



## **Filing Receipt**

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**Control Number - 55067**

**Item Number - 1447**

Homes that recently sold next to large power lines vs. homes that sold in the same neighborhood that were not next to power lines.

<b>COMMUNITY</b>	<b>ADDRESS</b>	<b>NEXT TO POWER LINES</b>	<b>BEDROOMS/ BATHROOMS SQ FEET</b>	<b>DAYS ON MARKET</b>	<b>DATE SOLD</b>	<b>SOLD PRICE</b>	<b>PRICE per SQ FEET</b>
Canyon Falls	3700 Birch Wood Ct. Northlake, TX	Yes	3 bedrooms 2 bathrooms 1981 sq feet	5	5/8/2023	\$479,000	\$241.80
Canyon Falls	6117 Whiskerbrush Rd. Flower Mound, TX	Yes	3 bedrooms 2 bathrooms 2110 sq feet	48	5/4/2023	\$485,000	\$229.86
Canyon Falls	6104 Whiskerbrush Rd Flower Mound, TX	No	3 bedrooms 3 bathrooms 2180 sq feet	7	6/12/2023	\$530,000	\$243.12
Canyon Falls	1120 Boxelder Trail Northlake, TX	No	4 bedrooms 2 bathrooms 2204 sq feet	6	5/22/2023	\$545,000	\$247.28
Canyon Falls	1105 Berrydale Dr. Northlake, TX	No	3 bedrooms 2 bathrooms 2081 sq feet	5	6/23/2023	\$550,000	\$264.30

In the past 90 days, two homes that are next to or back up to the large power lines have sold in the Canyon Falls neighborhood. They sold at prices much lower than homes that are similar to them. This is reflected both in price and price per square foot. With the exception of 3700 Birch Wood Ct, 6117 Whiskerbrush Rd sat on the market longer than its counterparts. The massive power lines sit next to 3700 Birch Wood Ct. At 6117 Whiskerbrush Rd, they are behind the property, so you see them when you are in the backyard.

COMMUNITY	ADDRESS	NEXT TO POWER LINES	BEDROOMS/ BATHROOMS SQ FEET	DAYS ON MARKET	DATE SOLD	SOLD PRICE	PRICE per SQ FEET
Chadwick Farms	15708 Wheelhorse Trail Ft Worth, TX	Yes	3 bedrooms 2 bathrooms 1581 sq feet	14	11/21/2022	\$335,000	\$211.89
Chadwick Farms	3936 Shirke Trail Ft Worth, TX	No	3 bedrooms 2 bathrooms 1878 sq feet	53	12/2/2022	\$390,000	\$207.67
Chadwick Farms	15449 Adlong Drive Ft Worth, TX	No	3 bedrooms 2 bathrooms 1962 sq feet	17	1/23/2023	\$394,900	\$201.27

In Chadwick Farms only one property that backs up to the large power lines has been sold in the past year. Many of the other sold properties are much larger than the subject property located at 15708 Wheelhouse Trail. Because of that, there are only two other homes that are the closest match to Wheelhorse Trail. They both sold for \$60,000 more. Most smaller homes have a higher price per square foot than their counterparts. The property on Wheelhorse Trail's price per square foot is very close to the others. There should be a larger gap between the subject property and the other two.

*Lisa Dyer*

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