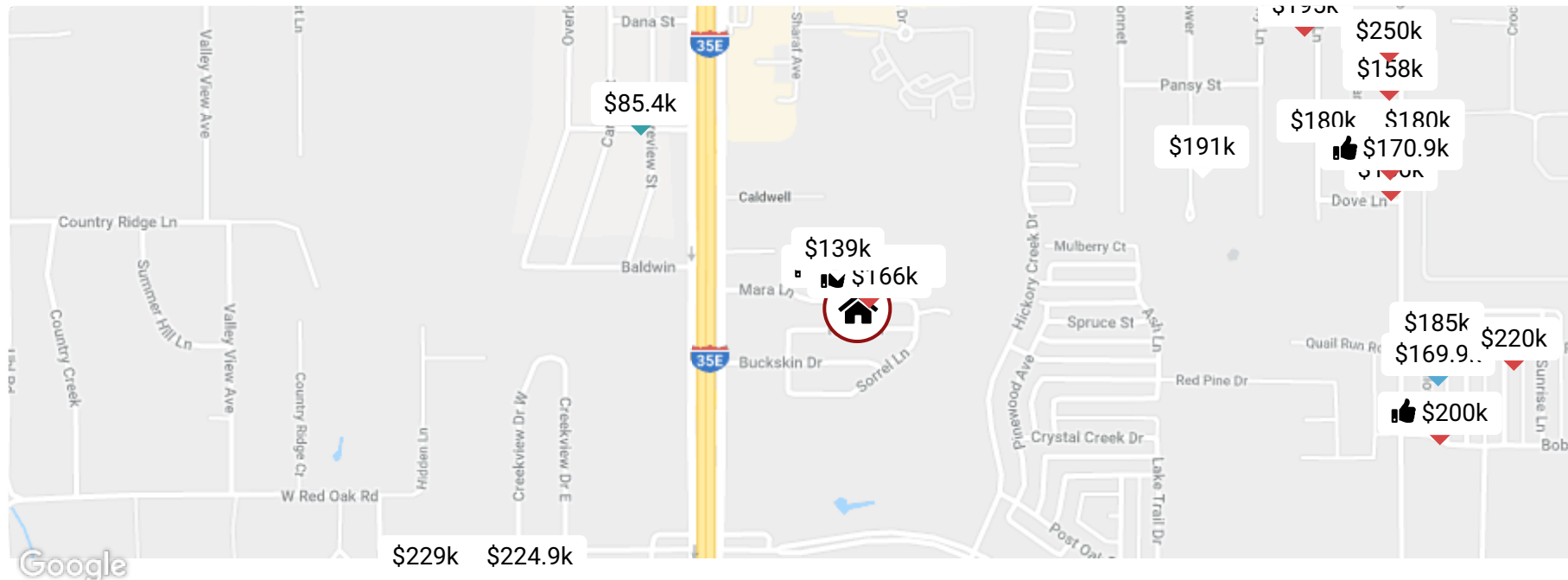


**412 Mara Ln**

Red Oak, TX 75154

Beds/Baths/Gar: 3 / 2.0 / --

Sqft: 1450 | Built: 1997



(<https://maps.google.com/maps?ll=32.524221,-96.818374&z=15&t=m&hl=en-US&map=1>) (<https://www.google.com/maps/@32.524221,-96.818374,15z/data=!0m1!1e1!12b1?source=apiv3&mapsrc=apiv3>)

## CMA Summary

### Criteria

Months: 12, Address: any - any, Beds: 2 - 4, Baths (full): 1 - 3, Year Built: 1985 - 2002, Sqft: 1160 - 2500, Range: 1

### Sales

Included Comps 5

Average \$/sqft \$121.67

Average Price \$169,680

Suggested ARV

**\$176,422**

### Rentals



Pick your comps and we can calculate the estimated rent

# Sales

## Sold (12 properties)

	Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	Close Date	List Price	Close Price	▼ \$/sqft
★	502 Methodist Street	sold	Red Oak Ests-Rev	single family	3 / 2.0 / 2	1991	1,298	4	09/03/2018	\$165,900	\$170,900 103 %	\$131.66
★	409 Roan Lane	sold	Mara Estates #2-Rev	single family	4 / 2.0 / 2	1997	1,302	4	08/23/2018	\$164,900	\$166,000 101 %	\$127.50
	509 Canary Lane	sold	Red Oak Ests-Rev	single family	3 / 2.0 / 2	1985	1,428	20	03/27/2019	\$180,000	\$180,000 100 %	\$126.05
★	408 Mara Lane	sold	Mara Estates	single family	4 / 2.0 / 2	1996	1,351	4	07/30/2019	\$164,000	\$166,500 102 %	\$123.24
★	106 Bob White Drive	sold	Quail Run Estates Ph I	single family	4 / 2.0 / 2	2002	1,720	16	04/28/2019	\$209,000	\$200,000 96 %	\$116.28
★	113 Dove Avenue	sold	Red Oak Ests-Rev	single family	3 / 2.0 / 2	1986	1,632	3	05/02/2019	\$183,000	\$186,000 102 %	\$113.97
	528 Methodist Street	sold	Red Oak Ests-Rev	full duplex	2 / 1.0 / ---	1996	2,219	224	07/07/2019	\$260,000	\$250,000 96 %	\$112.66
★	416 Mara Lane	sold	Mara Estates	single family	3 / 2.0 / 2	1995	1,322	4	01/07/2019	\$149,900	\$145,000 97 %	\$109.68
	520 Methodist Street	sold	Red Oak Ests-Rev	single family	3 / 2.0 / 2	1999	1,455	27	09/24/2018	\$167,500	\$158,000 94 %	\$108.59
	114 Forest Park Lane	sold	Quail Run Estates Ph I	single family	4 / 2.0 / 0	2002	2,049	43	07/04/2019	\$224,900	\$220,000 98 %	\$107.37
				Min	2 / 1.0 / 0	1985	1,298	1		\$149,900	\$145,000 97 %	\$90.70
				Max	4 / 2.0 / 2	2002	2,219	224		\$260,000	\$250,000 96 %	\$131.66
				Avg	3 / 2.0 / 2	1995	1,639	30		\$187,425	\$185,200 99 %	\$114.47

Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	Close Date	List Price	Close Price	▼ \$/sqft
116 Oak Hollow Lane	sold	Quail Run Estates Ph I	single family	3 / 2.0 / 2	2001	1,746	1	02/03/2019	\$185,000	\$185,000 100 %	\$105.96
544 Bluebird Lane	sold	Red Oak Ests-Rev	full duplex	4 / 2.0 / ---	1985	2,150	4	08/13/2019	\$195,000	\$195,000 100 %	\$90.70
			Min	2 / 1.0 / 0	1985	1,298	1		\$149,900	\$145,000 97 %	\$90.70
			Max	4 / 2.0 / 2	2002	2,219	224		\$260,000	\$250,000 96 %	\$131.66
			Avg	3 / 2.0 / 2	1995	1,639	30		\$187,425	\$185,200 99 %	\$114.47

## On-Market (3 properties)

Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	List Price	Close Price	\$/sqft
302 Moreview Street	active	Beckley Pike Estate	single family	2 / 1.0 / 0	1988	1,770	306	\$85,400	---	\$48.25
100 Parks Branch Road	active	Waterview Farms Ph I	single family	3 / 2.0 / 2	2001	1,987	24	\$224,900	---	\$113.19
108 Oak Hollow Lane	pending	Quail Run Estates Ph I	single family	3 / 2.0 / 2	2002	1,650	24	\$169,900	---	\$102.97
			Min	2 / 1.0 / 0	1988	1,650	24	\$85,400	---	\$48.25
			Max	3 / 2.0 / 2	2002	1,987	306	\$224,900	---	\$113.19
			Avg	3 / 2.0 / 1	1997	1,802	118	\$160,067	---	\$88.13

## Off-Market (4 properties)

Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	List Price	Close Price	\$/sqft
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Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	List Price	Close Price	\$/sqft	
419 Mara Lane	cancelled	Mara Estates	single family	2 / 2.0 / 2	1994	1,351	7	\$139,000	---	\$102.89	
406 Sunflower Street	cancelled	Highland Meadow-Rev	single family	4 / 2.0 / 0	1985	1,680	3	\$191,000	---	\$113.69	
100 Parks Branch Road	cancelled	Waterview Farms Ph I	single family	3 / 2.0 / 2	2001	1,987	0	\$229,000	---	\$115.25	
509 Canary Lane	cancelled	Red Oak Ests-Rev	single family	3 / 2.0 / 2	1985	1,428	2	\$180,000	---	\$126.05	
				Min	2 / 2.0 / 0	1985	1,351	0	\$139,000	---	\$102.89
				Max	4 / 2.0 / 2	2001	1,987	7	\$229,000	---	\$126.05
				Avg	3 / 2.0 / 2	1991	1,612	3	\$184,750	---	\$114.47

## Rentals

### Sold (5 properties)

Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	Close Date	List Price	Close Price	\$/sqft
416 Mara Lane	leased	Mara Estates	house	3 / 2.0 / 2	1995	1,322	8	04/04/2019	\$1,350	\$1,350 100 %	\$1.02
418 Roan Lane	leased	Mara Estates #2-Rev	house	3 / 2.0 / 2	2000	1,557	24	12/26/2018	\$1,495	\$1,495 100 %	\$0.96
103 Dove Avenue	leased	Red Oak Ests-Rev	house	3 / 2.0 / 2	1988	1,858	38	01/10/2019	\$1,500	\$1,500 100 %	\$0.81
				<b>Min</b>	<b>3 / 2.0 / 2</b>	<b>1988</b>	<b>1,293</b>	<b>8</b>	<b>\$1,350</b>	<b>\$1,350 100 %</b>	<b>\$0.81</b>
				<b>Max</b>	<b>3 / 2.0 / 2</b>	<b>2002</b>	<b>1,900</b>	<b>69</b>	<b>\$1,650</b>	<b>\$1,650 100 %</b>	<b>\$1.16</b>
				<b>Avg</b>	<b>3 / 2.0 / 2</b>	<b>1995</b>	<b>1,586</b>	<b>34</b>	<b>\$1,499</b>	<b>\$1,499 100 %</b>	<b>\$0.96</b>

Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	Close Date	List Price	Close Price	\$/sqft
503 Canary Lane	leased	Red Oak Ests-Rev	house	3 / 2.0 / 2	1990	1,293	32	07/26/2019	\$1,500	\$1,500 100 %	\$1.16
105 Cascade Court	leased	Waterview Farms Ph II	house	3 / 2.0 / 2	2002	1,900	69	01/06/2019	\$1,650	\$1,650 100 %	\$0.87
				<b>Min</b>	3 / 2.0 / 2	1988	1,293	8	\$1,350	\$1,350 100 %	\$0.81
				<b>Max</b>	3 / 2.0 / 2	2002	1,900	69	\$1,650	\$1,650 100 %	\$1.16
				<b>Avg</b>	3 / 2.0 / 2	1995	1,586	34	\$1,499	\$1,499 100 %	\$0.96

## On-Market (1 properties)

Address	Status	Subdivision	Property Type	Beds / Baths / Garage	Year Built	Sqft	DOM	List Price	Close Price	\$/sqft
105 Cascade Court	active	Waterview Farms Ph II	house	3 / 2.0 / 2	2002	1,900	39	\$1,695	---	\$0.89
			Min	3 / 2.0 / 2	2002	1,900	39	\$1,695	---	\$0.89
			Max	3 / 2.0 / 2	2002	1,900	39	\$1,695	---	\$0.89
			Avg	3 / 2.0 / 2	2002	1,900	39	\$1,695	---	\$0.89

## Off-Market (0 properties)

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