



11315 Mansfield Dr

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11315 MANSFIELD DR FRISCO 75035-6436

PHOTO

List Price: \$170,900
Estimated Value: \$231,861
Gross Equity: \$60,961
Percent Equity: 26%



PRICE PER SQUARE FOOT

SQFT Total: 2,796
List Price \$/SqFt: \$61.12
Est Value \$/SqFt: \$82.93

PROPERTY DETAILS

MLS #: 11044362
Property Type: RES-S
List Date: 7/16/2008
Days On Market: 125
Original List Price: \$187,900
LP%OP: 91%
Subdivision: DOMINION AT PANTHER CREEK
School District: Frisco ISD
Year Built: 2004
Beds: 4
Baths: 2.1
Stories: 2
Pool: N
Garage: 2
Carport: 0
Fireplace: 1
Condition: Average

LISTING AGENT REMARKS

Corner lot, highly sought after neighborhood, great floor plan, gameroom, study, master down, garden tub. Buyer must prequal through Countrywide branch. If buyer uses Countrywide, buyer to get free credit report and appraisal.

SOLD/PENDING LISTINGS

Address	Dist	Bds	Bth	Year	PI	Status Date	SqFt	\$/SqFt	DOM	Orig Price	List Price	Sales Stat	Price	SP% LP
11315 Mansfield Dr		4	2.1	2004	N	2008-11-17	2,796	\$61.12	125	\$187,900	\$170,900			
11754 La Grange Dr	.22	4	2.1	2005	N	2008-07-25	2,832	\$79.45	187	\$245,000	\$229,000	S	\$225,000	98%
11537 Kingsville Dr	.20	4	2.1	2005	N	2008-07-09	2,702	\$83.27	29	\$225,000	\$225,000	S	\$225,000	100%
12273 Angelo Dr	.18	4	2.1	2006	N	2008-10-26	2,830	\$81.27	136	\$289,900	\$229,990	P	\$229,990?	%
11574 Snyder Dr	.12	4	3.0	2004	N	2008-08-18	2,543	\$86.51	70	\$219,900	\$219,900	S	\$220,000	100%
11445 Henderson Dr	.10	4	3.0	2004	N	2008-07-15	2,952	\$85.70	107	\$259,900	\$259,900	S	\$253,000	97%
11257 Corsicana Dr	.19	4	2.0	2008	N	2008-05-29	3,120	\$76.92	127	\$245,900	\$247,900	S	\$240,000	96%
Averages	.17			2005			2,830	\$82.19	109	\$247,600	\$235,282		\$232,165	

ACTIVE LISTINGS

Address	Dist	Bds	Bth	Year	PI	Status Date	SqFt	\$/SqFt	DOM	Orig Price	List Price
11315 Mansfield Dr		4	2.1	2004	N	2008-11-17	2,796	\$61.12	125	\$187,900	\$170,900
12077 Stephenville Dr	.46	4	2.1	2006	N	2008-10-27	2,770	\$71.84	200	\$229,000	\$199,000
11906 Brownwood Dr	.26	4	2.1	2005	N	2008-09-10	2,702	\$81.05	129	\$219,000	\$219,000
11545 Henderson Dr	.12	4	2.1	2006	N	2008-10-23	2,832	\$75.92	204	\$250,000	\$215,000
12342 Salem Dr	.37	4	2.1	2006	N	2008-10-29	2,827	\$84.86	34	\$239,900	\$239,900
10237 Bancroft Ln	.63	4	2.1	2005	N	2008-11-05	2,833	\$91.74	26	\$259,900	\$259,900

12005 Stephenville Dr .42 4 2.1 2006 N 2008-10-21 2,770 \$68.59 90 \$190,000 \$190,000
 Averages .38 2006 2,789 \$79.00 114 \$231,300 \$220,467

OFFER AT 90%

	FULL	LIGHT
90% of Estimated Value	\$208,675	\$208,675
SUGGESTED OFFER	\$208,675	\$208,675
Offer % Of List Price	122.1%	122.1%
Equity After Rehab	\$23,186	\$23,186

OFFER AT 75%

	FULL	LIGHT
75% of Estimated Value	\$173,896	\$173,896
OFFER	\$173,896	\$173,896
Offer % Of List Price	101.8%	101.8%
Equity After Rehab	\$57,965	\$57,965

OFFER AT 85%

	FULL	LIGHT
85% of Estimated Value	\$197,082	\$197,082
OFFER	\$197,082	\$197,082
Offer % Of List Price	115.3%	115.3%
Equity After Rehab	\$34,779	\$34,779

OFFER AT 70%

	FULL	LIGHT
70% of Estimated Value	\$162,303	\$162,303
OFFER	\$162,303	\$162,303
Offer % Of List Price	95.0%	95.0%
Equity After Rehab	\$69,558	\$69,558

OFFER AT 80%

	FULL	LIGHT
80% of Estimated Value	\$185,489	\$185,489
OFFER	\$185,489	\$185,489
Offer % Of List Price	108.5%	108.5%
Equity After Rehab	\$46,372	\$46,372

OFFER AT 65%

	FULL	LIGHT
65% of Estimated Value	\$150,710	\$150,710
OFFER	\$150,710	\$150,710
Offer % Of List Price	88.2%	88.2%
Equity After Rehab	\$81,151	\$81,151



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