



# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 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
21239366	04/14/2026	9105 Suttonridge DR	Single Family	1,902	4	2.0	\$361,999	27
21173841	02/07/2026	9129 Suttonridge DR	Single Family	2,078	4	3.0	\$362,999	93
21169685	02/05/2026	10569 Takala DR	Single Family	2,059	4	3.0	\$365,000	94
21231624	04/07/2026	9109 Silent Manor DR	Single Family	2,062	4	2.0	\$365,549	34
21248715	04/23/2026	9104 Suttonridge DR	Single Family	2,062	4	2.0	\$366,999	18
21236410	04/11/2026	5420 Gold Pond DR	Single Family	2,125	5	3.0	\$375,000	30
21224548	04/01/2026	2532 Ponca DR	Single Family	2,079	4	3.0	\$375,000	4
21229085	04/04/2026	9961 Misty Field RD	Single Family	2,177	4	3.0	\$380,999	37
21261688	05/06/2026	2837 Brushy Lake DR	Single Family	2,472	4	3.1	\$382,499	5
21248582	04/25/2026	10609 Kenosha ST	Single Family	2,158	4	3.0	\$385,000	16
21233344	04/09/2026	4724 Swan Neck DR	Single Family	1,887	4	2.0	\$390,000	32
21229095	04/04/2026	9956 Misty Field RD	Single Family	2,371	4	3.0	\$394,999	37
21250939	04/25/2026	6709 Serenity DR	Single Family	1,781	3	2.0	\$398,900	16
21248508	04/23/2026	9117 Suttonridge DR	Single Family	1,964	4	3.0	\$399,999	18
21228509	04/03/2026	2404 Ponca DR	Single Family	2,164	4	3.0	\$401,000	38
21251020	04/25/2026	4624 Commack DR	Single Family	1,957	3	2.0	\$413,900	16
21250922	04/25/2026	4628 Commack DR	Single Family	1,787	3	2.1	\$414,900	16
21245554	04/21/2026	636 Mooney DR	Single Family	2,104	3	2.0	\$415,000	18
21245540	04/23/2026	6001 Mountain Lodge DR	Single Family	2,234	4	2.0	\$415,000	18
21261617	05/06/2026	9300 Meadowfield RD	Single Family	2,506	4	2.1	\$415,999	5
21229117	04/04/2026	9304 Meadowfield RD	Single Family	2,506	4	2.1	\$421,999	37
21251016	04/25/2026	4653 Commack DR	Single Family	1,957	4	3.0	\$422,900	16
21176222	02/11/2026	640 Mooney DR	Single Family	2,105	4	2.0	\$424,000	89
21234126	04/16/2026	637 Mooney DR	Single Family	2,324	4	2.0	\$425,000	25
21264292	05/08/2026	3509 Fathia LN	Single Family	2,105	4	3.0	\$426,990	3
21250947	04/25/2026	4637 Commack DR	Single Family	1,957	4	3.0	\$427,900	16
21223889	04/14/2026	7133 Talon DR	Single Family	2,394	3	2.1	\$429,000	27
21261611	05/06/2026	9960 Misty Field RD	Single Family	3,078	4	3.1	\$435,999	5
21250916	04/25/2026	6713 Serenity DR	Single Family	2,253	3	2.1	\$438,900	16
21250883	04/25/2026	4633 Commack DR	Single Family	2,258	3	2.1	\$438,900	16
21245199	04/20/2026	632 Mooney DR	Single Family	2,280	4	2.0	\$440,000	21
21251043	04/25/2026	4632 Commack DR	Single Family	2,719	3	2.1	\$463,900	16
21228302	04/08/2026	5961 Halls Lake LOOP	Single Family	3,055	4	3.0	\$465,000	33
21229089	04/04/2026	9964 Misty Field RD	Single Family	3,357	5	4.1	\$471,999	37
21251038	04/25/2026	4649 Commack DR	Single Family	2,723	3	2.1	\$476,900	16
21266574	05/11/2026	7121 Mantle Ridge DR	Single Family	2,248	4	2.0	\$477,200	0
21251027	04/25/2026	6705 Serenity DR	Single Family	2,726	4	3.0	\$484,900	16

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21241761	04/16/2026	624 Aeronca DR	Single Family	2,016	3	2.0	\$485,000	18
21224239	04/09/2026	5440 Otter TRL	Single Family	2,831	4	2.1	\$486,000	32
21212567	03/19/2026	11328 Bratton BLVD	Single Family	2,790	4	4.0	\$575,000	53
<b>Averages:</b>				<b>2,290</b>	<b>4</b>	<b>3/0</b>	<b>\$422,456</b>	<b>27</b>

### Status: Active Option Contract

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21180544	05/07/2026	5713 Broad Bay LN	Single Family	2,229	4	2.0	\$395,000	86
<b>Averages:</b>				<b>2,229</b>	<b>4</b>	<b>3/0</b>	<b>\$395,000</b>	<b>86</b>

### Status: Pending

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21239358	04/15/2026	9113 Silent Manor DR	Single Family	1,952	3	2.0	\$370,999	1
21229114	04/12/2026	9308 Meadowfield RD	Single Family	2,177	4	3.0	\$385,999	8
21227654	04/12/2026	10613 Tuxinaw TRL	Single Family	2,426	4	3.0	\$389,900	8
21246249	05/06/2026	9105 Silent Manor DR	Single Family	2,210	4	3.0	\$390,499	15
21255947	05/11/2026	12276 Ross Calhoun DR	Single Family	1,868	3	2.1	\$415,000	11
21234014	04/18/2026	5760 Broad Bay LN	Single Family	2,780	4	2.1	\$415,000	3
21229092	04/26/2026	9953 Misty Field RD	Single Family	3,078	4	3.1	\$432,949	22
21229111	04/16/2026	2804 Reuter AVE	Single Family	3,357	5	4.1	\$496,999	12
<b>Averages:</b>				<b>2,481</b>	<b>4</b>	<b>3/0</b>	<b>\$412,168</b>	<b>10</b>

### Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
21150921	04/27/2026	7316 Wayward Wind DR	Single Family	2,240	4	2.0	\$525,000	101
<b>Averages:</b>				<b>2,240</b>	<b>4</b>	<b>3/0</b>	<b>\$525,000</b>	<b>101</b>

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### Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE	40	\$422,456	\$187.05	\$418,999	\$361,999	\$575,000	27
Actv Contingent							
Active Kick Out							
Actv Opt Cntrct	1	\$395,000	\$177.21	\$395,000	\$395,000	\$395,000	86
CANCELLED							
EXPIRED							
PENDING	8	\$412,168	\$170.62	\$402,750	\$370,999	\$496,999	10
SOLD	1	\$525,000	\$234.38	\$525,000	\$525,000	\$525,000	101
TEMP OFF MRKT							
WITHDRAWN							
<b>Total</b>	<b>50</b>	<b>\$422,311</b>	<b>\$185.17</b>	<b>\$415,000</b>	<b>\$361,999</b>	<b>\$575,000</b>	<b>27</b>

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 9105 Suttonridge DR



<b>MLS #:</b>	21239366	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$361,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2025	<b>DOM:</b>	27
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	1,902	<b>Pool:</b>	No	<b>Acres:</b>	0.165
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Faces Front, Garage Single Door						

**Rmks:** LENNAR - Classic Collection at Northpointe - Walsh Floorplan - This single-story home shares an open layout between the kitchen, nook and family room for easy entertaining, along with access to the covered patio for year-round outdoor lounging. A luxe owner's suite is at the back of the home and comes complete with an en-suite bathroom and walk-in closet, while three secondary bedrooms are near the front of the home, ideal for household members and overnight guests.

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**Direct:** Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

#### 9129 Suttonridge DR



<b>MLS #:</b>	21173841	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$362,999
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2025	<b>DOM:</b>	93
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,078	<b>Pool:</b>	No	<b>Acres:</b>	0.165
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Faces Front, Garage Single Door						

**Rmks:** This new single-level home is host to an inviting open-concept floorplan with convenient access to a covered patio, ready for seamless entertaining and multitasking. Three secondary bedrooms are located off the foyer, with the luxe owner's suite tucked into a private rear corner, complete with a spa-inspired bathroom and walk-in closet.

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### Active Properties

#### 10569 Takala DR



<b>MLS #:</b>	21169685	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$365,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2021	<b>DOM:</b>	94
<b>Subdiv:</b>	Cibolo Hill	<b>SqFt:</b>	2,059	<b>Pool:</b>	No	<b>Acres:</b>	0.161
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage, Garage Door Opener, Garage						

**Rmks:** Faces Front, Garage Single Door  
Welcome to your dream home in the highly sought-after Cibolo Hills community. Situated on a pristine corner lot with no neighbors behind, this beautifully maintained single-story home offers privacy, comfort, and modern style. Built in 2021 by Meritage Homes, this 3-bedroom, 2-bath residence features a spacious open floor plan ideal for everyday living and entertaining. A rare secondary bedroom with a private en-suite bath is perfect for guests, multigenerational living, or a home office. The split-bedroom design enhances privacy, with the primary suite tucked away as a peaceful retreat. Two bedrooms showcase custom wood accent walls for a designer touch. The kitchen shines with quartz countertops, a gas range, and luxury vinyl plank flooring throughout the main areas. A cozy fireplace anchors the living space, while a large laundry room and tankless water heater add convenience. Energy-efficient features include spray foam insulation, high-efficiency HVAC, Low-E windows, LED lighting, and smart home technology for year-round comfort and lower utility costs. Residents of Cibolo Hills enjoy resort-style amenities including a community pool, scenic walking trails, and parks. Zoned to Eagle Mountain-Saginaw ISD, including Eagle Mountain High School, this location also offers quick access to Alliance Town Center, Eagle Mountain Lake, Fossil Creek Golf Club, major highways, and key employers in the growing Alliance corridor. This home offers the perfect balance of privacy, energy efficiency, and modern convenience — all in one exceptional opportunity.

**Direct:** From Business 287 (N Saginaw Blvd.) turn into the neighborhood entrance at Cibolo, right on Shoshoni, right on Algoma, left on Peoria, right on Takala Dr. Your new home is on the left corner lot.

#### 9109 Silent Manor DR



<b>MLS #:</b>	21231624	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$365,549
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2025	<b>DOM:</b>	34
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,062	<b>Pool:</b>	No	<b>Acres:</b>	0.165
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Faces Front, Garage Single						

**Rmks:** Door  
LENNAR - Classic Collection at Northpointe - Springsteen 3 Car Garage

**Direct:** Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 9104 Suttonridge DR



<b>MLS #:</b> 21248715	<b>Status:</b> Active	<b>Beds:</b> 4	<b>L Price:</b> \$366,999
<b>County:</b> Tarrant		<b>Baths:</b> 2/0	
<b>Subdiv:</b> Northpointe		<b>Yr Blt:</b> 2025	
<b>Type:</b> Single Family		<b>SqFt:</b> 2,062	<b>DOM:</b> 18
<b>Parking:</b> Garage Faces Front, Garage Single Door		<b>Pool:</b> No	<b>Acres:</b> 0.165

**Rmks:** LENNAR - Classic Collection at Northpointe - Springsteen Floorplan - This single-story home shares an open layout between the kitchen, nook and family room for easy entertaining, along with access to the covered patio for year-round outdoor lounging. A luxe owner's suite is in a rear of the home and comes complete with an en-suite bathroom and walk-in closet. There are three secondary bedrooms near the front of the home, ideal for household members and overnight guests, as well as a versatile flex space that can transform to meet the homeowner's needs.

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### Active Properties

#### 5420 Gold Pond DR



<b>MLS #:</b> 21236410	<b>Status:</b> Active	<b>Beds:</b> 5	<b>L Price:</b> \$375,000
<b>County:</b> Tarrant		<b>Baths:</b> 3/0	
<b>Subdiv:</b> Bailey Park		<b>Yr Blt:</b> 2024	
<b>Type:</b> Single Family		<b>SqFt:</b> 2,125	<b>DOM:</b> 30
<b>Parking:</b> Garage, Garage Door Opener, Garage		<b>Pool:</b> No	<b>Acres:</b> 0.261

**Rmks:** Faces Front, Garage Single Door, Welcome to this like new, beautifully maintained one story home, perfectly situated on a spacious .26-acre lot with a large backyard and room to create your dream outdoor retreat, including plenty of space for a pool.

This thoughtfully designed home offers 5 bedrooms and 3 full bathrooms, all within an open concept floor plan that ideal for both everyday living and entertaining. The main living areas feature stylish wood look ceramic tile flooring, combining durability with modern appeal, while the bedrooms provide the comfort of carpet.

The kitchen is a standout, complete with a breakfast island with granite counter, walk in pantry, and a 5-burner gas range. Additional highlights include gas heat, a tankless gas water heater, and smart home technology.

Step outside to enjoy the expansive backyard and covered patio, offering the perfect space to relax, entertain or design your own outdoor oasis. This home truly has it all- space, style and modern features. Schedule your showing today and come see it for yourself.

**Direct:** From Bailey Boswell, turn south on Centerboard, left on Gold Pond, home is straight ahead in semi cul-de-sac

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





## CMA Pro Report

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### Active Properties

#### 2532 Ponca DR



<b>MLS #:</b>	21224548	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$375,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2021	<b>DOM:</b>	4
<b>Subdiv:</b>	Cibolo Hill	<b>SqFt:</b>	2,079	<b>Pool:</b>	No	<b>Acres:</b>	0.152
<b>Type:</b>	Single Family						
<b>Parking:</b>	Driveway, Garage, Garage Door						

**Rmks:** Opener, Garage Single Door, On Street  
Welcome home to this thoughtfully designed, energy-efficient property that combines comfort, functionality, and modern style. The open-concept layout creates a bright and airy living space, perfect for gathering with family or entertaining guests.

Featuring 4 spacious bedrooms and 3 full bathrooms, this home offers flexibility for growing families, guests, or even a home office setup. Recent updates include a brand-new tankless water heater and fresh interior paint throughout, giving the home a refreshed and well-maintained feel.

Step outside to a covered back patio, ideal for morning coffee, weekend barbecues, or simply unwinding after a long day. The backyard offers great potential for outdoor enjoyment.

Situated in a welcoming neighborhood, you'll enjoy access to community amenities including a playground and a resort-style pool—perfect for staying active and cooling off during warmer months.

Don't miss the opportunity to own a home that truly checks all the boxes: space, upgrades, and a fantastic community setting.

**Direct:** Use your go-to GPS! Close to major shopping centers, freeways, tolls, downtown Fort Worth, the Stockyards are right down the street on Saginaw Blvd Main, and much much more!

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### Active Properties

#### 9961 Misty Field RD



<b>MLS #:</b>	21229085	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$380,999
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2025	<b>DOM:</b>	37
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,177	<b>Pool:</b>	No	<b>Acres:</b>	0.138
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door						

**Rmks:** LENNAR - Northpointe - This single-story home has a versatile layout that is great for families who need space. The front door leads to a foyer with three bedrooms and a retreat attached. At the end of the hall is the open living area, which leads to the owner's suite in the back of the home.

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#### 2837 Brushy Lake DR



<b>MLS #:</b>	21261688	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$382,499
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>Yr Blt:</b>	2026	<b>DOM:</b>	5
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,472	<b>Pool:</b>	No	<b>Acres:</b>	0.138
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door						

**Rmks:** LENNAR - Northpointe - Beaumont Floorplan - This two-story home has a layout that is perfect for busy families who need space. On the first floor is an open concept living area which includes a living room, kitchen and dining room with a covered patio in the back. The owner's suite is at the front of the home with a private bathroom and spacious walk-in closet. Upstairs are three bedrooms, two bathrooms and a versatile game room, perfect for kids and teenagers.

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#### 10609 Kenosha ST



<b>MLS #:</b>	21248582	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$385,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2022	<b>DOM:</b>	16
<b>Subdiv:</b>	Cibolo Hill Ph 2	<b>SqFt:</b>	2,158	<b>Pool:</b>	No	<b>Acres:</b>	0.138
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage, Garage Faces Front						

**Rmks:** Designed with both comfort and style in mind, this stunning 4-bedroom, 3-bath home with a dedicated office offers the perfect blend of function and modern living. Natural light pours into the spacious primary suite through oversized windows, creating a bright and relaxing retreat. Just steps away, the private home office provides the ideal space for productivity or quiet escape, with easy access to the backyard patio or the sleek, modern kitchen for a quick recharge. The heart of the home is the open-concept living area, where a cozy family room with an electric fireplace, stylish dining space, and beautifully designed kitchen come together seamlessly—perfect for both everyday living and entertaining. Three additional bedrooms are thoughtfully positioned toward the front of the home, offering privacy and comfort for family or guests. This well-balanced layout truly makes coming home something to look forward to.

**Direct:** See gps

#### 4724 Swan Neck DR



<b>MLS #:</b>	21233344	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$390,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2022	<b>DOM:</b>	32
<b>Subdiv:</b>	Ranch at Duck Creek	<b>SqFt:</b>	1,887	<b>Pool:</b>	No	<b>Acres:</b>	0.132
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage, Garage Door Opener, Garage						

**Rmks:** Double Door, Garage Faces Front, SAVE ON UTILITIES , ENERGY EFFICIENT HOME!!! Discover this beautifully maintained 4-bedroom, 2-bath home in the highly desirable North Fort Worth area—offering space, style, and energy efficiency in a prime location. With all four bedrooms thoughtfully designed, there's room for everyone to live, work, and relax comfortably. The bright white kitchen is the heart of the home, featuring a large center island that overlooks the open-concept family room and dining area—perfect for entertaining or everyday living. You'll love the granite countertops, stainless steel appliances, and spacious pantry that make this kitchen both functional and elegant. Tucked away on a quiet cul-de-sac, this home offers reduced traffic and added privacy—ideal for peaceful living. Even better, the home comes equipped with solar panels that will be fully paid off at closing, providing long-term energy savings and increased efficiency. Conveniently located near shopping, dining, schools, and major highways, this North Fort Worth gem combines comfort, convenience, and smart living. Don't miss your chance to call it home!

**Direct:** GPS Friendly!

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#### 9956 Misty Field RD



<b>MLS #:</b> 21229095	<b>Status:</b> Active	<b>Beds:</b> 4	<b>L Price:</b> \$394,999
<b>County:</b> Tarrant		<b>Baths:</b> 3/0	
<b>Subdiv:</b> Northpointe		<b>Yr Blt:</b> 2025	
<b>Type:</b> Single Family		<b>SqFt:</b> 2,371	<b>DOM:</b> 37
<b>Parking:</b> Garage Single Door		<b>Pool:</b> No	<b>Acres:</b> 0.138

**Rmks:** LENNAR - Northpointe - This single-story home has everything the modern family needs with three bedrooms at the front of the home and an owner's suite in the back, for added privacy. There is an open concept living area in the center with a back patio, as well as a flexible study down the hall.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

**Direct:** Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

#### 6709 Serenity DR



<b>MLS #:</b> 21250939	<b>Status:</b> Active	<b>Beds:</b> 3	<b>L Price:</b> \$398,900
<b>County:</b> Tarrant		<b>Baths:</b> 2/0	
<b>Subdiv:</b> Meadow Lakes		<b>Yr Blt:</b> 2026	
<b>Type:</b> Single Family		<b>SqFt:</b> 1,781	<b>DOM:</b> 16
<b>Parking:</b> Garage		<b>Pool:</b> No	<b>Acres:</b> 5,100.000

**Rmks:** A thoughtfully designed 3-bedroom, 2-bath home that wraps everyday living in comfort and ease. The open layout flows effortlessly into a spacious kitchen, where a walk-in pantry keeps everything tucked away and within reach. Out back, a private patio sets the scene for slow evenings—dinner under the sky, kids playing nearby, and quiet moments that feel like home.

**Direct:** Model address is 6801 Hatch RD. Fort Worth TX 76179

#### 9117 Suttonridge DR



<b>MLS #:</b> 21248508	<b>Status:</b> Active	<b>Beds:</b> 4	<b>L Price:</b> \$399,999
<b>County:</b> Tarrant		<b>Baths:</b> 3/0	
<b>Subdiv:</b> Northpointe		<b>Yr Blt:</b> 2025	
<b>Type:</b> Single Family		<b>SqFt:</b> 1,964	<b>DOM:</b> 18
<b>Parking:</b> Garage Faces Front, Garage Single Door		<b>Pool:</b> No	<b>Acres:</b> 0.165

**Rmks:** This new single-story home offers a modern and low-maintenance layout. Three secondary bedrooms are secluded near the foyer, leading to an inviting open-concept layout with access to a covered patio for seamless indoor-outdoor living. Nestled into a private rear corner is a luxurious owner's suite, complete with a full bathroom and walk-in closet.

**Direct:** Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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 .





# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 2404 Ponca DR



<b>MLS #:</b>	21228509	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$401,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2023	<b>DOM:</b>	38
<b>Subdiv:</b>	Cibolo Hills	<b>SqFt:</b>	2,164	<b>Pool:</b>	No	<b>Acres:</b>	0.150
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage, Garage Door Opener, Garage						

**Rmks:** Faces Front  
Welcome home to this stunning, like-new contemporary residence located in the sought-after Cibolo Hills subdivision of Fort Worth. Perfectly positioned for modern living, this home offers four spacious bedrooms and three full bathrooms across a thoughtfully designed single story layout. The floorplan features an abundance of natural light streaming through oversized windows, highlighting an open-concept great room that seamlessly connects the chic dining area, a cozy family room with an electric fireplace, and an modern kitchen. The chef inspired kitchen is fully equipped with a gas cooktop, electric oven, dishwasher, and a large center island perfect for gathering.

The primary suite serves as a serene retreat, situated just around the corner from a dedicated home office, an ideal setup for those who work from home. Three additional bedrooms are tucked away near the front of the house, ensuring privacy for family or guests. High end finishes abound, including a mix of carpet, laminate, and tile flooring, along with energy-efficient features like ENERGY STAR qualified windows and appliances, low flow plumbing, and advanced insulation.

Outdoor living is equally impressive, featuring a covered back patio, a professional landscaping package with a sprinkler system, and a fully wood fenced backyard. Residents of this community enjoy premier amenities, including a community pool, playground, jogging paths, and a community boat dock with fishing access on Eagle Mountain Lake. This home is ideally zoned for the highly-regarded Boswell High School and Bryson Elementary. Combining contemporary architecture with a functional, energy-efficient design, this property offers a rare opportunity to own a move in ready home in a vibrant neighborhood.

**Direct:** Starting at the intersection of Business US 287 and Cibolo Hills Pkwy. Head West onto Cibolo Hills Pkwy, entering the Cibolo Hills subdivision. Turn Right onto Algoma St. Turn Left onto Ponca Dr. The home will be on your left at 2404 Ponca Dr.

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 4624 Commack DR



<b>MLS #:</b>	21251020	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$413,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2026	<b>DOM:</b>	16
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	1,957	<b>Pool:</b>	No	<b>Acres:</b>	5,000.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** Charming and compact, the Hadley maximizes space without sacrificing style. A bright kitchen and cozy living room make it easy to feel at home the moment you walk in. The split-bedroom layout offers peace and quiet when needed, while still feeling wonderfully connected. Perfect for first-time buyers or downsizers seeking comfort and charm.

**Direct:** Model Address is 6801 Hatch Rd Fort Worth TX 76179

#### 4628 Commack DR



<b>MLS #:</b>	21250922	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$414,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2026	<b>DOM:</b>	16
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	1,787	<b>Pool:</b>	No	<b>Acres:</b>	5,000.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** The Edgewood brings comfort and character together in perfect balance. The open kitchen and family room are made for connection, while the primary suite is a peaceful escape at the end of the day. A spacious layout with just the right amount of coziness makes this home ideal for all seasons of life. Whether you're just starting out or looking to simplify, Edgewood fits like a favorite sweater.

**Direct:** 6801 Hatch Rd. Fort Worth TX 76179

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 636 Mooney DR



<b>MLS #:</b>	21245554	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$415,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2024	<b>DOM:</b>	18
<b>Subdiv:</b>	Willow Vista Estates	<b>SqFt:</b>	2,104	<b>Pool:</b>	No	<b>Acres:</b>	0.177
<b>Type:</b>	Single Family						
<b>Parking:</b>	Driveway, Garage, Garage Door						

**Rmks:** Opener, Garage Faces Front, Inside  
Welcome home to Willow Vista Estates in the heart of Saginaw — where small-town charm meets modern living! Nestled within the highly sought-after Eagle Mountain Saginaw ISD, this stunning 2024 McBee Homes build offers the perfect blend of quality craftsmanship and thoughtful design. Step inside to a spacious open-concept living room featuring gorgeous wood beams and a cozy wood-burning fireplace — the perfect gathering space. A versatile flex room off the living area offers endless possibilities as a game room, home office, play room or second living space. The kitchen is a showstopper with stainless steel appliances, a gas cooktop, walk-in pantry, generous cabinet storage, and a large island ideal for entertaining. Wood-look tile flows throughout the main living areas, with plush carpet in all three generously sized bedrooms — each featuring walk-in closets. Two full baths and a dedicated laundry room round out the thoughtfully designed interior. The true highlight of this home is the outdoor living experience. Enjoy your private backyard retreat complete with an extended covered patio, mounted TV, full bar with cabinets, evening solar lighting, and a privacy fence — perfect for hosting or unwinding after a long day. Professional landscaping in both the front and backyard includes a storage shed and raised bed gardens, ready for your green thumb. Storage and hobbyist will rejoice — the attic above the garage is fully decked for maximum storage capacity, and the 2-car garage is lined with built-in cabinets for all your projects and workspace needs. Located just minutes from Willow Creek Park, enjoy access to baseball fields, volleyball courts, covered pavilions, playgrounds, a dog park, farmers market, food truck events, and scenic walking trails — all within a vibrant, welcoming community. This is Saginaw living at its finest. Don't miss your opportunity to call this exceptional home yours!

**Direct:** From McLeroy take Knowles Drive going North, turn right on Fossil Wood Dr, left on Brinkley and right on Mooney.

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

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 6001 Mountain Lodge DR



<b>MLS #:</b>	21245540	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$415,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2023	<b>DOM:</b>	18
<b>Subdiv:</b>	Marine Creek Ranch Add	<b>SqFt:</b>	2,234	<b>Pool:</b>	No	<b>Acres:</b>	0.236
<b>Type:</b>	Single Family						
<b>Parking:</b>	Concrete, Converted Garage, Covered, Garage Double Door						

**Rmks:** Beautiful home in Marine Creek Ranch North Fort Worth situated on a spacious lot with scenic city views and stunning sunset vistas. Enjoy outdoor living on the covered patio-perfect for relaxing, reading, or entertaining during warm Texas evenings. This Home features 4 bedrooms and 2 bathrooms with a bright open-concept layout offering generous living, dining, and kitchen spaces designed for comfortable everyday living and entertaining. Well-maintained throughout with a functional, flowing floor plan. The primary bathroom includes dual vanities, a relaxing soaking tub and a spacious walk-in-shower, offering both comfort and functionality. Residents enjoy access to Marine Creek Lake, featuring expansive walking trails, biking paths and scenic waterfront views. Located in the desirable Marine Creek Ranch community, offering a peaceful setting with beautiful surroundings.

**Direct:** From Interstate 820, Exit Marine Creek Parkway, turn left at Marine Creek. Left onto the service road, right on Huffines Blvd, right on Center Hill Dr. right on Crystal Lake Dr. left on Markham Ferry Dr. right on Mountain Lodge Dr. House will be on your right.

#### 9300 Meadowfield RD



<b>MLS #:</b>	21261617	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$415,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2026	<b>DOM:</b>	5
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,506	<b>Pool:</b>	No	<b>Acres:</b>	0.138
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door						

**Rmks:** LENNAR - Northpointe - Buxton Floorplan-3 Car Garage  
This new two-story home design combines comfort and elegance. The first floor features an open-plan layout among a family room with a fireplace, a kitchen with a center island and a breakfast nook with a door to a covered patio. A private study is situated near three secondary bedrooms, while the owner's suite is tucked into a back corner for added privacy. Upstairs is a versatile bonus room.

**Direct:** Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 9304 Meadowfield RD



<b>MLS #:</b>	21229117	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$421,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2025	<b>DOM:</b>	37
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,506	<b>Pool:</b>	No	<b>Acres:</b>	0.138
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door						

**Rmks:** LENNAR - Northpointe - Buxton Floorplan-3 Car Garage  
This new two-story home design combines comfort and elegance. The first floor features an open-plan layout among a family room with a fireplace, a kitchen with a center island and a breakfast nook with a door to a covered patio. A private study is situated near three secondary bedrooms, while the owner's suite is tucked into a back corner for added privacy. Upstairs is a versatile bonus room.

**Direct:** Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

#### 4653 Commack DR



<b>MLS #:</b>	21251016	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$422,900
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2026	<b>DOM:</b>	16
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	1,957	<b>Pool:</b>	No	<b>Acres:</b>	5,000.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** Charming and compact, the Hadley maximizes space without sacrificing style. A bright kitchen and cozy living room make it easy to feel at home the moment you walk in. The split-bedroom layout offers peace and quiet when needed, while still feeling wonderfully connected. Perfect for first-time buyers or downsizers seeking comfort and charm.

**Direct:** Model address is 6801 Hatch Rd Fort Worth TX 76179

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 640 Mooney DR



<b>MLS #:</b>	21176222	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$424,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2023	<b>DOM:</b>	89
<b>Subdiv:</b>	Willow Vista Estates	<b>SqFt:</b>	2,105	<b>Pool:</b>	No	<b>Acres:</b>	0.177
<b>Type:</b>	Single Family						
<b>Parking:</b>	Driveway, Garage, Garage Door						

**Rmks:** Opener, Garage Single Door, Storage  
 Welcome to this stunning modern style home in the desirable Willow Vista Estates Community. This beautiful 4-Bedroom, 2-Bath features an open concept layout perfect for modern living. Enjoy a spacious living area with a cozy fireplace, a stylish Island kitchen and a large dining area. Home offers a perfect blend of comfort and functionality with its thoughtful design and high-quality finishes. Large newly built shed in the yard and added attic decking for storage. Enjoy the community offers easy access to community pool, walking trails, sports court, parks and dog parks.

**Direct:** From US-287 Bus N/N Main st. turn left onto Cambridge Dr. then Turn left onto Amber Dr make a right onto Mooney Dr. House will be on the right. Sign in front of the yard.

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 637 Mooney DR



<b>MLS #:</b>	21234126	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$425,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2024	<b>DOM:</b>	25
<b>Subdiv:</b>	Willow Vista Estates	<b>SqFt:</b>	2,324	<b>Pool:</b>	No	<b>Acres:</b>	0.189
<b>Type:</b>	Single Family						
<b>Parking:</b>	Driveway, Garage Double Door						

**Rmks:** Refined living meets thoughtful design in this beautifully upgraded home, where every detail has been carefully considered to enhance both comfort and functionality. The extended covered patio creates a seamless indoor-outdoor experience, complete with an added ceiling fan—an ideal setting for elevated entertaining or quiet evenings at home. Inside, the living space is enhanced by a sleek, powered TV mount, delivering a clean, modern aesthetic. The kitchen has been elevated with upgraded appliances, including a dishwasher, designer range hood, and a double oven dual fuel gas range—perfect for both everyday living and culinary enthusiasts. A natural gas tankless water heater provides energy efficiency and endless hot water, adding both convenience and long-term value.

The garage has been intentionally outfitted to maximize versatility, featuring additional electrical outlets, a dedicated freezer plug, and a custom water line for a secondary refrigerator—perfect for hosting, storage, or hobby use. Exterior improvements include full perimeter gutters, offering both enhanced drainage and protection while maintaining the home’s polished curb appeal. Blending high-quality upgrades with everyday livability, this residence offers a move-in ready opportunity with a level of finish and functionality that sets it apart.

**Direct:** From Dallas Take I-35E and continue onto TX-183 TEXpress and TX-121 TEXpress. Merge onto I-820 W and take exit 13 for US-287 BUS-N Main St. Continue north on US-287 BUS-N Main St, then turn left onto Cambridge Dr. Turn left onto Amber Dr, then right onto Mooney Dr. The property will be on your left.

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 3509 Fathia LN



<b>MLS #:</b>	21264292	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$426,990
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2026	<b>DOM:</b>	3
<b>Subdiv:</b>	Bluffs at Northpointe	<b>SqFt:</b>	2,105	<b>Pool:</b>	No	<b>Acres:</b>	7,500.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Door Opener, Garage Faces						

**Rmks:** Front, Garage Single Door  
 MLS# 21264292 - Built by HistoryMaker Homes - Aug 2026 completion! ~  
 This beautiful four-bedroom, 3 bath home offers the perfect blend of comfort and sophistication. The open floor plan is highlighted by luxury vinyl wood plank flooring throughout, with plush carpeted bedrooms for added coziness. The spacious kitchen is a chef's dream, featuring a large island, granite countertops, stylish backsplash and an oversized pantry for all your storage needs. The living room features a beautiful fireplace. With its modern glass front door and thoughtfully designed layout, this home is as inviting as it is functional. Don't miss your chance to own this stunning home.

**Direct:** From I-820 W exit 10B toward FM 1220 Azel Ave. Merge onto Jim Wright Fwy NW Loop 820  
 Turn right onto Azel Ave, Turn right onto Boat Club Road, Turn right into Bluffs at Northpointe.  
 Follow signs to model home office at 3440 Macrostie Way

#### 4637 Commack DR



<b>MLS #:</b>	21250947	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$427,900
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2026	<b>DOM:</b>	16
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	1,957	<b>Pool:</b>	No	<b>Acres:</b>	5,000.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** Charming and compact, the Hadley maximizes space without sacrificing style. A bright kitchen and cozy living room make it easy to feel at home the moment you walk in. The split-bedroom layout offers peace and quiet when needed, while still feeling wonderfully connected. Perfect for first-time buyers or downsizers seeking comfort and charm.

**Direct:** Model Address is 6801 Hatch Road Fort Worth TX 76179

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 7133 Talon DR



<b>MLS #:</b>	21223889	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$429,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2021	<b>DOM:</b>	27
<b>Subdiv:</b>	Talon Hill Add	<b>SqFt:</b>	2,394	<b>Pool:</b>	No	<b>Acres:</b>	0.179
<b>Type:</b>	Single Family						
<b>Parking:</b>	Driveway, Epoxy Flooring, Garage						

**Rmks:** This thoughtfully designed home delivers modern style, smart use of space, and the upgrades today's buyers are looking for. Built in 2021, this 2,394 square foot home offers three bedrooms, two and a half bathrooms, and a flexible layout with multiple living areas both upstairs and down.

The open-concept main level is anchored by a beautifully designed kitchen featuring quartz countertops, a gas cooktop, a large island, and abundant cabinetry, all flowing seamlessly into the main living space with durable wood-look tile flooring.

The primary suite is privately located on the first floor, offering a spacious retreat with an oversized shower, double vanities, and a large walk-in closet.

Upstairs, a generous loft provides the perfect second living area, ideal for a game room, media space, or playroom.

Additional features include smart home technology and a covered back patio for outdoor enjoyment.

Located within Eagle Mountain-Saginaw ISD and with convenient access to major highways, shopping, and dining, this home is a strong fit for buyers ready to step into more space, functionality, and modern comfort.

**Direct:** GPS works like a charm

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 9960 Misty Field RD



<b>MLS #:</b>	21261611	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$435,999
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>Yr Blt:</b>	2026	<b>DOM:</b>	5
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	3,078	<b>Pool:</b>	No	<b>Acres:</b>	0.110
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door, Garage Faces Rear						

**Rmks:** This sophisticated home boasts two floors of modern living space that makes everyday gathering effortless with a central open-concept design, covered patio and soaring ceilings. The owner's suite and walk-in closet enjoys privacy with a flexible study on the first floor as the upper-level enjoys three secondary bedrooms, a breezy game room and media room for endless possibilities.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

**Direct:** Coming north on Business 287 - Saginaw - Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

#### 6713 Serenity DR



<b>MLS #:</b>	21250916	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$438,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2026	<b>DOM:</b>	16
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	2,253	<b>Pool:</b>	No	<b>Acres:</b>	5,100.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** A thoughtfully designed 2,253 square foot home that balances everyday comfort with intentional living. With three bedrooms and two and a half baths, there's space for everyone to settle in, while the upstairs loft offers a relaxed setting for movie nights or quiet evenings. A versatile flex room adds the freedom to create a home office, playroom, or cozy retreat tailored to your lifestyle. Every corner of this home is designed to feel warm, welcoming, and effortlessly livable.

**Direct:** Model address is 6801 Hatch Rd. Fort Worth TX 76135

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 4633 Commack DR



<b>MLS #:</b>	21250883	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$438,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2026		
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	2,258	<b>DOM:</b>	16		
<b>Type:</b>	Single Family	<b>Pool:</b>	No	<b>Acres:</b>	5,000.000		
<b>Parking:</b>	Garage						

**Rmks:** At 2,258 square feet, this thoughtfully designed home offers 3 bedrooms and 2.5 baths with spaces that feel both comfortable and inviting. A quiet study near the front of the home is perfect for a home office or peaceful retreat, while the loft upstairs creates a flexible space for game nights, a kids' hangout, or a cozy movie spot. The kitchen is designed for everyday living, complete with a generous walk-in pantry that keeps everything neatly tucked away. From casual mornings with coffee to evenings spent gathered with family, this home was made for easy, cozy living.

**Direct:** Model address is 6801 Hatch Rd Fort Worth TX 76135

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

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

#### 632 Mooney DR



<b>MLS #:</b>	21245199	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$440,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2024	<b>DOM:</b>	21
<b>Subdiv:</b>	Willow Vista Estates	<b>SqFt:</b>	2,280	<b>Pool:</b>	No	<b>Acres:</b>	0.177
<b>Type:</b>	Single Family						
<b>Parking:</b>	Epoxy Flooring, Garage, Garage Door Opener, Garage Faces Front, Garage						

**Rmks:** Move-in ready 4-bed, 2.5-bath home located in Willow Vista Estates in Saginaw, Texas, offering functional living space, modern finishes, & convenient access to shopping, dining, & entertainment. This well-maintained home is designed for both everyday living & entertaining with an open-concept layout, spacious rooms, & neighborhood amenities nearby. Step inside to a bright living room with a fireplace that opens seamlessly to the kitchen & dining area. The kitchen features granite countertops, a large center island, decorative lighting, stainless steel appliances, & ample cabinet storage, creating a practical & inviting gathering space. The primary suite is privately positioned & includes a walk-in closet, dual sinks, linen storage, separate shower, & soaking tub. Three secondary bedrooms are located separately from the primary suite, providing flexibility for guests, office space, or additional living needs. Additional interior features include a dedicated dining area, utility room with storage, an oversized 2-car garage with epoxy flooring, 9-foot ceilings, an 8-foot garage door, & a tankless gas water heater for added efficiency & convenience. Outdoor features include a covered patio with epoxy-coated flooring, privacy-fenced backyard, & exterior power access in the eaves for seasonal lighting or décor. Located near community amenities including walking trails, tennis courts, basketball courts, volleyball courts, playgrounds, & two dog parks. Convenient access to nearby shopping, dining, & entertainment in Alliance Town Center, Presidio Towne Crossing, & downtown Fort Worth. Enjoy nearby outdoor recreation at Eagle Mountain Lake, Marine Creek Lake, & local parks, along with easy access to restaurants, retail, & major commuter routes. This home offers updated features, functional space, & a convenient North Fort Worth location close to everyday amenities & weekend entertainment. Schedule your home tour today & make 632 Mooney Drive your new address.

**Direct:** From 820  
North on Old Decatur Rd  
Right on Longhorn  
Right on Fossil Wood  
Left on Brinkley  
Right on Mooney

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

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### Active Properties

#### 4632 Commack DR



<b>MLS #:</b>	21251043	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$463,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2026	<b>DOM:</b>	16
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	2,719	<b>Pool:</b>	No	<b>Acres:</b>	5,000.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** The Palmer offers the perfect mix of comfort and contemporary style. The open layout connects a spacious kitchen with generous living and dining areas. Upstairs, a game room and quiet bedrooms give everyone space to relax. It's ideal for those who want a home that balances togetherness with personal space.

**Direct:** Model address is 6801 Hatch Rd. Fort Worth TX 76179

#### 5961 Halls Lake LOOP



<b>MLS #:</b>	21228302	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$465,000
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2023	<b>DOM:</b>	33
<b>Subdiv:</b>	Marine Creek Ranch Add	<b>SqFt:</b>	3,055	<b>Pool:</b>	No	<b>Acres:</b>	0.250
<b>Type:</b>	Single Family						
<b>Parking:</b>	Driveway						

**Rmks:** This like new, barely lived in smart home, features an open layout perfect for modern living. The spacious upgraded kitchen is ready for action—whether you're whipping up a gourmet meal or just reheating takeout like a pro. With plenty of counter space and room to gather, it's the true heart of the home. The fireplace is plumbed for gas. And here's the real win: every single bedroom comes with its own walk-in closet—because we all deserve a little extra space for shoes, storage, or that online shopping habit we're not discussing. The primary bedroom is on the first floor, and an additional first-floor bedroom is ideal for guests, generational living, or that one friend that shows up announced. The private study near the entry is perfect for working from home. The upstairs area is a place for the kids to hang out with two more bedrooms, a full bath, a loft, and a game room -you'll never see them! Step outside and you'll find the perfect spot for morning coffee, evening unwinding, or pretending you enjoy yard work. The large corner lot could make dreams for a pool a reality. There is natural gas on the patio - no more running out of propane!- plumbed for whole house filtration, and an option for gas or electric for your dryer.

**Direct:** Take Marine Creek Pkwy and Cromwell-Marine Creek Road to Crystal Lake Dr. Continue on Crystal Lake Dr. Drive to Halls Lake Loop

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

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### Active Properties

#### 9964 Misty Field RD



<b>MLS #:</b> 21229089	<b>Status:</b> Active	<b>Beds:</b> 5	<b>L Price:</b> \$471,999
<b>County:</b> Tarrant		<b>Baths:</b> 4/1	
<b>Subdiv:</b> Northpointe		<b>Yr Blt:</b> 2025	
<b>Type:</b> Single Family		<b>SqFt:</b> 3,357	<b>DOM:</b> 37
<b>Parking:</b> Garage Single Door, Garage Faces Rear		<b>Pool:</b> No	<b>Acres:</b> 0.110

**Rmks:** This sophisticated home boasts two floors of modern living space that makes everyday gathering effortless with a central open-concept design, covered patio and soaring ceilings. The owner's suite and walk-in closet enjoys privacy with a flexible study on the first floor as the upper-level enjoys three secondary bedrooms, a breezy game room and media room for endless possibilities.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

**Direct:** Coming north on Business 287 - Saginaw - Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

#### 4649 Commack DR



<b>MLS #:</b> 21251038	<b>Status:</b> Active	<b>Beds:</b> 3	<b>L Price:</b> \$476,900
<b>County:</b> Tarrant		<b>Baths:</b> 2/1	
<b>Subdiv:</b> Meadow Lakes		<b>Yr Blt:</b> 2026	
<b>Type:</b> Single Family		<b>SqFt:</b> 2,723	<b>DOM:</b> 16
<b>Parking:</b> Garage		<b>Pool:</b> No	<b>Acres:</b> 5,000.000

**Rmks:** A thoughtfully designed 2,745 square foot home that balances everyday comfort with intentional living. With four bedrooms and three baths, there's space for everyone to settle in, while the upstairs game room offers the perfect setting for movie nights, playtime, or relaxed evenings together. Just off the entry, a functional mudroom keeps life organized and clutter at bay, creating a seamless transition from the outside in.

**Direct:** Model address is 6801 Hatch Rd Fort Worth TX 76179

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

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### Active Properties

#### 7121 Mantle Ridge DR



<b>MLS #:</b>	21266574	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$477,200
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2024	<b>DOM:</b>	0
<b>Subdiv:</b>	Talon Hill Add	<b>SqFt:</b>	2,248	<b>Pool:</b>	No	<b>Acres:</b>	0.190
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage, Garage Double Door						

**Rmks:** Elevate your standard of living in the heart of Lake Country.

This upgraded home features 2,248 square feet, 4 bedrooms, and 2 bathrooms with an open-concept design filled with natural light, elevated finishes, and seamless functionality for entertaining and everyday living.

At the center of the home, the spacious living area features an upgraded fireplace and flows effortlessly into the designer kitchen complete with quartz countertops, abundant cabinetry, and generous prep space. Upgraded flooring throughout adds warmth and sophistication, while the striking 5-lite contemporary front door creates a bold first impression.

Designed with comfort and technology in mind, the home includes an Ecobee thermostat, Brilliant Home control system, Ring doorbell, Schlage deadbolt, and GE dishwasher with built-in Wi-Fi. Custom motorized Somfy TaHoma shades in the living and dining rooms provide app-based control from your phone. A built-in speaker wiring package is also in place for immersive entertainment, while the office features custom shutters for a polished workspace.

The primary suite includes dual sinks, a freestanding soaking tub, walk-in shower, and large walk-in closet.

Step outside to enjoy the covered rear patio complete with a gas hookup for grilling.

Residents enjoy access to the community clubhouse, resort-style pool, and playground. Conveniently located near Eagle Mountain Lake, Eagle Mountain Park, Eagle Ranch Park, the Fort Worth Nature Center, The Resort Golf Club, and the historic Fort Worth Stockyards. With modern elegance, premium upgrades, advanced technology features, and an unbeatable location, this exceptional home truly stands out.

**Direct:** From I-820 & Azle Ave (Exit 10A), head west on Azle Ave FM 199  
Turn right onto Boat Club Rd  
Drive north on Boat Club Rd for about 2-3 miles  
Turn left onto Robertson Rd (look for the RaceTrac as a landmark)  
Turn right onto Prentiss Rd  
Turn left onto Talon Dr  
Turn right onto Mantle Ridge Drive

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

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### Active Properties

#### 6705 Serenity DR



<b>MLS #:</b>	21251027	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$484,900
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2026	<b>DOM:</b>	16
<b>Subdiv:</b>	Meadow Lakes	<b>SqFt:</b>	2,726	<b>Pool:</b>	No	<b>Acres:</b>	5,100.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage						

**Rmks:** A thoughtfully designed 2,745 square foot home that balances everyday comfort with intentional living. With four bedrooms and three baths, there's space for everyone to settle in, while the upstairs game room offers the perfect setting for movie nights, playtime, or relaxed evenings together. Just off the entry, a functional mudroom keeps life organized and clutter at bay, creating a seamless transition from the outside in.

**Direct:** Model address is 6801 Hatch Rd Fort Worth TX 76179

#### 624 Aeronca DR



<b>MLS #:</b>	21241761	<b>Status:</b>	Active	<b>Beds:</b>	3	<b>L Price:</b>	\$485,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2023	<b>DOM:</b>	18
<b>Subdiv:</b>	Willow Vista Estates	<b>SqFt:</b>	2,016	<b>Pool:</b>	Yes	<b>Acres:</b>	0.197
<b>Type:</b>	Single Family						
<b>Parking:</b>	Additional Parking, Direct Access,						

**Rmks:** Driveway, Epoxy Flooring, Garage Door  
With over \$200,000 in owner improvements, this home truly feels better than new! Thoughtful upgrades and intentional design choices elevate it far beyond builder-grade. The current owner has put in the work to transform this once cookie-cutter home into something special, blending style, function, and comfort in all the right ways. From the moment you step inside, you're welcomed by a bright, open concept layout where the kitchen and living spaces flow seamlessly together, perfect for both everyday living and effortless entertaining. Large windows and natural light create a warm, inviting atmosphere that naturally draw people in and make every gathering feel easy and connected. If outdoor living is high on your list, this backyard is going to stop you in your tracks. A 14-foot wide double-sliding door opens to create that ideal indoor-outdoor experience, extending your living space and making it perfect for hosting everything from laid-back weekend brunches to lively pool parties or relaxed evenings under the stars. The backyard itself is truly one-of-a-kind, featuring a stunning heated pool with a sunning shelf, stools, waterfall and back massaging jets. The expansive covered living area and outdoor kitchen are designed to impress. Complete with a gas grill and pizza oven, it's a space built for entertaining, making memories, and enjoying the best of Texas living year-round. This is more than just a home, it's a lifestyle upgrade.

**Direct:** Follow GPS

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# Comparative Market Analysis

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Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

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### Active Properties

#### 5440 Otter TRL



<b>MLS #:</b>	21224239	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$486,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2022	<b>DOM:</b>	32
<b>Subdiv:</b>	Marine Creek Ranch Add	<b>SqFt:</b>	2,831	<b>Pool:</b>	No	<b>Acres:</b>	0.132
<b>Type:</b>	Single Family						
<b>Parking:</b>	Concrete, Direct Access, Driveway,						

**Rmks:** Epoxy Flooring, Garage, Garage Door  
 \*FOR SALE\* FANTASTICALLY updated 2-story, 4 bed, 2.1 bath, 2 car garage Impression Homes Stirling floor plan home is now ready for new owners! UPDATES include electric fireplace install, TV mount install, fan-chandelier replacements, garage floor epoxy install, garage interior paint, front yard flower bed and tree bed install, & back patio extension & decoration. 1ST FLOOR features front facing Office, gorgeous Kitchen with oversize walking pantry, granite counters, stainless steel appliances including gas stove, large cabinets, walk-in pantry, kitchen island with dual sinks, trash drawer, and breakfast bar; 2 dining options - breakfast bar and formal dining; Living room with electric fireplace, lots of natural light through 3 windows; spacious primary suite with 2 walk-in closets and an ensuite bath with both standing shower and tub, quartz counter tops, huge mirror and private toilet; & full-size laundry. 2ND FLOOR features a game room with closet, 3 secondary bedrooms with walk-in closets and a secondary bath with quartz countertops. EXTERIOR features rain gutters, gas drop in the back patio, spacious leveled backyard, and no back neighbor. HOA amenities include community swimming pool, park, playground, jogging-walking trail etc. SCHOOLS - walking distance to Parkview Elementary, and short 4-6 minute drive to Marine Creek Middle and Chisholm Trail High. QUICK access to major Hwys Marine Creek Pkwy, I-820 and Hwy 287, and short drive to local businesses and restaurants. SCHEDULE your showing today!

**Direct:** From Hwy 820, take Exit for and go North on Marine Creek Parkway, take a Left to go West on Cromwell-Marine Creek Road, take a Left to go South on Crystal Lake Dr, take a Right to go West on Otter Trl. The property will be located on the Right.

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# Comparative Market Analysis

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Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

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### Active Properties

#### 11328 Bratton BLVD



<b>MLS #:</b>	21212567	<b>Status:</b>	Active	<b>Beds:</b>	4	<b>L Price:</b>	\$575,000
<b>County:</b>	Tarrant	<b>Baths:</b>	4/0	<b>Yr Blt:</b>	2026	<b>DOM:</b>	53
<b>Subdiv:</b>	Wellington	<b>SqFt:</b>	2,790	<b>Pool:</b>	No	<b>Acres:</b>	0.138
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage, Garage Double Door, Garage						

**Rmks:** Faces Front  
 Welcome to the Fordham. This two-story home offers a perfect blend of open living spaces and private retreats, ideal for modern life. As you enter the first floor, you're greeted by a spacious entryway that leads you into the rest of the home. The living room seamlessly connects to the dining area and kitchen, creating a welcoming and open atmosphere. The kitchen, equipped with a central island, offers ample counter space and storage, making it a hub for gatherings and everyday living. A quiet study nearby provides the perfect spot for work or reading. The primary suite, located at the back of the house, ensures privacy and comfort, while a bedroom at the front offers easy access to a full bathroom for guests. At the back, a generous outdoor living area invites relaxation and entertaining. Moving to the second floor, a versatile game room overlooks the living room below, offering a space for entertainment and leisure. Two additional bedrooms and two full bathrooms offer privacy and convenience for all. This floor plan is crafted for comfort and functionality.

**Direct:** From 287 North:  
 Exit Bonds Ranch Rd  
 Turn left at roundabout  
 Travel about 3 miles, turn right onto Willow Springs Rd  
 Turn left onto Wulstone Rd into Wellington community  
 Model on left hand side just past intersection of Thatcher

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Fort Worth, 76179

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### Active Option Contract Properties

#### 5713 Broad Bay LN



<b>MLS #:</b>	21180544	<b>Status:</b>	Active Option Cor	<b>Beds:</b>	4	<b>L Price:</b>	\$395,000
<b>County:</b>	Tarrant	<b>Baths:</b>		<b>Baths:</b>	2/0		
<b>Subdiv:</b>	Marine Creek Ranch Add	<b>Yr Blt:</b>		<b>Yr Blt:</b>	2021		
<b>Type:</b>	Single Family	<b>SqFt:</b>		<b>SqFt:</b>	2,229	<b>DOM:</b>	86
<b>Parking:</b>	Garage, Garage Double Door, Garage	<b>Pool:</b>		<b>Pool:</b>	No	<b>Acres:</b>	0.131

**Rmks:** Faces Front  
Welcome to this beautiful, like-new home located in a fantastic neighborhood within the highly sought-after Eagle Mountain-Saginaw ISD. This meticulously maintained property offers the perfect combination of modern design and functional living, making it the ideal place to call home. Step inside and immediately be greeted by the expansive, open floor plan that makes this home feel bright, airy, and spacious. With large windows throughout, natural light floods the living spaces, creating an inviting atmosphere for both relaxing and entertaining. The spacious living room flows seamlessly into the dining area and kitchen, providing a perfect space for gatherings and holidays.

The chef's kitchen is a standout feature, complete with a gas cooktop, sleek granite countertops, and stainless steel appliances. Whether you're preparing everyday meals or hosting dinner parties, this kitchen is both stylish and functional. The ample counter space, cabinetry, and large pantry provide plenty of room for all your cooking essentials, making meal prep a breeze.

This home boasts four bedrooms, with the fourth currently being used as an office—perfect for those working from home or in need of a dedicated study space. The other three bedrooms are generously sized, offering plenty of room for rest and relaxation. The primary suite is particularly impressive, featuring a spacious layout and a private en-suite bathroom with modern finishes and a walk in closet.

Step outside to the large covered patio, ideal for enjoying the outdoors in any season. The expansive, grassy backyard provides plenty of space for children, pets, or gardening enthusiasts, offering a private retreat for relaxation or play. With great schools, parks, and easy access to major roads, this home is perfectly positioned for convenience and quality living.

**Direct:** see gps

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Researched and prepared by **LaAngela Harris**

Oakmont & Associates, LLC





## CMA Pro Report

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### Closed Properties

#### 7316 Wayward Wind DR



<b>MLS #:</b>	21150921	<b>Status:</b>	Closed	<b>Beds:</b>	4	<b>L Price:</b>	\$534,900
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>S Price:</b>	\$525,000	<b>S Date:</b>	4/27/2026
<b>Subdiv:</b>	Talon Hill	<b>Yr Blt:</b>	2026	<b>S Date:</b>	4/27/2026	<b>DOM:</b>	101
<b>Type:</b>	Single Family	<b>SqFt:</b>	2,240	<b>DOM:</b>	101	<b>Acres:</b>	8,538.000
<b>Parking:</b>	Garage	<b>Pool:</b>	No				

**Rmks:** This inviting 4-bedroom, 2-bath home is designed with family living in mind. Enjoy a bright, open layout that flows effortlessly from the spacious living area to a large covered patio—perfect for relaxing or entertaining outdoors. A convenient mudroom adds everyday functionality, keeping life organized and comfortable for the whole family.

**Direct:** Model Address is 7408 Wayward Wind Drive Fort Worth TX 76179

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## CMA Pro Report

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### Pending Properties

#### 9113 Silent Manor DR



<b>MLS #:</b>	21239358	<b>Status:</b>	Pending	<b>Beds:</b>	3	<b>L Price:</b>	\$370,999
<b>County:</b>	Tarrant	<b>Baths:</b>	2/0	<b>Yr Blt:</b>	2025	<b>DOM:</b>	1
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	1,952	<b>Pool:</b>	No	<b>Acres:</b>	0.165
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Faces Front, Garage Single Door						
<b>Rmks:</b>	LENNAR - Lonestar Collection at Northpointe -Joplin Floorplan						
<b>Direct:</b>	Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.						

#### 9308 Meadowfield RD



<b>MLS #:</b>	21229114	<b>Status:</b>	Pending	<b>Beds:</b>	4	<b>L Price:</b>	\$385,999
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2025	<b>DOM:</b>	8
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,177	<b>Pool:</b>	No	<b>Acres:</b>	0.138
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door						
<b>Rmks:</b>	LENNAR - Northpointe - This three car garage, single-story home has a versatile layout that is great for families who need space. The front door leads to a foyer with three bedrooms and a retreat attached. At the end of the hall is the open living area, which leads to the owner's suite in the back of the home.						
	Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.						
<b>Direct:</b>	Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.						

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# Comparative Market Analysis

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### Pending Properties

#### 10613 Tuxinaw TRL



<b>MLS #:</b>	21227654	<b>Status:</b>	Pending	<b>Beds:</b>	4	<b>L Price:</b>	\$389,900
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2023	<b>DOM:</b>	8
<b>Subdiv:</b>	Cibolo Hills	<b>SqFt:</b>	2,426	<b>Pool:</b>	No	<b>Acres:</b>	0.230
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door						

**Rmks:** Beautifully maintained 2023 built home in the sought after Cibolo Hills community of Fort Worth. This thoughtfully designed floor plan features 4 bedrooms with 2 conveniently located downstairs and 2 upstairs, offering flexibility for a variety of living needs. The main living areas downstairs showcase durable luxury vinyl plank flooring, complemented by neutral paint tones throughout for a bright, modern feel. The open concept design seamlessly connects the main living areas, highlighted by a large kitchen island with seating, an expansive dining space, and a spacious living area ideal for entertaining. This home is truly move-in ready and has been meticulously cared for. Ideally located just minutes from highway 287, providing easy access to downtown Fort Worth and surrounding areas. Enjoy close proximity to new and expanding retail, dining, and everyday conveniences, as well as a short drive to Dallas Fort Worth International Airport. A fantastic opportunity in a highly desirable area—don't miss it!

**Direct:** From I-287 go North to Muscogee and turn left to Potawatomi and turn left to Wappo Way and turn right to Tuxinaw Trl and property is on the right.

#### 9105 Silent Manor DR



<b>MLS #:</b>	21246249	<b>Status:</b>	Pending	<b>Beds:</b>	4	<b>L Price:</b>	\$390,499
<b>County:</b>	Tarrant	<b>Baths:</b>	3/0	<b>Yr Blt:</b>	2025	<b>DOM:</b>	15
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	2,210	<b>Pool:</b>	No	<b>Acres:</b>	0.165
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Faces Front, Garage Single Door						

**Rmks:** LENNAR - Classic Collection at Northpointe - The Hendrix Floor Plan - 3 Car Garage

**Direct:** Coming north on Business 287, Saginaw Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

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## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 12276 Ross Calhoun DR



<b>MLS #:</b>	21255947	<b>Status:</b>	Pending	<b>Beds:</b>	3	<b>L Price:</b>	\$415,000
<b>County:</b>	Tarrant	<b>Baths:</b>	2/1	<b>Yr Blt:</b>	2026	<b>DOM:</b>	11
<b>Subdiv:</b>	The Resort on Eagle Mountain	<b>SqFt:</b>	1,868	<b>Pool:</b>	No	<b>Acres:</b>	5,175.000
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Faces Front, Garage Single Door						

**Rmks:** This custom plan is a part of the exclusive Jewel Collection by OCH, is thoughtfully designed for both comfort and style within the gated community of The Resort at Eagle Mountain Lake.

The home highlights a spacious open-concept living, dining, and kitchen area, perfect for entertaining or relaxing with family. The primary suite offers a private retreat with dual sinks, a walk-in shower, soaking tub, and a generously sized walk-in closet. The living space seamlessly flows to a covered patio and backyard, creating the perfect indoor-outdoor connection.

Additionally, you'll find two secondary bedrooms and a full bath, a powder bath for guest, mud room and utility directly off two car garage.

**Direct:** From Fort Worth 35W N exit 287 to Bonds Ranch right on Morris Dido left on Resort Blvd, Continue on The Resort Blvd to Palmer. Take a right on Palmer. Homes will be ahead on the left side of street.

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 5760 Broad Bay LN



<b>MLS #:</b> 21234014	<b>Status:</b> Pending	<b>Beds:</b> 4	<b>L Price:</b> \$415,000
<b>County:</b> Tarrant		<b>Baths:</b> 2/1	
<b>Subdiv:</b> Marine Creek Ranch Add		<b>Yr Blt:</b> 2021	
<b>Type:</b> Single Family		<b>SqFt:</b> 2,780	<b>DOM:</b> 3
<b>Parking:</b> Driveway, Garage, Garage Door		<b>Pool:</b> No	<b>Acres:</b> 0.269

**Rmks:** Opener, Garage Faces Front  
Welcome to a home that truly checks every box. Where thoughtful upgrades, generous space, and an unbeatable location come together seamlessly. Nestled on a quiet cul-de-sac, this beautifully maintained 4 bedroom, 2.5 bath residence sits on a spacious, over quarter acre lot, offering both privacy and room to breathe. Step inside to find warm wood-look tile flooring flowing through the downstairs living areas, complemented by a stunning floor-to-ceiling stone fireplace that anchors the main living space. The kitchen is designed to impress with stainless steel appliances, an upgraded chef's vent hood, and custom-built pantry storage that keeps everything organized and within reach. The primary suite is a true retreat, featuring upgraded carpet and padding, a custom walk-in closet system, and an enhanced shower head for a spa-like experience. Upstairs, you'll find additional bedrooms along with a versatile bonus room, perfect for entertaining or relaxing, plus newly upgraded carpet and padding throughout. Work from home with ease in the dedicated office, and enjoy outdoor living year-round on the extended covered back porch. The home's functionality continues in the attached 2-car garage, complete with an epoxied floor and an added water line for a fridge or washer setup. Peace of mind comes standard with recent updates, including an HVAC capacitor replacement (March 2026 with 5-year warranty) and annual plumbing maintenance and inspection completed each year. Located just 20 minutes from downtown Fort Worth, DFW Airport, and Alliance Town Center, and only 5 minutes from parks, trails, the library, YMCA, and the lake, this home offers both convenience and community. Zoned to Eagle Mountain-Saginaw ISD and part of a neighborhood that hosts annual July fireworks and a festive Christmas celebration... This is more than a home, it's a lifestyle.

**Direct:** Coming from Boat Club Rd, turn east on Cromwell-Marine Creek Rd and then south on Huffines Blvd. Turn onto Salt Springs Dr and then take a left on Broad Bay Ln. Property will be at the end of the cul-de-sac.

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

#### 9953 Misty Field RD



<b>MLS #:</b>	21229092	<b>Status:</b>	Pending	<b>Beds:</b>	4	<b>L Price:</b>	\$432,949
<b>County:</b>	Tarrant	<b>Baths:</b>	3/1	<b>Yr Blt:</b>	2025	<b>DOM:</b>	22
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	3,078	<b>Pool:</b>	No	<b>Acres:</b>	0.110
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Single Door, Garage Faces Rear						

**Rmks:** This sophisticated home boasts two floors of modern living space that makes everyday gathering effortless with a central open-concept design, covered patio and soaring ceilings. The owner's suite and walk-in closet enjoys privacy with a flexible study on the first floor as the upper-level enjoys three secondary bedrooms, a breezy game room and media room for endless possibilities.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

**Direct:** Coming north on Business 287 - Saginaw - Main, Left turn on Heritage Trace Pkwy. Keep straight on Heritage Trace Pkwy.

#### 2804 Reuter AVE



<b>MLS #:</b>	21229111	<b>Status:</b>	Pending	<b>Beds:</b>	5	<b>L Price:</b>	\$496,999
<b>County:</b>	Tarrant	<b>Baths:</b>	4/1	<b>Yr Blt:</b>	2025	<b>DOM:</b>	12
<b>Subdiv:</b>	Northpointe	<b>SqFt:</b>	3,357	<b>Pool:</b>	No	<b>Acres:</b>	0.110
<b>Type:</b>	Single Family						
<b>Parking:</b>	Garage Faces Rear, Garage Single Door						

**Rmks:** This sophisticated home boasts two floors of modern living space that makes everyday gathering effortless with a central open-concept design, covered patio and soaring ceilings. The owner's suite and walk-in closet enjoys privacy with a flexible study on the first floor as the upper-level enjoys three secondary bedrooms, a breezy game room and media room for endless possibilities.

Prices, dimensions and features may vary and are subject to change. Photos are for illustrative purposes only.

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

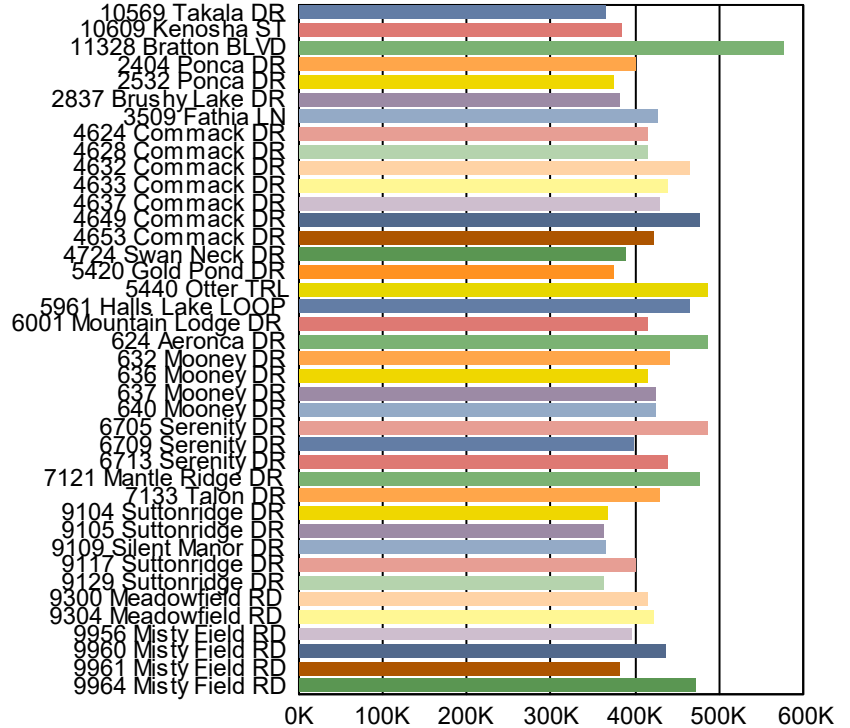
Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Properties

Total # of Listings	<b>40</b>
Lowest Price	<b>\$361,999</b>
Highest Price	<b>\$575,000</b>
Average Price	<b>\$422,456</b>
Avg. Price/SqFt	<b>\$187.05</b>
Avg DOM	<b>27</b>



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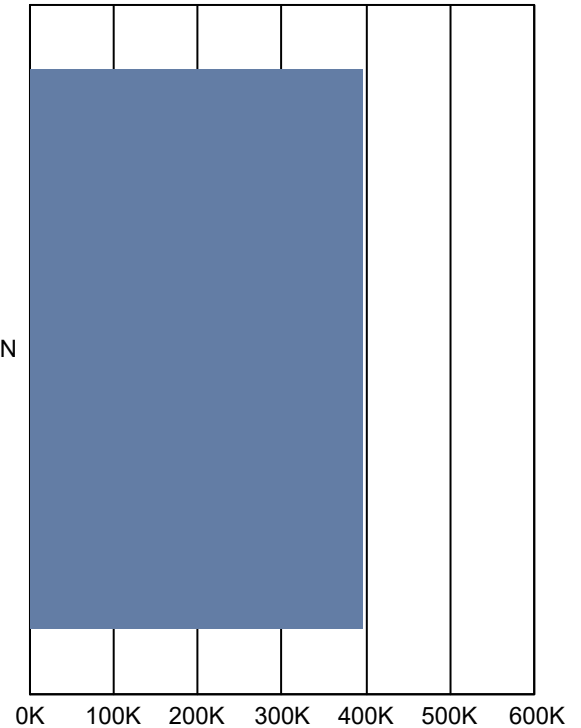
## CMA Pro Report

These pages give a general overview of the selected properties.

### Active Option Contract Properties

Total # of Listings	<b>1</b>
Lowest Price	<b>\$395,000</b>
Highest Price	<b>\$395,000</b>
Average Price	<b>\$395,000</b>
Avg. Price/SqFt	<b>\$177.21</b>
Avg DOM	<b>86</b>

5713 Broad Bay LN



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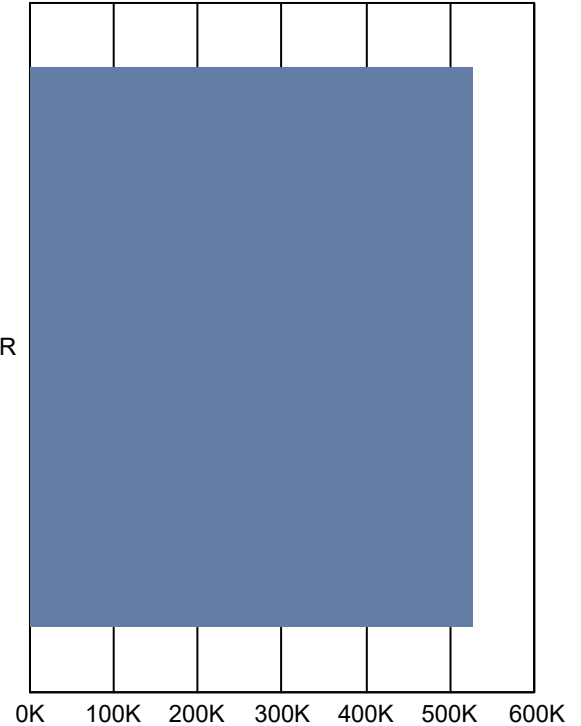
## CMA Pro Report

These pages give a general overview of the selected properties.

### Closed 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>\$234.38</b>
Avg DOM	<b>101</b>

7316 Wayward Wind DR



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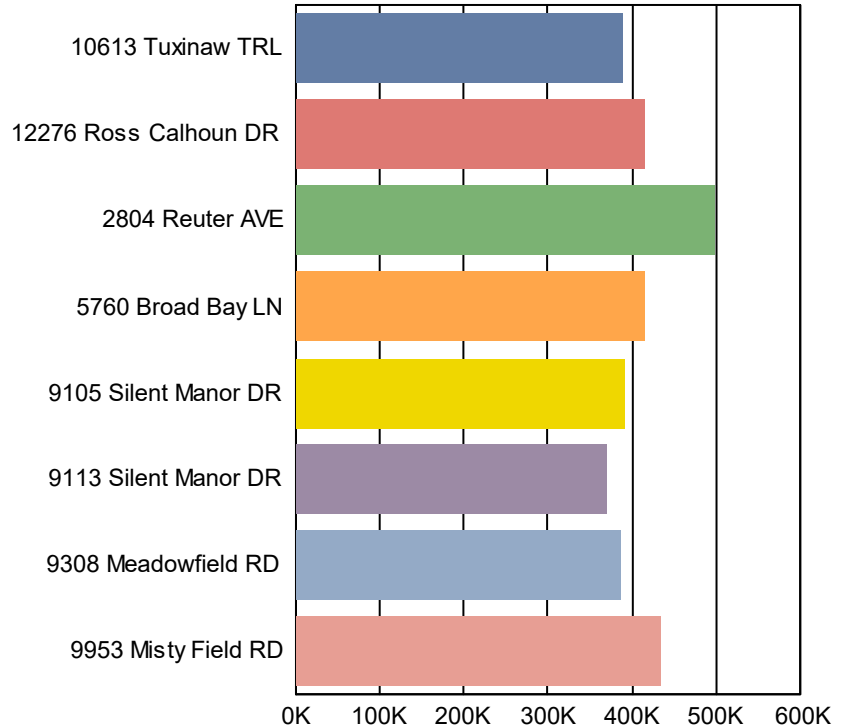


## CMA Pro Report

These pages give a general overview of the selected properties.

### Pending Properties

Total # of Listings	<b>8</b>
Lowest Price	<b>\$370,999</b>
Highest Price	<b>\$496,999</b>
Average Price	<b>\$412,168</b>
Avg. Price/SqFt	<b>\$170.62</b>
Avg DOM	<b>10</b>



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# Comparative Market Analysis

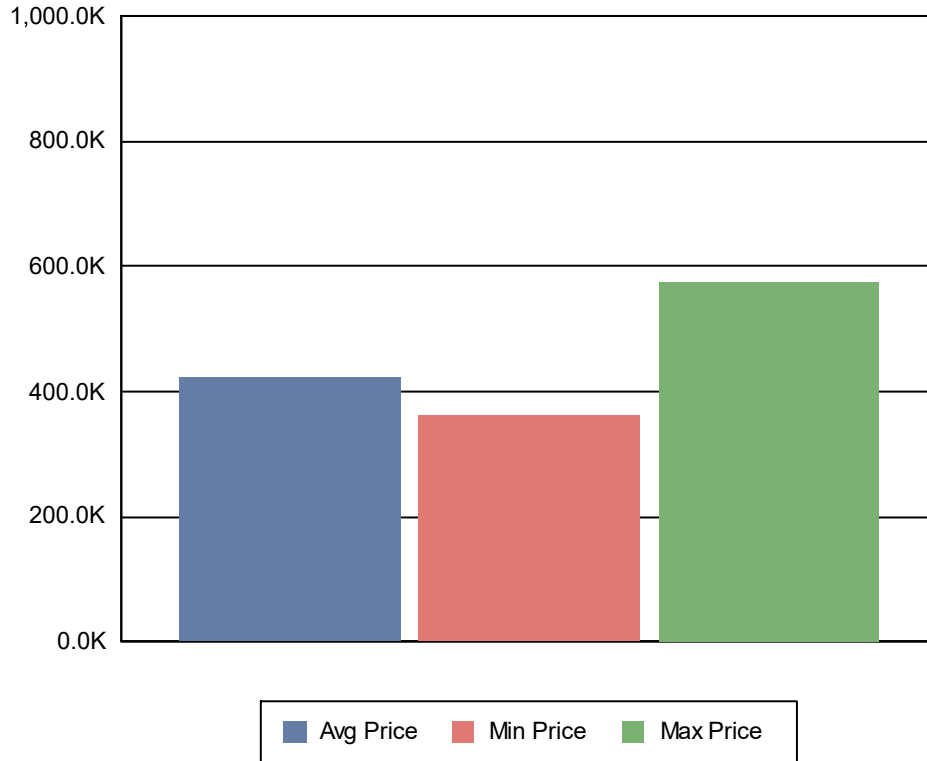
7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## 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	\$361,999	\$575,000	\$422,456	\$187.05
Active Option Contract	\$395,000	\$395,000	\$395,000	\$177.21
Closed	\$525,000	\$525,000	\$525,000	\$234.38
Pending	\$370,999	\$496,999	\$412,168	\$170.62
<b>Totals / Averages</b>	<b>\$361,999</b>	<b>\$575,000</b>	<b>\$422,311</b>	<b>\$185.17</b>

### Sold Property Analysis

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

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

### Property Summary

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
Active									
A	9105 Suttonridge DR	4	2.0	1,902	\$190.33	\$361,999			27
A	9129 Suttonridge DR	4	3.0	2,078	\$174.69	\$362,999			93
A	10569 Takala DR	4	3.0	2,059	\$177.27	\$365,000			94
A	9109 Silent Manor DR	4	2.0	2,062	\$177.28	\$365,549			34
A	9104 Suttonridge DR	4	2.0	2,062	\$177.98	\$366,999			18
A	5420 Gold Pond DR	5	3.0	2,125	\$176.47	\$375,000			30
A	2532 Ponca DR	4	3.0	2,079	\$180.38	\$375,000			4
A	9961 Misty Field RD	4	3.0	2,177	\$175.01	\$380,999			37
A	2837 Brushy Lake DR	4	3.1	2,472	\$154.73	\$382,499			5
A	10609 Kenosha ST	4	3.0	2,158	\$178.41	\$385,000			16
A	4724 Swan Neck DR	4	2.0	1,887	\$206.68	\$390,000			32
A	9956 Misty Field RD	4	3.0	2,371	\$166.60	\$394,999			37
A	6709 Serenity DR	3	2.0	1,781	\$223.98	\$398,900			16
A	9117 Suttonridge DR	4	3.0	1,964	\$203.67	\$399,999			18
A	2404 Ponca DR	4	3.0	2,164	\$185.30	\$401,000			38
A	4624 Commack DR	3	2.0	1,957	\$211.50	\$413,900			16
A	4628 Commack DR	3	2.1	1,787	\$232.18	\$414,900			16
A	636 Mooney DR	3	2.0	2,104	\$197.24	\$415,000			18
A	6001 Mountain Lodge DR	4	2.0	2,234	\$185.77	\$415,000			18
A	9300 Meadowfield RD	4	2.1	2,506	\$166.00	\$415,999			5
A	9304 Meadowfield RD	4	2.1	2,506	\$168.40	\$421,999			37
A	4653 Commack DR	4	3.0	1,957	\$216.10	\$422,900			16
A	640 Mooney DR	4	2.0	2,105	\$201.43	\$424,000			89
A	637 Mooney DR	4	2.0	2,324	\$182.87	\$425,000			25
A	3509 Fathia LN	4	3.0	2,105	\$202.85	\$426,990			3
A	4637 Commack DR	4	3.0	1,957	\$218.65	\$427,900			16
A	7133 Talon DR	3	2.1	2,394	\$179.20	\$429,000			27
A	9960 Misty Field RD	4	3.1	3,078	\$141.65	\$435,999			5
A	6713 Serenity DR	3	2.1	2,253	\$194.81	\$438,900			16
A	4633 Commack DR	3	2.1	2,258	\$194.38	\$438,900			16
A	632 Mooney DR	4	2.0	2,280	\$192.98	\$440,000			21
A	4632 Commack DR	3	2.1	2,719	\$170.61	\$463,900			16
A	5961 Halls Lake LOOP	4	3.0	3,055	\$152.21	\$465,000			33
A	9964 Misty Field RD	5	4.1	3,357	\$140.60	\$471,999			37
A	4649 Commack DR	3	2.1	2,723	\$175.14	\$476,900			16
A	7121 Mantle Ridge DR	4	2.0	2,248	\$212.28	\$477,200			0
A	6705 Serenity DR	4	3.0	2,726	\$177.88	\$484,900			16

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# Comparative Market Analysis

7421 Innisbrook Lane  
Fort Worth, 76179

Monday, May 11, 2026

## CMA Pro Report

These pages give a general overview of the selected properties.

S	Street Address	Bds	Bth	Sqft	\$/SF	L Price	S Price	Sold Date	DOM
A	624 Aeronca DR	3	2.0	2,016	\$240.58	\$485,000			18
A	5440 Otter TRL	4	2.1	2,831	\$171.67	\$486,000			32
A	11328 Bratton BLVD	4	4.0	2,790	\$206.09	\$575,000			53
<b>Active Option Contract</b>									
AOC	5713 Broad Bay LN	4	2.0	2,229	\$177.21	\$395,000			86
<b>Closed</b>									
C	7316 Wayward Wind DR	4	2.0	2,240	\$234.38	\$534,900	\$525,000	04/27/2026	101
<b>Pending</b>									
P	9113 Silent Manor DR	3	2.0	1,952	\$190.06	\$370,999			1
P	9308 Meadowfield RD	4	3.0	2,177	\$177.31	\$385,999			8
P	10613 Tuxinaw TRL	4	3.0	2,426	\$160.72	\$389,900			8
P	9105 Silent Manor DR	4	3.0	2,210	\$176.70	\$390,499			15
P	12276 Ross Calhoun DR	3	2.1	1,868	\$222.16	\$415,000			11
P	5760 Broad Bay LN	4	2.1	2,780	\$149.28	\$415,000			3
P	9953 Misty Field RD	4	3.1	3,078	\$140.66	\$432,949			22
P	2804 Reuter AVE	5	4.1	3,357	\$148.05	\$496,999			12

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