

Sales Ratio Recap Selection Page

Run Date 4/23/2026
8:26:30AM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2026

Jurisdiction 00-FREESTONE CAD

(NOT) Property_Type LIKE M

(NOT) Price greater than/equal to 0 And Price less than/equal to 0

Sale_Date greater than/equal to 1/1/2025 12:00:00 AM And Sale_Date less than/equal to 12/31/2026 12:00:00 AM

Is_Valid_Transaction = true

Is_Confidential = false

Primary_Category_Code LIKE C*

Sales Ratio One Line List

<u>Account Number</u>	<u>Parcel ID</u>	<u>Current Ratio</u>	<u>Current Median</u>	<u>Current Deviation</u>	<u>Sale Ratio</u>	<u>Sale Median</u>	<u>Sale Deviation</u>	<u>Adjusted Price</u>	<u>Appraised Value</u>
00012-09132-01000-000000	50557	1.0015	1.00	0.00	1.2782	0.77	0.51	98,500	98,650
00023-00045-00000-000000	5211	1.0000	1.00	0.00	0.6134	0.77	0.15	195,000	195,000
00023-09051-00000-000000	5419	1.8127	1.00	0.81	1.8127	0.77	1.04	44,000	79,760
00023-09562-00000-000000	5883	1.0155	1.00	0.02	0.6332	0.77	0.13	401,400	407,607
00130-04005-00000-000000	9898	1.0000	1.00	0.00	1.0823	0.77	0.31	67,500	67,500
27015-00001-02000-000000	18511	0.9330	1.00	0.07	1.4596	0.77	0.69	32,000	29,855
27017-00005-00000-000000	18534	0.4540	1.00	0.55	0.3741	0.77	0.39	170,000	77,175
28050-00007-00000-000000	18746	0.7603	1.00	0.24	0.9525	0.77	0.18	30,000	22,810
28050-00007-00000-000000	18746	1.0609	1.00	0.06	1.3291	0.77	0.56	21,500	22,810
28184-00130-00000-000000	19387	1.0722	1.00	0.07	0.8158	0.77	0.05	13,000	13,939
28190-00025-00000-000000	19418	1.0000	1.00	0.00	0.4559	0.77	0.31	16,500	16,500
28700-00001-00000-000000	5624	0.6418	1.00	0.36	0.4982	0.77	0.27	240,000	154,030
33060-00003-00000-000000	20099	1.0000	1.00	0.00	0.2564	0.77	0.51	44,000	43,999
33100-00149-00000-000000	21478	1.0000	1.00	0.00	0.6362	0.77	0.13	95,000	95,000
33100-00170-00000-000000	46131	0.9492	1.00	0.05	1.0162	0.77	0.25	32,000	30,376
33100-00192-00000-000000	5277	0.6554	1.00	0.34	0.9618	0.77	0.19	11,000	7,209
33100-00311-00000-000000	21676	1.3552	1.00	0.36	0.8563	0.77	0.09	130,000	176,174
33100-00316-00000-000000	21685	1.5194	1.00	0.52	0.9601	0.77	0.19	60,000	91,167
33900-00004-00007-000000	70356	0.7912	1.00	0.21	0.7723	0.77	0.00	2,500,000	1,978,067
33900-00006-00004-000000	70338	0.8036	1.00	0.20	0.0078	0.77	0.76	2,900,000	2,330,452
33900-00006-00013-000000	70333	0.5908	1.00	0.41	0.6333	0.77	0.13	3,085,000	1,822,612
33900-00006-00014-000000	70342	0.8495	1.00	0.15	0.0124	0.77	0.76	3,402,136	2,890,059
33900-00008-00014-000000	69911	1.9391	1.00	0.94	1.9935	0.77	1.23	1,100,000	2,133,064
33900-00014-00013-000000	70813	0.7221	1.00	0.28	0.0111	0.77	0.76	2,500,000	1,805,141
33900-00014-00014-000000	70814	1.4167	1.00	0.42	0.0216	0.77	0.75	1,200,000	1,699,982
33900-00016-00004-000000	70780	0.7325	1.00	0.27	0.0122	0.77	0.76	2,300,000	1,684,708
33900-00016-00012-000000	70789	1.0838	1.00	0.08	0.0125	0.77	0.76	2,400,000	2,601,078
35021-00005-00000-000000	22433	1.0000	1.00	0.00	0.6645	0.77	0.10	16,900	16,900
35023-00007-00000-000000	22447	1.0000	1.00	0.00	0.3000	0.77	0.47	50,000	50,000
40212-00009-00000-000000	23919	0.7451	1.00	0.25	0.7640	0.77	0.00	25,000	18,627
41200-00807-00000-000000	24488	0.8762	1.00	0.12	0.8736	0.77	0.11	11,000	9,638
43010-00007-00000-000000	67950	0.8738	1.00	0.13	0.4696	0.77	0.30	20,000	17,475
63016-00001-00000-000000	19813	1.0000	1.00	0.00	0.7876	0.77	0.02	65,900	65,900
63016-00004-00000-000000	47286	1.0577	1.00	0.06	0.8331	0.77	0.06	39,900	42,203
63016-00047-00000-000000	19858	0.8875	1.00	0.11	0.8529	0.77	0.08	17,000	15,088
63087-01002-00000-000000	20596	4.9223	1.00	3.92	0.4075	0.77	0.36	64,780	318,867
63087-07031-00000-000000	20874	1.1277	1.00	0.13	1.3820	0.77	0.61	3,000	3,383
63087-09038-00000-000000	20967	0.8840	1.00	0.12	1.0670	0.77	0.30	14,996	13,256
63087-11004-00000-000000	21000	2.4011	1.00	1.40	1.8181	0.77	1.05	10,500	25,212
63088-02005-00000-000000	21050	1.1654	1.00	0.17	1.0270	0.77	0.26	19,500	22,725

Sales Ratio One Line List

<u>Account Number</u>	<u>Parcel ID</u>	<u>Current Ratio</u>	<u>Current Median</u>	<u>Current Deviation</u>	<u>Sale Ratio</u>	<u>Sale Median</u>	<u>Sale Deviation</u>	<u>Adjusted Price</u>	<u>Appraised Value</u>
63088-03020-00000-000000	21097	0.7207	1.00	0.28	0.6590	0.77	0.11	35,000	25,225
63088-06029-00000-000000	21209	0.8990	1.00	0.10	0.7854	0.77	0.02	25,500	22,925
63106-00001-00000-000000	43991	1.0000	1.00	0.00	0.2377	0.77	0.53	52,500	52,500
63106-00033-02000-000000	68419	1.0000	1.00	0.00	0.6089	0.77	0.16	95,000	95,000
63106-00058-00000-000000	44069	0.9567	1.00	0.04	0.8963	0.77	0.13	205,000	196,130
63108-00006-00000-000000	46783	1.0000	1.00	0.00	0.6786	0.77	0.09	134,500	134,500
63113-00165-00000-000000	50394	0.7623	1.00	0.24	0.5937	0.77	0.17	70,000	53,364
63201-00218-00000-000000	42946	1.0532	1.00	0.05	0.8057	0.77	0.04	47,000	49,500

Sale Ratio Recap Summary

Description	Current	Sale	
Sum of Current Ratio	52.4931	35.9809	Sum of Sale Ratio
Total Number Sales	48	48	
Low Ratio	0.4540	0.0078	
Highest Ratio	4.9223	1.9935	
Range	4.47	1.99	
Mean	1.0936	0.7496	
Median	1.0000	0.7682	
Absolute Deviation	13.5157	16.8573	
Average Deviation	0.2816	0.3512	
Standard Deviation	0.6589	0.4722	
Coefficient of Dispersion	28.1577	45.7164	
Total Sale Prices	24,111,512	24,111,512	
Total Mkt Value	21,823,142	8,212,979	
Weighted Mean	0.9051	0.3406	

Sales Ratio Selection Page

Run Date: 4/23/2026 8:26:59AM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2026

Jurisdiction 00-FREESTONE CAD

(NOT) Property_Type LIKE M

(NOT) Price greater than/equal to 0 And Price less than/equal to 0

Sale_Date greater than/equal to 1/1/2025 12:00:00 AM And Sale_Date less than/equal to 12/31/2026 12:00:00 AM

Is_Valid_Transaction = true

Is_Confidential = false

Primary_Category_Code LIKE C*

Sales Ratio Detail

Parcel Id: 51758 Acct Number: 2806100018-00000-000000 Cat Code: C1 Loc Code: 03 Address: FRIENDWOOD
 Sale #:6 **Multi Parcel Sale** Legal 1: FRIENDSWOOD SUB FAIRFIELD LOT 18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACFW2		0.11	0	0.00	0.00	3,832	0	3,832
Total Land Taxable Value:										3,832

Parcel Id: 51760 Acct Number: 2806100019-00000-000000 Cat Code: C1 Loc Code: 03 Address: ASHLEY
 Sale #:6 **Multi Parcel Sale** Legal 1: FRIENDSWOOD SUB FAIRFIELD LOT 19

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACFW2		0.11	0	0.00	0.00	3,832	0	3,832
Total Land Taxable Value:										3,832

Parcel Id: 51761 Acct Number: 2806100020-00000-000000 Cat Code: C1 Loc Code: 03 Address: ASHLEY
 Sale #:6 **Multi Parcel Sale** Legal 1: FRIENDSWOOD SUB FAIRFIELD LOT 20

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACFW2		0.14	0	0.00	0.00	4,807	0	4,807
Total Land Taxable Value:										4,807

Parcel Id: 51762 Acct Number: 2806100021-00000-000000 Cat Code: C1 Loc Code: 03 Address: ASHLEY
 Sale #:6 **Multi Parcel Sale** Legal 1: FRIENDSWOOD SUB FAIRFIELD LOT 21

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACFW2		0.12	0	0.00	0.00	4,145	0	4,145
Total Land Taxable Value:										4,145

Parcel Id: 51763 Acct Number: 2806100022-00000-000000 Cat Code: C1 Loc Code: 03 Address: ASHLEY
 Sale #:6 **Multi Parcel Sale** Legal 1: FRIENDSWOOD SUB FAIRFIELD LOT 22

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACFW2		0.11	0	0.00	0.00	3,901	0	3,901
Total Land Taxable Value:										3,901

Parcel Id: 51764 Acct Number: 2806100023-00000-000000 Cat Code: C1 Loc Code: 03 Address: ASHLEY
 Sale #:6 **Multi Parcel Sale** Legal 1: FRIENDSWOOD SUB FAIRFIELD LOT 23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACFW2		0.11	0	0.00	0.00	3,658	0	3,658
Total Land Taxable Value:										3,658

Parcel Id: 51765 Acct Number: 2806100024-00000-000000 Cat Code: C1 Loc Code: 03 Address: ASHLEY
 Sale #:6 **Multi Parcel Sale** Legal 1: FRIENDSWOOD SUB FAIRFIELD LOT 24

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACFW2		0.11	0	0.00	0.00		3,658	0	3,658
Total Land Taxable Value:											3,658

Parcel Id: 64693 Acct Number: 00012-09132-01100-000000 Cat Code: C1 Loc Code: 03 Address: ASHLEY
 Sale #:7 *Multi Parcel Sale* Legal 1: R GAINOR A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACFW2		0.04	0	0.00	1.00		1,564	0	1,564
Total Land Taxable Value:											1,564

Parcel Id: 69359 Acct Number: 00012-09132-01200-000000 Cat Code: A3 Loc Code: 03 Address: FRIENDSWOOD CIR
 Sale #:7 *Multi Parcel Sale* Legal 1: R GAINOR A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACFW2		0.57	0	0.00	0.00		19,995	0	19,995
Total Land Taxable Value:											19,995

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2000		PFBA	SHEL	336	1.00	1.00	15A	0.20	1.00	0.91	1.00	939
2	0	2000		PFBL	SHEL	120	1.00	1.00	10A	0.20	1.00	0.91	1.00	268
Total Building Value:														1,207

Parcel Id: 50557 Acct Number: 00012-09132-01000-000000 Cat Code: C1 Loc Code: 03 Address: FRIENDSWOOD CIR
 Sale #:7 *Multi Parcel Sale* **Primary Parcel** Legal 1: R GAINOR A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACFW2		1.38	0	0.00	0.00		48,051	0	48,051
Total Land Taxable Value:											48,051

Sale Date: 12/19/2025 Deed Date: 12/19/2025 File#: 52506854 **Buyer: COCKERELL DANNY R**
 Sale Price: 98,500 Volume: Page: **Seller: ROONEY CONSTRUCTION SERVICES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
98,650	125,898	1.2782	1.0015	L	FRES	SER	0	2.797	1,207

Parcel Id: 5211 Acct Number: 00023-00045-00000-000000 Cat Code: C1 Loc Code: 03 Address: MAIN ST
 Sale #:6 Legal 1: I H REED A-23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR01		5.09	0	0.00	1.00		195,000	0	195,000
Total Land Taxable Value:											195,000

Sales Ratio Detail

Sale Date: 03/03/2025
Sale Price: 195,000

Deed Date: 03/07/2025
Volume:

File#: 2501046
Page:

Buyer: JOSHI GOURI RAJ
Seller: HGLB HOLDINGS SERIES ROME VENTURES HOLDINGS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
195,000	119,615	0.6134	1.0000	L	FRES	SER	0	5.090	0

Parcel Id: 5419
Sale #:12

Acct Number: 00023-09051-00000-000000 Cat Code: C1 Loc Code: 03 Address: 120 N STEWARD LN
Legal 1: I H REED A-23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR01		1.08	0	0.00	0.00	79,760	0	79,760
Total Land Taxable Value:									79,760	

Sale Date: 01/05/2026
Sale Price: 44,000

Deed Date: 01/05/2026
Volume:

File#: 2600029
Page:

Buyer: COCKERELL DANNY R
Seller: HAYS OLIVIA C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
79,760	79,760	1.8127	1.8127	L	FRES	BUY	0	1.083	0

Parcel Id: 5883
Sale #:5

Acct Number: 00023-09562-00000-000000 Cat Code: C1 Loc Code: 03 Address: W COMMERCE ST
Legal 1: I H REED A-23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFC05		2.01	0	0.00	1.00	407,607	0	407,607
Total Land Taxable Value:									407,607	

Sale Date: 09/23/2025
Sale Price: 401,400

Deed Date: 09/30/2025
Volume:

File#: 2505303
Page:

Buyer: KTR MANAGEMENT COMPNAY LLC
Seller: FREESTONE LAND LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
407,607	254,165	0.6332	1.0155	L	FCOM	SER	0	2.007	0

Parcel Id: 9898
Sale #:5

Acct Number: 00130-04005-00000-000000 Cat Code: C1 Loc Code: 05 Address: LOOP 255
Legal 1: D C CANNON A-130

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTC07		1.40	0	0.00	1.00	67,500	0	67,500
Total Land Taxable Value:									67,500	

Sale Date: 01/21/2026
Sale Price: 67,500

Deed Date: 01/28/2026
Volume:

File#: 2600370
Page:

Buyer: WATTLES DEREK WAYNE & HANNAH KAYE
Seller: HGR LAND SERVICES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
67,500	73,056	1.0823	1.0000	L	TRES	SER	0	1.400	0

Sales Ratio Detail

Parcel Id: 18511
Sale #:7

Acct Number: 27015-00001-02000-000000

Cat Code: C1

Loc Code: 03

Address: 214 W MAIN ST

Legal 1: OTS FAIRFIELD SE PT LOT 1 BLK 15

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFC05		0.15	6,399	81.00		1.00	29,855	0	29,855
Total Land Taxable Value:										29,855	

Sale Date: 05/20/2025
Sale Price: 32,000

Deed Date: 05/28/2025
Volume:

File#: 2502585
Page:

Buyer: D&S COUNTRY PROPERTIES LLC
Seller: MARTIN GINA & LANA HAGER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
29,855	46,707	1.4596	0.9330	L	FRES	SER	6,399	0.147	0

Parcel Id: 18535
Sale #:11

Multi Parcel Sale

Acct Number: 27017-00005-01000-000000

Cat Code: C1

Loc Code: 03

Address: N MOUNT ST

Legal 1: OTS FAIRFIELD N PT LOTS 5 & 6 BLK 17

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFC05		0.08	0	0.00		0.00	16,247	0	16,247
Total Land Taxable Value:										16,247	

Parcel Id: 18534
Sale #:11

*Multi Parcel Sale *Primary Parcel**

Acct Number: 27017-00005-00000-000000

Cat Code: C1

Loc Code: 03

Address: 106 E MAIN ST

Legal 1: OTS FAIRFIELD PT LOTS 5-7 BLK 17

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFC05		0.30	0	0.00		0.00	60,928	0	60,928
Total Land Taxable Value:										60,928	

Sale Date: 11/22/2025
Sale Price: 170,000

Deed Date: 10/27/2025
Volume:

File#: 2505811
Page:

Buyer: BURKHART FAMILY LTD
Seller: WILLIAMS JAY ALEXANDER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
77,175	63,602	0.3741	0.4540	L	FCOM	BUY	0	0.380	0

Parcel Id: 18746
Sale #:9

Acct Number: 28050-00007-00000-000000

Cat Code: C1

Loc Code: 03

Address: E MAIN ST

Legal 1: EASTRIDGE ADDN FAIRFIELD LOT 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFPSFF		0.39	16,988	178.43		1.00	22,810	0	22,810
Total Land Taxable Value:										22,810	

Sale Date: 02/05/2026
Sale Price: 30,000

Deed Date: 02/05/2026
Volume:

File#: 2600539
Page:

Buyer: CLARK KEVIN L & PAIGE G
Seller: BUSBY MICHAEL D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
22,810	28,575	0.9525	0.7603	L	FRES	BUY	3,774	0.388	0

Sales Ratio Detail

Parcel Id: 18746
Sale #:8

Acct Number: 28050-00007-00000-000000 Cat Code: C1 Loc Code: 03 Address: E MAIN ST
Legal 1: EASTRIDGE ADDN FAIRFIELD LOT 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFPSFF		0.39	16,988	178.43		1.00	22,810	0	22,810
Total Land Taxable Value:										22,810	

Sale Date: 01/30/2026
Sale Price: 21,500

Deed Date: 02/02/2026 File#: 2600436 **Buyer: BUSBY MICHAEL D**
Volume: Page: **Seller: PHILLIPS J L EST & BETTY R EST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
22,810	28,575	1.3291	1.0609	L	FRES	SER	3,774	0.388	0

Parcel Id: 19387
Sale #:10

Acct Number: 28184-00130-00000-000000 Cat Code: C1 Loc Code: 03 Address: ROBINDALE LN
Legal 1: THOUSAND OAKS IV FAIRFIELD LOT 130

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFPSFF		0.34	14,811	100.76		1.00	13,939	0	13,939
Total Land Taxable Value:										13,939	

Sale Date: 12/19/2025
Sale Price: 13,000

Deed Date: 12/22/2025 File#: 2506862 **Buyer: ACHARYA JIMMY CHITRA**
Volume: Page: **Seller: JONES SHERRI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
13,939	10,605	0.8158	1.0722	L	TOAKS	SER	15,049	0.346	0

Parcel Id: 19418
Sale #:10

Acct Number: 28190-00025-00000-000000 Cat Code: C1 Loc Code: 03 Address: HEATHER ST
Legal 1: TYUS ADDN FAIRFIELD LOT 25

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR09		0.28	12,000	100.00		1.00	16,500	0	16,500
Total Land Taxable Value:										16,500	

Sale Date: 06/04/2025
Sale Price: 16,500

Deed Date: 06/06/2025 File#: 2502756 **Buyer: TAYLOR MARLON**
Volume: Page: **Seller: BARNES JOAN RANSOM**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
16,500	7,522	0.4559	1.0000	L	FRES	SER	12,000	0.275	0

Parcel Id: 5624
Sale #:6

Acct Number: 28700-00001-00000-000000 Cat Code: C1 Loc Code: 03 Address: 618 W MAIN ST
Legal 1: TRENT PETERSEN SUBDIVISION LOT 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR01		11.01	0	0.00		1.00	154,030	0	154,030
Total Land Taxable Value:										154,030	

Sales Ratio Detail

Sale Date: 10/10/2025
Sale Price: 240,000

Deed Date: 10/10/2025
Volume:

File#: 2505486
Page:

Buyer: PETERSEN TRENT JACOB & ERIKA ABIGAIL
Seller: STOCKER WILBERT & THEADORA J LIFE ESTATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
154,030	119,579	0.4982	0.6418	L	FRES	SER	0	11.010	0

Parcel Id: 20100 Acct Number: 33060-00004-00000-000000 Cat Code: C1 Loc Code: 11 Address: 106 LOTT LANE
Sale #.5 **Multi Parcel Sale** Legal 1: LAKEWOOD ADDN LOT 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFLW		2.03	88,240	200.00	1.00	23,354	0	23,354
Total Land Taxable Value:										23,354

Parcel Id: 20099 Acct Number: 33060-00003-00000-000000 Cat Code: C1 Loc Code: 11 Address: 104 LOTT LANE
Sale #.4 **Multi Parcel Sale *Primary Parcel*** Legal 1: LAKEWOOD ADDN LOT 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFLW		2.26	98,585	176.80	1.00	20,645	0	20,645
Total Land Taxable Value:										20,645

Sale Date: 10/24/2025
Sale Price: 44,000

Deed Date: 10/28/2025
Volume:

File#: 2505818
Page:

Buyer: UVALLE MAURA
Seller: RLV22 LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
43,999	11,280	0.2564	1.0000	L	LWOOD	SER	186,822	4.289	0

Parcel Id: 21478 Acct Number: 33100-00149-00000-000000 Cat Code: C1 Loc Code: 11 Address: 122 FCR 1290
Sale #.7 Legal 1: WESTWOOD- I H REED A-23 TRACT 149

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWEST01		5.24	0	0.00	1.00	95,000	0	95,000
Total Land Taxable Value:										95,000

Sale Date: 11/19/2025
Sale Price: 95,000

Deed Date: 11/19/2025
Volume:

File#: 2506272
Page:

Buyer: IVY CARL RANDALL & PEGGY LUANN
Seller: GENTRY JOHN & MARGIE LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
95,000	60,439	0.6362	1.0000	L	WESTW	SER	0	5.240	449

Parcel Id: 70948 Acct Number: 33100-00171-00000-000000 Cat Code: C1 Loc Code: 11 Address: FM 27
Sale #.4 **Multi Parcel Sale** Legal 1: WESTWOOD- I H REED A-23 TRACT 171TRACT 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWEST01		0.46	0	0.00	1.00	15,188	0	15,188
Total Land Taxable Value:										15,188

Sales Ratio Detail

Parcel Id: 46131 Acct Number: 33100-00170-00000-000000 Cat Code: C1 Loc Code: 11 Address: FM 27
 Sale #:**4** **Multi Parcel Sale** ***Primary Parcel*** Legal 1: WESTWOOD- I H REED A-23 TRACTS 170 TRACT 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWEST01		0.46	0	0.00		1.00		15,188	0	15,188
Total Land Taxable Value:											15,188	

Sale Date: 01/06/2026 Deed Date: 01/16/2026 File#: 2600046 **Buyer: COCKERELL DANNY TTEE**
 Sale Price: 32,000 Volume: Page: **Seller: NEAL STEVE INC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
30,376	32,518	1.0162	0.9492	L	WESTW	BUY	0	0.918	0

Parcel Id: 5277 Acct Number: 33100-00192-00000-000000 Cat Code: C1 Loc Code: 11 Address: FM 27
 Sale #:**6** Legal 1: WESTWOOD- I H REED A-23 TRACT 192

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWEST01		0.32	0	0.00		1.00		7,209	0	7,209
Total Land Taxable Value:											7,209	

Sale Date: 01/16/2025 Deed Date: 01/23/2025 File#: 2500268 **Buyer: ROBERSON MARI G**
 Sale Price: 11,000 Volume: Page: **Seller: PRIME TERRA HOLDINGS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
7,209	10,580	0.9618	0.6554	L	WESTW	BUY	0	0.320	0

Parcel Id: 21685 Acct Number: 33100-00316-00000-000000 Cat Code: C1 Loc Code: 11 Address: FCR 1201
 Sale #:**9** **Multi Parcel Sale** Legal 1: WESTWOOD - H SHEPHERD A-34 TRACT 316

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWEST01		5.01	0	0.00		1.00		91,167	0	91,167
Total Land Taxable Value:											91,167	

Parcel Id: 21676 Acct Number: 33100-00311-00000-000000 Cat Code: C1 Loc Code: 11 Address: FCR 1201
 Sale #:**13** **Multi Parcel Sale** ***Primary Parcel*** Legal 1: WESTWOOD - H SHEPHERD A-34 TRACT 311

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWEST01		3.64	0	0.00		1.00		66,175	0	66,175
	2	RWEST01		1.38	0	0.00		1.00		18,832	0	18,832
Total Land Taxable Value:											85,007	

Sales Ratio Detail

Sale Date: 12/02/2025
Sale Price: 130,000

Deed Date: 12/04/2025
Volume:

File#: 2506529
Page:

Buyer: GIBSON A A & VIKKI
Seller: HILZENDAGER KENNETH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
176,174	111,317	0.8563	1.3552	L	WESTW	SER	0	10.027	0

Parcel Id: 21685
Sale #: 8

Acct Number: 33100-00316-00000-000000
Cat Code: C1 **Loc Code:** 11 **Address:** FCR 1201
Legal 1: WESTWOOD - H SHEPHERD **A-34 TRACT 316**

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWEST01		5.01	0	0.00	1.00	91,167	0	91,167
Total Land Taxable Value:									91,167	

Sale Date: 10/23/2025
Sale Price: 60,000

Deed Date: 10/28/2025
Volume:

File#: 2505817
Page:

Buyer: HILZENDAGER KENNETH
Seller: WADE HOMER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
91,167	57,605	0.9601	1.5194	L	WESTW	SER	0	5.010	0

Parcel Id: 70356
Sale #: 8

Acct Number: 33900-00004-00007-000000
Cat Code: C1 **Loc Code:** 11 **Address:** FM 3285
Legal 1: FREESTONE CLUB UNIT D7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFFLG		2.15	93,480	166.34	1.00	1,978,067	0	1,978,067
Total Land Taxable Value:									1,978,067	

Sale Date: 03/10/2025
Sale Price: 2,500,000

Deed Date: 03/12/2025
Volume:

File#: 2501141
Page:

Buyer: FAIRFIELD HALL LLC
Seller: FLG OWNER LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,978,067	1,930,727	0.7723	0.7912	L	FLG	BUY	93,480	2.146	0

Parcel Id: 70338
Sale #: 8

Acct Number: 33900-00006-00004-000000
Cat Code: C1 **Loc Code:** 11 **Address:** FM 3285
Legal 1: FREESTONE CLUB UNIT F4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFFLG		1.09	47,656	203.30	1.00	2,330,452	0	2,330,452
Total Land Taxable Value:									2,330,452	

Sale Date: 02/10/2025
Sale Price: 2,900,000

Deed Date: 02/20/2025
Volume:

File#: 2500801
Page:

Buyer: BURKHART FAMILY LTD
Seller: FLG OWNER LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
2,330,452	22,534	0.0078	0.8036	L	FLG	BUY	0	1.094	0

Sales Ratio Detail

Parcel Id: 70333
Sale #:8

Acct Number: 33900-00006-00013-000000 Cat Code: C1 Loc Code: 11 Address: FM 3285
Legal 1: FREESTONE CLUB UNIT F13

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFFLG		1.45	63,293	151.01	1.00		1,822,612	0	1,822,612
Total Land Taxable Value:										1,822,612	

Sale Date: 03/20/2025
Sale Price: 3,085,000

Deed Date: 03/25/2025 File#: 2501332 **Buyer: OLD HOME RANCH LLC**
Volume: Page: **Seller: FLG OWNER LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,822,612	1,953,849	0.6333	0.5908	L	FLG	BUY	63,293	1.453	0

Parcel Id: 70342
Sale #:8

Acct Number: 33900-00006-00014-000000 Cat Code: C1 Loc Code: 11 Address: FM 3285
Legal 1: FREESTONE CLUB UNIT F14

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFFLG		2.05	89,298	270.51	1.00		2,890,059	0	2,890,059
Total Land Taxable Value:										2,890,059	

Sale Date: 02/25/2025
Sale Price: 3,402,136

Deed Date: 03/04/2025 File#: 2500969 **Buyer: SEWELL JOSEPH CARL III & JOSIE**
Volume: Page: **Seller: FLG OWNER LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
2,890,059	42,226	0.0124	0.8495	L	FLG	BUY	0	2.050	0

Parcel Id: 69911
Sale #:8

Acct Number: 33900-00008-00014-000000 Cat Code: C1 Loc Code: 11 Address: FM 3285
Legal 1: FREESTONE CLUB UNIT H14

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFFLG		1.05	45,739	182.19	1.00		2,133,064	0	2,133,064
Total Land Taxable Value:										2,133,064	

Sale Date: 01/29/2026
Sale Price: 1,100,000

Deed Date: 02/27/2026 File#: 2600944 **Buyer: WILSON BURNICE**
Volume: Page: **Seller: FLG OWNER LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
2,133,064	2,192,808	1.9935	1.9391	L	FLG	BUY	45,739	1.050	0

Parcel Id: 70813
Sale #:8

Acct Number: 33900-00014-00013-000000 Cat Code: C1 Loc Code: 11 Address: FM 3285
Legal 1: FREESTONE CLUB UNIT N13

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFFLG		1.35	58,850	149.32	1.00		1,805,141	0	1,805,141
Total Land Taxable Value:										1,805,141	

Sales Ratio Detail

Sale Date: 06/11/2025
Sale Price: 2,500,000

Deed Date: 06/17/2025
Volume:

File#: 2503008
Page:

Buyer: TN RUDD INVESTMENTS LP
Seller: FLG OWNER LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,805,141	27,828	0.0111	0.7221	L	FLG	BUY	0	1.351	0

Parcel Id: 70814
Sale #: 9

Acct Number: 33900-00014-00014-000000
Cat Code: C1 **Loc Code:** 11 **Address:** FM 3285
Legal 1: FREESTONE CLUB UNIT N14

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFFLG		1.26	54,712	139.28	1.00	1,699,982	0	1,699,982
Total Land Taxable Value:									1,699,982	

Sale Date: 10/15/2025
Sale Price: 1,200,000

Deed Date: 10/21/2025
Volume:

File#: 2505679
Page:

Buyer: BARNABAS REVOCABLE TRUST
Seller: FLG OWNER LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,699,982	25,871	0.0216	1.4167	L	FLG	BUY	0	1.256	0

Parcel Id: 70780
Sale #: 8

Acct Number: 33900-00016-00004-000000
Cat Code: C1 **Loc Code:** 11 **Address:** FM 3285
Legal 1: FREESTONE CLUB UNIT P4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFFLG		1.37	59,503	137.84	1.00	1,684,708	0	1,684,708
Total Land Taxable Value:									1,684,708	

Sale Date: 08/19/2025
Sale Price: 2,300,000

Deed Date: 08/22/2025
Volume:

File#: 2504518
Page:

Buyer: CODY MANAGEMENT TRUST
Seller: FLG OWNER LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,684,708	28,137	0.0122	0.7325	L	FLG	BUY	0	1.366	0

Parcel Id: 70789
Sale #: 8

Acct Number: 33900-00016-00012-000000
Cat Code: C1 **Loc Code:** 11 **Address:** FM 3285
Legal 1: FREESTONE CLUB UNIT P12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFFLG		1.46	63,641	234.24	1.00	2,601,078	0	2,601,078
Total Land Taxable Value:									2,601,078	

Sale Date: 09/03/2025
Sale Price: 2,400,000

Deed Date: 09/10/2025
Volume:

File#: 2504861
Page:

Buyer: CMH PROPERTIES LLC
Seller: FLG OWNER LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
2,601,078	30,094	0.0125	1.0838	L	FLG	BUY	0	1.461	0

Sales Ratio Detail

Parcel Id: 22434 Acct Number: 3502100006-00000-000000 Cat Code: C1 Loc Code: 04 Address: MAIN
 Sale #:**4** *Multi Parcel Sale* Legal 1: OTS STREETMAN LOT 6 BLK 21

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RSG		0.08	3,500	25.00	1.00	8,450	0	8,450
Total Land Taxable Value:										8,450

Parcel Id: 22433 Acct Number: 3502100005-00000-000000 Cat Code: C1 Loc Code: 04 Address: MAIN
 Sale #:**3** *Multi Parcel Sale* **Primary Parcel** Legal 1: OTS STREETMAN LOT 5 BLK 21

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RSG		0.08	3,500	25.00	1.00	8,450	0	8,450
Total Land Taxable Value:										8,450

Sale Date: 03/20/2025 Deed Date: 03/26/2025 File#: 2501364 **Buyer: CARIGNAN TRACI ANN**
Sale Price: 16,900 Volume: Page: **Seller: RUIZ JOSE A**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
16,900	11,230	0.6645	1.0000	L	SRES	SER	7,000	0.160	0

Parcel Id: 22447 Acct Number: 35023-00007-00000-000000 Cat Code: C1 Loc Code: 04 Address: PEASE
 Sale #:**10** Legal 1: OTS STREETMAN LOTS 7-12 BLK 23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RSG		0.96	42,000	300.00	1.00	50,000	0	50,000
Total Land Taxable Value:										50,000

Sale Date: 09/25/2025 Deed Date: 09/25/2025 File#: 2505200 **Buyer: ROSALES THOMAS & LISA**
Sale Price: 50,000 Volume: Page: **Seller: HILZENDAGER KENNETH M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
50,000	15,000	0.3000	1.0000	L	SRES	SER	42,000	0.964	0

Parcel Id: 23919 Acct Number: 40212-00009-00000-000000 Cat Code: C1 Loc Code: 05 Address: WASHINGTON
 Sale #:**6** Legal 1: OTS TEAGUE LOTS 9 - 10 BLK 212

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RTR01		0.32	14,000	100.00	1.00	18,627	0	18,627
Total Land Taxable Value:										18,627

Sale Date: 06/20/2025 Deed Date: 06/23/2025 File#: 2503146 **Buyer: FOREMAN CHESTER DWAYNE & MARY DELOISE**
Sale Price: 25,000 Volume: Page: **Seller: BAILON DAVID & MARIA LORENA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
18,627	19,100	0.7640	0.7451	L	TRES	SER	14,000	0.321	0

Sales Ratio Detail

Parcel Id: 24488
Sale #:7

Acct Number: 41200-00807-00000-000000 Cat Code: C1 Loc Code: 05 Address: 4TH AVE
Legal 1: WHEELUS ADDN TEAGUE LOT 7 BLK 8

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RTR01		0.16	7,500	50.00		1.00	9,638	0	9,638
Total Land Taxable Value:											9,638

Sale Date: 02/27/2025
Sale Price: 11,000

Deed Date: 03/06/2025 File#: 2501015 **Buyer: BADILLO VICTOR & MARIA DELALUZ TORRES**
Volume: Page: **Seller: CRAWFORD MICHAEL J**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
9,638	9,610	0.8736	0.8762	L	TRES	SER	7,500	0.155	0

Parcel Id: 67950
Sale #:5

Acct Number: 43010-00007-00000-000000 Cat Code: C1 Loc Code: 07 Address: MAIN ST
Legal 1: OTS WORTHAM LOT 7 & 8 BLK 10

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWRG		0.31	25,000	100.00		1.00	17,475	0	17,475
Total Land Taxable Value:											17,475

Sale Date: 03/27/2025
Sale Price: 20,000

Deed Date: 04/01/2025 File#: 2501455 **Buyer: LANGE PAULA & LAURA D MORPHEW**
Volume: Page: **Seller: JAKUBOWSKI SHERRI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
17,475	9,393	0.4696	0.8738	L	WRES	SER	25,000	0.314	0

Parcel Id: 19813
Sale #:10

Acct Number: 63016-00001-00000-000000 Cat Code: C1 Loc Code: 11 Address: FM 416
Legal 1: APRIL COVE V LOTS 1-3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACACOW		3.12	0	0.00		1.00	65,900	0	65,900
Total Land Taxable Value:											65,900

Sale Date: 12/01/2025
Sale Price: 65,900

Deed Date: 12/08/2025 File#: 2506605 **Buyer: STRAIN RONNIE & SUSAN**
Volume: Page: **Seller: HKP-6 PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
65,900	51,906	0.7876	1.0000	L	RCRES	SER	0	3.123	0

Parcel Id: 47286
Sale #:9

Acct Number: 63016-00004-00000-000000 Cat Code: C1 Loc Code: 11 Address: FM 416
Legal 1: APRIL COVE V LOTS 4 - 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACACOW		2.00	0	0.00		1.00	42,203	0	42,203
Total Land Taxable Value:											42,203

Sales Ratio Detail

Sale Date: 10/08/2025
Sale Price: 39,900

Deed Date: 10/14/2025
Volume:

File#: 2505551
Page:

Buyer: 5C PROPERTIES LLC
Seller: HKP-6 PROPERTIES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
42,203	33,241	0.8331	1.0577	L	RCRES	SER	0	2.000	0

Parcel Id: 19858
Sale #:12

Acct Number: 63016-00047-00000-000000 Cat Code: C1 Loc Code: 11 Address: APRIL COVE
Legal 1: APRIL COVE V LOT 47

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACACOW		0.72	0	0.00	1.00	15,088	0	15,088
Total Land Taxable Value:										15,088

Sale Date: 03/25/2025
Sale Price: 17,000

Deed Date: 04/03/2025
Volume:

File#: 2501488
Page:

Buyer: SUAREZ-SHOWING CHRISTIAN BLASS
Seller: RLV22 LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
15,088	14,500	0.8529	0.8875	L	RCRES	SER	0	0.715	0

Parcel Id: 20597
Sale #:7

Multi Parcel Sale

Acct Number: 63087-01003-00000-000000 Cat Code: C1 Loc Code: 11 Address: 462 FM 416
Legal 1: SOUTHERN OAKS I LOT 3 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	ACSOOW		0.81	0	0.00	1.00	31,874	0	31,874				
Total Land Taxable Value:										31,874				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	0	OFFICESA	MAIN	1,800	1.00	1.00	50E	1.00	1.00	0.98	1.00	243,732
	2	2025	0	MPBSA	CAN	180	1.00	1.00	25E	1.00	1.00	0.98	1.00	2,614
	3	2025	0	MPBSA	CAN	360	1.00	1.00	25E	1.00	1.00	0.98	1.00	5,228
	4	2025	0	MPBSA	CAN	70	1.00	1.00	25E	1.00	1.00	0.98	1.00	1,017
Total Building Value:										252,591				

Parcel Id: 20596
Sale #:5

Multi Parcel Sale *Primary Parcel*

Acct Number: 63087-01002-00000-000000 Cat Code: C1 Loc Code: 11 Address: FCR 190
Legal 1: SOUTHERN OAKS I LOT 2 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACSOOW		0.95	0	0.00	1.00	34,402	0	34,402
Total Land Taxable Value:										34,402

Sale Date: 01/24/2025
Sale Price: 64,780

Deed Date: 01/27/2025
Volume:

File#: 2500318
Page:

Buyer: 2K CONCRETE & EXCAVATION LLC
Seller: WILLIAMS DONALD K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
318,867	26,400	0.4075	4.9223	L	RCCOM	BUY	0	1.763	252,591

Sales Ratio Detail

Parcel Id: 20874 Acct Number: 63087-07031-00000-000000 Cat Code: C1 Loc Code: 11 Address: HOLLY DR
 Sale #:5 Legal 1: SOUTHERN OAKS I LOT 31BLK 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACSOOW		0.05	2,100	30.00	1.00		3,383	0	3,383
Total Land Taxable Value:											3,383

Sale Date: 11/06/2025 Deed Date: 11/10/2025 File#: 2506020 **Buyer: NIX MILTON JERROLD III**
 Sale Price: 3,000 Volume: Page: **Seller: HUNT MINDY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
3,383	4,146	1.3820	1.1277	L	SOAK	BUY	2,100	0.048	0

Parcel Id: 20968 Acct Number: 63087-09039-00000-000000 Cat Code: C1 Loc Code: 11 Address: LISA LANE
 Sale #:5 **Multi Parcel Sale** Legal 1: SOUTHERN OAKS I LOT 39 BLK 9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACSOOW		0.09	4,050	45.00	1.00		6,628	0	6,628
Total Land Taxable Value:											6,628

Parcel Id: 20967 Acct Number: 63087-09038-00000-000000 Cat Code: C1 Loc Code: 11 Address: LISA LANE
 Sale #:5 **Multi Parcel Sale *Primary Parcel*** Legal 1: SOUTHERN OAKS I LOT 38 BLK 9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACSOOW		0.09	4,050	45.00	1.00		6,628	0	6,628
Total Land Taxable Value:											6,628

Sale Date: 02/28/2025 Deed Date: 02/28/2025 File#: 2500922 **Buyer: CUSANO FRANK A**
 Sale Price: 14,996 Volume: Page: **Seller: RLV22 LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
13,256	16,000	1.0670	0.8840	L	SOAK	SER	8,100	0.186	0

Parcel Id: 21000 Acct Number: 63087-11004-00000-000000 Cat Code: C1 Loc Code: 11 Address: OAK HILL LANE
 Sale #:4 Legal 1: SOUTHERN OAKS I LOT 4 BLK 11

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		ACSOOW		0.39	16,830	102.00	1.00		25,212	0	25,212
Total Land Taxable Value:											25,212

Sale Date: 12/30/2025 Deed Date: 12/30/2025 File#: 2506998 **Buyer: PIKE TERRI**
 Sale Price: 10,500 Volume: Page: **Seller: SMITH JERRY P**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
25,212	19,090	1.8181	2.4011	L	SOAK	SEL	16,830	0.387	0

Sales Ratio Detail

Parcel Id: 21050
Sale #:5

Acct Number: 63088-02005-00000-000000 Cat Code: C1 Loc Code: 11 Address: BRANDYWINE AVE
Legal 1: SOUTHERN OAKS II LOT 5 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	ACSOOW		0.34	12,740	91.00	1.00		22,725	0	22,725
Total Land Taxable Value:											22,725

Sale Date: 09/05/2025
Sale Price: 19,500

Deed Date: 09/05/2025 File#: 2504788 **Buyer: SOLIS THOMAS**
Volume: Page: **Seller: BODINE RAYMON E**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
22,725	20,027	1.0270	1.1654	L	SOAK	BUY	12,740	0.344	0

Parcel Id: 21097
Sale #:7

Acct Number: 63088-03020-00000-000000 Cat Code: C1 Loc Code: 11 Address: 325 SANDY AVE
Legal 1: SOUTHERN OAKS II LOT 20 BLK 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	ACSOOW		0.34	12,740	91.00	1.00		25,225	0	25,225
Total Land Taxable Value:											25,225

Sale Date: 03/07/2025
Sale Price: 35,000

Deed Date: 03/10/2025 File#: 2501084 **Buyer: LYON JEREMY & MELISSA**
Volume: Page: **Seller: CHASTAIN SJOERD & PEGGY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
25,225	23,065	0.6590	0.7207	L	SOAK	SER	12,740	0.344	2,837

Parcel Id: 21209
Sale #:7

Acct Number: 63088-06029-00000-000000 Cat Code: C1 Loc Code: 11 Address: CHELSEA DR
Legal 1: SOUTHERN OAKS II LOT 29 BLK 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	ACSOOW		0.35	12,740	91.00	1.00		22,925	0	22,925
Total Land Taxable Value:											22,925

Sale Date: 05/05/2025
Sale Price: 25,500

Deed Date: 05/06/2025 File#: 2502201 **Buyer: COWLING WES & CHRISTY**
Volume: Page: **Seller: BROWN ANDREW L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
22,925	20,027	0.7854	0.8990	L	SOAK	SER	12,740	0.348	0

Parcel Id: 43991
Sale #:5

Acct Number: 63106-00001-00000-000000 Cat Code: C1 Loc Code: 11 Address: BULL RUN SQUARE
Legal 1: THE WILDERNESS LOT 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	ACW1OW1		1.16	50,544	312.00	1.00		52,500	0	52,500
Total Land Taxable Value:											52,500

Sales Ratio Detail

Sale Date: 04/03/2025
Sale Price: 52,500

Deed Date: 04/03/2025
Volume:

File#: 2501498
Page:

Buyer: LASHLEY CRAIG
Seller: MILLER PAUL C & KELLEY KLINE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
52,500	12,480	0.2377	1.0000	L	RCRES	SER	50,544	1.159	0

Parcel Id: 68419
Sale #:11

Acct Number: 63106-00033-02000-000000 Cat Code: C1 Loc Code: 11 Address: STONEWALL DR
Legal 1: THE WILDERNESS LOT 33A-R3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	ACW10W1		2.45	212,392	0.00	0.00	95,000	0	95,000
Total Land Taxable Value:									95,000	

Sale Date: 05/07/2025
Sale Price: 95,000

Deed Date: 05/08/2025
Volume:

File#: 2502267
Page:

Buyer: SZEGLIN RONALD A
Seller: DEEPAK GEORGE & JINCY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
95,000	57,845	0.6089	1.0000	L	RCRES	SER	212,392	2.450	0

Parcel Id: 44069
Sale #:5

Acct Number: 63106-00058-00000-000000 Cat Code: C1 Loc Code: 11 Address: STONEWALL DRIVE
Legal 1: THE WILDERNESS LOT 58

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFWLO		0.88	38,246	65.00	1.00	196,130	0	196,130
Total Land Taxable Value:									196,130	

Sale Date: 09/25/2025
Sale Price: 205,000

Deed Date: 09/29/2025
Volume:

File#: 2505259
Page:

Buyer: SELZER HOWARD & LISA JOINT REVOCABLE TRUST
Seller: MORRIS JAMIE LEE & LIDIA ESTELA FAMILY TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
196,130	183,746	0.8963	0.9567	L	WNES1	SER	38,246	0.878	8,991

Parcel Id: 46783
Sale #:6

Acct Number: 63108-00006-00000-000000 Cat Code: C1 Loc Code: 11 Address: LINCOLN DR
Legal 1: THE WILDERNESS II LOT 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFWLC		0.89	38,768	91.42	1.00	134,500	0	134,500
Total Land Taxable Value:									134,500	

Sale Date: 09/05/2025
Sale Price: 134,500

Deed Date: 09/10/2025
Volume:

File#: 2504880
Page:

Buyer: MESMER DAVID TROY & MELODY ELIZABETH
Seller: MOORE MICHAEL I & MARGARET J

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
134,500	91,278	0.6786	1.0000	L	WNES3	SER	38,768	0.890	0

Sales Ratio Detail

Parcel Id: 50395 Acct Number: 63113-00166-00000-000000 Cat Code: C1 Loc Code: 11 Address: STONEWALL DR
 Sale #:**3** **Multi Parcel Sale** Legal 1: THE WILDERNESS VI LOT 166

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	ACW6OW1		1.01	44,044	121.00	1.00		26,682	0	26,682
Total Land Taxable Value:											26,682

Parcel Id: 50394 Acct Number: 63113-00165-00000-000000 Cat Code: C1 Loc Code: 11 Address: STONEWALL DR
 Sale #:**4** **Multi Parcel Sale** ***Primary Parcel*** Legal 1: THE WILDERNESS VI LOT 165

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	ACW6OW1		1.01	44,000	55.00	1.00		26,682	0	26,682
Total Land Taxable Value:											26,682

Sale Date: 10/28/2025 Deed Date: 10/21/2025 File#: 2505888 **Buyer: ARFELE TIMOTHY & COLENE**
 Sale Price: 70,000 Volume: Page: **Seller: BOUNDS CHARLES M & VICKIE D**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
53,364	41,556	0.5937	0.7623	L	RCRES	BUY	88,044	2.020	0

Parcel Id: 42946 Acct Number: 63201-00218-00000-000000 Cat Code: C1 Loc Code: 11 Address: SUSAN GROVE
 Sale #:**9** Legal 1: CAPE ESTES I LOT 18 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	ACCEOW		0.58	0	0.00	1.00		49,500	0	49,500
Total Land Taxable Value:											49,500

Sale Date: 02/26/2026 Deed Date: 02/27/2026 File#: 2600945 **Buyer: CHRISTIAN NADIA**
 Sale Price: 47,000 Volume: Page: **Seller: ARNOLD JOHN & NANCY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
49,500	37,867	0.8057	1.0532	L	RCRES	SER	0	0.583	0