



Comparative Market Analysis

Property Type: Single Family Status: Active

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
2524 Preston RD #202	PLANO	1	1.0	1/0/1	786		1995	N	5	129,900	165.27	129,900	100
1716 NEST PL	Plano	3	2.0	2/0/2	1,627	0.130	1983	N	6	149,900	92.13	149,900	100
3249 Parma LN	Plano	2	1.1	2/0/2	1,425	0.060	2002	N	5	159,900	112.21	159,900	100
4428 Odessa DR	Plano	3	2.0	2/0/2	1,623		1983	N	0	165,000	101.66	165,000	100
2405 Midnight DR	Plano	3	2.0	2/0/2	2,007		1980	N	5	170,000	84.70	170,000	100
2308 Twilight CIR	Plano	3	2.0	2/0/2	2,007		1980	N	4	179,900	89.64	179,900	100
7133 Rembrandt DR	Plano	2	2.0	2/0/2	1,733	0.116	2004	N	5	192,000	110.79	192,000	100
4313 Hillshire CT	Plano	3	2.0	2/0/0	1,745		1998	N	7	194,900	111.69	194,900	100
4116 Sendero TRL	Plano	4	2.1	2/0/2	2,535		1989	N	3	201,900	79.64	201,900	100
1333 Kittery DR	Plano	3	2.1	2/0/2	2,202		1986	N	3	224,500	101.95	224,500	100
4533 Cape Charles DR	Plano	4	2.0	2/0/2	2,284		1999	N	4	234,000	102.45	234,000	100
4728 Frost Hollow DR	Plano	3	2.0	2/0/2	1,838		1994	N	7	239,900	130.52	239,900	100
4440 Waskom DR	Plano	4	3.0	3/0/3	2,640		2002	N	7	242,500	91.86	242,500	100
8309 Halliford CT	PLANO	4	2.0	2/0/2	2,354		1998	N	0	249,900	106.16	249,900	100
2617 Red Bluff CT	PLANO	4	3.0	2/0/2	2,480		1994	N	5	259,500	104.64	259,500	100
4308 ROCK SPRINGS DR	Plano	4	3.1	2/0/2	3,158		1997	N	3	269,900	85.47	269,900	100
7913 Thornewood RD	Plano	5	4.0	2/2/4	3,127	0.150	2000	N	6	274,900	87.91	274,900	100
4429 Helston DR	Plano	4	2.0	2/0/2	2,987		1998	N	6	275,000	92.07	275,000	100
4504 Sandy Water LN	PLANO	4	3.0	3/0/3	3,422		2001	N	3	278,000	81.24	278,000	100
4108 Fair Meadows DR	Plano	4	4.0	2/0/2	3,837		1992	N	6	287,500	74.93	287,500	100
4728 Yorkshire TRL	PLANO	4	2.1	2/0/2	2,638		1993	Y	7	299,900	113.68	299,900	100
6405 TEMPEST CIR	Plano	4	3.1	3/0/3	3,881		2001	N	3	305,000	78.59	305,000	100
3609 Trillium DR	PLANO	3	3.1	2/0/2	3,060		1998	Y	0	349,900	114.35	349,900	100
8037 Marathon DR	Plano	4	3.1	3/0/3	3,504		2002	N	4	357,900	102.14	357,900	100
1600 Thistledown DR	PLANO	3	2.1	2/0/2	3,410		1986	Y	6	379,000	111.14	379,000	100
1300 Winding Hollow LN	Plano	6	4.0	2/0/2	3,677		1985	Y	6	379,900	103.32	379,900	100
6604 Myrtle Beach DR	Plano	3	2.1	3/0/3	3,185		1988	Y	3	439,000	137.83	439,000	100
3113 Preston Meadow DR	Plano	4	3.1	3/0/3	3,890		1998	Y	4	439,900	113.08	439,900	100
5809 Ridgehaven DR	Plano	5	3.1	3/0/3	3,795		1992	Y	6	467,900	123.29	467,900	100
5633 Risborough DR	PLANO	4	3.1	3/0/3	4,011		1997	N	6	495,000	123.41	495,000	100
4821 Deandra LN	Plano	3	3.0	2/0/2	2,883		2008	N	5	544,900	189.00	544,900	100
2704 Enid DR	Plano	3	3.1	2/0/2	3,266		2008	N	5	577,900	176.94	577,900	100
5116 Meadowlark DR	Plano	3	3.1	3/0/3	3,576		2002	N	6	699,900	195.72	699,900	100
3205 Hillsdale CT	Plano	4	3.2	3/0/3	4,573		2000	Y	5	724,000	158.32	724,000	100
2805 Broken Bow WAY	Plano	3	3.0	3/0/3	2,956		2008	N	5	725,900	245.57	725,900	100
5976 Campus CT	PLANO	5	5.0	3/0/3	4,533		1997	Y	7	749,900	165.43	749,900	100
6917 Traceland DR	Plano	4	3.1	3/0/3	4,279		2007	N	6	799,000	186.73	799,000	100
2801 Broken Bow WAY	Plano	5	4.0	3/0/3	4,375		2008	N	5	829,900	189.69	829,900	100
5805 Spring Glade CT	PLANO	4	3.1	3/0/3	4,281		2002	N	3	849,900	198.53	849,900	100
5608 Templin WAY	Plano	4	3.1	3/0/3	5,192		1996	N	7	869,000	167.37	869,000	100
4624 Meadow Ridge	Plano	4	5.0	3/0/3	4,630		2008	N	5	872,900	188.53	872,900	100
3201 BROKEN BOW WAY	Plano	4	4.1	3/0/3	5,256		2007	N	4	875,000	166.48	875,000	100
5924 Turtle Creek DR	Plano	4	4.1	3/0/3	4,637		1995	Y	0	924,900	199.46	924,900	100
2800 VINSON LN	Plano	5	4.1	3/0/3	5,394		2001	Y	5	999,000	185.21	999,000	100
3221 SILVER CREEK DR	Plano	4	4.1	3/0/3	5,358		2003	Y	5	1,175,000	219.30	1,175,000	100

Property Type: Single Family Status: Active

Subject Property

Address	City	BR	Bth	Gar/ Cp/TCP	SqFt	Acr	Blt	PL	CDOM	Orig Price	\$/ SqFt	List Price	LP% OP
6609 Shady Creek CIR	PLANO	4	6.1	3/0/3	8,940	1.000	2001	Y	7	2,500,000	279.64	2,500,000	100
Min		1			786	0.060	1980		3	129,900		129,900	100
Max		6			8,940	1.000	2008		7	2,500,000		2,500,000	100
Average		4			3,370	0.290	1997		5	500,207		500,207	100
Number of Properties: 46													
Average (ListPrice / SqFt) : \$148.43													

Prepared by

Terry Smith
(214)755-9895
William Davis Realty
info@planohomesandland.com

Information deemed RELIABLE but not GUARANTEED
Copyright: © NTREIS 2008 All Rights Reserved

THIS IS AN OPINION OF VALUE OR COMPARATIVE MARKET ANALYSIS AND SHOULD NOT BE CONSIDERED AN APPRAISAL. In making any decision that relies upon my work, you should know that I have *not* followed the guidelines for development of an appraisal or analysis contained in the Uniform Standards of Professional Appraisal Practice of the Appraisal Foundation.