrors, adding elegance and continuity to the space. Energy efficiency meets modern comfort with Low-E Anderson tilt-sash windows, a powerful 16 SEER HVAC system, R49 attic insulation, and a Radiant Barrier—ensuring year-round savings on utilities and a cozy interior no matter the season. This home is nestled in a vibrant, family-friendly neighborhood known for its lush parks, scenic walking trails, and a true sense of community. You'll be just minutes from top-rated schools, convenient shopping, dining, and major commuting routes. Don't miss your chance to own a beautifully upgraded, move-in-ready home in one of the most desirable areas around. Schedule your private showing today—your next chapter starts here!

Direct: From Loop 820 W, exit Azle Ave, right on Azle Ave, right on Boat Club Rd, right on WJ Boaz, left on Innisbrook, right on Dunnlevy. Home is on the right.

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Active Properties

7316 Tin Star DR



MLS #:	21013966	Status:	Active	Beds:	3	L Price:	\$349,900
County:	Tarrant	Baths:	2/1	Yr Blt:	2006		
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	2,062	DOM:	157		
Type:	Single Family	Pool:	No	Acres:	0.095		
Parking:	Driveway, Garage, Garage Door Opener, Garage Double Door, Garage						
Rmks:	<p>Step into this beautifully upgraded corner-lot home featuring custom wall treatments and unique finishes in every room. From elegant accent walls to curated textures, no detail has been overlooked. The open-concept layout is enhanced by modern lighting throughout, including ambient, task, and feature lighting that highlights the home's design. This smart home is equipped with voice and app-controlled systems for lighting, thermostat, security, sprinkler system and more, offering both comfort and efficiency. The kitchen boasts stainless steel appliances, custom cabinetry, and stylish countertops, flowing seamlessly into the living and dining spaces—ideal for both relaxing and entertaining.</p> <p>The primary suite includes a garden tub with separate shower and dual sinks with a generous walk-in closet. Secondary bedrooms offer custom design elements and flexible space for guests, office, or play. Upstairs play room or living area has custom shelving with 2 new murphy beds. The home also features a 2-car garage, landscaped yard, and is located in a desirable neighborhood close to Eagle Mountain Lake, top schools, shopping, and parks.</p>						
Direct:	Use Google Maps						

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7113 Top Rail RUN



MLS #:	20986643	Status:	Active	Beds:	4	L Price:	\$355,000
County:	Tarrant	Baths:	2/1	Yr Blt:	2001		
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	3,287	DOM:	184		
Type:	Single Family	Pool:	No	Acres:	0.177		
Parking:	Additional Parking, Driveway, Garage						

Rmks: Faces Front
Spacious and versatile, ready for you to make your mark this large 4-bedroom, 2.5-bath home in Northwest Fort Worth offers room for everyone and everything. Featuing two living areas, two dining spaces and a bonus game room upstairs that could be a fifth bedroom, there's plenty of flexibility for entertaining, relaxing, or working from home. Each of the four generously sized bedrooms features a walk-in closet, providing exceptional storage and personal space. The oversized 3-car garage full pantry, and multiple coat & linen closets offer even more storage options. Enjoy a smart layout with great flow, open living spaces, split bedrooms and thoughtful design throughout. Whether you're hosting guests or enjoying a quiet night in, this home is ready to meet your needs. Make it yours today!

Direct: Exit 820W at Farm to Market Rd 1220 Azle Ave. Turn left onto Azle Ave. Right onto Boat Club Rd. Left onto Dalhart Dr. Right onto Top Rail Run Home will be on the left.

6136 Lochmoor DR



MLS #:	21127747	Status:	Active	Beds:	4	L Price:	\$369,900
County:	Tarrant	Baths:	2/1	Yr Blt:	2006		
Subdiv:	Innisbrook Place	SqFt:	2,537	DOM:	21		
Type:	Single Family	Pool:	No	Acres:	0.230		
Parking:	Garage						

Rmks: Beautifully updated 4-bedroom home located in a quiet and desirable Fort Worth community. One of the bedrooms is perfectly suited as a dedicated home office, offering great flexibility for remote work or study. The main floor features an open and inviting layout with modern finishes, updated flooring, and plenty of natural light. Upstairs, you'll find a spacious game room and a convenient half bathroom—ideal for movie nights, kids' play, or extra entertaining space. The backyard offers room to relax or personalize to your liking. This move-in-ready home provides comfortable living with thoughtful updates and a functional layout for any lifestyle.

Direct: Use GPS

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7108 Brekenridge DR



MLS #:	21088816	Status:	Active	Beds:	4	L Price:	\$385,000
County:	Tarrant	Baths:	2/1	Yr Blt:	2004		
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	2,354	DOM:	64		
Type:	Single Family	Pool:	No	Acres:	0.170		
Parking:	Driveway, Garage						

Rmks: Welcome to this beautifully updated property. The home features a cozy fireplace, perfect for those chilly evenings. The neutral color paint scheme gives the home a modern and clean feel. The kitchen is a chef's dream with an accent backsplash, a center island, and all stainless steel appliances. In the primary bedroom, you'll discover an expansive walk-in closet offering superb organization for your wardrobe. The primary bathroom is a spa-like retreat with a separate tub and shower. The fresh interior paint and partial flooring replacement add to the home's appeal. Outside, you'll find a covered patio perfect for entertaining and a fenced-in backyard for added privacy. This property is a must-see for anyone seeking a stylish and comfortable home. This home has been virtually staged to illustrate its potential.. Included 100-Day Home Warranty with buyer activation

Direct: Head west on Azle Ave
Turn right and continue onto Boat Club Rd
Turn left onto Eagle Ranch Rd
Turn left onto Brekenridge Dr

Active Option Contract Properties

6801 Sierra Madre DR



MLS #:	21120022	Status:	Active Option Cor	Beds:	3	L Price:	\$295,000
County:	Tarrant	Baths:	2/0	Yr Blt:	2003		
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	1,658	DOM:	29		
Type:	Single Family	Pool:	No	Acres:	0.115		
Parking:	Driveway						

Rmks: Welcome to 6801 Sierra Madre Dr—where modern comfort meets classic Fort Worth charm! This beautifully updated home features spacious open living areas, a sleek remodeled kitchen with quartz counters and stainless appliances, ceramic tile, and fresh designer finishes throughout. The primary suite offers a relaxing retreat with an updated bath and generous closet space. Enjoy evenings under the covered patio overlooking a large private backyard perfect for entertaining. Conveniently located near shopping, schools, and major highways for easy commuting. Move-in ready and waiting for you!

Direct: from 820, Exit on Azle ave and head west, turn left on Boat Club rd, left on Robertson Rd, right on Salt Fork dr, left on Sierra Madre

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Closed Properties

6624 Chalk River DR



MLS #:	20980099	Status:	Closed	Beds:	3	L Price:	\$280,000
County:	Tarrant	Baths:	2/0	S Price:	\$272,200		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2003	S Date:	9/25/2025		
Type:	Single Family	SqFt:	1,844	DOM:	71		
Parking:	Driveway, Garage, Garage Faces Front	Pool:	No	Acres:	0.123		

Rmks: Ideally situated just minutes from daily shopping, dining, and a neighborhood park, this inviting home offers a functional layout and comfortable living spaces. The interior features a formal sitting room, a welcoming living room with a fireplace and clear views into the eat-in kitchen, which includes a breakfast nook, island, and pantry. The spacious primary ensuite boasts double separate vanities, a soaking tub, separate shower, and a walk-in closet. Step outside to a fenced backyard that offers a private setting for relaxing or entertaining. Discounted rate options and no lender fee future refinancing may be available for qualified buyers of this home.

Direct: Head south on Boat Club rd. Turn right onto Robertson Rd. Turn right onto Salt Fork Dr. Turn left onto Sierra Madre Dr. Turn right onto Cattle Dr. Turn right at the 1st cross street onto Chalk River Dr. Destination will be on the left

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6617 Chalk River DR



MLS #:	21044659	Status:	Closed	Beds:	3	L Price:	\$285,000
County:	Tarrant	Baths:	2/0	S Price:	\$288,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2003	S Date:	10/30/2025		
Type:	Single Family	SqFt:	1,658	DOM:	33		
Parking:	Garage, Garage Door Opener, Garage	Pool:	No	Acres:	0.121		
Rmks:	Faces Front Beautifully refreshed 3-bedroom, 2-bath home offering 1,658 sq. ft. of living space in Fort Worth. Fresh interior paint creates a bright, move-in ready atmosphere, enhanced by updated hardwood flooring, modern light fixtures, and ceiling fans throughout.						

The open-concept design includes a spacious living room, dining area, and a functional kitchen equipped for both everyday living and entertaining. The primary suite features a private bath and walk-in closet, while two additional bedrooms provide versatile space for family, guests, or a home office.

Outdoors, enjoy built-in raised garden beds with a dedicated irrigation system serving both the garden and lawn—perfect for low-maintenance care and home gardening.

Recent Updates & Features:

May 2021: New roof installed

2019: All new stainless steel KitchenAid appliances, including a 5-burner gas stove, dishwasher, microwave, and luxury series refrigerator.

2017: New toilets installed.

Water heater replaced.

HVAC system serviced annually — most recent service included a coolant recharge.

Chimney and vents professionally swept within the last three years.

Brand new WiFi-enabled smart sprinkler system for easy lawn care.

This home is conveniently located near highly rated schools, including Lake Pointe Elementary, Creekview Middle, and Boswell High. Residents enjoy easy access to parks, trails, and recreational amenities, with nearby destinations such as Trinity Park and the Fort Worth Nature Center & Refuge. Shopping, dining, and major commuter routes are also just minutes away, offering the perfect balance of comfort, convenience, and lifestyle.

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Closed Properties

Direct: From I-35W, take US-287 N. Exit Boat Club Rd (FM1220) and go about 5 miles. Right on Robertson Rd, left on Tinsley Ln, then right on Chalk River Dr. Home is on the right.

7228 Denver City DR



MLS #:	21045823	Status:	Closed	Beds:	4	L Price:	\$290,000
County:	Tarrant	Baths:	2/0	S Price:	\$290,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2002	S Date:	12/16/2025		
Type:	Single Family	SqFt:	2,032	DOM:	66		
Parking:	Garage, Garage Faces Front	Pool:	No	Acres:	0.172		

Rmks: Take advantage of a USDA \$0 down loan program!!!!!! Welcome to this well-maintained home featuring a desirable split floor plan and open-concept design, where the kitchen, dining, and living areas flow seamlessly together—perfect for entertaining. The spacious owner's suite offers a private retreat with its own sitting area, creating the ideal spot to unwind. Freshly updated with new flooring and paint throughout, this home is truly move-in ready. Step outside to enjoy a large backyard complete with an expansive open patio and a storage building for all your outdoor needs. Attractively priced for a quick sale—don't miss your chance to call this one home. Schedule your showing today, as it won't last long!

Direct: Boat Club Into Eagle Ranch Blvd, (L) on Denver city house is on the left.

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6917 Big Wichita DR



MLS #:	21037182	Status:	Closed	Beds:	3	L Price:	\$292,000
County:	Tarrant	Baths:	2/0	S Price:	\$300,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2014	S Date:	9/10/2025		
Type:	Single Family	SqFt:	1,600	DOM:	4		
Parking:	Driveway, Garage Door Opener, Garage	Pool:	No	Acres:	0.116		
Rmks:	Faces Front MULTIPLE OFFERS RECEIVED. Best-Final offers by noon on Sunday, Aug 24th. Welcome to this inviting 3 BR, 2 BA home in The Ranch at Eagle Mountain, where open living spaces & thoughtful details create the perfect balance of comfort & style. The kitchen shines with granite counters, an island with breakfast bar, walk-in pantry, buffet area, extra cabinets & beautiful lighting, flowing seamlessly into a spacious living room with a cozy gas log fireplace & plantation shutters. The private primary suite offers dual sinks, jetted tub, separate shower & a walk-in closet that wraps into the utility room for everyday convenience. Throughout the home, ceramic tile floors add beauty & low-maintenance ease. Outside, relax in a landscaped, low-maintenance backyard with wood & vinyl fencing, sprinkler system & rain sensor. With a new HVAC (2024), roof (2021) & new fence, plus zoning to Lake Country Elem, Creekview Middle & Boswell High, this home is move-in ready for years of easy living!						
Direct:	GPS is best. From Boatclub Rd, take Robertson Rd to the West. Turn right on Salt Fork Dr, left on Sierra Madre. As it winds to the right, take the 1st left. Home will be on your left.						

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Researched and prepared by **LaAngela Harris**
Oakmont & Associates, LLC





Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Friday, January 2, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

6952 Big Wichita DR



MLS #:	20985087	Status:	Closed	Beds:	3	L Price:	\$299,900
County:	Tarrant	Baths:	2/0	S Price:	\$302,500		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2007	S Date:	9/25/2025		
Type:	Single Family	SqFt:	1,899	DOM:	43		
Parking:	Garage, Garage Door Opener	Pool:	No	Acres:	0.123		

Rmks: A beautiful 3 bedroom, 2 bath home is officially on the market and ready for new owners! As you walk up to the door, you will be greeted by a custom iron gate and you will find a similar style carried throughout the home. There are several upgrades that have been added, including, French drains, plantation shutters, copper hammered gutters, and a floor-to-ceiling fireplace. The large kitchen is truly the heart of this home, welcoming with plenty of counterspace and an abundance of cabinets for discrete storage. A space for a dining table with an adjacent living room, creates an inviting space for any family get together or celebration. The home boasts ten foot ceilings throughout with an inviting open floorplan. With the roof and AC replaced in 2022 enjoy the cool comforts of all this home has to offer! Minutes from Eagle Mountain Lake and just 25 minutes to The Stockyards, makes this home perfectly located to enjoy all the excitement that Fort Worth has to offer! All information deemed reliable, but buyer and buyer agent to confirm all details.

Direct: Use GPS

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Comparative Market Analysis

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Closed Properties

7229 Tin Star DR



MLS #:	20952740	Status:	Closed	Beds:	4	L Price:	\$299,990
County:	Tarrant	Baths:	3/1	S Price:	\$310,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2018	S Date:	11/25/2025		
Type:	Single Family	SqFt:	1,868	DOM:	131		
Parking:	Covered, Garage, Garage Door Opener,	Pool:	No	Acres:	0.085		

Rmks: **Buyers were unable to obtain financing. Home appraised FHA for \$316,000

making this an amazing deal*** Move-in Ready 4-bedroom, 3.5-bath home with luxury touches! Inviting and spacious, this well-kept and exceptionally clean home offers wonderful natural light, beautiful wood-look tile flooring, and plentiful storage. Kitchen has granite counters, large breakfast bar, a 5-burner gas range, 42-inch cabinets, and a pantry to organize your staples. The kitchen overlooks the back yard, main living room and dining area—creating a comforting and welcoming atmosphere for hosting dinners and get-togethers. Half bath is downstairs for convenience. For privacy all bedrooms and a flexible loft are located upstairs. Giving an additional living area, the loft creates the perfect reading or play space, while a secondary bedroom with its own private bath gives teens, roommates, or guests the privacy to feel right at home. The spacious primary suite offers enough room for a sitting area by the bayed windows. In the ensuite bath you will find a large walk-in closet for wardrobe and storage needs, dual sinks, and a beautiful garden tub plus a separate shower.

Outdoors a covered patio overlooks a lovely white vinyl fence and low-maintenance lawn, offering the perfect backdrop for outdoor dining or relaxing with friends. Take advantage of the community gazebo overlooking a peaceful pond and walking trail, adding nearby outdoor enjoyment to your life.

Conveniently located near Eagle Mountain Lake and downtown Fort Worth, this home ensures easy access to great dining, shopping, and entertainment.

Direct: Bonds Ranch to

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Closed Properties

6920 Big Wichita DR



MLS #:	21027595	Status:	Closed	Beds:	4	L Price:	\$315,000
County:	Tarrant	Baths:	2/0	S Price:	\$315,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2010	S Date:	10/14/2025		
Type:	Single Family	SqFt:	1,865	DOM:	45		
Parking:	Driveway, Garage	Pool:	No	Acres:	0.122		

Rmks: Wonderful 4 bedroom brick home in desirable Eagle Ranch! Ideal 4 bedroom floorplan with tall ceilings and open concept living and dining areas. Granite counters, stainless steel appliances, breakfast bar, gas fireplace. Spacious master bedroom with private bath offering dual sinks, garden tub and walk in shower. Oversized covered back patio and low maintenance turf grass backyard! NEW HEATER INSTALLED, NEW TRIMS INSTALLED IN THE GARAGE, NEW TOILET ON THE HALFWAY BATHROOM.

Direct: Boat Club or Robertson Road to Eagle Ranch Entrance

7225 Silver City DR



MLS #:	21094110	Status:	Closed	Beds:	3	L Price:	\$385,000
County:	Tarrant	Baths:	2/1	S Price:	\$345,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2005	S Date:	11/21/2025		
Type:	Single Family	SqFt:	1,972	DOM:	7		
Parking:	Driveway, Enclosed, Garage Faces	Pool:	No	Acres:	0.106		

Rmks: Front, Garage Single Door, Tandem, Beautifully Updated Home in Eagle Ranch! Step into this stunning 3-bedroom, 2.5-bath home complete with a bonus room perfect for an office or flex space. It's a magazine-worthy Eagle Ranch home featuring freshly fully painted interiors with crisp white trim throughout. Enjoy modern upgrades all new light switches, electrical outlets, and smart switches for enhanced convenience, plus stylish new ceiling fans. The updated kitchen boasts soft-close cabinetry, refinished countertops, a premium Grohe smart-touch faucet, and a new dishwasher. All lighting fixtures have been thoughtfully replaced to elevate the home's ambiance. Storage is a breeze with custom Elfa shelving systems. The primary bathroom was renovated featuring a new custom walk-in shower with upscale Grohe fixtures, and a beautifully finished floor. Additional updates include modern toilets, custom outlets for easy TV wall mounting, Grohe sink faucets, and a refinished guest bathroom countertop. Smart Wi-Fi home features a smart sprinkler system. Updated blinds throughout complete the home with both style and privacy. Outside, enjoy refreshed landscaping and a well-maintained lawn, it will not last long! Don't miss this move-in ready gem in a desirable location - schedule your tour today!

Direct: Use GPS

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CMA Pro Report

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Closed Properties

7629 Bellingham Rd RD



MLS #:	20995431	Status:	Closed	Beds:	4	L Price:	\$349,900
County:	Tarrant	Baths:	2/0	S Price:	\$349,900		
Subdiv:	Innisbrook Place	Yr Blt:	2020	S Date:	10/30/2025		
Type:	Single Family	SqFt:	1,854	DOM:	112		
Parking:	Epoxy Flooring, On Street	Pool:	No	Acres:	0.120		

Rmks: RECENT PRICE IMPROVEMENT!!!
Welcome to 7629 Bellingham Rd — a stylish, move-in ready home built in 2020 that blends modern comfort with thoughtful design.

Step inside to soaring ceilings, open living spaces, and abundant natural light that make this home feel bright and inviting. The gourmet kitchen features granite countertops, stainless steel appliances, and a spacious island — perfect for entertaining or family dinners.

The primary suite offers a private retreat with a large walk-in closet and spa-like bath. Three additional bedrooms provide plenty of space for kids, guests, or a home office.

Enjoy evenings on the covered patio or head out to nearby parks, schools, and shopping just minutes away. Located in a growing community with easy access to major highways, this home is both convenient and connected.
Highlights:

Built in 2020 — modern finishes & energy-efficient design

4 bedrooms, 2 bathrooms, open-concept layout

Gourmet kitchen with granite counters & stainless appliances

Spacious backyard with covered patio

Close to schools, shopping, dining, and highways

This home is priced to sell and ready for its next chapter. Don't wait — schedule your tour today and see why Bellingham Rd should be your new address!

Direct: From NW Loop 820. Turn right onto Marine Creek Pkwy. At traffic circle, go straight to stay on Marine Creek Pkwy. At traffic circle, go straight to stay on Marine Creek Pkwy. Continue onto S Old Decatur Rd. Turn left onto W J Boaz Rd. Keep right to stay on W J Boaz Rd. Turn right onto Bellingham Rd.

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CMA Pro Report

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Closed Properties

6937 White River DR



MLS #:	21081999	Status:	Closed	Beds:	4	L Price:	\$350,000
County:	Tarrant	Baths:	2/0	S Price:	\$350,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2015	S Date:	11/20/2025		
Type:	Single Family	SqFt:	2,070	DOM:	14		
Parking:	Garage, Garage Door Opener, Garage	Pool:	No	Acres:	0.162		

Rmks: Faces Front, Garage Single Door
Delightful 4 bed, 2 bath 1-story home. Wonderful open kitchen with large granite island, wood cabinets, electric cooktop and double ovens. The good sized yard is private and has wood privacy fence. It is easy to maintain and features a large covered back patio with an additional pergola and small shed for storage. The master closet connects to the laundry room. Don't miss the custom built, climate-controlled Safe room in the garage with a safe that is bolted to the ground to protect your precious items. The home has many upgrades including plantation shutters, lighting and electrical above the fireplace, automatic light switches and exterior eve outlets.

Direct: N on Boat Club Road, Left on Eagle Ranch Road, Left on Breckenridge, Right on White River Drive.

6001 Harwich LN



MLS #:	20970878	Status:	Closed	Beds:	3	L Price:	\$365,000
County:	Tarrant	Baths:	2/0	S Price:	\$356,500		
Subdiv:	Innisbrook Place	Yr Blt:	2018	S Date:	7/18/2025		
Type:	Single Family	SqFt:	1,991	DOM:	13		
Parking:	Driveway, Garage, Garage Door	Pool:	No	Acres:	6,970.000		

Rmks: Opener, Garage Faces Front
Nestled on a graceful corner in the coveted Innisbrook Place community, 6001 Harwich Lane is more than a home—it's a refined sanctuary designed to elevate daily living into an artful experience. From the moment you cross the threshold, you're welcomed by soft natural light and intentional flow each space curated for both quiet retreat and vibrant gatherings. The heart of the home, a generous kitchen anchored by a substantial island, invites connection, whether for slow mornings over coffee in the breakfast nook or lively evenings entertaining in the adjacent living room, complete with a crackling wood-burning fireplace. Vaulted ceilings expand the sense of openness, while thoughtful finishes like granite countertops, walk-in pantry, and built-in cabinetry create a tactile sense of care and craftsmanship. With three bedrooms, each featuring walk-in closets and a dedicated office or flex room, there's space for every chapter of life. The primary suite offers peaceful seclusion with a spa-like bath, dual vanities, and a soaking tub for unwinding beneath soft lighting. A two-car garage, smart home integration, and access to community amenities including a pool, greenbelt, and playground complete the offering. Here, in the Eagle Mountain-Saginaw ISD, you'll find not just a house, but a home that tells your story gracefully, and with room to grow.

Direct: Use GPS

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CMA Pro Report

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Closed Properties

7104 Top Rail RUN



MLS #:	21068792	Status:	Closed	Beds:	5	L Price:	\$399,900
County:	Tarrant	Baths:	3/1	S Price:	\$399,900		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2001	S Date:	12/3/2025		
Type:	Single Family	SqFt:	3,904	DOM:	15		
Parking:	Driveway, Garage, Garage Faces Front	Pool:	No	Acres:	0.164		

Rmks: Stunning 2-story home with 5 bedrooms and 3.5 bathrooms featuring a 2-car garage and great curb appeal. The open floor plan welcomes you into a spacious foyer, flowing into the living room with a cozy fireplace. The gourmet kitchen offers a kitchen bar, island, pantry, and plenty of space for entertaining. Enjoy elegant crown molding, bay windows in the bedrooms, double door entry, and a primary suite with double vanity. The wood-fenced backyard provides privacy for outdoor gatherings. One or more photos have been virtually staged to showcase the home's potential.

Direct: From I-820, take the Boat Club Rd exit.

Head north on Boat Club Rd.

Turn left onto Dalhart Dr.

Turn right onto Top Rail Run.

Continue on Top Rail Run to reach 7104 Top Rail Run.

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Comparative Market Analysis

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CMA Pro Report

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Closed Properties

5929 Scottsdale LN



MLS #:	21095093	Status:	Closed	Beds:	5	L Price:	\$439,000
County:	Tarrant	Baths:	3/1	S Price:	\$439,000		
Subdiv:	Innisbrook Place Ph II	Yr Blt:	2017	S Date:	12/8/2025		
Type:	Single Family	SqFt:	3,103	DOM:	18		
Parking:	Concrete, Garage, Garage Door	Pool:	No	Acres:	0.151		

Rmks: Opener, Garage Single Door, On Street
Two-Master Bedrooms!

Welcome home to this stunning brick-and-stone two-story, where comfort meets character—and where you might just start referring to the kitchen as “the heart of the home” (because it absolutely is). Step inside to a bright, open-concept living area that’s perfect for everything from family movie nights to those “let’s host dinner but order takeout” evenings. The cozy fireplace sets the mood, and the neutral tones mean your décor—no matter how questionable—will look right at home.

The chef’s kitchen is a showstopper, featuring granite countertops, subway tile backsplash, and pendant lights that practically beg for an Instagram post. The island is large enough for cooking, conversation, and possibly a small dance party (we won’t tell).

Your primary suite is conveniently tucked away downstairs—a true retreat complete with dual vanities, a soaking tub for bubble-bath therapy sessions, and a walk-in closet big enough to hide all your online shopping “finds.” Upstairs, there’s room for everyone—and everything. You’ll find a spacious game room or second living area, the second master bedroom with ensuite bathroom, two other generous bedrooms, and another full bathroom.

Whether it’s a home theater, gym, or craft zone, this space says, “Dream big.”

Step outside to your private backyard oasis, complete with a covered patio, pergola, and a hot tub where you can unwind after pretending to mow the lawn. With no back neighbors, your karaoke sessions or peaceful sunsets can stay between you and the trees.

Other highlights include:

Whole home generator and water softener

Spray foam walls and roof ceilings

Crown molding and designer tile flooring throughout main areas

Dedicated home office for work, study, or quiet “me time”

Two-car garage (finally, room for both cars and your holiday decor)

Move-in ready condition—no fixer-upper blues here

So go ahead—schedule your showing and see why this home is equal parts stylish, spacious, and luxurious!

Direct: Please use GPS

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Closed Properties

7300 Rocky Ford RD



MLS #:	21082987	Status:	Closed	Beds:	4	L Price:	\$435,000
County:	Tarrant	Baths:	2/0	S Price:	\$440,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2009	S Date:	12/22/2025		
Type:	Single Family	SqFt:	2,243	DOM:	33		
Parking:	Covered, Driveway, Garage, Garage	Pool:	Yes	Acres:	0.215		

Rmks: Door Opener, Garage Faces Front,
**VA ASSUMABLE LOAN (3%) FOR QUALIFIED BUYERS ** Welcome to this stunning single-story home in the highly sought-after Eagle Ranch Community. Featuring 4 spacious bedrooms and 2 full baths across 2,243 square feet, this beautifully maintained property is truly move-in ready. The open floor plan offers both comfort and versatility, with split bedrooms and a flexible 4th bedroom that can serve as a game room, media room, study, or second living area. The inviting family room features a decorative gas fireplace and flows effortlessly into the open-concept kitchen, which boasts custom cabinets, granite countertops, a center island overlooking the living area, stainless-steel appliances, and a gas cooktop. The primary suite is private retreat with an easy access to the pool and spa-inspired ensuite bath that includes dual vanities, a makeup station, a garden tub, a separate tiled shower, and a spacious walk-in closet. Additional highlights include cherry hardwood floors, arched doorways, a tankless water heater, Solar panels, water filtration system and more (see the attached improvement list). Step outside to your own backyard oasis—complete with a sparkling in-ground heated Gunite pool with water features, a covered patio, and a privacy fence perfect for entertaining or relaxing on summer evenings. Eagle Ranch residents enjoy access to community parks, jogging trails, a playground, and top-rated Eagle Mountain-Saginaw ISD schools. Don't miss your chance to own this exceptional home where thoughtful updates, functionality, and resort-style outdoor living come together perfectly.
SELLER WILL PAY OFF LOAN ON SOLAR PANELS AT CLOSING.

Direct: Use GPS

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Closed Properties

7113 Sundance LN



MLS #:	20940365	Status:	Closed	Beds:	4	L Price:	\$449,000
County:	Tarrant	Baths:	2/1	S Price:	\$445,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2000	S Date:	8/1/2025		
Type:	Single Family	SqFt:	3,093	DOM:	23		
Parking:	Concrete, Driveway, Garage, Garage	Pool:	Yes	Acres:	0.160		

Rmks: Door Opener, Garage Faces Front
This stunningly updated home in the Ranch at Eagle Mountain community with a spacious 3-car garage truly has it all—modern updates, a functional layout, and an inviting outdoor oasis. Step inside and you'll find multiple living areas, including a versatile upstairs bonus room—ideal for a game room, media room, playroom, home office, or 5th bedroom - whatever suits your needs. The gorgeous kitchen, was updated August 2018, features gleaming marble countertops and modern finishes, creating a bright and elegant space for cooking and entertaining. The expansive primary suite has room for a sitting area and the ensuite bathroom was remodeled in October 2020, offering a serene, spa-inspired retreat. Your upstairs flooring and the stair carpet were both replaced in August 2020, while the downstairs flooring was updated in July 2015, blending style and durability throughout. Step outside and enjoy your own private paradise with a sparkling pool and spa, installed just 4 years ago—perfect for relaxing or entertaining guests. Located near beautiful Eagle Mountain Lake, this home is nestled in a charming community with access to a park and scenic pond where you can fish, combining peaceful surroundings with everyday convenience. Don't miss this rare opportunity—move-in ready, wonderfully and thoughtfully updated!

Direct: From Boat Club you can turn onto Dalhart then right on Sundance - but I recommend you take them from the main entrance as it takes you right by the pond and park that's walking distance and close to the home- pretty! Turn on Eagle Ranch, Left on Bunk House, Right on Kalgary Ct, Left onto Sundance Ln

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Closed Properties

6513 Deer Horn DR



MLS #: 20975918 **Status:** Closed
County: Tarrant
Subdiv: Ranch At Eagle Mountain Add
Type: Single Family
Parking: Concrete, Driveway, Electric Vehicle
Charging Station(s), Garage, Garage
Rmks: This One's a Show Stopper!!!!!!

Beds: 5 **L Price:** \$530,000
Baths: 2/0 **S Price:** \$525,000
Yr Blt: 2014 **S Date:** 7/28/2025
SqFt: 2,334 **DOM:** 7
Pool: Yes **Acres:** 0.206

Welcome to this stunning Eagle Ranch gem—boasting 5 bedrooms, 2 full bathrooms, and an incredible backyard oasis, this home is packed with high-end updates and thoughtful features throughout. Step inside to find crown molding, custom knotty cabinetry, and decorative lighting in every room. The open, split-bedroom floor plan offers both privacy and flow, with a home gym conversion and a spacious laundry room conveniently connected to the primary closet. The kitchen shines with a gas stove and walk-in pantry, while the Primary Suite opens through elegant French doors to your private retreat. Outside, enjoy a HEATED pool for year-round enjoyment, a full outdoor kitchen with a Traeger grill (included!), custom Jellyfish lighting, lush landscaping, and a board-on-board 8-foot privacy fence. Pool equipment is neatly tucked away behind a custom gate, and the garage includes cabinets, a fridge nook, and a Level 2 EV charger. This is a Home you will NEVER want to leave!

Direct: From 820W take the Exit for Azle Ave FM 1220W, Turn right onto Azle Ave (FM-1220 W) toward FM-1220 N, Turn right onto Boat Club Rd (FM-1220 N), Turn Left onto Eagle Ranch Drive, Turn right onto Rocky Ford Rd, Turn left onto Deer Horn Dr, Home will be on the left hand side.

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Closed Properties

7241 Tahoe Springs DR



MLS #:	21124233	Status:	Closed	Beds:	6	L Price:	\$555,000
County:	Tarrant	Baths:	3/1	S Price:	\$540,000		
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2006	S Date:	12/18/2025		
Type:	Single Family	SqFt:	4,275	DOM:	4		
Parking:	Concrete, Driveway, Garage Door	Pool:	No	Acres:	0.200		
Rmks:	Opener, Garage Double Door, Garage Welcome to 7241 Tahoe Springs Drive, an exceptional home nestled in the coveted Ranch at Eagle Mountain neighborhood. This spacious and beautifully updated residence offers room for everyone, featuring 6 bedrooms, a dedicated home office, and 3.5 bathrooms.						

Step inside to discover brand-new luxury vinyl plank flooring, plush carpet, modern light fixtures, and fresh paint inside and out, all creating a move-in ready experience. The flowing layout is ideal for both everyday living and entertaining, with generous living spaces and versatile rooms to fit your lifestyle.

Outside, enjoy your own private retreat with a serene and inviting backyard—perfect for morning coffee or evening gatherings. Located in a sought-after community near top-rated schools, parks, and Eagle Mountain Lake, this home combines comfort, style, and location.

Don't miss your chance to make this one yours—schedule your showing today!

Direct: GPS Friendly

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Expired Properties

6140 Lochmoor DR



MLS #:	20982054	Status:	Expired	Beds:	4	L Price:	\$329,900
County:	Tarrant	Baths:	2/1	Yr Blt:	2006		
Subdiv:	Innisbrook Place	SqFt:	2,127	DOM:	80		
Type:	Single Family	Pool:	No	Acres:	0.234		
Parking:	Concrete, Driveway, Garage, Garage						

Rmks: Door Opener, Garage Double Door, This beautifully maintained one-story home in the sought-after Innisbrook Place neighborhood of Fort Worth offers approximately 2,100 square feet of living space with four bedrooms, two and a half bathrooms, and a two-car garage, all situated on a generous lot that backs to a peaceful canal. Inside, you will find an open-concept layout with high ceilings and abundant natural light. A flexible front room is perfect for a home office or guest bedroom, while the formal dining space flows seamlessly into a spacious living area ideal for gatherings. The kitchen features an abundance of cabinetry, extensive counter space, stainless steel appliances, and a walk-in pantry, making it perfect for everyday cooking and entertaining. The private primary suite includes a large ensuite bath with dual vanities, a soaking tub, separate shower, and a walk-in closet. Three additional bedrooms and a guest bath provide plenty of space for family, guests, or hobbies. Recent updates include a new HVAC system installed in 2023 and a roof that is approximately five years old, offering added peace of mind. Outdoors, enjoy a quiet backyard with no rear neighbors, relaxing canal views, and plenty of room to play or unwind. Just a short walk away, the neighborhood features a community pool and inviting green spaces. As part of a homeowners association, this property benefits from a well-kept environment that helps preserve home values and maintain the area's welcoming appeal. Innisbrook Place combines comfort, functionality, and a strong sense of community, making it an ideal place to call home.

Direct: From Loop 820, take US-287 S toward Saginaw. Exit at Alliance_Washington Dr and head west. Continue onto Grandonia Pkwy, then turn left on Lochmoor Dr. Drive about half a mile, home will be on your right.

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Pending Properties

6725 Sierra Madre DR



MLS #:	21068894	Status:	Pending	Beds:	3	L Price:	\$240,000
County:	Tarrant	Baths:	2/0	Yr Blt:	2003		
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	1,371	DOM:	52		
Type:	Single Family	Pool:	No	Acres:	0.115		
Parking:	Garage, Garage Door Opener, Garage						
Rmks:	Faces Front Instant Equity Opportunity in a Highly Desired Neighborhood! This 3 bedroom, 2 Bath Home has large windows throughout creating a bright and cheerful atmosphere. The split bedroom design offers the perfect balance of tranquility and accessibility. The inviting kitchen comes complete with a spacious island that makes cooking, entertaining and gathering effortless. The back patio is semi-private and is conducive to rest and relaxation. The air conditioner was replaced in July 2025 and Fresh Interior Paint and Trim, September 2025. Roof is approx 3-4 years old.						
Direct:	GPS						

3217 Muleshoe LN



MLS #:	21104389	Status:	Pending	Beds:	4	L Price:	\$340,000
County:	Tarrant	Baths:	2/0	Yr Blt:	2001		
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	1,854	DOM:	18		
Type:	Single Family	Pool:	No	Acres:	0.150		
Parking:	Garage, Garage Door Opener, Garage						
Rmks:	Faces Front, Garage Single Door Beautifully transformed 4 bed, 2 bath home that truly stands out for its design and detail. Every inch of this Eagle Ranch home has been reimaged with a modern yet inviting style. Photos do not do this home justice, a must see in person to fully appreciate! The open floor plan features LVP flooring through the main living areas and oak floors in the bedrooms. Floor-to-ceiling faux-stone gas fireplace and custom lighting throughout. The fully remodeled kitchen was redesigned with all new cabinetry including added counterspace and additional cabinets extending into the breakfast area, creating extra storage and the perfect coffee bar! Finished with quartz countertops, an expansive breakfast bar and upgraded stainless appliances, this kitchen is as functional as it is beautiful! The privately positioned primary suite offers a fully remodeled bath with dual sinks, new cabinetry, a freestanding tub, walk-in shower with stainless multi-head tower and elegant backlit mirrors. Enjoy outdoor living with a freshly painted deck, newly stained fence and beautifully landscaped front and back yards, complete with a lemon tree! Additional features include a storage building, sprinkler system and new exterior paint. New AC in 2021. New water heater in 2023. Residents of Eagle Ranch enjoy access to a fishing pond with gazebo, parks, playgrounds, and walking trails.						
Direct:	GPS						

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Friday, January 2, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

7132 Denver City DR



MLS #:	21033795	Status:	Pending	Beds:	5	L Price:	\$399,900
County:	Tarrant	Baths:	2/1	Yr Blt:	2002		
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	2,603	DOM:	86		
Type:	Single Family	Pool:	Yes	Acres:	0.172		
Parking:	Driveway, Garage, Garage Faces Front						

Rmks: New Roof + New Price = Excellent Opportunity at \$399,900!
Now back on the market and offered at a refreshed, competitive price, this beautifully maintained Fort Worth home showcases major recent improvements, including a brand-new 30-year architectural roof installed in October 2025—an upgrade valued at approximately \$15,000. The home also features a sparkling in-ground pool and bright, open living spaces designed for comfort and style. The inviting floor plan offers abundant natural light, spacious rooms, and move-in-ready finishes throughout. The kitchen opens seamlessly to the living and dining areas, ideal for everyday living and entertaining. Step outside to a private backyard retreat with a refreshing pool and plenty of patio space to relax or host gatherings. With major updates already completed and a new price that reflects today's market, this home is ready for its next owner. Schedule your showing today to experience this exceptional property!

Direct: Head northwest on TX-199 W toward Menefee Ave. Turn right onto Roberts Cut Off Rd. Turn left onto Azle Ave. Turn right. Continue onto Boat Club Rd. Turn left onto Dalhart Dr. Turn right onto Denver City Dr.

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Oakmont & Associates, LLC





Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

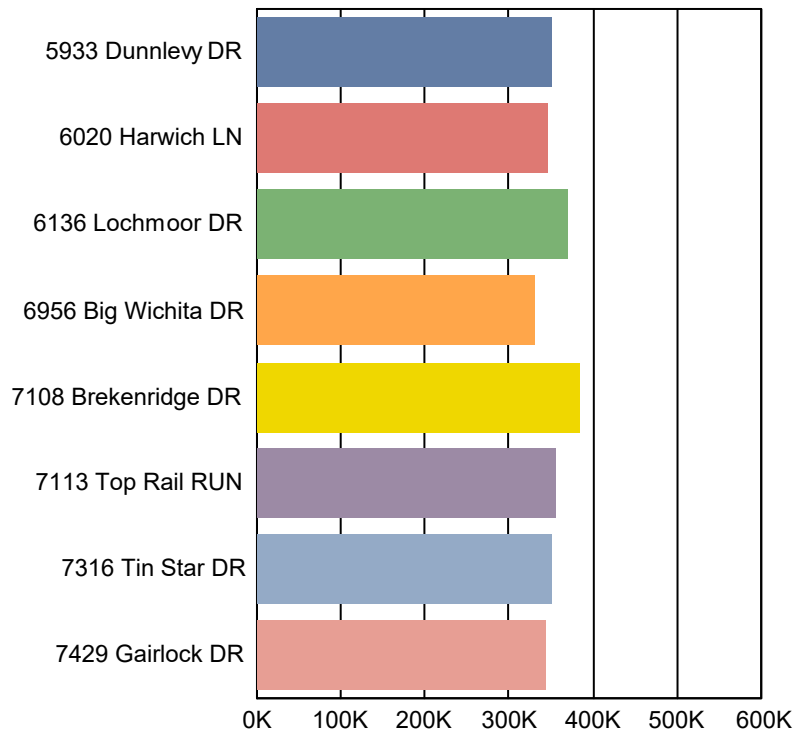
Friday, January 2, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	8
Lowest Price	\$329,000
Highest Price	\$385,000
Average Price	\$353,700
Avg. Price/SqFt	\$157.26
Avg DOM	90



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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

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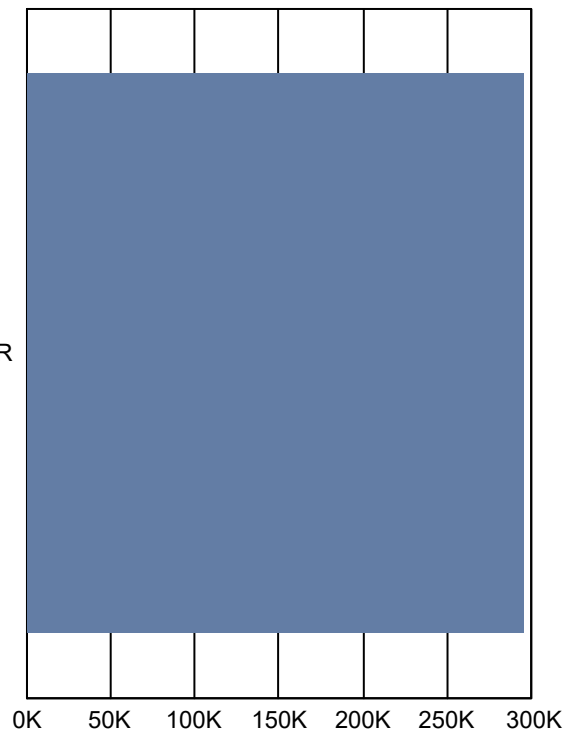
CMA Pro Report

These pages give a general overview of the selected properties.

Active Option Contract Properties

Total # of Listings	1
Lowest Price	\$295,000
Highest Price	\$295,000
Average Price	\$295,000
Avg. Price/SqFt	\$177.93
Avg DOM	29

6801 Sierra Madre DR



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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

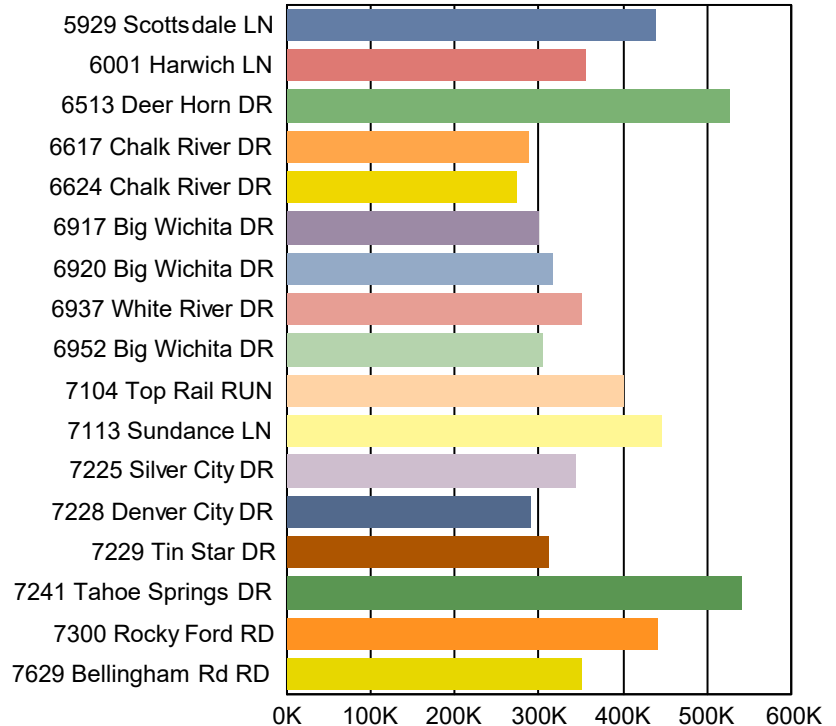
Friday, January 2, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

Total # of Listings	17
Lowest Price	\$272,200
Highest Price	\$540,000
Average Price	\$368,706
Avg. Price/SqFt	\$164.28
Avg DOM	38



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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Friday, January 2, 2026

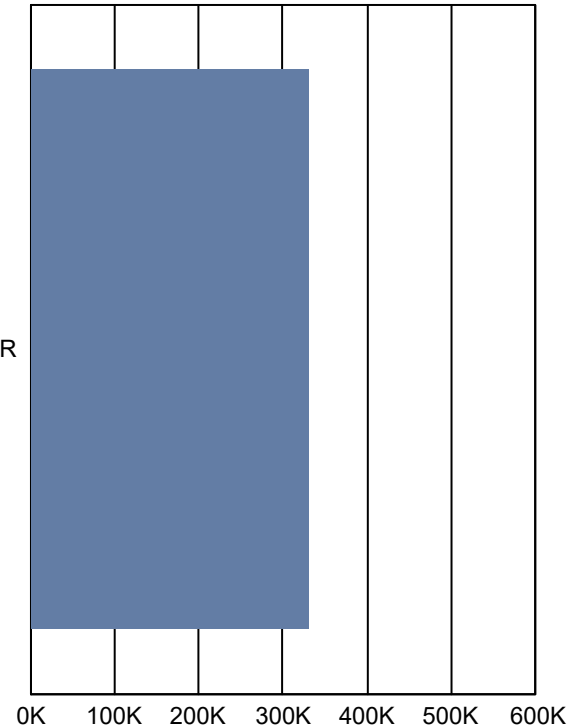
CMA Pro Report

These pages give a general overview of the selected properties.

Expired Properties

Total # of Listings	1
Lowest Price	\$329,900
Highest Price	\$329,900
Average Price	\$329,900
Avg. Price/SqFt	\$155.10
Avg DOM	80

6140 Lochmoor DR



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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Friday, January 2, 2026

CMA Pro Report

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Pending Properties

Total # of Listings	3
Lowest Price	\$240,000
Highest Price	\$399,900
Average Price	\$326,633
Avg. Price/SqFt	\$170.69
Avg DOM	52



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Comparative Market Analysis

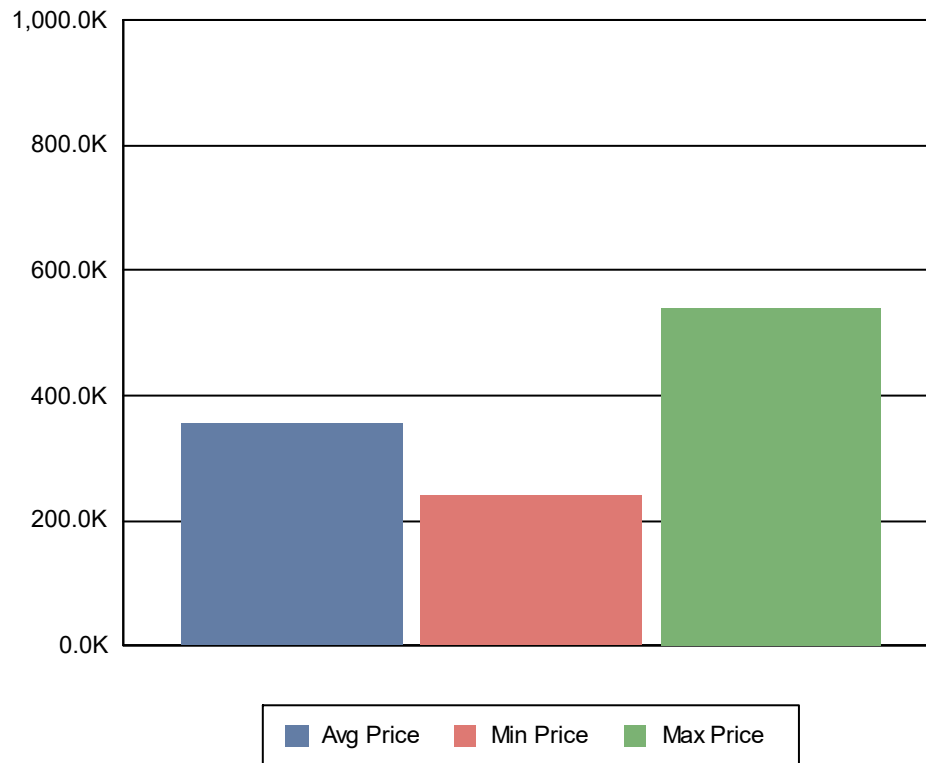
7421 Innisbrook Lane
Fort Worth, 76179

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CMA Pro Report

These pages give a general overview of the selected properties.

Summary Graph/Analysis



Cumulative Analysis

Listing Category	Lowest Price	Highest Price	Average Price	Avg \$ Per SF
Active	\$329,000	\$385,000	\$353,700	\$157.26
Active Option Contract	\$295,000	\$295,000	\$295,000	\$177.93
Closed	\$272,200	\$540,000	\$368,706	\$164.28
Expired	\$329,900	\$329,900	\$329,900	\$155.10
Pending	\$240,000	\$399,900	\$326,633	\$170.69
Totals / Averages	\$240,000	\$540,000	\$356,747	\$163.20

Sold Property Analysis

Address	List Price	Closed Price	DOM	%SP/LP	SP/Sqft
Total Averages					

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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Friday, January 2, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
Active									
A	6956 Big Wichita DR	4	2.0	1,850	\$177.84	\$329,000			49
A	7429 Gairlock DR	3	2.1	2,163	\$159.50	\$345,000			23
A	6020 Harwich LN	3	2.0	2,138	\$161.79	\$345,900			219
A	5933 Dunnlevy DR	3	2.0	2,035	\$171.94	\$349,900			2
A	7316 Tin Star DR	3	2.1	2,062	\$169.69	\$349,900			157
A	7113 Top Rail RUN	4	2.1	3,287	\$108.00	\$355,000			184
A	6136 Lochmoor DR	4	2.1	2,537	\$145.80	\$369,900			21
A	7108 Brekenridge DR	4	2.1	2,354	\$163.55	\$385,000			64
Active Option Contract									
AOC	6801 Sierra Madre DR	3	2.0	1,658	\$177.93	\$295,000			29
Closed									
C	6624 Chalk River DR	3	2.0	1,844	\$147.61	\$280,000	\$272,200	09/25/2025	71
C	6617 Chalk River DR	3	2.0	1,658	\$173.70	\$285,000	\$288,000	10/30/2025	33
C	7228 Denver City DR	4	2.0	2,032	\$142.72	\$290,000	\$290,000	12/16/2025	66
C	6917 Big Wichita DR	3	2.0	1,600	\$187.50	\$292,000	\$300,000	09/10/2025	4
C	6952 Big Wichita DR	3	2.0	1,899	\$159.29	\$299,900	\$302,500	09/25/2025	43
C	7229 Tin Star DR	4	3.1	1,868	\$165.95	\$299,990	\$310,000	11/25/2025	131
C	6920 Big Wichita DR	4	2.0	1,865	\$168.90	\$315,000	\$315,000	10/14/2025	45
C	7225 Silver City DR	3	2.1	1,972	\$174.95	\$385,000	\$345,000	11/21/2025	7
C	7629 Bellingham Rd RD	4	2.0	1,854	\$188.73	\$349,900	\$349,900	10/30/2025	112
C	6937 White River DR	4	2.0	2,070	\$169.08	\$350,000	\$350,000	11/20/2025	14
C	6001 Harwich LN	3	2.0	1,991	\$179.06	\$365,000	\$356,500	07/18/2025	13
C	7104 Top Rail RUN	5	3.1	3,904	\$102.43	\$399,900	\$399,900	12/03/2025	15
C	5929 Scottsdale LN	5	3.1	3,103	\$141.48	\$439,000	\$439,000	12/08/2025	18
C	7300 Rocky Ford RD	4	2.0	2,243	\$196.17	\$435,000	\$440,000	12/22/2025	33
C	7113 Sundance LN	4	2.1	3,093	\$143.87	\$449,000	\$445,000	08/01/2025	23
C	6513 Deer Horn DR	5	2.0	2,334	\$224.94	\$530,000	\$525,000	07/28/2025	7
C	7241 Tahoe Springs DR	6	3.1	4,275	\$126.32	\$555,000	\$540,000	12/18/2025	4
Expired									
X	6140 Lochmoor DR	4	2.1	2,127	\$155.10	\$329,900			80
Pending									
P	6725 Sierra Madre DR	3	2.0	1,371	\$175.05	\$240,000			52
P	3217 Muleshoe LN	4	2.0	1,854	\$183.39	\$340,000			18

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CMA Pro Report

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S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
P	7132 Denver City DR	5	2.1	2,603	\$153.63	\$399,900			86

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