

For Property Located At:

3005 RAINTREE CT

BEDFORD, TX 76021-3820

Number of Comparables: 9

Summary Statistics

	Subject	Low	High	Average
Last Market Sale Price	\$ 115,000.00	\$ 165,600	\$ 327,400	\$ 267,577
Bldg/Living Area	1,899	1,550	2,054	1,756
Price/Sqft	\$ 60.56	\$ 101.60	\$ 193.55	\$ 153.18
Year Built	1977	1975	1983	1979
Lot Area	9,894	6,935	11,756	8,521
Bedrooms	3	3	3	3
Bathrooms	2	2	2	2
Distance from subject	0.0	0.1	0.3	0.24

Subject Property Details

Address:	3005 RAINTREE CT				
Owner Name:	NOBLETT STEVEN Q				
Seller Name:	HARPER CHARLES R				
APN:	6310-2-10	Map Reference:	TAD 2114 432	Living Area:	1899
County:	TARRANT			Total Rooms:	5
School District:	HURST-EULESS-	Census Tract:	113624	Bedrooms:	3
Subdivison:	CANTERBURY	Last Sale Price:		Bath(F/H)	2
Land Use:	Single Family	Last Sale Date:		Year Built:	1977
Construction Type:	Brick	Prior Recording Date:	2003-10-03	Air Conditioning:	Central
Sale Date:	2003-09-25	Lot Acres:	0.227	Heating Type:	Central
Curr Owner	D203372249	Lot Area:	9,894	Fireplaces:	
Last Mortgage:	\$ 92,000	Number of Stories:	1	Pool Type:	
Property Tax:	\$ 4,486	Parking Type:	Garage		
Assessed Value:	\$ 222,600	Roof Material:	GABLE		

Comparable Sales Report

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Comp#:	1	Distance from Subject:	0.1 (miles)
Address:	3009 WHITE OAK LN BEDFORD, TX 76021-2823		
Owner Name:	SHOWS SHERRY		
APN:	30940-4-3	Last Sale Price:	\$ 300,000
		Living Area:	1,550
County:	TARRANT	Last Sale Date:	2019-03-13
		Lot Area:	6,935
Bedrooms:	3	Last Recording Date:	2019-03-14
		Year Built:	1975
Bathrooms:	2	Assessed Value:	\$ 186,768
		Pool Type:	
Total Rooms:	5	Property Tax:	\$ 3,779
		Land Use:	Single Family

Comp#:	2	Distance from Subject:	0.2 (miles)
Address:	3308 PIN OAK LN BEDFORD, TX 76021-2817		
Owner Name:	PLUMHOFF SHERRI KITELEY		
APN:	30940-7-1	Last Sale Price:	\$ 227,500
		Living Area:	1,646
County:	TARRANT	Last Sale Date:	2019-05-03
		Lot Area:	8,650
Bedrooms:	3	Last Recording Date:	2019-05-03
		Year Built:	1982
Bathrooms:	2	Assessed Value:	\$ 207,012
		Pool Type:	
Total Rooms:	5	Property Tax:	\$ 4,647
		Land Use:	Single Family

Comp#:	3	Distance from Subject:	0.2 (miles)
Address:	3013 PECAN CIR BEDFORD, TX 76021-2832		
Owner Name:	HUMPHREY CODY J		
APN:	30940-12-11	Last Sale Price:	\$ 270,000
		Living Area:	2,054
County:	TARRANT	Last Sale Date:	2019-03-28
		Lot Area:	7,550
Bedrooms:	3	Last Recording Date:	2019-04-01
		Year Built:	1977
Bathrooms:	2	Assessed Value:	\$ 250,513
		Pool Type:	
Total Rooms:	5	Property Tax:	\$ 5,704
		Land Use:	Single Family

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Comp#:	4	Distance from Subject:	0.2(miles)
Address:	3120 WAYFARER RD BEDFORD, TX 76021-3833		
Owner Name:	ABBENE DIANE		
APN:	6310-3-12	Last Sale Price:	\$ 165,600
		Living Area:	1,630
County:	TARRANT	Last Sale Date:	2019-03-05
		Lot Area:	7,947
Bedrooms:	3	Last Recording Date:	2019-03-14
		Year Built:	1978
Bathrooms:	2	Assessed Value:	\$ 193,811
		Pool Type:	
Total Rooms:	5	Property Tax:	\$ 4,709
		Land Use:	Single Family

Comp#:	5	Distance from Subject:	0.3(miles)
Address:	3120 MANCHESTER CIR BEDFORD, TX 76021-2901		
Owner Name:	JONES ANTHONY		
APN:	1987-1-18	Last Sale Price:	\$ 295,300
		Living Area:	1,648
County:	TARRANT	Last Sale Date:	2019-04-29
		Lot Area:	9,043
Bedrooms:	3	Last Recording Date:	2019-05-01
		Year Built:	1982
Bathrooms:	2	Assessed Value:	\$ 224,816
		Pool Type:	Pool (yes)
Total Rooms:	5	Property Tax:	\$ 5,462
		Land Use:	Single Family

Comp#:	6	Distance from Subject:	0.3(miles)
Address:	3400 ANDOVER DR BEDFORD, TX 76021-2928		
Owner Name:	NGO TRI		
APN:	1987-3-1	Last Sale Price:	\$ 271,000
		Living Area:	1,652
County:	TARRANT	Last Sale Date:	2019-04-05
		Lot Area:	11,756
Bedrooms:	3	Last Recording Date:	2019-04-08
		Year Built:	1980
Bathrooms:	2	Assessed Value:	\$ 222,927
		Pool Type:	Pool (yes)
Total Rooms:	5	Property Tax:	\$ 4,857
		Land Use:	Single Family

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Comp#:	7	Distance from Subject:	0.3(miles)
Address:	3025 BLUEBONNET LN BEDFORD, TX 76021-2711		
Owner Name:	AVANTS SHAWN		
APN:	25500-12-33	Last Sale Price:	\$ 319,200
County:	TARRANT	Last Sale Date:	2019-04-05
Bedrooms:	3	Last Recording Date:	2019-04-09
Bathrooms:	2	Assessed Value:	\$ 240,826
Total Rooms:	5	Property Tax:	\$ 5,851
		Living Area:	1,748
		Lot Area:	7,631
		Year Built:	1983
		Pool Type:	
		Land Use:	Single Family

Comp#:	8	Distance from Subject:	0.3(miles)
Address:	3025 PECAN CIR BEDFORD, TX 76021-2832		
Owner Name:	BLACKER JOHN		
APN:	30940-12-8	Last Sale Price:	\$ 232,200
County:	TARRANT	Last Sale Date:	2019-04-19
Bedrooms:	3	Last Recording Date:	2019-04-22
Bathrooms:	2	Assessed Value:	\$ 244,866
Total Rooms:	5	Property Tax:	\$ 5,183
		Living Area:	1,913
		Lot Area:	8,440
		Year Built:	1977
		Pool Type:	
		Land Use:	Single Family

Comp#:	9	Distance from Subject:	0.3(miles)
Address:	3200 PRINCESS ST BEDFORD, TX 76021-3819		
Owner Name:	AGNEW ASHLEY		
APN:	41468-6-6	Last Sale Price:	\$ 327,400
County:	TARRANT	Last Sale Date:	2019-03-01
Bedrooms:	3	Last Recording Date:	2019-03-05
Bathrooms:	2	Assessed Value:	\$ 245,000
Total Rooms:	5	Property Tax:	\$ 5,384
		Living Area:	1,965
		Lot Area:	8,745
		Year Built:	1979
		Pool Type:	
		Land Use:	Single Family