



# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## 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
21006315	07/21/2025	7228 Silver City DR	Single Family	1,345	3	2.0	\$269,900	52
21044659	08/28/2025	6617 Chalk River DR	Single Family	1,658	3	2.0	\$285,000	14
20890887	04/03/2025	6709 Chalk River DR	Single Family	1,859	3	2.0	\$289,999	153
21001824	07/17/2025	6625 Sierra Madre DR	Single Family	1,741	3	2.0	\$299,000	56
21045823	09/01/2025	7228 Denver City DR	Single Family	2,032	4	2.0	\$299,500	10
20952740	05/30/2025	7229 Tin Star DR	Single Family	1,868	4	3.1	\$314,990	104
21027595	08/09/2025	6920 Big Wichita DR	Single Family	1,865	4	2.0	\$315,000	33
20982054	06/27/2025	6140 Lochmoor DR	Single Family	2,127	4	2.1	\$329,900	76
20912149	04/24/2025	7525 Rothbury DR	Single Family	2,077	4	2.0	\$349,900	140
20995431	07/09/2025	7629 Bellingham Rd RD	Single Family	1,854	4	2.0	\$355,000	63
20948464	05/27/2025	6020 Harwich LN	Single Family	2,138	3	2.0	\$358,000	107
21013966	07/28/2025	7316 Tin Star DR	Single Family	2,062	3	2.1	\$359,900	44
21002251	07/16/2025	5933 Dunnlevy DR	Single Family	2,035	3	2.0	\$360,000	57
20986643	07/02/2025	7113 Top Rail RUN	Single Family	3,287	4	2.1	\$378,000	71
21033795	08/15/2025	7132 Denver City DR	Single Family	2,603	5	2.1	\$399,000	27
21011774	07/24/2025	7241 Tahoe Springs DR	Single Family	4,275	6	3.1	\$565,000	49
<b>Averages:</b>				<b>2,177</b>	<b>4</b>	<b>2/0</b>	<b>\$345,506</b>	<b>66</b>

### Status: Active KO

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21006566	08/04/2025	6521 Deer Horn DR	Single Family	2,292	4	2.0	\$525,000	43
<b>Averages:</b>				<b>2,292</b>	<b>4</b>	<b>2/0</b>	<b>\$525,000</b>	<b>43</b>

### Status: Active Option Contract

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
20980099	09/05/2025	6624 Chalk River DR	Single Family	1,844	3	2.0	\$280,000	77
<b>Averages:</b>				<b>1,844</b>	<b>3</b>	<b>2/0</b>	<b>\$280,000</b>	<b>77</b>

### Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
20734970	07/08/2025	6532 Sierra Madre DR	Single Family	1,826	3	2.0	\$299,900	290
20985087	08/11/2025	6952 Big Wichita DR	Single Family	1,899	3	2.0	\$299,900	43
<b>Averages:</b>				<b>1,863</b>	<b>3</b>	<b>2/0</b>	<b>\$299,900</b>	<b>167</b>

### Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
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Researched and prepared by **LaAngela Harris**  
Oakmont & Associates, LLC





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20900911	06/12/2025	6808 Sierra Madre DR	Single Family	1,673	3	2.0	\$285,000	39
21037182	09/10/2025	6917 Big Wichita DR	Single Family	1,600	3	2.0	\$300,000	4
20892576	06/23/2025	6517 Sierra Madre DR	Single Family	2,148	4	2.1	\$330,000	46
20880211	07/23/2025	5928 Dunnlevy DR	Single Family	1,868	3	2.0	\$337,500	69
20862463	06/02/2025	7445 Durness DR	Single Family	1,870	3	2.0	\$338,000	50
<b>Averages:</b>				<b>1,832</b>	<b>3</b>	<b>2/0</b>	<b>\$318,100</b>	<b>42</b>

## Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	16	\$345,506	\$163.72	\$339,900	\$269,900	\$565,000	66
Actv Contingent							
Active Kick Out	1	\$525,000	\$229.06	\$525,000	\$525,000	\$525,000	43
Actv Opt Cntrct	1	\$280,000	\$151.84	\$280,000	\$280,000	\$280,000	77
CANCELLED							
EXPIRED							
PENDING	2	\$299,900	\$161.08	\$299,900	\$299,900	\$299,900	167
SOLD	5	\$318,100	\$174.58	\$330,000	\$285,000	\$338,000	42
TEMP OFF MRKT							
WITHDRAWN							
<b>Total</b>	<b>25</b>	<b>\$340,936</b>	<b>\$167.82</b>	<b>\$329,900</b>	<b>\$269,900</b>	<b>\$565,000</b>	<b>69</b>

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7228 Silver City DR



<b>MLS #:</b>	21006315	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$269,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2009		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,345	<b>DOM:</b>	52		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.097		
<b>Parking:</b>	Concrete, Driveway, Garage						
<b>Rmks:</b>	Low maintenance living at its best! Immaculately maintained 3 bedroom, 2 bath, 2 car garage home, minutes from Eagle Mountain Lake. House features gas cooking, heating, and water heater, high ceilings, arched walkways, roomy closets, ceiling fans throughout, double sinks and separate toilet closet in the master bath. Outside features include covered back porch, sprinkler system, and easy to maintain landscape design.						
<b>Direct:</b>	GPS is good.						

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## CMA Pro Report

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### Active Properties

#### 6617 Chalk River DR



<b>MLS #:</b>	21044659	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$285,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2003		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,658	<b>DOM:</b>	14		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.121		
<b>Parking:</b>	Garage, Garage Door Opener, Garage						
<b>Rmks:</b>	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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### Active 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.

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### 6709 Chalk River DR



<b>MLS #:</b>	20890887	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$289,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2004		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,859	<b>DOM:</b>	153		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.119		
<b>Parking:</b>	Garage, Garage Door Opener, Garage Double Door, Garage Faces Front						
<b>Rmks:</b>	Move-In Ready!						

Step into this beautifully refreshed 3-bedroom, 2-bath home, where every detail has been carefully updated for modern living. Freshly painted throughout—walls, ceilings, baseboards, and doors—this home feels brand new! Enjoy the luxury of brand-new carpeting, along with updated fans and light fixtures that add a stylish touch.

Rest easy knowing the major systems are all newer, with a roof, water heater, and air conditioner all under 6 years old. The spacious living room is perfect for relaxing, while the oversized kitchen and dining area provide the ideal space for entertaining. The primary suite is a true retreat, offering ample space for a king-sized bed and more. The en suite bath features both a walk-in shower and a large garden tub, perfect for unwinding after a long day.

Step outside to your expansive covered patio, offering plenty of shade for outdoor gatherings during those hot Texas summers. This home truly has it all—convenient, comfortable, and ready for you to make it your own!

**Direct:** From Boat Club Rd, turn west onto Dalhart Dr. Turn left onto Denver City Dr then Right onto Chalk River Dr. 6709 will be on the left.

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### Active Properties

#### 6625 Sierra Madre DR



<b>MLS #:</b>	21001824	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$299,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2004		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,741	<b>DOM:</b>	56		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.115		
<b>Parking:</b>	Driveway, Garage Door Opener, Garage						

**Rmks:** Double Door, Garage Faces Front  
Welcome to this beautifully maintained 3 bedroom, 2 bath home nestled in the desirable Ranch at Eagle Mountain addition, a master planned community just minutes from Eagle Mountain Lake and only 15 minutes from vibrant downtown Fort Worth. Built in 2004 and offering 1,741 square feet of thoughtfully designed living space, this home perfectly combines comfort, convenience, and location. Step inside to discover a light filled, open-concept floor plan featuring recently replaced carpet throughout and a spacious living area that flows seamlessly into the dining and kitchen spaces making it ideal for entertaining or relaxing with family. The kitchen is equipped with gas appliances, ample cabinetry, and a functional layout that will inspire home cooked meals and everyday convenience.

The private primary suite is generously sized, complete with an ensuite bath offering dual sinks, a soaking tub, separate shower, and walk in closet. Two additional bedrooms and a full guest bath provide flexibility for a home office, nursery, or guest space.

Outside, enjoy a fully fenced backyard with plenty of room for kids, pets, or a future garden. The community enhances your lifestyle with amenities including a playground, covered pavilion, community pond, and walking areas, ideal for enjoying the outdoors without leaving the neighborhood. An added bonus is the HVAC and roof that were replaced in 2022.

Whether you're commuting into Fort Worth or escaping to the lake for weekend fun, this home offers the perfect balance of peaceful suburban living and urban accessibility. Don't miss your chance to live in one of North Fort Worth's most sought after communities!

**Direct:** GPS for best route

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### Active Properties

#### 7228 Denver City DR



<b>MLS #:</b>	21045823	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$299,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2002		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,032	<b>DOM:</b>	10		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.172		
<b>Parking:</b>	Garage, Garage Faces Front						

**Rmks:** 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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### Active Properties

#### 7229 Tin Star DR



<b>MLS #:</b>	20952740	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$314,990
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>Yr Blt:</b>	2018		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,868	<b>DOM:</b>	104		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.085		
<b>Parking:</b>	Covered, Garage, Garage Door Opener,						

**Rmks:** Garage Faces Front, Lighted, Side By 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.

**\*\*Buyer was unable to obtain financing. Home appraised over list\*\***

**Direct:** Bonds Ranch to

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### Active Properties

#### 6920 Big Wichita DR



<b>MLS #:</b>	21027595	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$315,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2010		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,865	<b>DOM:</b>	33		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.122		
<b>Parking:</b>	Driveway, Garage						

**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

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### Active Properties

#### 6140 Lochmoor DR



<b>MLS #:</b>	20982054	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$329,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2006		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,127	<b>DOM:</b>	76		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.234		
<b>Parking:</b>	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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#### 7525 Rothbury DR



<b>MLS #:</b>	20912149	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$349,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2020		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	2,077	<b>DOM:</b>	140		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.150		
<b>Parking:</b>	Epoxy Flooring, Garage, Workshop in Garage						
<b>Rmks:</b>	<p>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.</p> <p>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.</p> <p>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!</p>						
<b>Direct:</b>	Use gps for driving directions.						

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#### 7629 Bellingham Rd RD



<b>MLS #:</b>	20995431	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$355,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2020		
<b>Subdiv:</b>	Innisbrook Place	<b>SqFt:</b>	1,854	<b>DOM:</b>	63		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.120		
<b>Parking:</b>	Epoxy Flooring, On Street						

**Rmks:** 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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### Active Properties

#### 6020 Harwich LN



<b>MLS #:</b>	20948464	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$358,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0				
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2017				
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,138	<b>DOM:</b>	107		
<b>Parking:</b>	Electric Vehicle Charging Station(s), Garage, Garage Door Opener, Garage	<b>Pool:</b>	No	<b>Acres:</b>	0.126		
<b>Rmks:</b>	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.						
<b>Direct:</b>	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.						

This represents an estimated sale price for this property. It is not the same as the opinion of value in an appraisal developed by a licensed appraiser under the Uniform Standards of Professional Appraisal Practice .

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





# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7316 Tin Star DR



<b>MLS #:</b>	21013966	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$359,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2006		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,062	<b>DOM:</b>	44		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.095		
<b>Parking:</b>	Driveway, Garage, Garage Door Opener, Garage Double Door, Garage						
<b>Rmks:</b>	<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>						
<b>Direct:</b>	Use Google Maps						

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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 5933 Dunnlevy DR



<b>MLS #:</b>	21002251	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$360,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2018		
<b>Subdiv:</b>	INNISBROOK PLACE	<b>SqFt:</b>	2,035	<b>DOM:</b>	57		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.126		
<b>Parking:</b>	Assigned, Garage, Garage Door						
<b>Rmks:</b>	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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Researched and prepared by **LaAngela Harris**  
Oakmont & Associates, LLC





# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7113 Top Rail RUN



<b>MLS #:</b>	20986643	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$378,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2001		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	3,287	<b>DOM:</b>	71		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.177		
<b>Parking:</b>	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.

#### 7132 Denver City DR



<b>MLS #:</b>	21033795	<b>Status:</b>	Active	<b>Beds:</b>	5	<b>L Price:</b>	\$399,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2002		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,603	<b>DOM:</b>	27		
<b>Type:</b>	Single Family	<b>Pool:</b>	Yes	<b>Acres:</b>	0.172		
<b>Parking:</b>	Driveway, Garage, Garage Faces Front						

**Rmks:** Welcome to this beautiful Fort Worth home designed for both comfort and style. A formal dining room greets you upon entry, leading to a kitchen with modern finishes, a breakfast nook, and bar seating that flows into the living room. Here, soaring ceilings and a gorgeous fireplace create a warm and inviting atmosphere. The spacious primary suite offers dual vanities, a soaking tub, a separate shower, and a walk-in closet for ultimate convenience.

Upstairs, you'll find a versatile bonus room along with three additional bedrooms, offering plenty of space for work, play, or relaxation. The fully fenced backyard features a sparkling pool, green space, and room for entertaining. Located near shopping, dining, and with easy access to major highways, this home combines everyday comfort with great community amenities.

**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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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7241 Tahoe Springs DR



<b>MLS #:</b>	21011774	<b>Status:</b>	Active	<b>Beds:</b>	6	<b>L Price:</b>	\$565,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>Yr Blt:</b>	2006		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	4,275	<b>DOM:</b>	49		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.200		
<b>Parking:</b>	Concrete, Driveway, Garage Door						

**Rmks:** Opener, Garage Double Door, Garage  
\*\*\*Seller to provide \$10,000 in closing\*\*\* Use the money however you would like! 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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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active KO Properties

#### 6521 Deer Horn DR



<b>MLS #:</b>	21006566	<b>Status:</b>	Act KO	<b>Beds:</b>	4	<b>L Price:</b>	\$525,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2013		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	2,292	<b>DOM:</b>	43		
<b>Type:</b>	Single Family	<b>Pool:</b>	Yes	<b>Acres:</b>	0.240		
<b>Parking:</b>	Driveway, Epoxy Flooring, Garage Door						

**Rmks:** Opener, Garage Double Door, Garage  
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

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Option Contract Properties

#### 6624 Chalk River DR



<b>MLS #:</b>	20980099	<b>Status:</b>	Active Option Cor	<b>Beds:</b>	3	<b>L Price:</b>	\$280,000
<b>County:</b>	Tarrant			<b>Baths:</b>	2/0		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add			<b>Yr Blt:</b>	2003		
<b>Type:</b>	Single Family			<b>SqFt:</b>	1,844	<b>DOM:</b>	77
<b>Parking:</b>	Driveway, Garage, Garage Faces Front			<b>Pool:</b>	No	<b>Acres:</b>	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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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6808 Sierra Madre DR



<b>MLS #:</b>	20900911	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$289,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$285,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2003	<b>S Date:</b>	6/12/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,673	<b>DOM:</b>	39		
<b>Parking:</b>	Driveway, Garage, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.115		

**Rmks:** Opener, Garage Faces Front, Garage SUPER CLOSE TO EAGLE MOUNTAIN LAKE!! SEARCH YOUTUBE FOR AN HD VIDEO OF THIS HOME! Immaculate, MOVE-IN READY HOME located minutes from Eagle Mountain Lake! Bright & open floorplan is perfect for entertaining & celebrating milestone birthdays & anniversaries. This SPLIT BEDROOM FLOORPLAN ensures privacy! Enjoy preparing elaborate, family meals in the ISLAND KITCHEN with tons of built-in cabinetry, sprawling countertops, GAS RANGE and great pantry! While touring, don't miss the UPDATED 3 RACK DISHWASHER! Dining area allows for a large table to seat a crowd while entertaining and looks out to the backyard and covered patio. Generously-sized living room boasts FIREPLACE with GAS LOGS for staying warm and cozy on cool fall evenings, as well as TWO ART NICHES for displaying your favorite collectibles. Primary bedroom offers a beautiful PRIVATE ENSUITE and LARGE WALK-IN CLOSET! PRIVATE EN SUITE features SEPARATE SHOWER, LARGE GARDEN TUB, DUAL SINKS & BUILT-IN CABINETS! Secondary bedrooms each have wardrobe-style closets and ceiling fans. Don't miss the beautiful tray ceiling in the secondary bedrooms! COVERED PATIO WITH CEILING FAN in the backyard is perfect for an afternoon BBQ with friends and family or for an after dinner beverage while the kids run and play in the open space. This backyard is a blank canvas to create the outdoor escape of your dreams. Do you see a hot tub in your future? Well, 220V is already present for you to add that hot tub! RAIN GUTTERS! UPDATED PRIVACY FENCE with METAL POSTS help keep your backyard secure for your resident pooch. This neighborhood boasts amazing amenities such as a community pond with covered picnic areas, a fishing pier and a playground! Located a few minutes from EAGLE MOUNTAIN LAKE and just 4.8 miles to Twins Point Beach! Conveniently situated near dining, shopping and most importantly, your local STARBUCKS is minutes from your front door! Easily get to DOWNTOWN FORT WORTH for date night! ZONED FOR EAGLE MOUNTAIN SAGINAW ISD!

**Direct:** See GPS:)

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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

#### 6917 Big Wichita DR



<b>MLS #:</b>	21037182	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$292,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$300,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2014	<b>S Date:</b>	9/10/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,600	<b>DOM:</b>	4		
<b>Parking:</b>	Driveway, Garage Door Opener, Garage	<b>Pool:</b>	No	<b>Acres:</b>	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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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

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### Closed Properties

#### 6517 Sierra Madre DR



<b>MLS #:</b>	20892576	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$339,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>S Price:</b>	\$330,000		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>Yr Blt:</b>	2012	<b>S Date:</b>	6/23/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,148	<b>DOM:</b>	46		
<b>Parking:</b>	Direct Access, Driveway, Epoxy	<b>Pool:</b>	No	<b>Acres:</b>	0.115		
<b>Rmks:</b>	Flooring, Garage Door Opener, Garage \$5,000 Seller Concessions Available! Use it for paint, garage door repair, closing costs, or to buy down your interest rate. Make this home your own and save money at closing! Concessions are subject to acceptable offer—ask your agent for details!						

Stunning 4-Bed, 3-Bath Home in Eagle Mountain-Saginaw ISD with Custom Features & Outdoor Living!

This beautiful 4-bedroom, 3-bathroom home is designed for modern living with custom features and plenty of space for the whole family. Enjoy the spacious open floor plan that connects the living and dining areas seamlessly, perfect for entertaining. The separate office provides a quiet and productive space for work or study.

The kitchen is a dream, featuring granite countertops, a walk-in pantry with a gorgeous etched glass door, and a built-in desk area off the dining room, ideal for homework or managing household tasks. The primary suite is conveniently located downstairs and boasts an ensuite bathroom with a garden tub, creating a serene retreat.

The home also includes built-in speakers in both the living room and back patio, making it easy to enjoy music indoors and out. Step outside to the covered extended patio with a shiplap roof, perfect for relaxing or entertaining, while overlooking the landscaped backyard with a privacy extension to the back fence.

Other features include a 2-car garage, updated finishes, custom closet systems, and a whole-house Rainsoft water filtration system for superior water quality. Located in the Eagle Mountain-Saginaw School District, this home is perfect for families looking for convenience and style. Minutes from Eagle Mountain Lake.

Don't miss out on this exceptional opportunity—schedule your showing today!

**Direct:** Take Exit 12A from I-820 onto Old Decatur Rd and head north. Go 4.2 miles, then turn left onto Bailey Boswell Rd. In 1 mile, turn right onto Silver Sage Dr, then left onto Sierra Madre Dr. Drive 0.3 miles, and 6517 Sierra Madre Dr will be on the right.

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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

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### Closed Properties

#### 5928 Dunnlevy DR



<b>MLS #:</b>	20880211	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$337,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$337,500		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2017	<b>S Date:</b>	7/23/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,868	<b>DOM:</b>	69		
<b>Parking:</b>	Concrete, Covered, Garage Door	<b>Pool:</b>	No	<b>Acres:</b>	0.126		

**Rmks:** Opener, Garage Double Door, Garage  
COME HOME TO THIS BEAUTY! 2 OFFERS FEEL THROUGH! Meticulously maintained home in the Award-Winning Eagle Mountain Lake School District! This home features a light and bright open floor plan - look at all the windows throughout this home! The home has window seats in the dining area and primary bedroom - add pillows and relax with a good book! Main living area has engineered hardwood floors. Notice the tech nook - perfect for homework or computer work and could be used as a coffee station. The kitchen offers granite countertops, stainless steel appliances and nice size kitchen island. Primary bedroom is split from other two bedrooms offering a quiet separate space for buyers. Primary suite features double vanity, spa like bath and separate shower. Enjoy the woodburning FP in the main living area. What we are calling a dining room is actually a flex space that can easily be used as a kid's play area, hobby area, office, etc. The backyard is an oasis for entertaining and offers beautiful professional landscaping, privacy and a roof covered patio to enjoy family and friends. BAILEY BOSWELL HIGH SCHOOL is within 1 mile. CREEKWOOD MIDDLE SCHOOL is 1 mile away and LAKE POINT ELEMENTARY is 2 miles away. Subdivision has a COMMUNITY POOL and RECREATION area. All conveniences are very close by including groceries, restaurants, medical offices, and major shopping. Virtual Open House and floor plan can be seen on MLS.

**Direct:** GPS works well.

#### 7445 Durness DR



<b>MLS #:</b>	20862463	<b>Status:</b>	Closed	<b>Beds:</b>	3	<b>L Price:</b>	\$336,500
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$338,000		
<b>Subdiv:</b>	Innisbrook Place	<b>Yr Blt:</b>	2004	<b>S Date:</b>	6/2/2025		
<b>Type:</b>	Single Family	<b>SqFt:</b>	1,870	<b>DOM:</b>	50		
<b>Parking:</b>	Garage, Garage Single Door	<b>Pool:</b>	No	<b>Acres:</b>	0.149		

**Rmks:** Welcome home to Innisbrook Place! This 3-bedroom, 2-bathroom home has the perfect open concept flow. Laminate hardwoods, large kitchen with tons of cabinets, gas burning fireplace. Huge master bedroom with en-suite that has double sinks, soaking garden tub, and separate shower. Large walk-in closet! Split floorplan with secondary bedrooms and spacious second bathroom. Relax on the back patio swing, under the large pergola. Plenty of space for backyard cookouts! Walk to the community pool just around the corner or stroll along the pond! Very close to shopping, restaurants, schools, and the lake! All, in sought after Eagle Mtn.-Saginaw ISD.

**Direct:** Please use GPS

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 6532 Sierra Madre DR



<b>MLS #:</b>	20734970	<b>Status:</b>	Pending	<b>Beds:</b>	3	<b>L Price:</b>	\$299,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2003		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,826	<b>DOM:</b>	290		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.120		
<b>Parking:</b>	Garage Door Opener						

**Rmks:** Step into charm and comfort with this beautiful single-family home in Fort Worth, TX! Built in 2003, this well-maintained 1,826 sq. ft. home offers a thoughtfully designed layout with 2 spacious bathrooms, making it perfect for modern living. Nestled on a 5,249 sq. ft. lot, you'll enjoy plenty of outdoor space for entertaining, gardening, or simply unwinding. Inside, the open floor plan is ideal for both daily living and hosting guests, featuring an open floor-plan with numerous upgrades throughout. Located in a desirable neighborhood, this home offers easy access to shopping, dining, parks, and top-rated schools. Don't miss your chance to make this move-in-ready gem yours—schedule a showing today!

**Direct:** Head east on Sierra Madre Dr toward Salt Fork Dr, Destination will be on the left

#### 6952 Big Wichita DR



<b>MLS #:</b>	20985087	<b>Status:</b>	Pending	<b>Beds:</b>	3	<b>L Price:</b>	\$299,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2007		
<b>Subdiv:</b>	Ranch At Eagle Mountain Add	<b>SqFt:</b>	1,899	<b>DOM:</b>	43		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	0.123		
<b>Parking:</b>	Garage, Garage Door Opener						

**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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Oakmont & Associates, LLC





# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

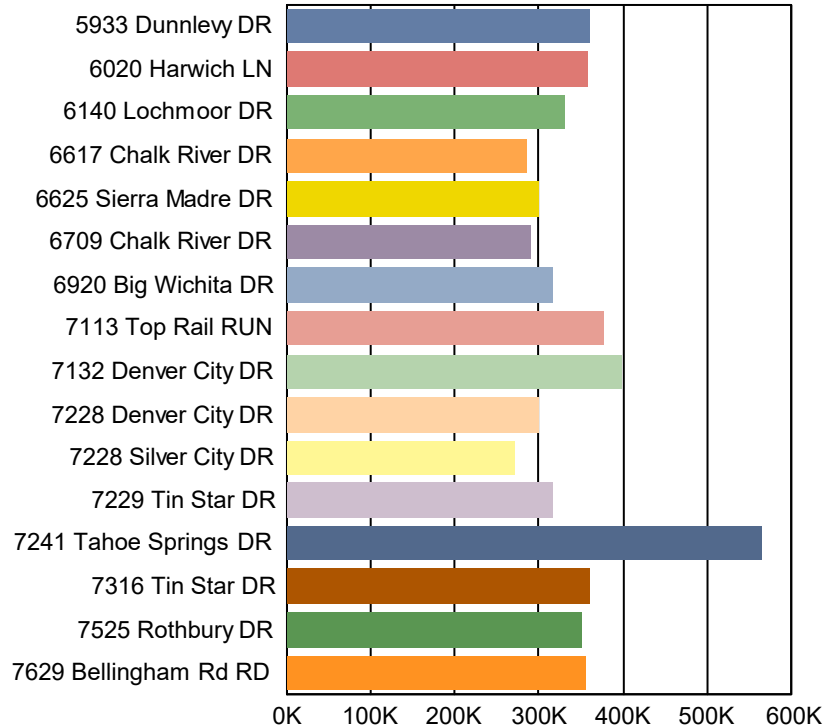
Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>16</b>
Lowest Price	<b>\$269,900</b>
Highest Price	<b>\$565,000</b>
Average Price	<b>\$345,506</b>
Avg. Price/SqFt	<b>\$163.72</b>
Avg DOM	<b>66</b>



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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

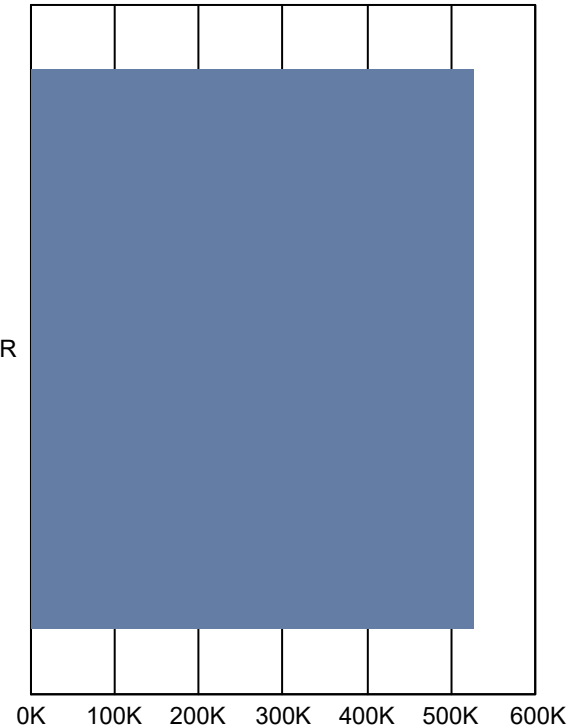
## CMA Pro Report

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### Active KO Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$525,000</b>
Highest Price	<b>\$525,000</b>
Average Price	<b>\$525,000</b>
Avg. Price/SqFt	<b>\$229.06</b>
Avg DOM	<b>43</b>

6521 Deer Horn DR



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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

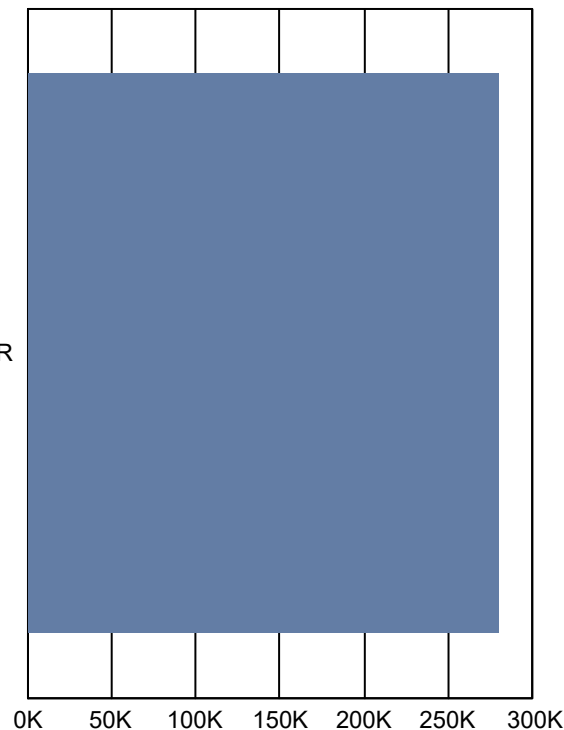
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Option Contract Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$280,000</b>
Highest Price	<b>\$280,000</b>
Average Price	<b>\$280,000</b>
Avg. Price/SqFt	<b>\$151.84</b>
Avg DOM	<b>77</b>

6624 Chalk River DR



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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

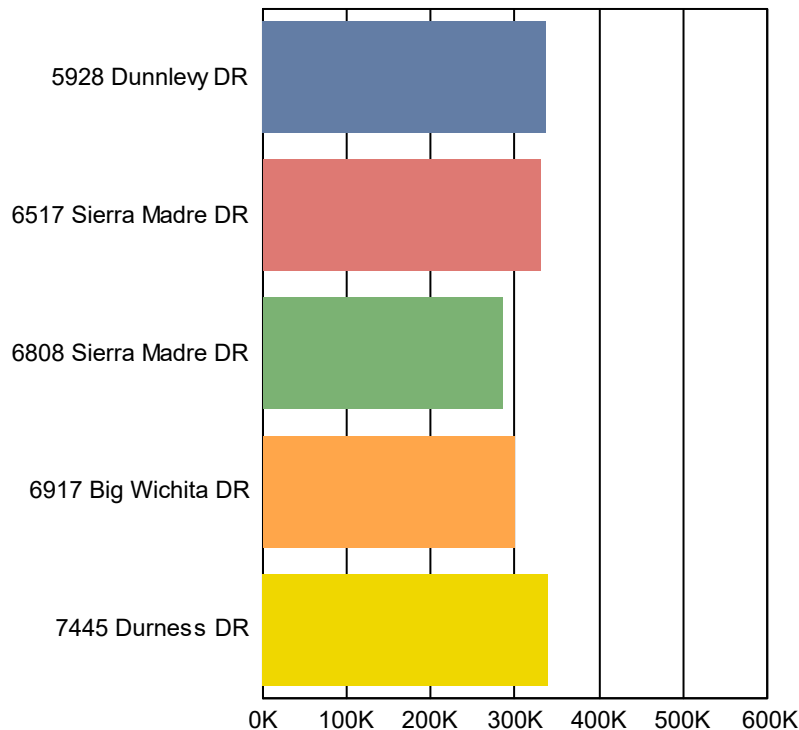
Thursday, September 11, 2025

## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed Properties

Total # of Listings	<b>5</b>
Lowest Price	<b>\$285,000</b>
Highest Price	<b>\$338,000</b>
Average Price	<b>\$318,100</b>
Avg. Price/SqFt	<b>\$174.58</b>
Avg DOM	<b>42</b>



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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## CMA Pro Report

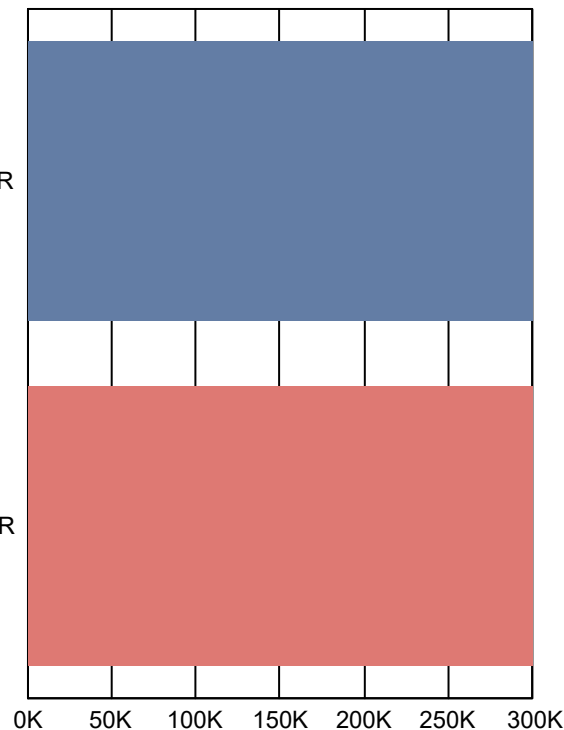
These pages give a general overview of the selected properties.

### Pending Properties

Total # of Listings	<b>2</b>
Lowest Price	<b>\$299,900</b>
Highest Price	<b>\$299,900</b>
Average Price	<b>\$299,900</b>
Avg. Price/SqFt	<b>\$161.08</b>
Avg DOM	<b>167</b>

6532 Sierra Madre DR

6952 Big Wichita DR



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# Comparative Market Analysis

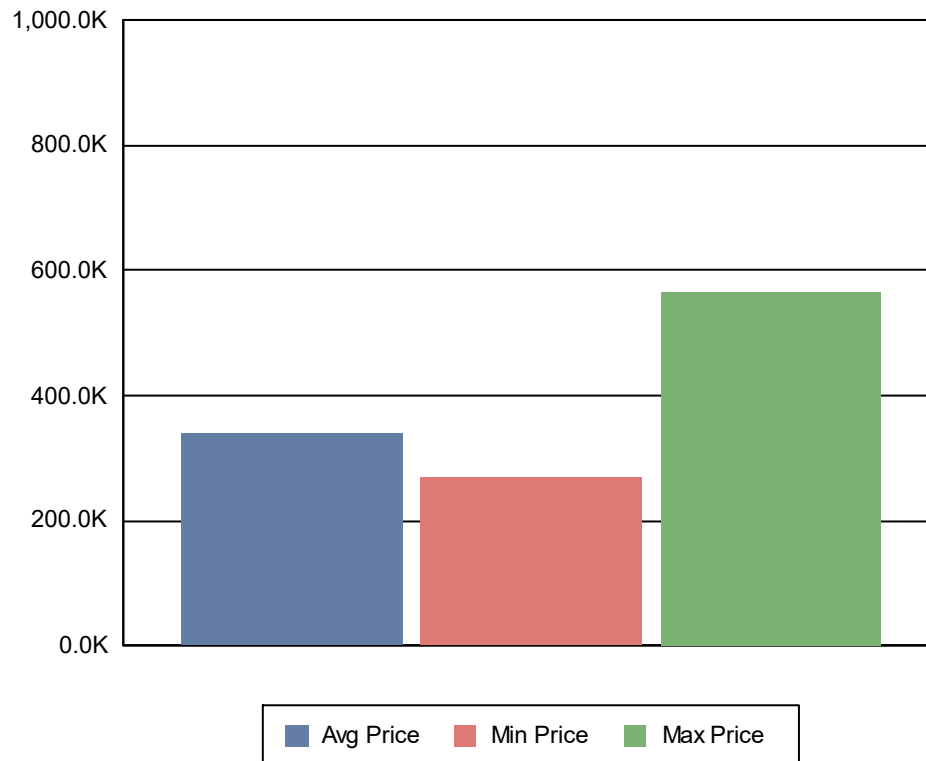
6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## 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	\$269,900	\$565,000	\$345,506	\$163.72
Active KO	\$525,000	\$525,000	\$525,000	\$229.06
Active Option Contract	\$280,000	\$280,000	\$280,000	\$151.84
Closed	\$285,000	\$338,000	\$318,100	\$174.58
Pending	\$299,900	\$299,900	\$299,900	\$161.08
Totals / Averages	\$269,900	\$565,000	\$340,936	\$167.82

### Sold Property Analysis

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

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# Comparative Market Analysis

6020 Harwich Lane  
Fort Worth, 76179

Thursday, September 11, 2025

## 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
<b>Active</b>									
A	7228 Silver City DR	3	2.0	1,345	\$200.67	\$269,900			52
A	6617 Chalk River DR	3	2.0	1,658	\$171.89	\$285,000			14
A	6709 Chalk River DR	3	2.0	1,859	\$156.00	\$289,999			153
A	6625 Sierra Madre DR	3	2.0	1,741	\$171.74	\$299,000			56
A	7228 Denver City DR	4	2.0	2,032	\$147.39	\$299,500			10
A	7229 Tin Star DR	4	3.1	1,868	\$168.62	\$314,990			104
A	6920 Big Wichita DR	4	2.0	1,865	\$168.90	\$315,000			33
A	6140 Lochmoor DR	4	2.1	2,127	\$155.10	\$329,900			76
A	7525 Rothbury DR	4	2.0	2,077	\$168.46	\$349,900			140
A	7629 Bellingham Rd RD	4	2.0	1,854	\$191.48	\$355,000			63
A	6020 Harwich LN	3	2.0	2,138	\$167.45	\$358,000			107
A	7316 Tin Star DR	3	2.1	2,062	\$174.54	\$359,900			44
A	5933 Dunnlevy DR	3	2.0	2,035	\$176.90	\$360,000			57
A	7113 Top Rail RUN	4	2.1	3,287	\$115.00	\$378,000			71
A	7132 Denver City DR	5	2.1	2,603	\$153.28	\$399,000			27
A	7241 Tahoe Springs DR	6	3.1	4,275	\$132.16	\$565,000			49
<b>Active KO</b>									
AKO	6521 Deer Horn DR	4	2.0	2,292	\$229.06	\$525,000			43
<b>Active Option Contract</b>									
AOC	6624 Chalk River DR	3	2.0	1,844	\$151.84	\$280,000			77
<b>Closed</b>									
C	6808 Sierra Madre DR	3	2.0	1,673	\$170.35	\$289,900	\$285,000	06/12/2025	39
C	6917 Big Wichita DR	3	2.0	1,600	\$187.50	\$292,000	\$300,000	09/10/2025	4
C	6517 Sierra Madre DR	4	2.1	2,148	\$153.63	\$339,000	\$330,000	06/23/2025	46
C	5928 Dunnlevy DR	3	2.0	1,868	\$180.67	\$337,500	\$337,500	07/23/2025	69
C	7445 Durness DR	3	2.0	1,870	\$180.75	\$336,500	\$338,000	06/02/2025	50
<b>Pending</b>									
P	6532 Sierra Madre DR	3	2.0	1,826	\$164.24	\$299,900			290
P	6952 Big Wichita DR	3	2.0	1,899	\$157.93	\$299,900			43

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