

2026 EVIDENCE PACKET

DENTON CENTRAL APPRAISAL DISTRICT

3911 Morse Street
Denton, TX 76208

Phone: (940) 349-3800

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Date: April 14, 2026

Property ID: 8747
WELKER, CURTISS
3305 ROLLING HLS
FLOWER MOUND, TX 75022-6812

PROPERTY ID: 8747

APPRAISER: Chris Admire

LEGAL ACRES: 1.0000

SITUS: 3305 ROLLING HLS FLOWER MOUND

LEGAL: FRANKLIN HILLS BLK B LOT 4A

Dear Property Owner:

Thank you for submitting your protest filing. In response to your request for evidence under the Texas Property Tax Code Section 41.461, we have prepared this evidence packet for your review. This evidence packet contains all information the District plans to introduce at the ARB hearing for this property.

All schedules and data are contained within our Reappraisal Plan and Appraisal Manual. Both documents can be found at: <https://www.dentoncad.com/reports>.

For further assistance, please email us at helpdesk@dentoncad.com

Thank you for your request,

Denton CAD Appraisal Staff

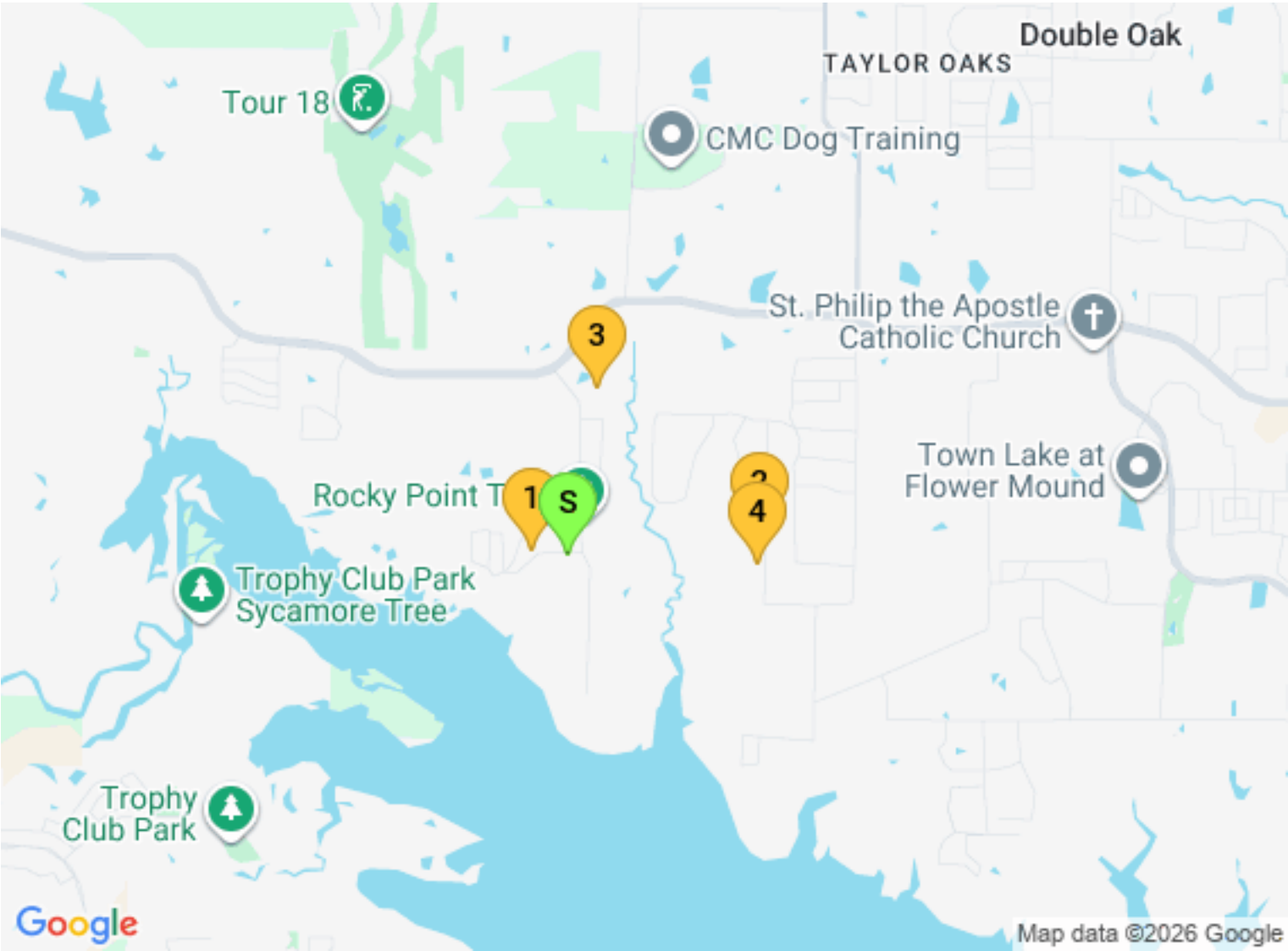
COMPARABLE SALES ANALYSIS

	Subject	Comp 1		Comp 2		Comp 3		Comp 4	
Prop ID	8747	8710		10826		160416		10822	
Market Value	\$815,527	\$887,428		\$912,243		\$822,241		\$1,379,563	
Situs Address	3305 ROLLING HLS FLOWER MOUND TX 75022-	3340 ROLLING HLS FLOWER MOUND TX		6500 COUNTRY OAKS DR		4105 THOREAU CIR FLOWER MOUND TX		3315 RIDGECREST DR FLOWER MOUND TX	
Distance		0.16		0.85		0.75		0.84	
State Code	A1	A1		A1		A1		A1	
School Dist	S09	S09		S09		S09		S09	
Market Area	DC07049	DC07049	\$0	DC07058	\$18,145	DC07087	\$68,077	DC07058	\$32,859
Abs/Subdv	SL0066A	SL0066A		SL0082A		SL0635A		SL0082A	
Sale Date		2025-04-24		2025-09-04		2025-06-02		2025-07-25	
Sale Price		\$865,000		\$788,000		\$825,000		\$1,450,000	
Class	GW2	GB1	\$-73,601	GB2	\$-58,194	GB2	\$-62,015	GB2	\$-40,441
Year Blt / Eff Yr Blt	1985 / 1997	2006 / 2010		1984 / 1992		1992 / 2008		1995 / 2010	
% Good Adj	66.0	84.0	\$-74,729	56.0	\$26,083	81.0	\$-55,894	84.0	\$-85,023
Living Area	3084.0	2,900	\$26,689	2,810	\$39,743	2,744	\$49,317	3,598	\$-74,555
Detail Net Adj		\$-47,055		\$19,520		\$5,298		\$-103,163	
Segment Net Adj		\$0		\$-157,186		\$-30,576		\$-228,478	
Land Sqft	43,560	19,890		59,400		43,995		62,325	
Land Acres	1.0	0.4566		1.3636		1.01		1.4308	
Land Value	\$382,100	\$248,625	\$133,475	\$411,840	\$-29,740	\$350,220	\$31,880	\$423,540	\$-41,440
Net Adj		\$-35,221		\$-141,629		\$6,087		\$-540,241	
Ind Value		\$829,779		\$646,371		\$831,087		\$909,759	

Summary of Indicated Values

	Value	Value / Sqft	Sqft	Lot Sqft
Median	\$830,433	\$269.27	2,855	51,697.5

MARKET COMPARABLE SALES MAP



Subject				
Property ID	8747			
Situs Address	3305 ROLLING HLS			
Comp #	Prop ID	Situs Address	Distance (mi)	Sale Price
Comp 1	8710	3340 ROLLING HLS FLOWER MOUND TX 75022-6811	0.16	\$865,000
Comp 2	10826	6500 COUNTRY OAKS DR FLOWER MOUND TX 75022-6110	0.85	\$788,000
Comp 3	160416	4105 THOREAU CIR FLOWER MOUND TX 75022-6072	0.75	\$825,000
Comp 4	10822	3315 RIDGECREST DR FLOWER MOUND TX	0.84	\$1,450,000

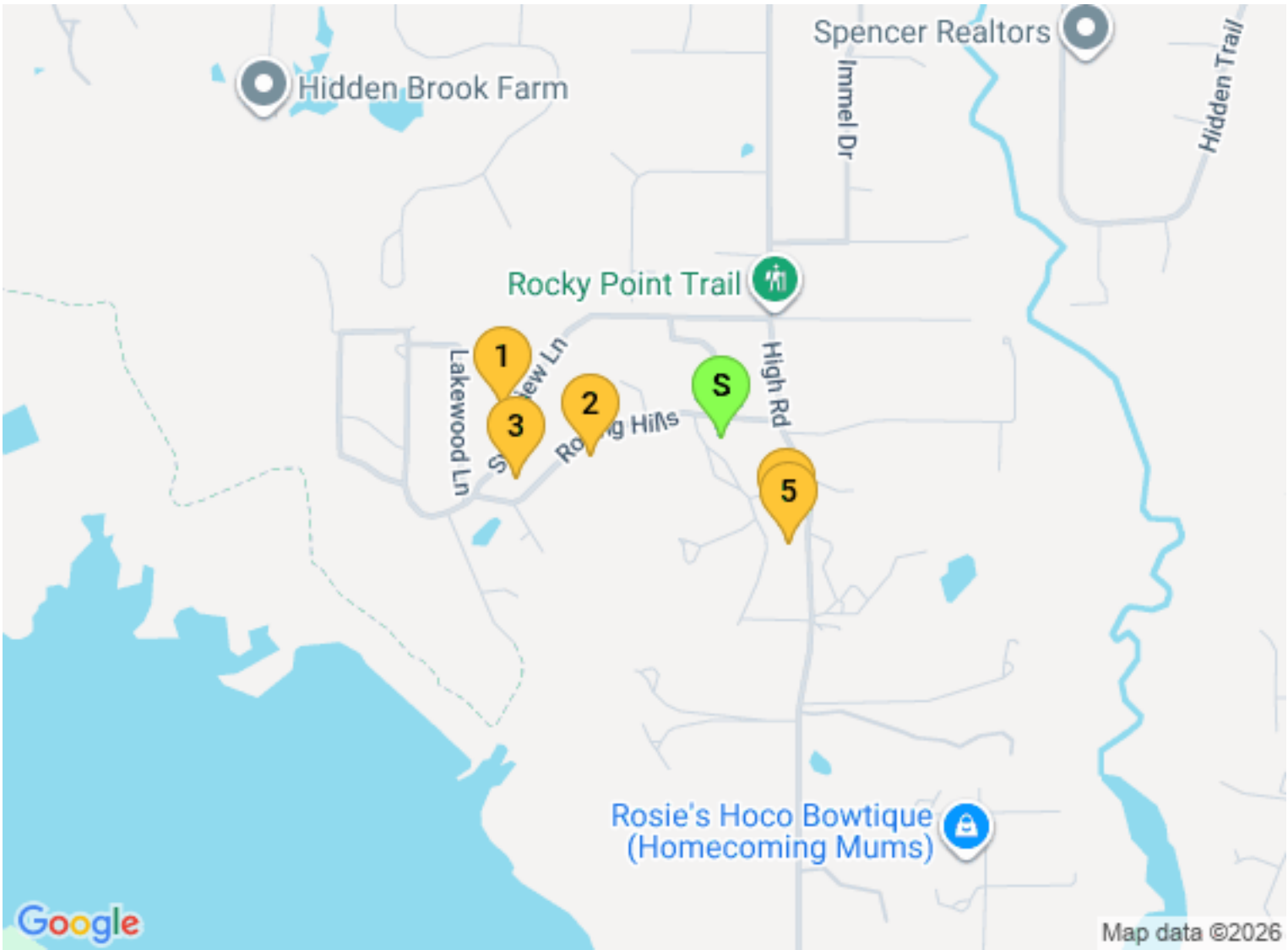
SUBJECT EQUITY ANALYSIS

	Subject	Comp 1		Comp 2		Comp 3		Comp 4		Comp 5	
Prop ID	8747	279698		130512		8706		8752		8753	
Situs Address	3305 ROLLING HLS FLOWER MOUND TX 75022-	3916 SUNNYVIEW LN FLOWER MOUND TX		3337 ROLLING HLS FLOWER MOUND TX		3929 SUNNYVIEW LN FLOWER MOUND TX		3229 HIGH RD FLOWER MOUND TX		3225 HIGH RD FLOWER MOUND TX	
Distance		0.25		0.15		0.23		0.12		0.14	
State Code	A1	A1		A1		A1		A1		A1	
School Dist	S09	S09		S09		S09		S09		S09	
Market Area	DC07049	DC07049	\$0	DC07049	\$0	DC07049	\$0	DC07049	\$0	DC07049	\$0
Market Value	\$815,527	\$668,180		\$833,857		\$649,980		\$689,130		\$714,961	
Class	GW2	GW2	\$0	GB2	\$-30,773	GW2	\$0	GB2	\$-41,649	GB2	\$-55,411
Year Blt / Eff Yr Blt	1985 / 1997	1985 / 1990		1986 / 2005		1985 / 1995		1986 / 1995		1986 / 2005	
% Good Adj	66.0	53.0	\$31,342	78.0	\$-45,909	62.0	\$10,458	62.0	\$11,101	78.0	\$-43,010
Living Area	3084.0	3,096	\$-1,740	3,169.2	\$-12,358	2,920	\$23,788	2,799	\$41,339	2,786	\$43,224
Detail Net Adj		\$25,268		\$-42,088		\$-20,824		\$13,252		\$14,209	
Segment Net Adj		\$0		\$0		\$0		\$-26,906		\$0	
Land Sqft	43,560	30,317.76		19,300		18,600		21,350		17,705	
Land Acres	1.0	0.696		0.4431		0.427		0.4901		0.4065	
Land Value	\$382,100	\$332,442	\$49,658	\$241,250	\$140,850	\$232,500	\$149,600	\$266,875	\$115,225	\$221,313	\$160,787
Net Adj		\$104,528		\$9,722		\$163,022		\$112,362		\$119,799	
Ind Value		\$772,708		\$843,579		\$813,002		\$801,492		\$834,760	

Summary of Equity Indicated Values

	Value	Value / Sqft	Sqft	Lot Sqft
Median	\$813,002	\$263.62	2,920	19,300

EQUITY COMPARABLES MAP



Subject			
Property ID	8747		
Situs Address	3305 ROLLING HLS		
Comp #	Prop ID	Situs Address	Distance (mi)
Comp 1	279698	3916 SUNNYVIEW LN FLOWER MOUND TX 75022-6833	0.25
Comp 2	130512	3337 ROLLING HLS FLOWER MOUND TX 75022-6812	0.15
Comp 3	8706	3929 SUNNYVIEW LN FLOWER MOUND TX 75022-6834	0.23
Comp 4	8752	3229 HIGH RD FLOWER MOUND TX 75022-6848	0.12
Comp 5	8753	3225 HIGH RD FLOWER MOUND TX 75022	0.14

