

CMA Report

Property Type: Residential Property Subtype: Single Family Map (Longitude/Latitude): -96.954849 / 32.926645 and -96.943558 / 32.92143
 Statuses: Active, Sold (08/16/03 or after) Bedrooms: 3 or more Full Bathrooms: 2 or more Structure: 1600sq ft to 2000sq ft Year Built: 1994 thru 1998

RESIDENTIAL

ACTIVE Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Pool	Date	\$/SqFt	DOM	Orig Price	List Price
207 Moss Hill Rd	Irving	11B, Q	3	3	1607		1995	N	01/24/04	111.95	19	179,900	179,900
567 Southridge Way	Irving	11, B	3	2	1805		1998	N	02/04/04	113.02	8	204,000	204,000
Listing Count 2	Averages				1706					112.49	14	191,950	191,950
		High			204,000			Low		179,900		Median	191,950

SOLD Properties

Address	City	Map	Bd	Bth	SqFt	LotSz	Year	Pool	Date	\$/SqFt	DOM	Orig Price	List Price	Sale Price	SP%LP
8704 Wellington Rd	Irving	11B, Q	3	2	1650		1994	N	09/08/03	107.58	5	177,500	177,500	177,500	100.00
8611 Ironwood Dr	Irving	11B, T	3	2	1858		1996	N	10/30/03	102.26	83	204,900	194,900	190,000	97.50
8608 Ironwood Dr	Irving	11B, T	3	2	1848		1995	N	08/25/03	104.44	32	198,000	195,000	193,000	99.00
8638 Forest Glen Dr.	Irving	11B, T	3	3	1880		1995	N	11/03/03	106.38	37	209,900	204,900	200,000	97.60
8608 Mill Creek Rd	Irving	11B, T	3	2	1740		1994	N	01/30/04	114.94	41	205,000	205,000	200,000	97.60
305 Heatherwood Dr	Irving	11B, T	3	3	1818		1997	N	11/24/03	111.58	98	219,000	209,000	202,850	97.10
8632 Forest Glenn	Irving	11B, T	3	3	1844	0.090ac	1996	N	09/03/03	111.17	42	219,900	209,900	205,000	97.70
8613 Quail Meadow Dr	Irving	11B, T	3	3	1830		1995	N	10/03/03	113.93	163	224,000	209,900	208,500	99.30
8602 Quail Meadow Dr	Irving	11B, T	3	2	1848		1996	N	01/22/04	116.34	59	224,900	224,900	215,000	95.60
Listing Count 9	Averages				1813					109.85	62	209,233	203,444	199,094	97.86
		High			215,000			Low		177,500		Median	200,000		

Report Count 11 **Report Averages** 1793 110.33 53 206,091 201,355 199,094

Property History Report

Parcel ID 000927000A010000

2939 Magnolia Hill, Dallas, TX 75201

Listing #: 10023189

Listing Agent: Carolyn T Shamis

DOM: 44

Listing Office: Carolyn Shamis, REALTORS

Listing Price: 999,900

[Picture History](#)

Date	Time	New Status	Old Status	New Price	Old Price	Selling Date	Change Type	Changed By
02/02/04	16:00:07	Active	Active	999,900	999,900			
01/12/04	13:53:25	Active	Active	999,900	999,900			
01/02/04	15:09:57	Active	Active	999,900	999,900			
12/30/03	11:16:28	Active		999,900	0		Status / Price	

Parcel ID 000927000A0110000

2939 Magnolia Hill, Dallas TX 75201

[+Listing # 9458698](#)

Listing Agent: Dawn Rejebian

DOM: 464

Listing Office: Coldwell Banker Residential

Listing Price: 1,295,000

[Picture History](#)

Date	Time	New Status	Old Status	New Price	Old Price	Selling Date	Change Type	Changed By
07/17/03	00:16:49	Expired	Active	1,295,000	1,295,000		Status	
06/16/03	13:20:02	Active	Active	1,295,000	1,295,000			Gail Kennedy
03/31/03	14:30:52	Active	Active	1,295,000	1,295,000			Gail Kennedy
03/28/03	15:23:54	Active	Active	1,295,000	1,295,000			Gail Kennedy
12/19/02	14:39:31	Active	Active	1,295,000	1,295,000			Gail Kennedy
12/04/02	14:11:21	Active	Active	1,295,000	1,295,000			Gail Kennedy
10/30/02	14:00:15	Active	Active	1,295,000	1,295,000			Gail Kennedy
10/04/02	14:13:26	Active	Active	1,295,000	1,295,000			Gail Kennedy
10/04/02	14:12:45	Active	Active	1,295,000	1,550,000		Price	Gail Kennedy
04/12/02	15:52:53	Active	Active	1,550,000	1,550,000			Gail Kennedy
04/08/02	16:24:53	Active		1,550,000	0		Status / Price	Gail Kennedy

Parcel ID 000927000A0110000

2939 Magnolia Hill, Dallas TX 75201-1680

[+Listing # 9144109](#)

Listing Agent: Claire Dewar

DOM: 79

Listing Office: Briggs - Freeman Real Estate

Selling Price: 925,000

[Picture History](#)

Date	Time	New Status	Old Status	New Price	Old Price	Selling Date	Change Type	Changed By
05/01/00	15:15:42	Sold	Active - Option	925,000	995,000	04/28/00	Status / Price	JEAN COPLIN
04/24/00	15:46:03	Active - Option	Active	995,000	995,000		Status	Jennifer Freeman
04/19/00	15:46:30	Active	Active	995,000	1,200,000		Price	JEAN COPLIN
02/02/00	17:14:40	Active		1,200,000	0		Status / Price	JENNIFER MUELLER

Information herein deemed reliable but not guaranteed.