



Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Monday, February 9, 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
21127747	12/11/2025	6136 Lochmoor DR	Single Family	2,537	4	2.1	\$359,999	59
21167824	01/30/2026	7409 Errandale DR	Single Family	2,018	4	2.0	\$360,000	10
21170873	02/06/2026	7520 Innisbrook LN	Single Family	2,225	4	2.1	\$390,000	3
Averages:				2,260	4	2/1	\$370,000	24

Status: Active Option Contract

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21164564	02/07/2026	7452 Durness DR	Single Family	2,274	3	2.0	\$349,900	8
Averages:				2,274	3	2/1	\$349,900	8

Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
20986643	01/13/2026	7113 Top Rail RUN	Single Family	3,287	4	2.1	\$350,000	195
Averages:				3,287	4	2/1	\$350,000	195

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21120022	01/09/2026	6801 Sierra Madre DR	Single Family	1,658	3	2.0	\$295,000	18
21104389	01/06/2026	3217 Muleshoe LN	Single Family	1,854	4	2.0	\$340,000	18
20912149	11/07/2025	7525 Rothbury DR	Single Family	2,077	4	2.0	\$341,650	145
21094110	11/21/2025	7225 Silver City DR	Single Family	1,972	3	2.1	\$345,000	7
21081999	11/20/2025	6937 White River DR	Single Family	2,070	4	2.0	\$350,000	14
20736945	11/18/2024	7632 Northumberland DR	Single Family	1,953	4	2.0	\$370,000	33
20604246	06/25/2024	7501 Innisbrook LN	Single Family	2,012	3	2.0	\$370,000	20
20629094	07/18/2024	7529 Innisbrook LN	Single Family	2,005	4	2.0	\$374,900	14
20855521	04/28/2025	6805 White River DR	Single Family	2,294	4	2.0	\$387,000	37
21033795	01/06/2026	7132 Denver City DR	Single Family	2,603	5	2.1	\$395,000	86
21068792	12/03/2025	7104 Top Rail RUN	Single Family	3,904	5	3.1	\$399,900	15
20911232	06/13/2025	7216 Denver City DR	Single Family	2,913	4	2.1	\$409,000	5
20940216	06/20/2025	7745 Northumberland DR	Single Family	2,674	5	2.1	\$435,000	4
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
20621007	07/10/2024	7233 Tahoe Springs DR	Single Family	2,591	4	2.1	\$449,900	7
20939763	06/20/2025	6953 Bent Spur DR	Single Family	2,623	4	2.1	\$475,000	7
21006566	09/16/2025	6521 Deer Horn DR	Single Family	2,292	4	2.0	\$525,000	5
21124233	12/18/2025	7241 Tahoe Springs DR	Single Family	4,275	6	3.1	\$540,000	4

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





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Averages: **2,479** **4** **2/1** **\$404,597** **26**

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	3	\$370,000	\$165.19	\$360,000	\$359,999	\$390,000	24
Actv Contingent							
Active Kick Out							
Actv Opt Cntrct	1	\$349,900	\$153.87	\$349,900	\$349,900	\$349,900	8
CANCELLED							
EXPIRED							
PENDING	1	\$350,000	\$106.48	\$350,000	\$350,000	\$350,000	195
SOLD	19	\$404,597	\$168.75	\$395,000	\$295,000	\$540,000	26
TEMP OFF MRKT							
WITHDRAWN							
Total	24	\$395,719	\$165.09	\$380,950	\$295,000	\$540,000	32

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Active Properties

6136 Lochmoor DR



MLS #:	21127747	Status:	Active	Beds:	4	L Price:	\$359,999
County:	Tarrant	Baths:	2/1	Yr Blt:	2006	DOM:	59
Subdiv:	Innisbrook Place	SqFt:	2,537	Pool:	No	Acres:	0.230
Type:	Single Family						
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

7409 Errandale DR



MLS #:	21167824	Status:	Active	Beds:	4	L Price:	\$360,000
County:	Tarrant	Baths:	2/0	Yr Blt:	2014	DOM:	10
Subdiv:	Innisbrook Place	SqFt:	2,018	Pool:	No	Acres:	0.166
Type:	Single Family						
Parking:	Garage, Garage Door Opener, Garage						

Rmks: Faces Front
This well-maintained home features a very open floor plan that looks much larger than its square footage. The beautiful kitchen offers granite countertops, stainless steel appliances, and abundant cabinet and counter space. The spacious yet cozy living room is highlighted by a wood-burning fireplace. Enjoy outdoor living in the generously sized backyard with an extended patio, perfect for entertaining.

Direct: Use GPS Instructions

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Active Properties

7520 Innisbrook LN



MLS #:	21170873	Status:	Active	Beds:	4	L Price:	\$390,000
County:	Tarrant	Baths:	2/1	Yr Blt:	2008	DOM:	3
Subdiv:	Innisbrook Place	SqFt:	2,225	Pool:	Yes	Acres:	0.166
Type:	Single Family						
Parking:	Garage, Garage Faces Front						

Rmks: Welcome to 7520 Innisbrook Lane, where comfort, relaxation, and everyday convenience come together to create a place you'll truly love coming home to. From the moment you walk in, you'll notice the natural light, inviting layout, and comfortable flow designed for real life — from quiet mornings with coffee to hosting friends and family gatherings. The spacious living area connects seamlessly to the kitchen and dining space, creating the heart of the home where memories are made. The kitchen offers generous cabinet storage, ample counter space, and a layout that keeps you connected to the main living areas, making both daily routines and entertaining easy. The primary suite provides a peaceful retreat at the end of the day, complete with an ensuite bath and spacious closet. Secondary bedrooms offer flexibility for guests, a home office, a workout space, or hobbies. Step outside to your private backyard oasis featuring a pool and spa, perfect for cooling off during Texas summers, hosting weekend gatherings, or unwinding under the evening sky. Whether it's pool days with friends or relaxing in the spa after a long day, this outdoor space is designed for year-round enjoyment. Located in an established neighborhood near parks, shopping, dining, and major commuter routes, this home offers not just a place to live — but a lifestyle of connection and convenience in the heart of DFW. Whether you're buying your first home, relocating, or simply ready for your next chapter, 7520 Innisbrook Lane is ready to welcome you home. Schedule your private showing today and experience it for yourself. While great care is taken to ensure the accuracy of MLS Data, buyers or buyers' agents need to verify measurements, schools, taxes, and all other information.

Direct: Please use GPS

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Active Option Contract Properties

7452 Durness DR



MLS #:	21164564	Status:	Active Option Cor	Beds:	3	L Price:	\$349,900
County:	Tarrant			Baths:	2/0		
Subdiv:	Innisbrook Place			Yr Blt:	2006		
Type:	Single Family			SqFt:	2,274	DOM:	8
Parking:	Garage, Garage Door Opener			Pool:	No	Acres:	0.154

Rmks: Well-maintained Sandlin-built home featuring a recently replaced roof 2021 and updated solar screens on the windows for added energy efficiency. Enjoy exceptional privacy with only one neighboring property, as the home backs to a peaceful greenbelt and offers tranquil water views from the game room.

The flexible game room includes a pool table and can also be used as a formal dining space. The large open-concept floor plan is ideal for entertaining, with art niches enhancing the entry and main living areas.

The island kitchen features Corian countertops and opens seamlessly to the living area. Bedrooms are thoughtfully split for privacy. The primary suite includes a separate shower, separate vanities, a jetted tub, and a spacious walk-in closet.

Additional highlights include access to a community pool, making this home a perfect blend of comfort, privacy, and lifestyle amenities.

Direct: Decatur Rd to WJ Boaz Rd to Innisbrook follow around to Durness Dr

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Closed Properties

6801 Sierra Madre DR



MLS #: 21120022	Status: Closed	Beds: 3	L Price: \$295,000
County: Tarrant		Baths: 2/0	S Price: \$295,000
Subdiv: Ranch At Eagle Mountain Add		Yr Blt: 2003	S Date: 1/9/2026
Type: Single Family		SqFt: 1,658	DOM: 18
Parking: Driveway		Pool: No	Acres: 0.115

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

3217 Muleshoe LN



MLS #: 21104389	Status: Closed	Beds: 4	L Price: \$340,000
County: Tarrant		Baths: 2/0	S Price: \$340,000
Subdiv: Ranch At Eagle Mountain Add		Yr Blt: 2001	S Date: 1/6/2026
Type: Single Family		SqFt: 1,854	DOM: 18
Parking: Garage, Garage Door Opener, Garage		Pool: No	Acres: 0.150

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 reimagined 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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Closed Properties

7525 Rothbury DR



MLS #: 20912149	Status: Closed	Beds: 4	L Price: \$349,900
County: Tarrant		Baths: 2/0	S Price: \$341,650
Subdiv: Innisbrook Place		Yr Blt: 2020	S Date: 11/7/2025
Type: Single Family		SqFt: 2,077	DOM: 145
Parking: Epoxy Flooring, Garage, Workshop in Garage		Pool: No	Acres: 0.150

Rmks: Welcome to this beautifully maintained home nestled in a desirable Fort Worth neighborhood. Featuring a modern open-concept layout, this residence offers both style and functionality for comfortable everyday living and effortless entertaining.

The heart of the home is the spacious kitchen, equipped with sleek stainless steel appliances, stunning granite countertops, and a large kitchen island perfect for meal prep or casual dining. The open flow into the dining and living areas ensures you'll never miss a moment with family or guests. Step outside to enjoy the covered back patio, ideal for relaxing evenings or weekend barbecues, with plenty of backyard space for pets, play, or gardening.

Additional highlights include generous bedroom sizes, ample storage, and elegant finishes throughout. Don't miss the opportunity to make this beautiful house your new home!

Direct: Use gps for driving directions.

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Closed Properties

7225 Silver City DR



MLS #:	21094110	Status:	Closed	Beds:	3	L Price:	\$385,000
County:	Tarrant	Baths:	2/1	S Price:	\$345,000	S Date:	11/21/2025
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2005	S Date:	11/21/2025	DOM:	7
Type:	Single Family	SqFt:	1,972	DOM:	7	Acres:	0.106
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

6937 White River DR



MLS #:	21081999	Status:	Closed	Beds:	4	L Price:	\$350,000
County:	Tarrant	Baths:	2/0	S Price:	\$350,000	S Date:	11/20/2025
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2015	S Date:	11/20/2025	DOM:	14
Type:	Single Family	SqFt:	2,070	DOM:	14	Acres:	0.162
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.

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7632 Northumberland DR



MLS #: 20736945	Status: Closed	Beds: 4	L Price: \$374,900
County: Tarrant		Baths: 2/0	S Price: \$370,000
Subdiv: Innisbrook Place		Yr Blt: 2021	S Date: 11/18/2024
Type: Single Family		SqFt: 1,953	DOM: 33
Parking: Covered, Driveway, Garage, Garage		Pool: No	Acres: 0.125

Rmks: Door Opener, Garage Faces Front, This immaculate open concept floor plan in Innesbrook Place is ready for its new owners. Like new in Saginaw ISD; the home hosts 4 bedrooms, 2 baths with tons of upgrades. Modern quartz countertops in all the bathrooms with under-mount sinks, large farmhouse sink in kitchen, gas cooktop and built in microwave that vents to the outside. Beautiful subway tile accentuates the character in the home. Spacious dining area, kitchen and living room with a gas fireplace has a warm & inviting ambiance perfect for entertaining or the cozy home feel. The master bedroom has tray ceilings, lots of natural light and the in suite master bathroom showcases a large soaking tub with separate shower and large walk in closet. Engineered hardwood floors sprawl the home from the entryway to rear & upgraded carpeting in bedrooms are plush on the feet. Separate utility room with shelving, large entryway & mudroom. Lovely outdoor living space as well with covered patio & spacious backyard complete this beauty.

Direct: Use GPS for best route

7501 Innisbrook LN



MLS #: 20604246	Status: Closed	Beds: 3	L Price: \$394,000
County: Tarrant		Baths: 2/0	S Price: \$370,000
Subdiv: Innisbrook Place		Yr Blt: 2017	S Date: 6/25/2024
Type: Single Family		SqFt: 2,012	DOM: 20
Parking: Driveway, Garage, Kitchen Level		Pool: No	Acres: 0.158

Rmks: Stunning 3 bed, 2 bath home with custom features & upgrades throughout! 10 ft. ceilings, 5 in. baseboards, custom shaker cabinets, granite countertops, granite composite farm sink, upgraded Anderson Low E windows, & the list goes on! Walking in you have beautiful tile throughout the dining, kitchen, mud room & laundry areas. Large formal dining with butlers pantry leading you into the kitchen. The main living area has a beautiful brick fireplace & plenty of room for seating. Two large bedrooms with a full bath are separate from the large master suite. The master has a beautiful en-suite bath with walk in shower, separate tub & huge closet with a built in dresser. HOA features swimming pool & occasional food truck nights for neighbors to enjoy. Located in close proximity everything! Schools, shopping & restaurants less than 2 miles away! Downtown Ft Worth 12 miles away!

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7529 Innisbrook LN



MLS #: 20629094	Status: Closed	Beds: 4	L Price: \$374,900
County: Tarrant		Baths: 2/0	S Price: \$374,900
Subdiv: Innisbrook Place		Yr Blt: 2016	S Date: 7/18/2024
Type: Single Family		SqFt: 2,005	DOM: 14
Parking: Garage, Garage Door Opener, Garage		Pool: No	Acres: 0.190

Rmks: Double Door, Garage Faces Front
Welcome to your dream home at Innisbrook Place! Just minutes away from Eagle Mountain Lake. Step inside to discover a spacious and open-concept layout boasting four bedrooms, with the primary suite away from the other 3 bedrooms allowing you to have your own special retreat. The stunning hardwood floors that flow seamlessly through the living spaces, leading you to the heart of the home. A chef's kitchen adorned with a large granite island, perfect for entertaining. Equipped with stainless steel appliances and a large pantry. Retreat to your luxurious master suite featuring, a large standalone tub, offering an oasis to unwind after a long day. The front two bedrooms and bathrooms allow the perfect size rooms. Nestled on a corner lot, this property boasts a sprawling backyard, providing ample space for outdoor activities and gatherings. This home has been meticulously maintained. Conveniently located across from the community pool.

Direct: come check it out

6805 White River DR



MLS #: 20855521	Status: Closed	Beds: 4	L Price: \$399,900
County: Tarrant		Baths: 2/0	S Price: \$387,000
Subdiv: Ranch At Eagle Mountain Add		Yr Blt: 2004	S Date: 4/28/2025
Type: Single Family		SqFt: 2,294	DOM: 37
Parking: Driveway		Pool: No	Acres: 0.170

Rmks: Gorgeous home in the Ranch at Eagle Mountain. Inviting open floor plan features 4 bedrooms 2 bath with split floor plan. Kitchen has breakfast area, large island, gas cooktop, refrigerator, microwave and walk-in pantry. Big master suite with bay windows and master bath has a double vanity, walk in closet, jetted tub, and separate shower. Garage has a wall of cabinets with a workshop counter. Large backyard with beautiful landscapes and nice newly covered patio, hot tub and outdoor living space, large storage building to convey with home.

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7132 Denver City DR



MLS #:	21033795	Status:	Closed	Beds:	5	L Price:	\$399,900
County:	Tarrant	Baths:	2/1	S Price:	\$395,000	S Date:	1/6/2026
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2002	S Date:	1/6/2026	DOM:	86
Type:	Single Family	SqFt:	2,603	DOM:	86	Acres:	0.172
Parking:	Driveway, Garage, Garage Faces Front	Pool:	Yes				

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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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	S Date:	12/3/2025
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2001	DOM:	15	Acres:	0.164
Type:	Single Family	SqFt:	3,904	Pool:	No		
Parking:	Driveway, Garage, Garage Faces Front						

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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7216 Denver City DR



MLS #: 20911232	Status: Closed	Beds: 4	L Price: \$409,000
County: Tarrant		Baths: 2/1	S Price: \$409,000
Subdiv: Ranch At Eagle Mountain Add		Yr Blt: 2001	S Date: 6/13/2025
Type: Single Family		SqFt: 2,913	DOM: 5
Parking: Garage Door Opener, Garage Faces		Pool: No	Acres: 0.172

Rmks: Discover this rare, single-story gem in the highly sought-after Eagle Ranch community, offering 2,913 square feet of thoughtfully designed living space. Boasting 4 spacious bedrooms, 2.5 baths, and 2 generous living areas—each warmed by its own cozy fireplace—this home balances elegance and functionality. Entertain with ease in two distinct dining spaces or set up a home office in the light-filled study, complete with rich wood floors that extend through the entry and formal areas. The heart of the home is a beautifully remodeled kitchen featuring stainless-steel appliances, a large center island, gleaming quartz countertops, and a gas stovetop set against a classic subway-tile backsplash. Step from here into the casual living area with its second fireplace, where friends and family will gather year-round. Retreat to your expansive primary suite, anchored by a serene sitting area and a charming bay window overlooking the private backyard. The spa-inspired primary bathroom has been tastefully upgraded with separate vanities, a roomy walk-in shower, an oversized garden tub perfect for unwinding, and an spacious walk-in closet. Three additional bedrooms share a convenient Jack-and-Jill bath, ensuring privacy and comfort for everyone. Outside, enjoy a covered patio ideal for morning coffee or evening barbecues, all within a newly fenced yard that’s been immaculately maintained. Eagle Ranch residents benefit from Eagle Mountain–Saginaw ISD schools and access to a community park featuring a playground, pond, jogging trails, and a challenging frisbee-golf course. Don’t miss the opportunity to own this exceptional one-story home—where thoughtful updates and community amenities unite to offer the ultimate North Texas lifestyle.

Direct: Google maps or Apple maps

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Monday, February 9, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

7745 Northumberland DR



MLS #:	20940216	Status:	Closed	Beds:	5	L Price:	\$439,900
County:	Tarrant	Baths:	2/1	S Price:	\$435,000	S Date:	6/20/2025
Subdiv:	Innisbrook Place	Yr Blt:	2019	S Date:	6/20/2025	DOM:	4
Type:	Single Family	SqFt:	2,674	DOM:	4	Acres:	0.155
Parking:	Covered, Garage, Garage Door Opener, Garage Faces Front, Garage Single			Pool:	Yes		

Rmks: Welcome to this warm and inviting 5-bedroom, 2.5-bath home—flexible as a 4-bed with an office—ideally located in Eagle Mountain-Saginaw ISD and walking distance to Boswell High School. No rear neighbors. The open layout features a beautifully upgraded kitchen with rich espresso cabinets, granite counters, herringbone backsplash, and stainless appliances including a built-in gas cooktop. The primary suite offers dual sinks with extra storage, plus a separate tub and shower. Upstairs you'll find three bedrooms, a full bath, and a spacious game room with projector and projector screen—ideal for movie nights or play. The backyard is a true retreat: sparkling pool, built-in grill, covered patio with string lights, fire pit, and room to play or let pets roam. Built in 2019 by Riverside, this home stands out with spray foam insulation throughout the entire home—walls and attic—offering superior energy efficiency, year-round comfort, and lower utility costs. The community features a neighborhood pool, walking trails, and stocked fishing ponds—perfect for weekend relaxation. Just minutes from schools, shopping, and dining. Turnkey, well-located, and ready for its next chapter. Schedule your showing today!

Direct: From W J Boaz Rd, head north on Bellingham Rd all the way to the end until you run into Northumberland Dr. Turn right, property will be on left

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Oakmont & Associates, LLC





Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

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CMA Pro Report

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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	S Date:	12/22/2025
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2009	SqFt:	2,243	DOM:	33
Type:	Single Family	Pool:	Yes	Acres:	0.215		
Parking:	Covered, Driveway, Garage, Garage						

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 Gunitite 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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Comparative Market Analysis

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Fort Worth, 76179

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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

7113 Sundance LN



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

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 Calgary Ct, Left onto Sundance Ln

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Oakmont & Associates, LLC





Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Monday, February 9, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

7233 Tahoe Springs DR



MLS #: 20621007	Status: Closed	Beds: 4	L Price: \$449,900
County: Tarrant		Baths: 2/1	S Price: \$449,900
Subdiv: Ranch At Eagle Mountain Add		Yr Blt: 2007	S Date: 7/10/2024
Type: Single Family		SqFt: 2,591	DOM: 7
Parking: Concrete, Driveway, Epoxy Flooring, Garage, Garage Door Opener, Garage		Pool: No	Acres: 0.200

Rmks: Welcome to this meticulously maintained haven featuring 4 bedrooms, 2.5 baths, office and formal dining area. No expense was spared on updating! Step inside to discover a spacious layout with new wood look tile flooring, with carpet in 3 bedrooms. Marvel at the breathtaking sunset views from the covered patio which backs to a serene natural greenbelt area. The primary suite is a retreat in itself, featuring an oversized layout with a designated sitting or fitness equipment area, ensuring both relaxation and functionality. Prepare to be wowed by the kitchen featuring new countertops, island, ss appliances, and expanded display cabinets, perfect for culinary adventures. Rest easy knowing all major systems have been replaced. The roof was replaced in 2021, HVAC 2020, furnace and new hot water heater 2022, new ceiling fans, blinds, and fresh paint in entire home. Bonus features: epoxy garage floor, generator, and sprinkler system. Community features fishing pond, playground, and trails.

Direct: North on Boat Club Road, turn left on Eagle Ranch Blvd, Go past park and turn right on Tahoe Springs. Home is on the left side.

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Oakmont & Associates, LLC





CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

6953 Bent Spur DR



MLS #:	20939763	Status:	Closed	Beds:	4	L Price:	\$485,000
County:	Tarrant	Baths:	2/1	S Price:	\$475,000	S Date:	6/20/2025
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2012	S Date:	6/20/2025	DOM:	7
Type:	Single Family	SqFt:	2,623	DOM:	7	Acres:	0.184
Parking:	Garage	Pool:	Yes				

Rmks: Welcome to your dream home just minutes from Eagle Mountain Lake! This stunning 2-story, 4-bedroom, 2.5-bath beauty offers a spacious layout with vaulted ceilings and a large home office. You'll love the custom countertops and the warm touches throughout the home.

The primary suite is your personal escape with plush carpet, plantation shutters, and a spa-like bathroom featuring a granite double vanity, Jacuzzi tub, and a custom walk-in tiled shower. The walk-in closet even connects directly to the laundry room for extra convenience!

Step outside into your own backyard retreat take a dip in the sparkling pool or enjoy the playset with the kids. Whether you're entertaining or unwinding, this home is built for comfort and fun!

This community offers a stocked pond, trails, & disc golf!

Direct: From 820, Go North on Boat Club Road, Left on Eagle Ranch Blvd, Left on Hondo, Home will be directly in front of you.

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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Monday, February 9, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

6521 Deer Horn DR



MLS #:	21006566	Status:	Closed	Beds:	4	L Price:	\$525,000
County:	Tarrant	Baths:	2/0	S Price:	\$525,000	S Date:	9/16/2025
Subdiv:	Ranch At Eagle Mountain Add	Yr Blt:	2013	S Date:	9/16/2025	DOM:	5
Type:	Single Family	SqFt:	2,292	DOM:	5	Acres:	0.240
Parking:	Driveway, Epoxy Flooring, Garage Door Opener, Garage Double Door, Garage			Pool:	Yes		

Rmks: Still showing and accepting back up offers! Stunning Home with Resort-Style Backyard! Welcome to this beautiful 4-bedroom, 2-bathroom home nestled in the highly sought-after side walk community of Eagle Ranch. Designed for modern living with luxurious touches, this property seamlessly blends style and functionality. Step outside to your own private oasis. The expansive backyard features a sparkling, heated swimming pool, a relaxing hot tub, and a spectacular covered outdoor living space – perfect for entertaining year-round. The outdoor patio is complete with mounted TVs, built-in heater, and plenty of space for dining and lounging. It's the ideal spot for hosting summer BBQs or cozy evenings under the stars. Inside, the home is equally impressive with an abundance of thoughtful updates and high-end finishes throughout. Plantation shutters grace the windows, adding both style and privacy. The updated kitchen is a chef's dream, boasting sleek quartz countertops, a spacious island, and plenty of storage. The walk-in pantry is a standout, offering custom shelving, drawers, and a dedicated appliance counter – ideal for meal prep or keeping kitchen gadgets organized. The laundry room is conveniently connected to the primary bedroom closet, making laundry day a breeze. The spacious primary bedroom features a striking accent wall with a floating headboard, creating a tranquil retreat. A perfect blend of comfort and elegance, this is a space you'll look forward to relaxing in. The versatile garage offers more than just parking. It's equipped with a mini-split AC unit and gas heater, making it ideal for use as a home gym, workshop, or extra storage. Whether you're working on projects or getting in a workout, this space adapts to your needs. This community offers easy access to walking trails, fishing pond, playground, and frisbee golf. Don't miss out on this incredible opportunity to live in a home that has it all – luxury, convenience, and a true sense of retreat.

Direct: North on Boat Club Drive. Turn left on Eagle Ranch Blvd. Right on Rocky Ford, then left on Deer Horn. Home on left side of street.

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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Monday, February 9, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

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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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

Monday, February 9, 2026

CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

7113 Top Rail RUN



MLS #:	20986643	Status:	Pending	Beds:	4	L Price:	\$350,000
County:	Tarrant	Baths:	2/1	Yr Blt:	2001	DOM:	195
Subdiv:	Ranch At Eagle Mountain Add	SqFt:	3,287	Pool:	No	Acres:	0.177
Type:	Single Family						
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.

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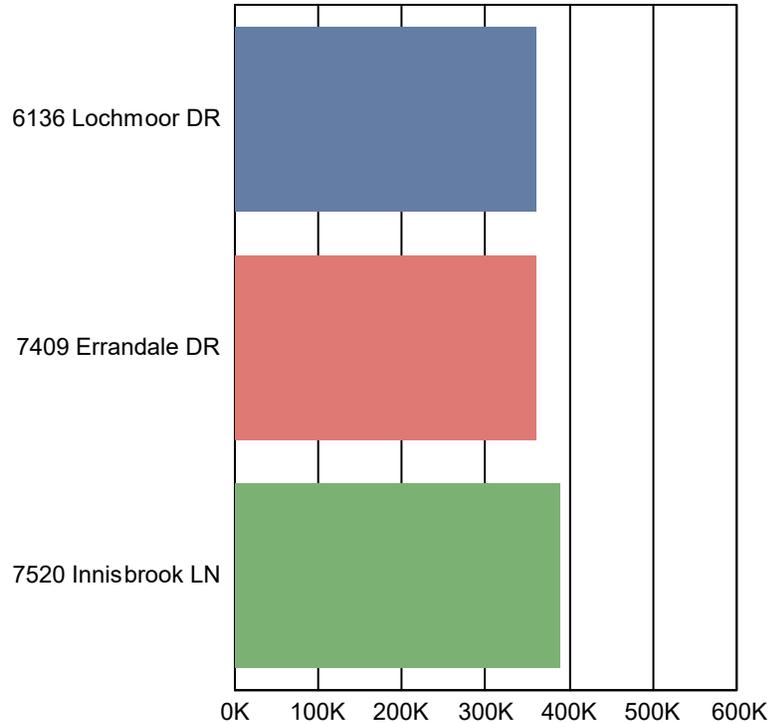


CMA Pro Report

These pages give a general overview of the selected properties.

Active Properties

Total # of Listings	3
Lowest Price	\$359,999
Highest Price	\$390,000
Average Price	\$370,000
Avg. Price/SqFt	\$165.19
Avg DOM	24



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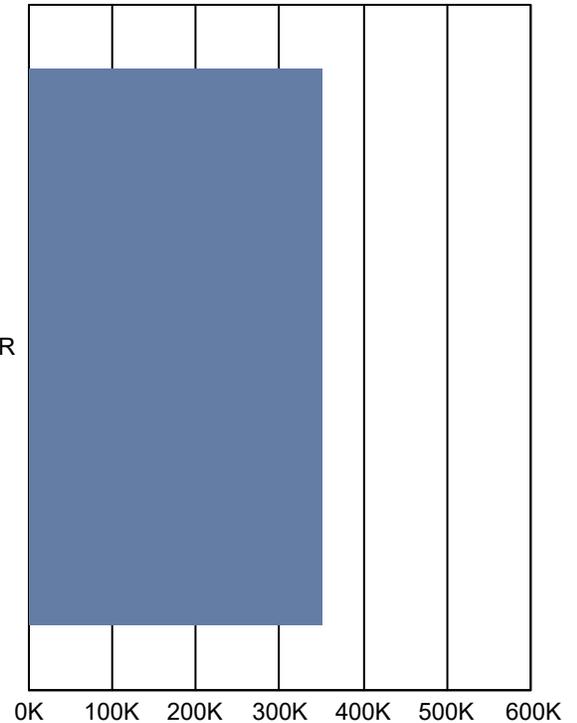
CMA Pro Report

These pages give a general overview of the selected properties.

Active Option Contract Properties

Total # of Listings	1
Lowest Price	\$349,900
Highest Price	\$349,900
Average Price	\$349,900
Avg. Price/SqFt	\$153.87
Avg DOM	8

7452 Durness DR



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Comparative Market Analysis

7421 Innisbrook Lane
Fort Worth, 76179

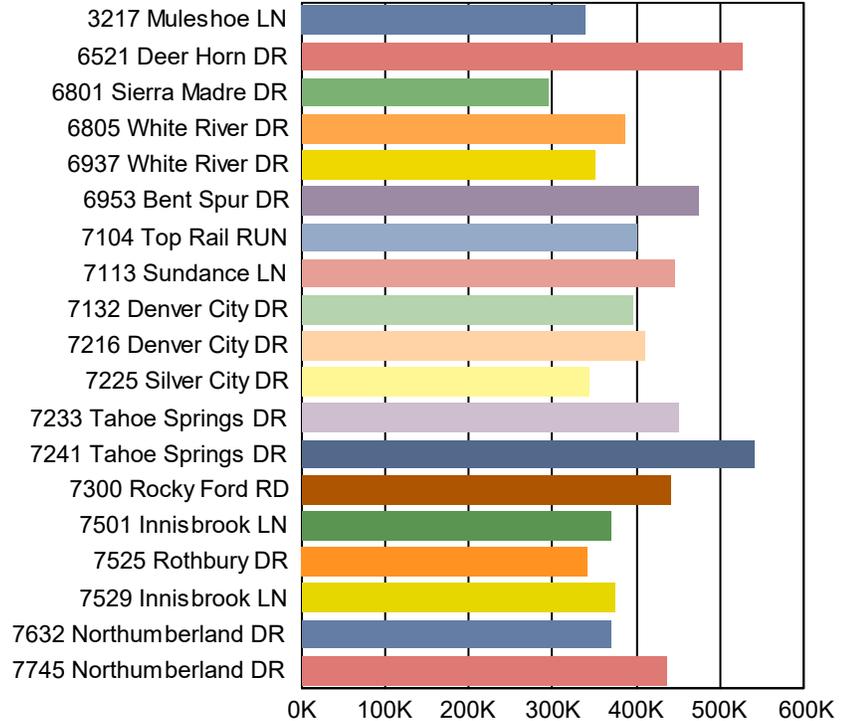
Monday, February 9, 2026

CMA Pro Report

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Closed Properties

Total # of Listings	19
Lowest Price	\$295,000
Highest Price	\$540,000
Average Price	\$404,597
Avg. Price/SqFt	\$168.75
Avg DOM	26



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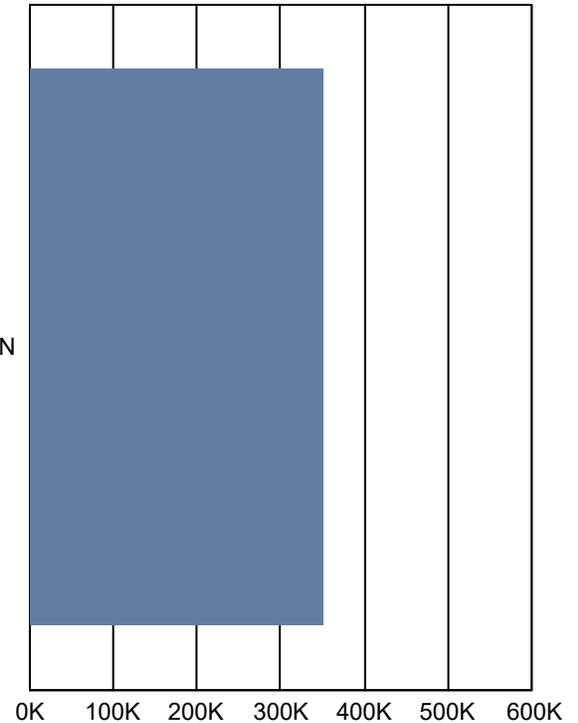
CMA Pro Report

These pages give a general overview of the selected properties.

Pending Properties

Total # of Listings	1
Lowest Price	\$350,000
Highest Price	\$350,000
Average Price	\$350,000
Avg. Price/SqFt	\$106.48
Avg DOM	195

7113 Top Rail RUN



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Comparative Market Analysis

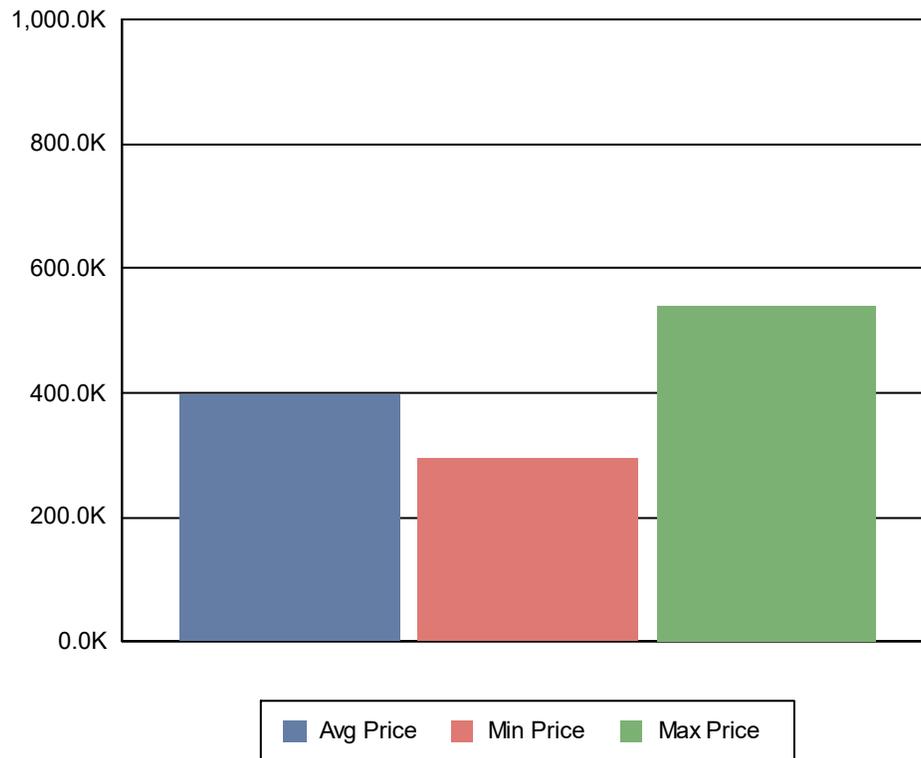
7421 Innisbrook Lane
Fort Worth, 76179

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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	\$359,999	\$390,000	\$370,000	\$165.19
Active Option Contract	\$349,900	\$349,900	\$349,900	\$153.87
Closed	\$295,000	\$540,000	\$404,597	\$168.75
Pending	\$350,000	\$350,000	\$350,000	\$106.48
Totals / Averages	\$295,000	\$540,000	\$395,719	\$165.09

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

Monday, February 9, 2026

CMA Pro Report

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Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
Active									
A	6136 Lochmoor DR	4	2.1	2,537	\$141.90	\$359,999			59
A	7409 Errandale DR	4	2.0	2,018	\$178.39	\$360,000			10
A	7520 Innisbrook LN	4	2.1	2,225	\$175.28	\$390,000			3
Active Option Contract									
AOC	7452 Durness DR	3	2.0	2,274	\$153.87	\$349,900			8
Closed									
C	6801 Sierra Madre DR	3	2.0	1,658	\$177.93	\$295,000	\$295,000	01/09/2026	18
C	3217 Muleshoe LN	4	2.0	1,854	\$183.39	\$340,000	\$340,000	01/06/2026	18
C	7525 Rothbury DR	4	2.0	2,077	\$164.49	\$349,900	\$341,650	11/07/2025	145
C	7225 Silver City DR	3	2.1	1,972	\$174.95	\$385,000	\$345,000	11/21/2025	7
C	6937 White River DR	4	2.0	2,070	\$169.08	\$350,000	\$350,000	11/20/2025	14
C	7632 Northumberland DR	4	2.0	1,953	\$189.45	\$374,900	\$370,000	11/18/2024	33
C	7501 Innisbrook LN	3	2.0	2,012	\$183.90	\$394,000	\$370,000	06/25/2024	20
C	7529 Innisbrook LN	4	2.0	2,005	\$186.98	\$374,900	\$374,900	07/18/2024	14
C	6805 White River DR	4	2.0	2,294	\$168.70	\$399,900	\$387,000	04/28/2025	37
C	7132 Denver City DR	5	2.1	2,603	\$151.75	\$399,900	\$395,000	01/06/2026	86
C	7104 Top Rail RUN	5	3.1	3,904	\$102.43	\$399,900	\$399,900	12/03/2025	15
C	7216 Denver City DR	4	2.1	2,913	\$140.41	\$409,000	\$409,000	06/13/2025	5
C	7745 Northumberland DR	5	2.1	2,674	\$162.68	\$439,900	\$435,000	06/20/2025	4
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	7233 Tahoe Springs DR	4	2.1	2,591	\$173.64	\$449,900	\$449,900	07/10/2024	7
C	6953 Bent Spur DR	4	2.1	2,623	\$181.09	\$485,000	\$475,000	06/20/2025	7
C	6521 Deer Horn DR	4	2.0	2,292	\$229.06	\$525,000	\$525,000	09/16/2025	5
C	7241 Tahoe Springs DR	6	3.1	4,275	\$126.32	\$555,000	\$540,000	12/18/2025	4
Pending									
P	7113 Top Rail RUN	4	2.1	3,287	\$106.48	\$350,000			195

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Oakmont & Associates, LLC

