



Comparative Market Analysis

420 W 3rd ST
Kennedale

Sunday, October 20, 2024

Pricing Recommendation

This page suggests a recommended selling price based on a thorough analysis of your property.

After analyzing your property, comparable properties on the market now, recent sales and comparable properties that failed to sell, I conclude that in the current market, your property is most likely to sell for .

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 **Aaron Kile**
eXp Realty LLC



Comparative Market Analysis

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Researched and prepared by
Aaron Kile

Subject Property
420 W 3rd ST
Kennedale

Prepared exclusively for
Perry Ray Camp Sheila M Camp

Prepared on
October 20, 2024

Aaron Kile

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Comparative Market Analysis

420 W 3rd ST
Kennedale

Sunday, October 20, 2024

Summary of Comparable Listings

This page summarizes the comparable listings contained in this market analysis.

Closed Listings

Address	Price	Beds	Bth F	Bth H	Ttl HLA	\$/SqFt	Sold Date
420 W 3rd ST		3	2		2020		
608 E Kennedale Parkway	\$155,000	3	1	0	928	167.03	05/02/2024
712 Paula Street	\$250,000	3	1	1	1,550	161.29	05/03/2024
600 N Dick Price Road	\$265,000	3	2	0	1,877	141.18	06/28/2024
Averages:	\$223,333	3.0	1.3	0.3	1,452	156.50	

	Low	Median	Average	High	Count
Comparable Price	\$155,000	\$250,000	\$223,333	\$265,000	3
Adjusted Comparable Price	\$184,530	\$262,750	\$238,618	\$268,575	3

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Comparative Market Analysis

420 W 3rd ST

Kennedale

Sunday, October 20, 2024

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>	<u>Details</u>	<u>Adjust</u>
420 W 3rd ST		608 E Kennedale PKWY		712 Paula ST	
MLS#		20590888		20529090	
List Price		\$135,000		\$255,000	
List Date		04/17/2024		02/14/2024	
Status		Closed		Closed	
Date Available					
DOM		2		41	
Subdivision		Boaz Ca Sub Of J B Renfro		Crestdale Add	
Prop Type		Single Family		Single Family	
Year Built		1950		1962	
HOA Fee					
SqFt Total	2020	928	27,030	1,550	11,750
SqFt Building					
Beds	3	3		3	
Total Baths	2/	1/0	2,500/0	1/1	2,500/-1,50
# Units					
# Stories	1	1		1	
# Living Areas		1	0	1	0
Pool on Prop		No		Yes	
Easements					
Road Frontg					
Restr/Encumb		None			
Ttl Cvrdrk	2	0		0	
# Parking Spc	2				
Curr \$/SqFt		\$167.03		\$161.29	
L\$/SF & Lot SF		\$145.47/\$9.65		\$164.52/\$25.23	
Lot SqFt	42906	13,983		10,106	
Lot Desc					
Handicap Amn		No		No	
Zoning		Residential			
Sale/Lse Price		\$155,000		\$250,000	
Sale/Lse Date		05/02/2024		05/03/2024	

Price	\$155,000	\$250,000
Total Adjustments	\$29,530	\$12,750
Adjusted Price	\$184,530	\$262,750

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Comparative Market Analysis

420 W 3rd ST
Kennedale

Sunday, October 20, 2024

CMA Price Adjustments

This page outlines the subject property versus comparables properties.



<u>Subject Property</u>		<u>Details</u>	<u>Adjust</u>
420 W 3rd ST		600 N Dick Price RD	
MLS#		20585216	
List Price		\$265,000	
List Date		04/11/2024	
Status		Closed	
Date Available			
DOM		54	
Subdivision		Briarwood Add	
Prop Type		Single Family	
Year Built	1950	1962	
HOA Fee			
SqFt Total	2020	1,877	3,575
SqFt Building			
Beds	3	3	
Total Baths	2/	2/0	
# Units			
# Stories	1	1	
# Living Areas		2	0
Pool on Prop		No	
Easements			
Road Frontg			
Restr/Encumb			
Ttl Cvrdr Park	2	2	
# Parking Spc	2		
Curr \$/SqFt		\$141.18	
L\$/SF & Lot SF		\$141.18/\$10.82	
Lot SqFt	42906	24,481	
Lot Desc		Interior Lot, Lrg. Backyard Gras	
Handicap Amn		No	
Zoning		Residential	
Sale/Lse Price		\$265,000	
Sale/Lse Date		06/28/2024	

Price	\$265,000
Total Adjustments	\$3,575
Adjusted Price	\$268,575

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Minimums and Maximums

This page summarizes key fields of the listings in this analysis.

The listings in this analysis can be summarized as follows:

Listing Price between \$135,000 and \$265,000

3 Bedrooms

1 to 2 Full Bathrooms

0 to 1 Half Bathroom

928 to 1,877 Square Feet

\$141.18 to \$164.52 per Square Foot

\$141.18 to \$167.03 per Sold Square Foot

Year Built between 1950 and 1962

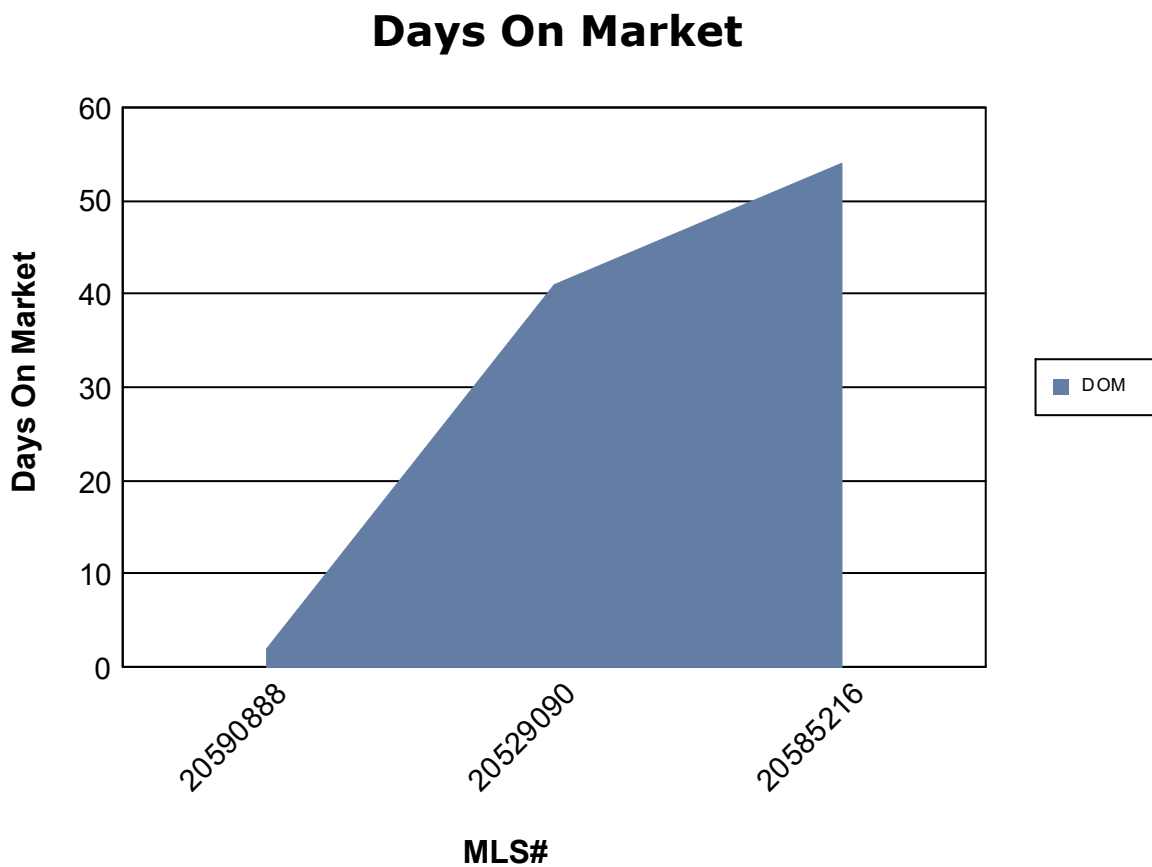
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Number of Days On Market

This graph illustrates the number of days on market for the listings in this analysis.



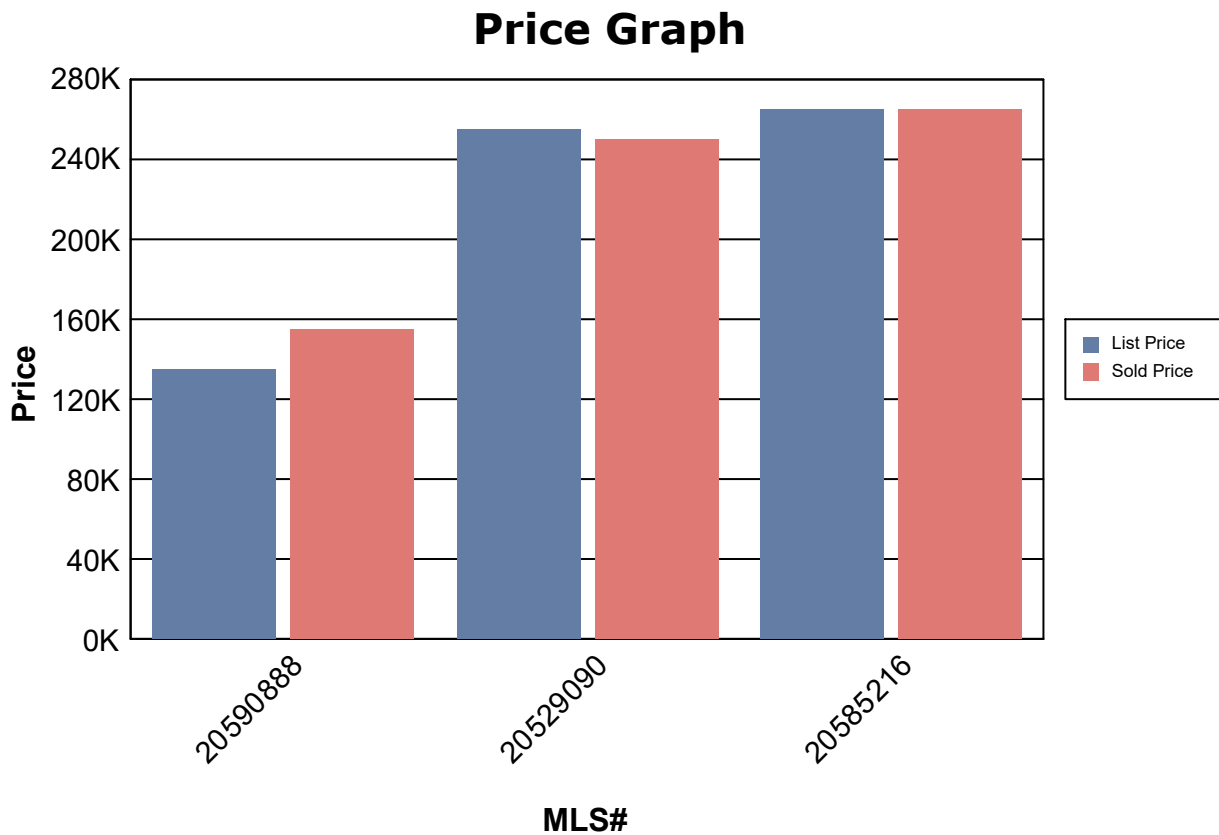
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List Price and Sale Price

This graph illustrates the list price, along with sale price in Sold listings.



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Comparative Market Analysis

420 W 3rd ST
Kennedale

Sunday, October 20, 2024

Brief Summary of Compared Listings

This report summarizes the comparable listings contained in this market analysis.

Status: Closed

MLS#	Stat Date	Address	Prop Sub Type	SqFt Tot	Bds	Bth	L/S Price	DOM
20590888	05/02/2024	608 E Kennedale PKWY	Single Family	928	3	1.0	\$155,000	2
20529090	05/03/2024	712 Paula ST	Single Family	1,550	3	1.1	\$250,000	41
20585216	06/28/2024	600 N Dick Price RD	Single Family	1,877	3	2.0	\$265,000	54
Averages:				1,452	3	1/0	\$223,333	32

Summary

Status	Total	Avg Price	Avg \$ Per SqFt	Median	Low	High	Avg DOM
ACTIVE							
Actv Contingent							
Active Kick Out							
Actv Opt Cntrct							
CANCELLED							
EXPIRED							
PENDING							
SOLD	3	\$223,333	\$156.50	\$250,000	\$155,000	\$265,000	32
TEMP OFF MRKT							
WITHDRAWN							
Total	3	\$223,333	\$156.50	\$250,000	\$155,000	\$265,000	32

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Comparative Market Analysis

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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

608 E Kennedale PKWY



MLS #:	20590888	Status:	Closed	Beds:	3	L Price:	\$135,000
County:	Tarrant	Baths:	1/0	S Price:	\$155,000	S Date:	5/2/2024
Subdiv:	Boaz Ca Sub Of J B Renfro	Yr Blt:	1950	S Date:	5/2/2024	DOM:	2
Type:	Single Family	SqFt:	928	DOM:	2	Acres:	0.321
Parking:	None	Pool:	No				

Rmks: Come all ye faithful and look at what could be! Situated conveniently off of Business 287 (Kennedale Parkway) stands this fantastic opportunity to make yours! There are a couple possibilities here; the house will need a facelift to get back to turn-key potential, but with a solid remodel you could renovate and add yourself a new rental or home, OR you could tear the structure down to get the commercial lot benefits. HASN'T BEEN CONFIRMED with the city, but most everything around this lot is commercial, putting the likelihood of this being commercial at a very high probability. Buyers to do their own due diligence to find out with 100% accuracy if that's feasible or not. CALL or TEXT the listing agent for showing instructions!

Direct: GPS is and will always be your friend. You'll see my sign outside of the driveway. It's a sharp turn in there.

712 Paula ST



MLS #:	20529090	Status:	Closed	Beds:	3	L Price:	\$255,000
County:	Tarrant	Baths:	1/1	S Price:	\$250,000	S Date:	5/3/2024
Subdiv:	Crestdale Add	Yr Blt:	1962	S Date:	5/3/2024	DOM:	41
Type:	Single Family	SqFt:	1,550	DOM:	41	Acres:	0.232
Parking:	Driveway	Pool:	Yes				

Rmks: This charming 3-bed, 1.5-bath residence boasts an oversized master suite, complete with a cozy fireplace and sitting area. The kitchen features a built-in dining area with additional storage below. Enjoy the convenience of a dedicated laundry room with full-size washer and dryer hookups. Step outside to discover an oversized yard, ideal for play and entertaining, featuring a covered back patio for year-round enjoyment. Beat the summer heat in your private above-ground pool and the bonus of two sheds for extra storage. This home feeds into an excellent elementary school conveniently located just down the street. With ease of access to I-20 and 287, this home's location in Kennedale, TX, offering seamless access to Fort Worth, Arlington, and Dallas. Commuting is a breeze, as major highways are just moments away, ensuring you can effortlessly reach Fort Worth's vibrant cultural scene, Arlington's entertainment hub, and Dallas's bustling business districts.

Direct: From I-20, exit onto Kennedale Parkway S, Take a left onto Cloverlane, then a left onto Paula St. House will be on your right with a sign in the yard.

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Researched and prepared by **Aaron Kile**

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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

600 N Dick Price RD



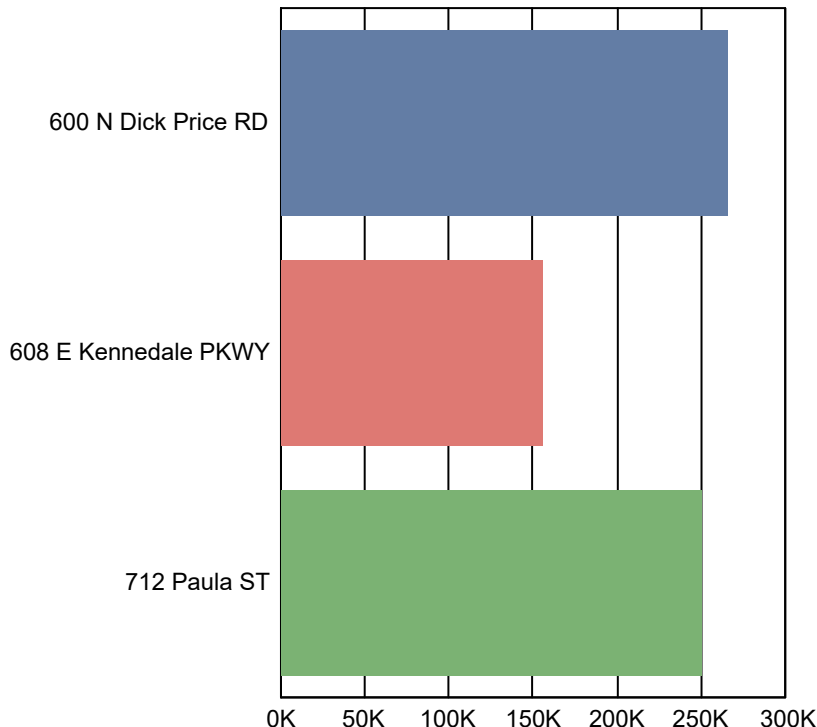
MLS #: 20585216	Status: Closed	Beds: 3	L Price: \$265,000
County: Tarrant		Baths: 2/0	S Price: \$265,000
Subdiv: Briarwood Add		Yr Blt: 1962	S Date: 6/28/2024
Type: Single Family		SqFt: 1,877	DOM: 54
Parking: Garage Single Door, Concrete,		Pool: No	Acres: 0.562

Rmks: Covered, Detached Carport, Garage, Nestled on a tranquil half-acre lot, this charming 1960s home exudes charm and character at every turn! Step inside to discover a kitchen adorned with beautiful wood cabinets and a gas cooktop, creating a warm and inviting atmosphere. The spacious bedrooms offer a peaceful retreat, each providing ample space to unwind and recharge. The detached garage, with its additional space for a workshop or storage, offers practicality and convenience. Outside, the expansive yard invites you to explore and create, whether it's a serene garden oasis or a lively outdoor entertainment area.

Direct: From US-287 - exit onto W Kennedale Pkwy, turn right onto N Dick Price Rd - the property will be on your left.

Closed Properties

Total # of Listings	3
Lowest Price	\$155,000
Highest Price	\$265,000
Average Price	\$223,333
Avg. Price/SqFt	\$156.50
Avg DOM	32



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Comparative Market Analysis

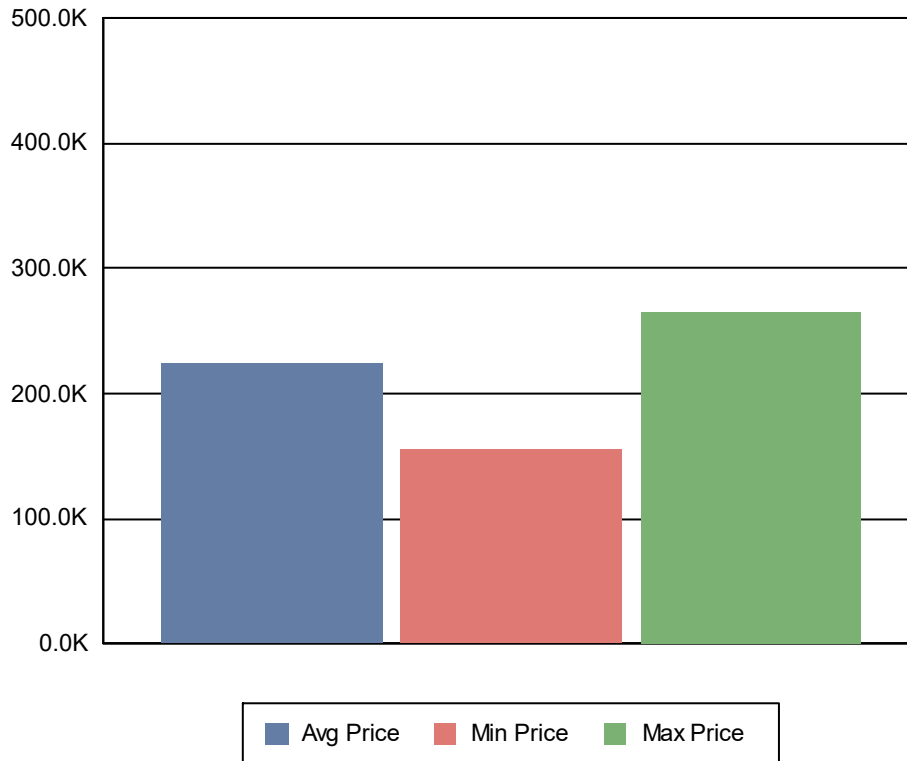
420 W 3rd ST
Kennedale

Sunday, October 20, 2024

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
Closed	\$155,000	\$265,000	\$223,333	\$156.50
Totals / Averages	\$155,000	\$265,000	\$223,333	\$156.50

Sold Property Analysis

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

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Comparative Market Analysis

420 W 3rd ST
Kennedale

Sunday, October 20, 2024

CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	L Price	S Price	Sold Date	DOM
Closed								
C	608 E Kennedale PKWY	3	1.0	928	\$135,000	\$155,000	05/02/2024	2
C	712 Paula ST	3	1.1	1,550	\$255,000	\$250,000	05/03/2024	41
C	600 N Dick Price RD	3	2.0	1,877	\$265,000	\$265,000	06/28/2024	54

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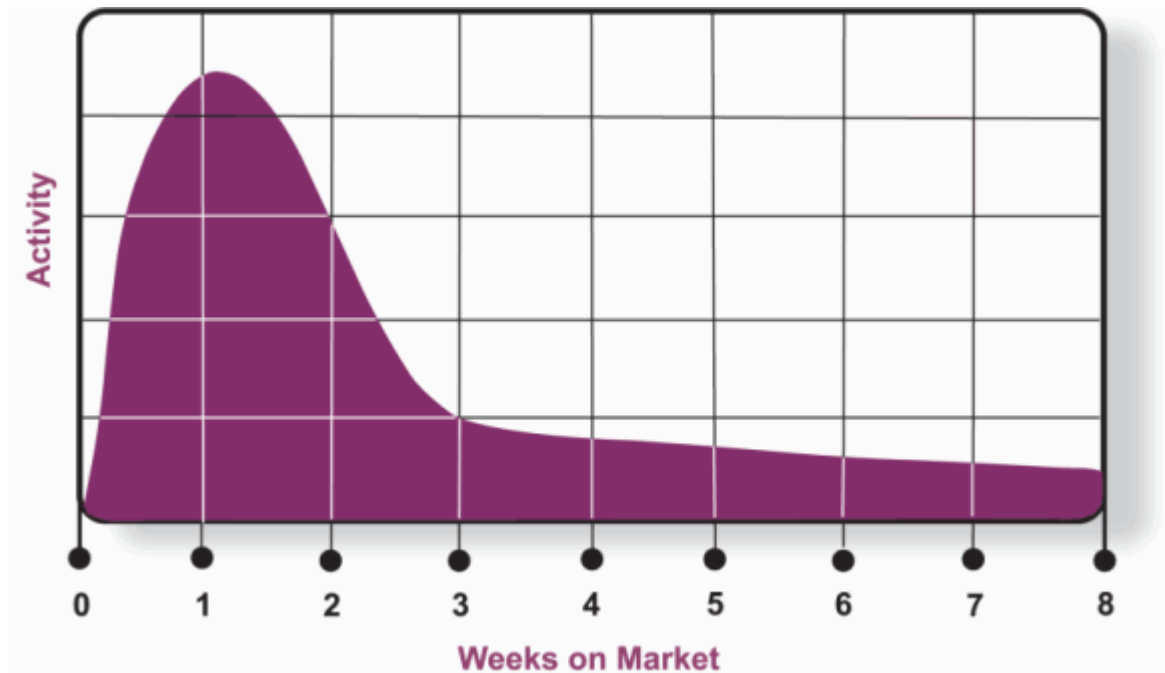
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Activity vs. Timing

This chart highlights the importance of pricing correctly at market value.



This chart illustrates the level of excitement and interest in a new listing over time. It also demonstrates the importance of pricing correctly. When a property is first listed, it generates a very high level of interest from prospective buyers, which reduces dramatically over time. It is important to be priced correctly from the beginning, during the peak of this curve.

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My Guarantee to You

This page is my personal guarantee to you.

A guarantee you can count on

I'm so committed to meeting your sales objectives in a professional and pleasing manner, that I am willing to put our guarantee in writing.

My Performance Guarantee

I will develop a Property Marketing Plan that clearly spells out the methods I will use to promote your property to the widest-possible audience.

If I don't act according to the agreed activities in the Plan, you may:

- Advise me that you aren't satisfied and ask for a revision of the Plan
- or
- Cancel the Listing Agreement

Your complete satisfaction is my foremost concern.

Date

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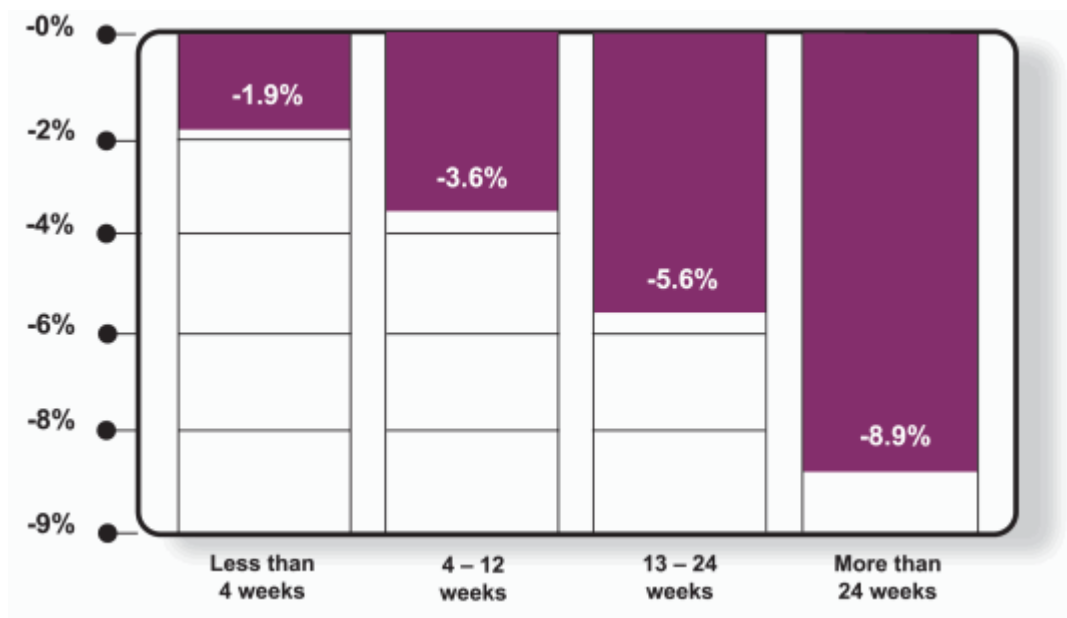




The Effect of Over Pricing

This chart highlights the importance of pricing correctly at market value.

This is the average percentage difference between the Selling and Asking Price by the length of time the home was on the market.



- Put your best foot forward immediately
- Establish a competitive asking price
- Keep your home in top showing condition
- Offer favorable financing terms

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The Benefits of Using a Professional REALTOR®

This page outlines the benefits of using a professional REALTOR® to sell your property.

You'll experience a wide variety of benefits when you hire a real estate professional. Successfully selling a property is a complicated exercise, and REALTORS® have the experience, resources and contacts to complete your sale quickly and smoothly.

Pricing

A REALTOR® will help you determine the selling price of your property at a level that accurately reflects its value in current market conditions and will not cost you missed opportunities.

Marketing

A REALTOR® will have many useful suggestions on ways to improve the marketability of your property, including cosmetic repairs and other items that will create a favorable impression among buyers.

Your property will enjoy a wider exposure among buyers when you use a REALTOR®. In addition to using flyers and organizing open house days, a REALTOR®'s extensive contact list of former clients, newly qualified buyers and other industry professionals can significantly reduce the time your property is on the market.

A REALTOR® will also allow you to tap into a highly productive and extensive industry network, such as a Multiple Listing Service or other industry marketing system.

Advertising your property efficiently is another area where a REALTOR® can play an important role. A REALTOR®'s experience in deciding on the most appropriate type and frequency of advertising for your property can be invaluable. For example, placing too many ads can create the impression that there may be something wrong with the property or that the seller is desperate.

Security

Security is a major consideration when showing your home. By using a REALTOR®, you can rest assured that all showings will be pre-screened and supervised.

Negotiating

When negotiating a purchase, most buyers prefer to deal with a middleperson who is objective, unemotional and professional. Buyers will often feel more comfortable with a REALTOR® than with the owner when they want to raise issues that need resolving before making an offer.

Monitoring, Renegotiating, Closing or Settling

A REALTOR® will guide you through the minefield of potential problems associated with the appraisal, inspection and financing process, including the often complicated escrow instructions. In addition, your agent can meet and instruct any specialists or tradespeople who may be required for repairs

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Market Analysis Explanation

This is an explanation and overview of this market analysis.

This Comparative Market Analysis will help to determine the correct selling price of your home. Ultimately, the correct selling price is the highest possible price the market will bear.

This market analysis is divided into three categories:

1. Comparable homes that are currently for sale
2. Comparable homes that were recently sold
3. Comparable homes that failed to sell

Looking at similar homes that are currently offered for sale, we can assess the alternatives that a serious buyer has from which to choose. We can also be sure that we are not under pricing your home.

Looking at similar homes that were sold in the past few months, we can see a clear picture of how the market has valued homes that are comparable to yours. Banks and other lending institutions also analyze these sales to determine how much they can lend to qualified buyers.

Looking at similar homes that failed to sell, we can avoid pricing at a level that would not attract buyers.

This Comparative Market Analysis has been carefully prepared for you, analyzing homes similar to yours. The aim of this market analysis is to achieve the maximum selling price for your home, while being able to sell your home within a relatively short period of time.

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The Importance of Pricing

This chart highlights the importance of pricing correctly at market value.



This graph illustrates the importance of pricing correctly. The centerline represents market value. As you move above this market value, you attract much smaller percentage of prospective buyers, greatly reducing your chances of a sale. Conversely, as you move below market value, you attract a much larger percentage of potential buyers.

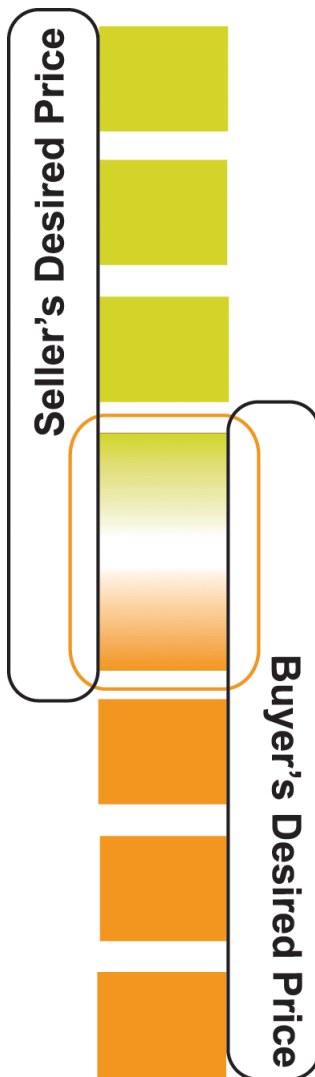
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Setting the Price

This chart highlights the importance of pricing correctly at market value.



When setting a price for your property, the listing level must strike a balance between the seller's need to achieve the best-possible return and the buyer's need to get good value. With many years of experience, a professional Real Estate Agent can help you set a price that will accomplish both objectives.

Establishing market value

The market value of your property is determined in exactly the same way as any other commodity – what a buyer is willing to pay for it in today's market. Despite the price you paid originally, or the value of any improvements you may have made, the value is determined by market forces.

Look at the competition

Buyers look at about a dozen properties on average before making an offer on a property. As a result, they have a good overview of the market and will compare your property against the competition. If it's not in line with similar properties that are available, buyers won't consider it good value for money.

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The Pitfalls of Overpricing

This chart highlights the importance of pricing correctly at market value.

Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong with the property that kept other buyers away. So to keep from selling your property at below market value and from wasting valuable time, don't fall into the overpricing trap.



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Sources of Buyers

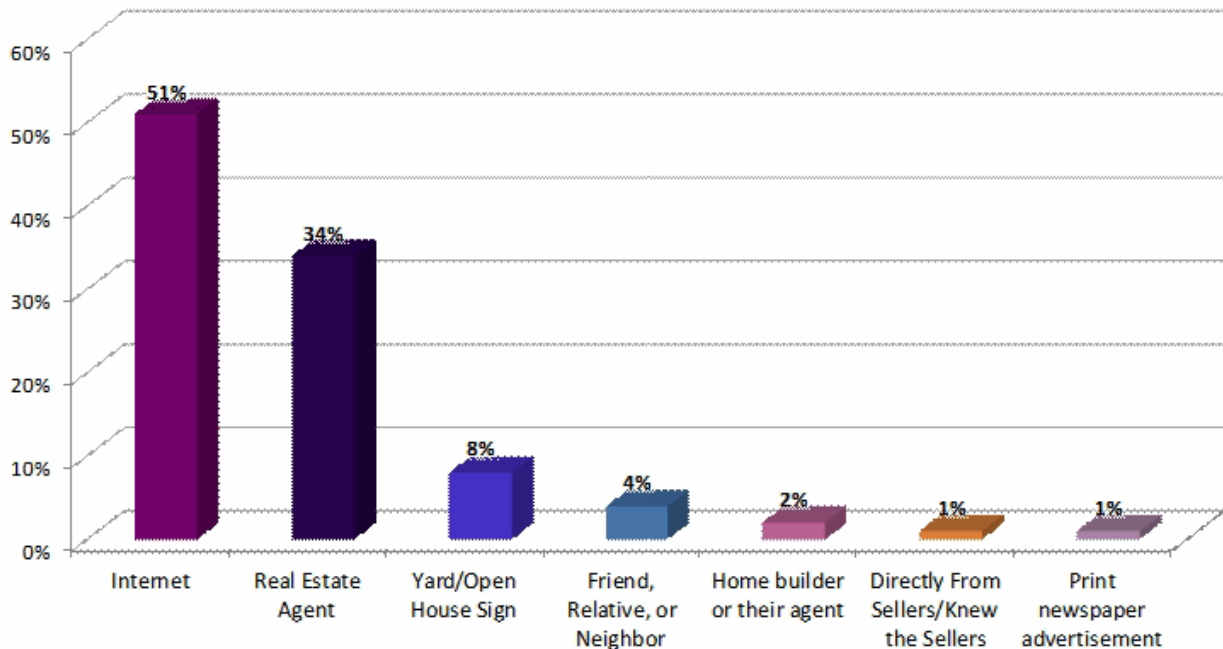
This page illustrates the primary sources of buyers for your property.

When you want a buyer, come to us first

There are several excellent reasons for selecting a professional Real Estate Agent to handle the sale of your property. For starters, our long-standing real estate expertise gives us the ability to network with other firms' agents to promote your property to the widest possible audience, including the Internet. Selling your property depends on a lot more than advertising and signage – it takes referrals, word-of-mouth advertising, and networking.

Sources of Buyers

Source: National Association of REALTORS®
2016 Profile of Home Buyers and Sellers



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Steps to a Positive Showing

This page describes the key steps to making for a positive showing of your property.

You only get one opportunity to make a good impression, so you want to make it count. By following these guidelines, you'll enhance the attractiveness of your property and reduce the time it takes to generate serious offers.

First Impressions

How your property appears from the outside is important. To make a good first impression on a buyer, a clean driveway, a freshly mown lawn or a trimmed hedge will work wonders.

Do a critical inspection of the exterior of your property, paying special attention to the condition of your windows, shutters, screens and gutters. One of the first things a buyer will notice is the need for painting. If your property looks like it needs painting, many buyers will form an unfavorable impression. Elsewhere, little things count. Make sure the front door is spotless, including the doorknob, and that the windows gleam.

Cleanliness Counts

Once inside your property, one of the key factors that influences its appeal to a buyer is cleanliness. Most important is front hallway, the kitchen and the bathrooms. Do a room-by-room cleaning, and don't forget any out-of-sight areas because that's often where a discriminating buyer will look first.

The state of the carpets can also be a determining factor. At the very least, have your carpets cleaned, and if they are worn, it's wise to replace them, or remove them if there is hardwood underneath.

Less is More

Clutter makes a poor impression. In closets, cabinets, kitchen countertops and other storage areas like basements, remove anything not needed for daily housekeeping. To make each room in your property look larger, get rid of or donate unnecessary furniture. Walk through your property and think: "Less is more."

Repairs

Make sure everything is in good working order. Dripping faucets, squeaky steps and loose doorknobs can easily create a bad impression and reduce the value of your property. A few hours spent on repairs, whether by yourself or a tradesman, can pay big dividends when an offer is made.

Little Things Count

It's easy to improve the appearance of any room. You may want to replace worn rugs or small pillows, put new towels in the bathroom or brighten up a room with a vase of flowers.

Pull Together

Get all the members of your household to pull together when it comes to getting – and keeping – your property ready to view. By getting everyone into the habit of spending a few minutes tidying up every morning for an afternoon showing, you improve your chances considerably.

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What it Takes to Show

This page describes what it takes to show your property.

Scheduling the Showing

Coordination is the key. Before a sales associate from our firm or a cooperating broker shows or previews your property, a representative from our firm will contact you to schedule an appointment. You will then be notified of the timing, and, if it's acceptable, the appointment will be confirmed. If you can't be reached, the showing will proceed on the understanding that you wouldn't want to miss any chances for interested buyers to view your property.

Timing

Ordinarily, you'll get plenty of notice about an appointment request. Some buyers, however, may ask to see your property as soon as possible. In such cases, a showing could take place within an hour or so. If a buyer requests a change to the timing of a scheduled showing, you'll be given as much notice as possible.

Special Instructions

Any special instructions you may have given to your listing agent, such as information on pets, parking or security, will be listed in your property file and thoroughly explained to the sales associate who requested the showing.

The Showing

If you're not on hand during a showing, the sales associate will use the property's lock box to enter. If you're available, sales associates will introduce themselves and give you a business card.

Privacy

The fewer people around during a showing, the better. It's also a good rule to let the buyer roam freely and discuss the property with the sales associate without interruption. A properly briefed sales associate will know the buyer's needs and will be able to point out the features that meet the requirements.

Contact Information

If you're not going to be available to approve an appointment request, it's important to notify your sales associate. By leaving a telephone number where you can be contacted, you can be notified immediately about an offer.

Previews

Occasionally, sales associates may schedule an appointment to view your property without a buyer. By familiarizing themselves with what's on the market, they will be an excellent position to alert a buyer to a property that fits the bill.

Unscheduled Appointments

Ask any people who show up to view your property without an appointment to telephone the listing agent to request a showing. Even if the person identifies himself or herself as a licensed sales associate, an appointment request must be made first through your listing agent.

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 .





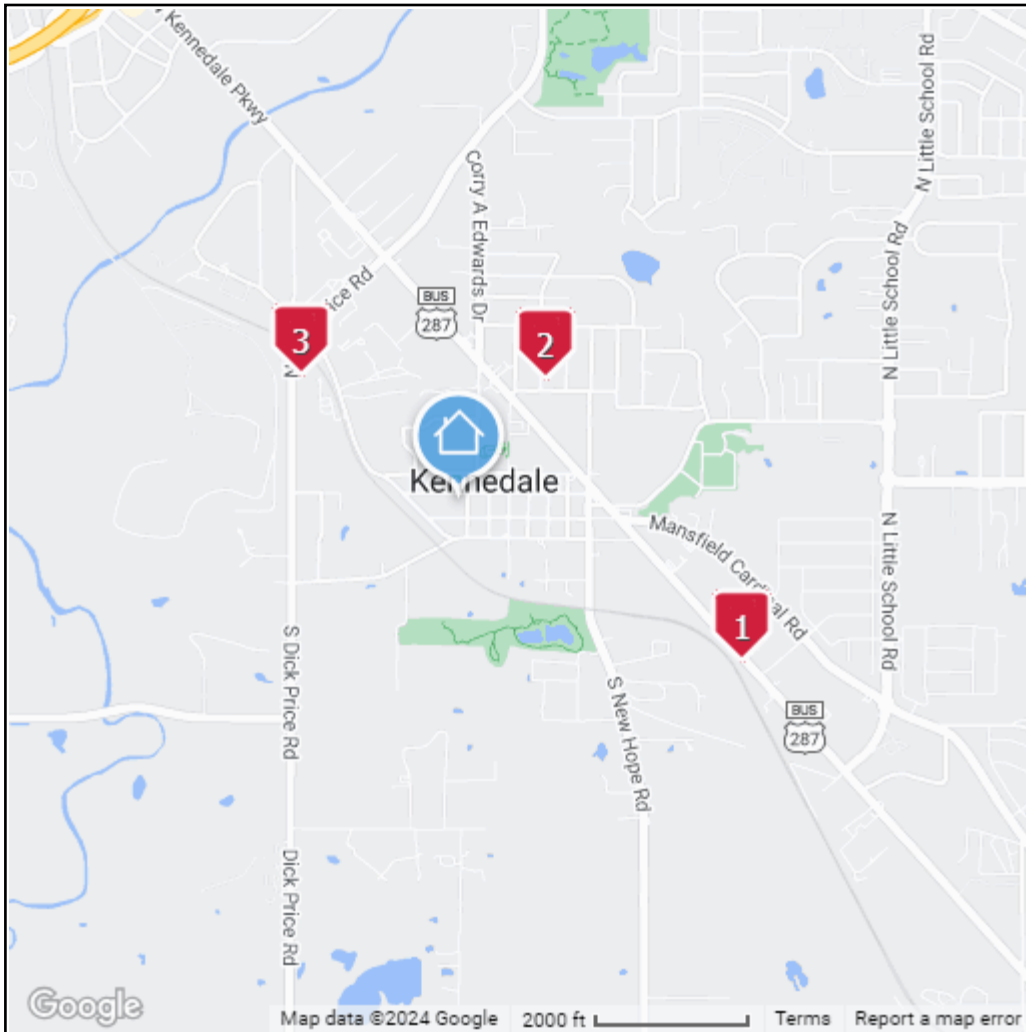
Comparative Market Analysis

420 W 3rd ST
Kennedale

Sunday, October 20, 2024

CMA Map Layout

This page displays the Map for the CMA Subject and your comparables.



- 420 W 3rd ST
- 1 608 E Kennedale PKWY
- 2 712 Paula ST
- 3 600 N Dick Price RD

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