Comparative Market Analysis

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

Prepared exclusively for

Prepared on
July 28, 2026

Subject Property

3100 Lakeland ST

Fort Worth

76111

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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
3100 Lakeland ST		*3*	*1*		*1131*		
3937 Woodlane Avenue	$210,000	3	1	0	940	223.40	06/24/2026
3100 Eastridge Drive	$220,000	3	1	1	917	239.91	03/17/2026
3236 Tom Ellen Street	$230,000	3	2	0	1,281	179.55	06/04/2026
3825 Rusty Dell Street	$235,000	3	1	0	932	252.15	05/12/2026
3201 Lakeland Street	$260,000	3	2	0	1,262	206.02	06/29/2026
3213 Gene Lane	$265,000	3	2	0	1,128	234.93	02/17/2026
Averages:	**$236,667**	**3.0**	**1.5**	**0.2**	**1,077**	**222.66**	

	Low	Median	Average	High	Count
Comparable Price	$210,000	$232,500	$236,667	$265,000	6
Adjusted Comparable Price	$213,635	$237,604	$239,562	$259,764	6

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Comparative Market Analysis

3100 Lakeland ST
Fort Worth, 76111

Tuesday, July 28, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
3100 Lakeland ST		3937 Woodlane AVE		3100 Eastridge DR	
MLS#		21251459		21126259	
List Price		$220,000		$214,900	
List Date		04/26/2026		01/03/2026	
Status		Closed		Closed	
Date Available					
DOM		36		45	
Subdivision		Jackson Gus Add		Eastridge Sub	
Prop Type		Single Family		Single Family	
Year Built		1958		1947	
HOA Fee					
SqFt Total	1131	940	14,223	917	17,113
SqFt Building					
Beds	3	3		3	
Total Baths	1/	1/0		1/1	0/-5,000
# Units					
# Stories		1		1	
# Living Areas	1	1	0	1	0
Pool on Prop		No		No	
Easements				Utilities	
Road Frontg					
Restr/Encumb					
Ttl Cvrd Park		1		0	
# Parking Spc					
Curr $/SqFt		$223.40		$239.91	
L$/SF &Lot SF		$234.04/$30.64		$234.35/$20.82	
Lot SqFt	10541	7,180	6,722	10,324	
Lot Desc					
Handicap Amn		No		No	
Zoning					
Sale/Lse Price		$210,000		$220,000	
Sale/Lse Date		06/24/2026		03/17/2026	

Price	**$210,000**	**$220,000**
Total Adjustments	**$20,945**	**$12,113**
Adjusted Price	**$230,945**	**$232,113**

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Tuesday, July 28, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
3100 Lakeland ST		3236 Tom Ellen ST		3825 Rusty Dell ST	
MLS#		21106309		21245708	
List Price		$260,000		$235,999	
List Date		11/12/2025		04/21/2026	
Status		Closed		Closed	
Date Available					
DOM		160		5	
Subdivision		North Riverside Estates		Rusty Dell Resub	
Prop Type		Single Family		Single Family	
Year Built		1952		1947	
HOA Fee					
SqFt Total	1131	1,281	-8,977	932	16,725
SqFt Building					
Beds	3	3		3	
Total Baths	1/	2/0	-10,000/0	1/0	
# Units					
# Stories		1		1	
# Living Areas	1	1	0	1	0
Pool on Prop		No		No	
Easements					
Road Frontg					
Restr/Encumb					
Ttl Cvrd Park		0		0	
# Parking Spc					
Curr $/SqFt		$179.55		$252.15	
L$/SF &Lot SF		$202.97/$28.15		$253.22/$31.50	
Lot SqFt	10541	9,235	2,612	7,492	6,098
Lot Desc					
Handicap Amn		No		No	
Zoning					
Sale/Lse Price		$230,000		$235,000	
Sale/Lse Date		06/04/2026		05/12/2026	

Price	**$230,000**	**$235,000**
Total Adjustments	**$-16,365**	**$22,823**
Adjusted Price	**$213,635**	**$257,823**

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Comparative Market Analysis

3100 Lakeland ST
Fort Worth, 76111

Tuesday, July 28, 2026

CMA Price Adjustments

This page outlines the subject property versus comparables properties.

Subject Property		Details	Adjust	Details	Adjust
3100 Lakeland ST		3201 Lakeland ST		3213 Gene LN	
MLS#		21267104		21108138	
List Price		$260,000		$265,000	
List Date		05/11/2026		11/09/2025	
Status		Closed		Closed	
Date Available					
DOM		7		45	
Subdivision		North Riverside Estates		North Eastridge Add	
Prop Type		Single Family		Single Family	
Year Built		1956		1966	
HOA Fee					
SqFt Total	1131	1,262	-8,996	1,128	234
SqFt Building					
Beds	3	3		3	
Total Baths	1/	2/0	-10,000/0	2/0	-10,000/0
# Units					
# Stories		1		1	
# Living Areas	1	1	0	1	0
Pool on Prop		No		No	
Easements					
Road Frontg					
Restr/Encumb					
Ttl Cvrd Park		0		2	
# Parking Spc					
Curr $/SqFt		$206.02		$234.93	
L$/SF &Lot SF		$206.02/$27.38		$234.93/$32.02	
Lot SqFt	10541	9,496	2,090	8,276	4,530
Lot Desc		Acreage		Few Trees	
Handicap Amn		No		No	
Zoning					
Sale/Lse Price		$260,000		$265,000	
Sale/Lse Date		06/29/2026		02/17/2026	

Price	**$260,000**	**$265,000**
Total Adjustments	**$-16,906**	**$-5,236**
Adjusted Price	**$243,094**	**$259,764**

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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 $214,900 and $265,000

3 Bedrooms

1 to 2 Full Bathrooms

0 to 1 Half Bathroom

917 to 1,281 Square Feet

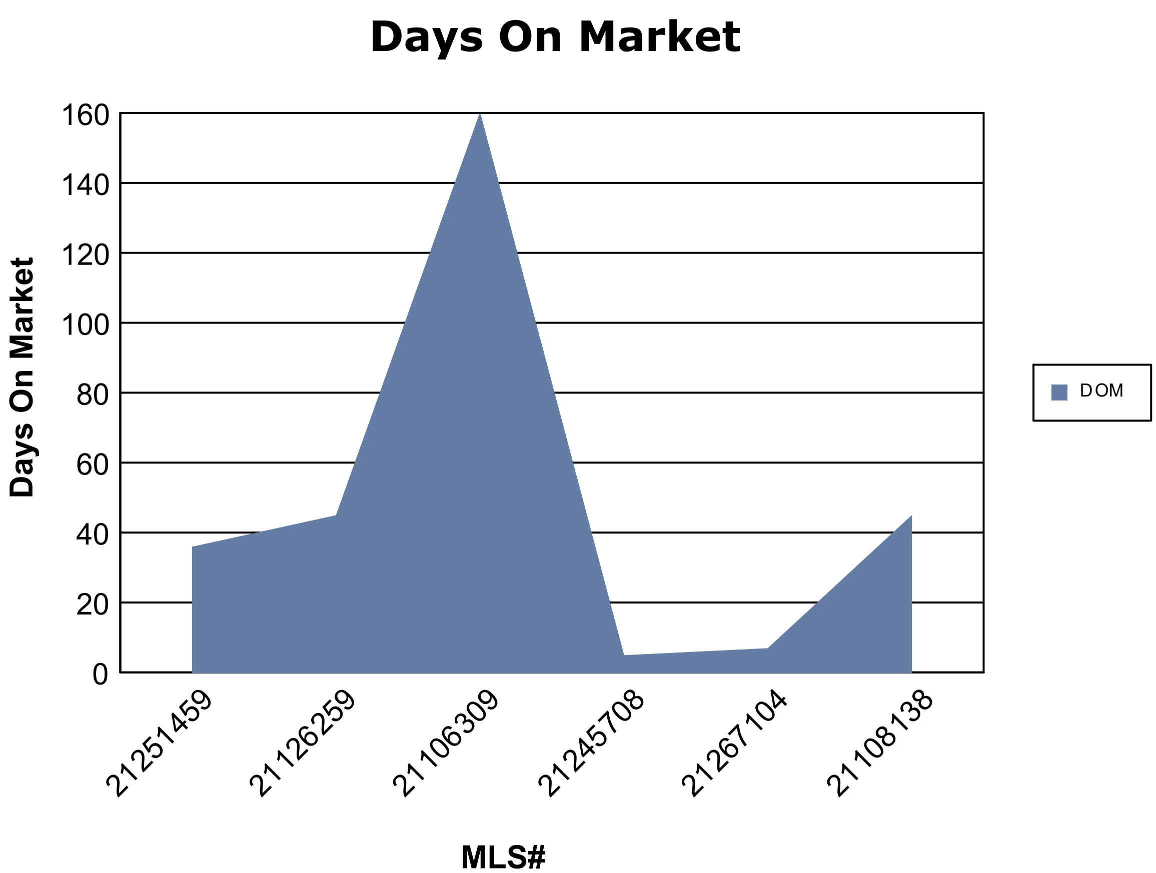
$202.97 to $253.22 per Square Foot

$179.55 to $252.15 per Sold Square Foot

Year Built between 1947 and 1966

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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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
21251459	06/24/2026	3937 Woodlane AVE	Single Family	940	3	1.0	$210,000	36
21126259	03/17/2026	3100 Eastridge DR	Single Family	917	3	1.1	$220,000	45
21106309	06/04/2026	3236 Tom Ellen ST	Single Family	1,281	3	2.0	$230,000	160
21245708	05/12/2026	3825 Rusty Dell ST	Single Family	932	3	1.0	$235,000	5
21267104	06/29/2026	3201 Lakeland ST	Single Family	1,262	3	2.0	$260,000	7
21108138	02/17/2026	3213 Gene LN	Single Family	1,128	3	2.0	$265,000	45
Averages:				**1,077**	**3**	**2/0**	**$236,667**	**50**

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	6	$236,667	$222.66	$232,500	$210,000	$265,000	50
TEMP OFF MRKT							
WITHDRAWN							
Total	**6**	**$236,667**	**$222.66**	**$232,500**	**$210,000**	**$265,000**	**50**

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CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

3937 Woodlane AVE

MLS #:	21251459	**Status:**	Closed	**Beds:**	3	**L Price:**	$220,000
County:	Tarrant			**Baths:**	1/0	**S Price:**	$210,000
Subdiv:	Jackson Gus Add			**Yr Blt:**	1958	**S Date:**	6/24/2026
Type:	Single Family			**SqFt:**	940	**DOM:**	36
Parking:	Additional Parking			**Pool:**	No	**Acres:**	7,180.000

Rmks: Welcome to 3937 Woodlane Ave in Haltom City — a beautifully updated home that blends comfort, style, and convenience in one of the fastest-growing pockets of the DFW metroplex.

This spacious residence offers a functional layout with generous living areas, perfect for both everyday living and entertaining. Step inside to find fresh updates throughout, including modern finishes, updated flooring, and a bright, open feel that makes the home instantly inviting. The kitchen is designed for both practicality and style, featuring ample cabinet space and room to gather.

The bedrooms provide a comfortable retreat with great natural light, while the bathrooms have been refreshed to offer a clean, modern touch. Outside, the property features a sizable yard with plenty of potential — whether you're looking to host, relax, or customize your own outdoor space.

Located just minutes from major highways, shopping, dining, and only a short drive to downtown Fort Worth, this home delivers both accessibility and value. Whether you're a first-time buyer or looking to upgrade, this is a solid opportunity in a prime location.

Move-in ready, updated, and priced to move — don’t miss your chance to make this home yours

Direct: Check GPS

3100 Eastridge DR

MLS #:	21126259	**Status:**	Closed	**Beds:**	3	**L Price:**	$214,900
County:	Tarrant			**Baths:**	1/1	**S Price:**	$220,000
Subdiv:	Eastridge Sub			**Yr Blt:**	1947	**S Date:**	3/17/2026
Type:	Single Family			**SqFt:**	917	**DOM:**	45
Parking:	Concrete			**Pool:**	No	**Acres:**	0.237

Rmks: Beautiful 3-bedroom starter home situated on a spacious corner lot, conveniently located near major roads. Move in ready!

Direct: From I35W S, Exit TX-183 twards28th St, turn left on Eastridge Dr, the house will be on the right side of the street.

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

3236 Tom Ellen ST

MLS #:	21106309	**Status:**	Closed	**Beds:**	3	**L Price:**	$260,000
County:	Tarrant			**Baths:**	2/0	**S Price:**	$230,000
Subdiv:	North Riverside Estates			**Yr Blt:**	1952	**S Date:**	6/4/2026
Type:	Single Family			**SqFt:**	1,281	**DOM:**	160
Parking:	Driveway			**Pool:**	No	**Acres:**	0.212

Rmks: Renovated home offering an open layout with fresh paint, new flooring and recessed lighting. Updated kitchen with white cabinets, stainless steel appliances, and gas range. Spacious living and dining area, refreshed interior throughout, and inviting front porch. Large lot with plenty of outdoor space and parking. Move-in ready and conveniently located near main roads, schools, and shopping.

Direct: From the main highway, take the exit toward the neighborhood and continue straight. Turn onto Tom Ellen Street and follow it to house number 3236, located on the right (use GPS for best results).

3825 Rusty Dell ST

MLS #:	21245708	**Status:**	Closed	**Beds:**	3	**L Price:**	$235,999
County:	Tarrant			**Baths:**	1/0	**S Price:**	$235,000
Subdiv:	Rusty Dell Resub			**Yr Blt:**	1947	**S Date:**	5/12/2026
Type:	Single Family			**SqFt:**	932	**DOM:**	5
Parking:	Converted Garage			**Pool:**	No	**Acres:**	0.172

Rmks: Fully updated and move-in ready home in Fort Worth! This beautifully renovated property features a long list of recent upgrades, including a new AC unit, fresh interior and exterior paint, and luxury vinyl plank flooring throughout. The modernized kitchen showcases new cabinetry, quartz countertops, updated appliances, and stylish finishes, while the bathrooms have been refreshed with new vanities and tile surrounds. Additional improvements include updated light and plumbing fixtures, giving the home a clean, contemporary feel. Enjoy a functional layout with comfortable living spaces and a great backyard for relaxing or entertaining. A fantastic opportunity for buyers seeking a turnkey home with quality updates throughout.

Direct: Ft Worth

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

3201 Lakeland ST

MLS #:	21267104	**Status:**	Closed	**Beds:**	3	**L Price:**	$260,000
County:	Tarrant			**Baths:**	2/0	**S Price:**	$260,000
Subdiv:	North Riverside Estates			**Yr Blt:**	1956	**S Date:**	6/29/2026
Type:	Single Family			**SqFt:**	1,262	**DOM:**	7
Parking:	Driveway			**Pool:**	No	**Acres:**	0.218

Rmks: Beautifully updated and move-in ready, this charming corner-lot home combines modern updates with comfortable everyday living in an established neighborhood. Mature shade trees, fresh exterior paint, and inviting curb appeal create a welcoming first impression from the moment you arrive.

Inside, the light-filled open living and dining areas feature large picture windows that bring in abundant natural light and create a warm, airy feel perfect for relaxing or entertaining. The updated kitchen offers granite countertops, gas cooking, new appliances, ample prep space, and seamless access to the dining area and oversized covered patio.

The split-bedroom layout provides added privacy, with the primary suite tucked away from the secondary bedrooms and featuring an updated en-suite bath with modern finishes and natural light. Recent improvements include updated flooring, fresh interior paint, stylish lighting, ceiling fans, and additional kitchen enhancements.

Step outside to enjoy the oversized covered patio and spacious backyard with room for outdoor dining, gatherings, pets, and play. Conveniently located just minutes from Downtown Fort Worth, shopping, dining, entertainment, and major highways.

A great opportunity for first-time buyers, growing households, or anyone looking for a bright, updated home with functional living spaces and excellent outdoor enjoyment. Motivated seller offers a great opportunity for buyers.

Direct: Please use GPS or Waze

CMA Pro Report

These pages give a general overview of the selected properties.

Closed Properties

3213 Gene LN

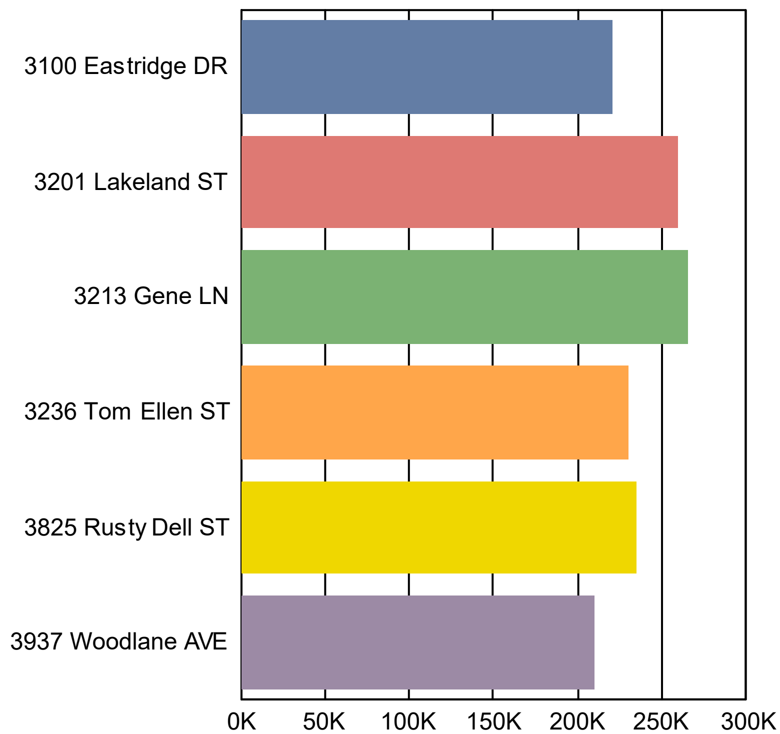
MLS #:	21108138	**Status:**	Closed	**Beds:**	3	**L Price:**	$265,000
County:	Tarrant			**Baths:**	2/0	**S Price:**	$265,000
Subdiv:	North Eastridge Add			**Yr Blt:**	1966	**S Date:**	2/17/2026
Type:	Single Family			**SqFt:**	1,128	**DOM:**	45
Parking:	Driveway, Garage			**Pool:**	No	**Acres:**	0.190

Rmks: Are you looking for a great house, ready to move in, granite countertops, luxury vinyl plank in all bedrooms, NO CARPET, excellent location and all of these for a great price? Bingo you just found it. Act quick before it is gone. buyer to verity all the information contained. Listing agent is a managing member for the seller

Direct: from 820 Exit on Haltom Rd and head South turn Right on Broadway ave, left on Gene

Closed Properties

Total # of Listings	**6**
Lowest Price	**$210,000**
Highest Price	**$265,000**
Average Price	**$236,667**
Avg. Price/SqFt	**$222.66**
Avg DOM	**50**



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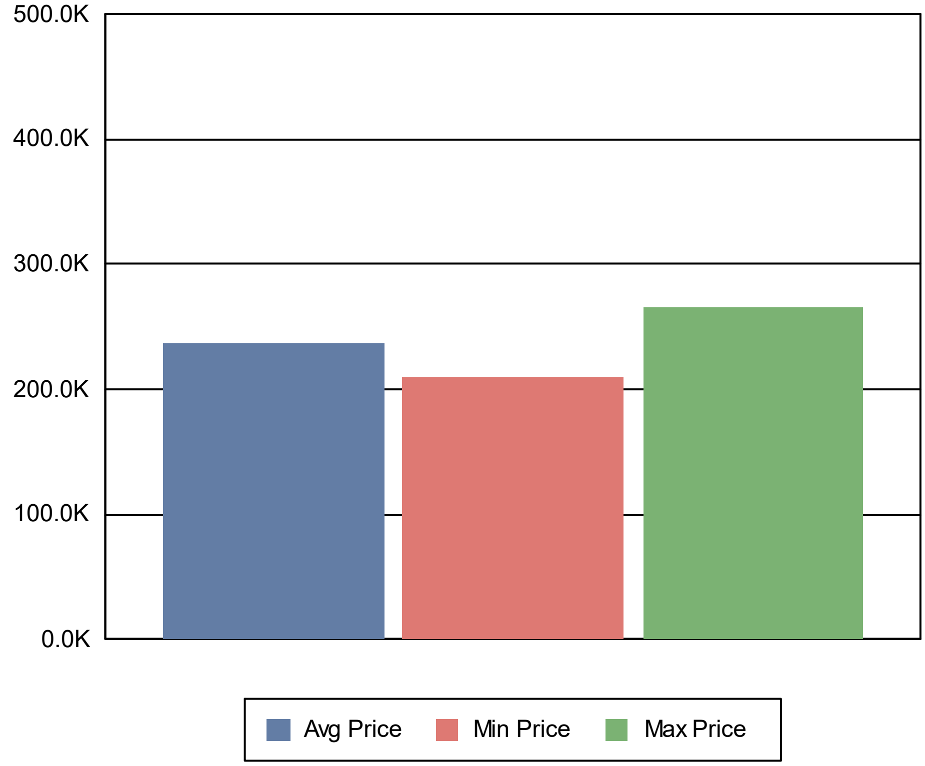
CMA Pro Report

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	$210,000	$265,000	$236,667	$222.66
Totals / Averages	**$210,000**	**$265,000**	**$236,667**	**$222.66**

Sold Property Analysis

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

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CMA Pro Report

These pages give a general overview of the selected properties.

Property Summary

S	Street Address	Bds	Bth	Sqft	$/SF	L Price	S Price	Sold Date	DOM
Closed									
C	3937 Woodlane AVE	3	1.0	940	$223.40	$220,000	$210,000	06/24/2026	36
C	3100 Eastridge DR	3	1.1	917	$239.91	$214,900	$220,000	03/17/2026	45
C	3236 Tom Ellen ST	3	2.0	1,281	$179.55	$260,000	$230,000	06/04/2026	160
C	3825 Rusty Dell ST	3	1.0	932	$252.15	$235,999	$235,000	05/12/2026	5
C	3201 Lakeland ST	3	2.0	1,262	$206.02	$260,000	$260,000	06/29/2026	7
C	3213 Gene LN	3	2.0	1,128	$234.93	$265,000	$265,000	02/17/2026	45

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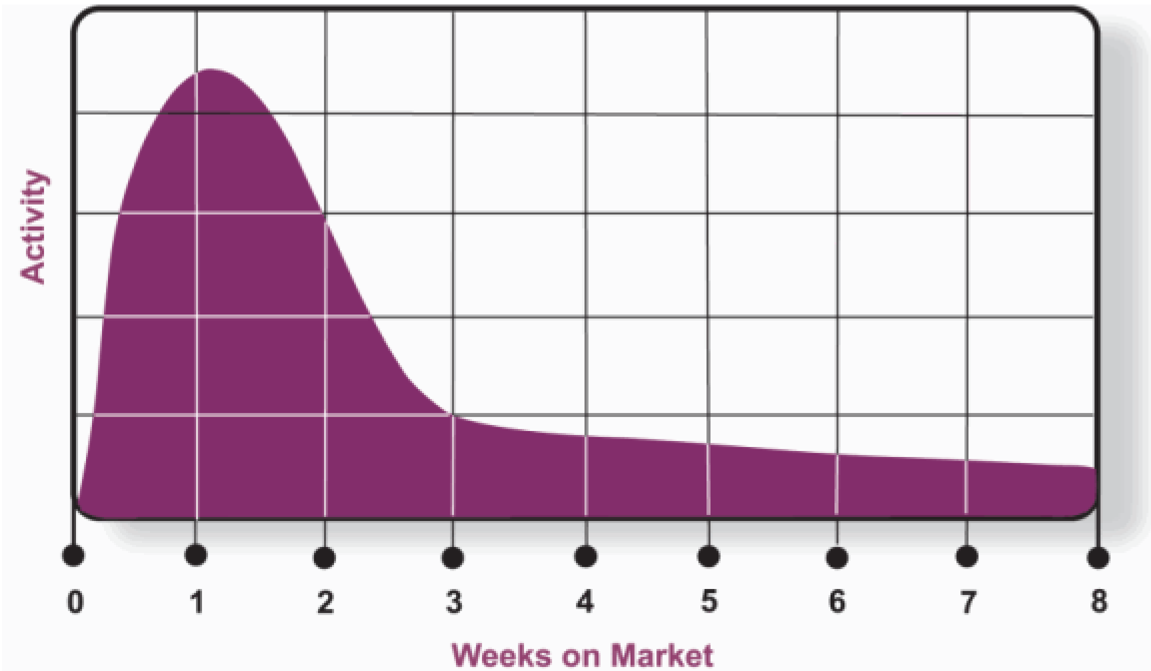
Activity vs. Timing

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.

Tuesday, July 28, 2026

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

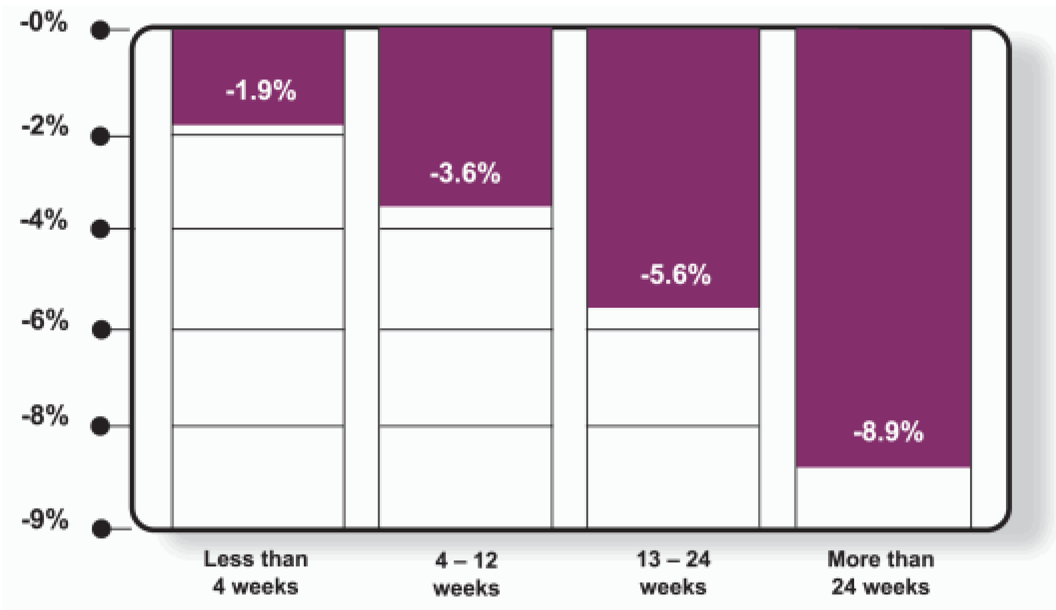
Your complete satisfaction is my foremost concern.

Date

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

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.

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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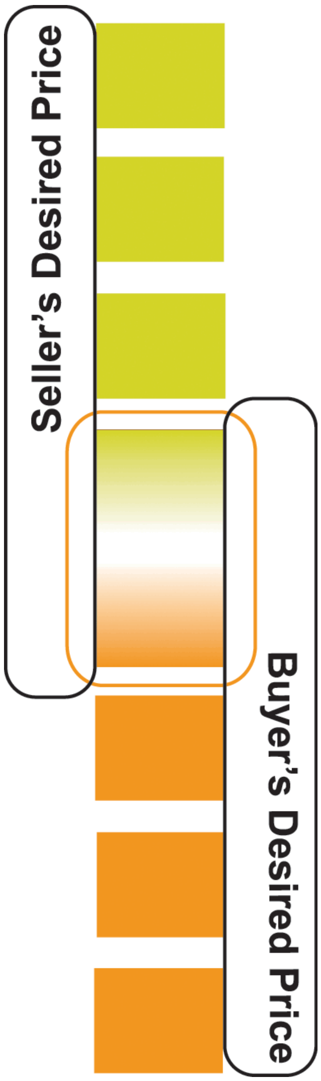
Setting the Price

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.

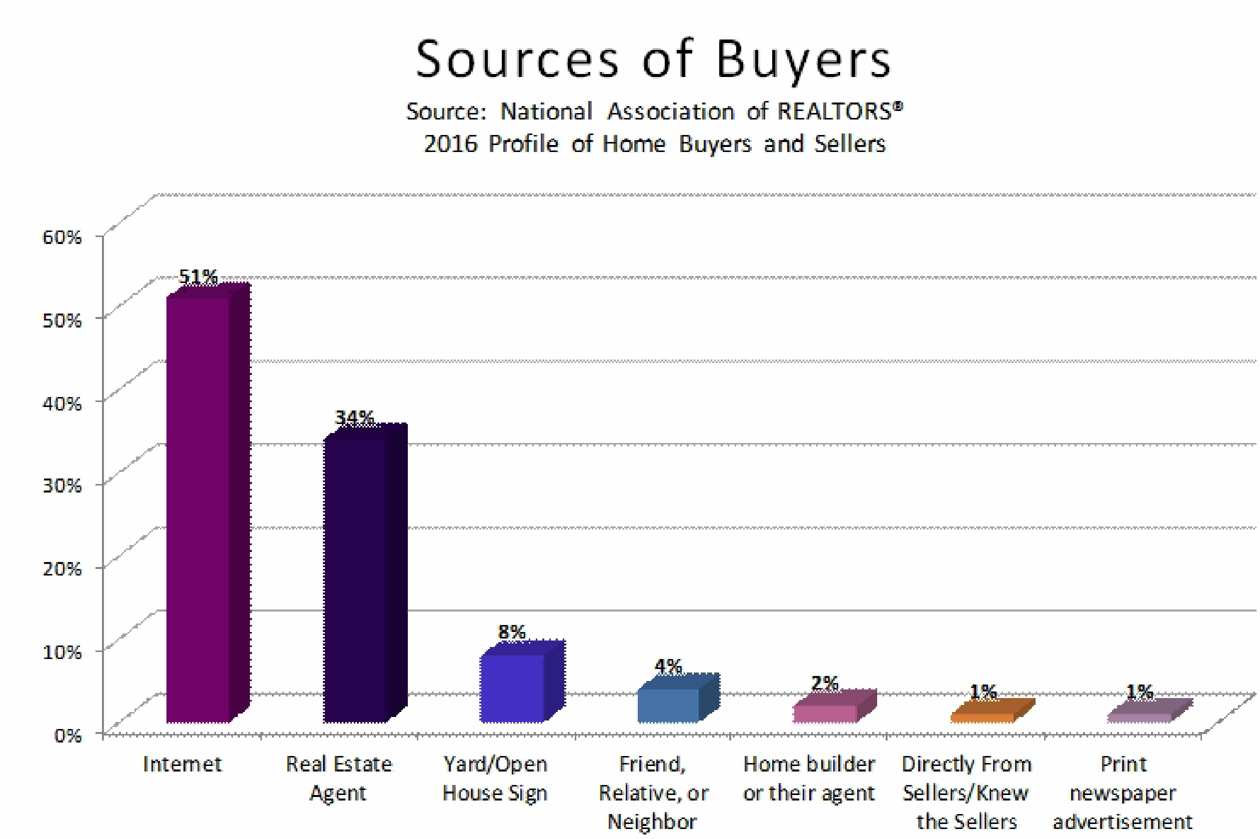
Overpricing your house in the belief that you can reduce the price back later is a strategy that can backfire badly. For example, by the time you reduce your price, you may miss out on a surge of interest in properties like yours. Also, if prices are lowered, buyers may wonder if there's something wrong 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.

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.



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 .

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.

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.

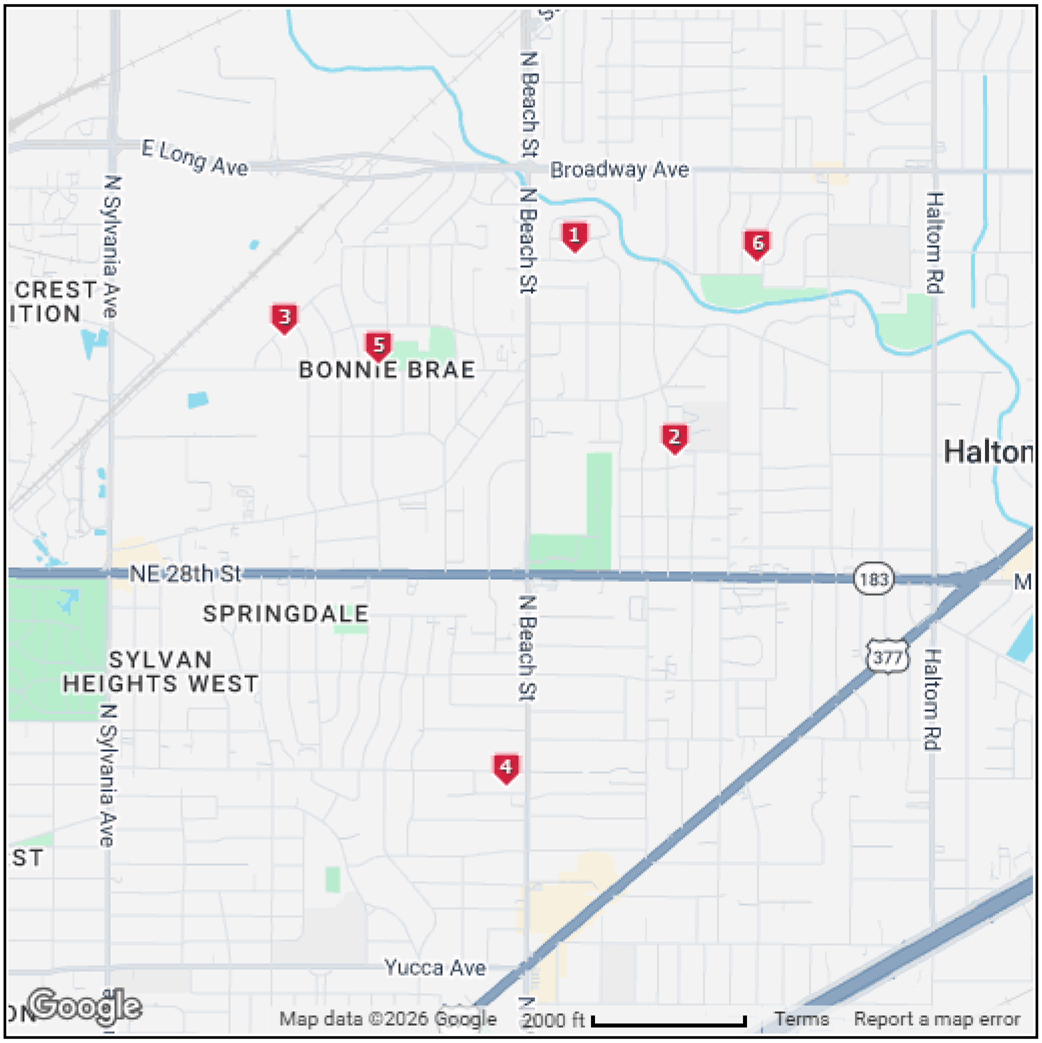
Comparative Market Analysis

3100 Lakeland ST
Fort Worth, 76111

Tuesday, July 28, 2026

CMA Map Layout

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



	3100 Lakeland ST
1	3937 Woodlane AVE
2	3100 Eastridge DR
3	3236 Tom Ellen ST
4	3825 Rusty Dell ST
5	3201 Lakeland ST
6	3213 Gene LN