

Sales Ratio Recap Selection Page

Run Date 4/15/2025
10:17:15AM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2025

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 1/1/2024 12:00:00 AM And Sale_Date less than/equal to 12/31/2025 12:00:00 AM

Is_Valid_Transaction = true

Primary_Category_Code LIKE A*

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>
00005-30005-00000-000000	2526	0.7743	1.00	0.22	0.7743	0.86	0.08	16,000	12,389
00007-00051-03000-000000	49979	1.0651	1.00	0.07	0.5978	0.86	0.26	202,525	215,712
00007-00188-00000-000000	50636	0.8423	1.00	0.16	0.8043	0.86	0.05	204,500	172,253
00012-09002-00000-000000	3541	0.9336	1.00	0.06	0.7364	0.86	0.12	94,000	87,759
00012-09003-00000-000000	3542	0.9404	1.00	0.06	0.4586	0.86	0.40	185,000	173,981
00012-09023-00000-000000	3562	1.0510	1.00	0.05	1.1753	0.86	0.32	95,000	99,846
00012-09056-00000-000000	3580	1.0744	1.00	0.08	0.8350	0.86	0.02	188,000	201,993
00012-09123-00000-000000	3640	0.9376	1.00	0.06	0.7702	0.86	0.09	152,000	142,511
00012-09196-00000-000000	3704	1.3296	1.00	0.33	0.5655	0.86	0.29	234,000	311,134
00012-09245-00000-000000	3745	0.7928	1.00	0.21	0.5867	0.86	0.27	104,000	82,446
00012-09246-00000-000000	3746	1.0232	1.00	0.03	0.8538	0.86	0.00	134,150	137,260
00012-09248-00000-000000	3748	0.9928	1.00	0.01	1.0300	0.86	0.17	140,000	138,995
00012-09326-00000-000000	3803	1.1603	1.00	0.16	0.8784	0.86	0.02	163,900	190,167
00012-09379-00000-000000	3849	0.9643	1.00	0.03	1.0764	0.86	0.22	42,800	41,273
00014-00088-00000-000000	4214	0.7927	1.00	0.21	0.6267	0.86	0.23	330,000	261,589
00016-09057-00000-000000	4588	0.9651	1.00	0.03	0.7730	0.86	0.08	130,000	125,460
00016-09137-00000-000000	4639	1.0128	1.00	0.01	0.5218	0.86	0.33	30,000	30,385
00018-00132-00000-000000	4888	1.0347	1.00	0.04	1.1191	0.86	0.26	179,000	185,208
00023-09329-01000-000000	5685	1.2154	1.00	0.22	1.1399	0.86	0.28	155,000	188,381
00023-09458-00000-000000	5800	1.2782	1.00	0.28	1.4701	0.86	0.61	85,000	108,649
00023-09792-00000-000000	6083	0.8773	1.00	0.12	0.6771	0.86	0.18	105,000	92,114
00034-00038-00000-000000	7555	0.9575	1.00	0.04	0.6708	0.86	0.19	550,000	526,617
00039-00016-00160-002006	51282	0.8371	1.00	0.16	0.5916	0.86	0.27	200,000	167,423
00116-00010-00000-000000	9445	1.0794	1.00	0.08	0.6746	0.86	0.18	299,000	322,731
00130-09015-00000-000000	9852	1.2450	1.00	0.25	1.7336	0.86	0.88	60,000	74,702
00130-10005-00000-000000	9954	0.9324	1.00	0.07	0.6312	0.86	0.23	110,000	102,559
00168-00031-03000-000000	69832	0.8301	1.00	0.17	0.0901	0.86	0.77	223,000	185,103
00181-00051-00000-000000	10596	1.0811	1.00	0.08	1.1419	0.86	0.29	90,000	97,303
00341-00001-01000-000000	12108	1.0956	1.00	0.10	1.0025	0.86	0.15	150,600	164,994
00365-00039-00000-000000	12749	1.0657	1.00	0.07	1.0929	0.86	0.24	130,000	138,540
00365-00054-01000-000000	12770	1.0303	1.00	0.03	0.7867	0.86	0.07	260,000	267,869
00365-00138-00160-002015	62627	1.1140	1.00	0.12	0.8314	0.86	0.03	100,600	112,064
00418-00025-00000-000000	13797	0.8874	1.00	0.11	0.2506	0.86	0.61	209,500	185,912
00428-00027-00160-002006	51947	1.0225	1.00	0.02	0.9064	0.86	0.05	146,100	149,386
00638-00024-01000-000000	16901	0.9412	1.00	0.06	0.6828	0.86	0.17	264,900	249,337
00820-00085-00000-000000	17916	1.1950	1.00	0.20	0.5640	0.86	0.29	185,000	221,071
27025-00002-00000-000000	18587	0.9801	1.00	0.02	1.1677	0.86	0.31	117,750	115,401
27029-00003-00000-000000	18606	0.9629	1.00	0.04	0.8056	0.86	0.05	280,000	269,617
28030-04006-00000-000000	18693	0.9306	1.00	0.07	0.7605	0.86	0.10	178,000	165,654
28036-00004-00000-000000	18716	0.8920	1.00	0.11	0.7141	0.86	0.14	135,000	120,420

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>
28051-00017-03000-000000	46974	1.0432	1.00	0.05	0.9160	0.86	0.06	270,000	281,659
28052-00033-00000-000000	18778	1.0102	1.00	0.01	0.8658	0.86	0.01	202,500	204,571
28056-00094-00000-000000	18842	0.9661	1.00	0.03	0.9661	0.86	0.11	215,000	207,703
28060-00002-00000-000000	18844	0.9060	1.00	0.09	0.8411	0.86	0.02	183,500	166,253
28065-00104-00000-000000	18881	0.9451	1.00	0.05	0.6814	0.86	0.18	160,700	151,874
28070-00101-00000-000000	18899	1.0919	1.00	0.09	1.1473	0.86	0.29	197,500	215,649
28070-00104-00000-000000	18902	1.0261	1.00	0.03	0.8773	0.86	0.02	188,000	192,905
28070-00210-01000-000000	18908	1.0306	1.00	0.03	0.7824	0.86	0.07	219,500	226,212
28101-00057-00000-000000	19031	0.9549	1.00	0.04	0.8452	0.86	0.01	300,000	286,470
28130-00006-00000-000000	19133	0.9902	1.00	0.01	0.7574	0.86	0.10	180,000	178,238
28140-00602-01000-000000	19202	0.9347	1.00	0.06	0.6423	0.86	0.21	289,000	270,133
28170-00002-00000-000000	19244	1.2807	1.00	0.28	0.3542	0.86	0.50	43,000	55,068
28181-00022-00000-000000	19285	0.9632	1.00	0.03	0.7629	0.86	0.09	156,000	150,260
28181-00030-00000-000000	19293	1.0842	1.00	0.09	1.0344	0.86	0.18	198,000	214,674
28181-00033-00000-000000	19296	1.0217	1.00	0.02	0.9205	0.86	0.06	227,000	231,928
28181-00053-00000-000000	19316	0.9899	1.00	0.01	0.7844	0.86	0.07	224,000	221,729
28181-00064-00000-000000	19326	1.0500	1.00	0.05	1.0500	0.86	0.19	205,000	215,249
28181-00074-00000-000000	19336	1.0134	1.00	0.02	0.5300	0.86	0.33	245,000	248,295
28182-00106-00000-000000	19352	1.0260	1.00	0.03	0.9555	0.86	0.10	375,000	384,734
28182-00115-00000-000000	19367	1.0078	1.00	0.01	1.0578	0.86	0.20	150,000	151,169
28182-00116-00000-000000	19353	1.0188	1.00	0.02	0.8593	0.86	0.00	170,000	173,204
28184-00137-00000-000000	19390	1.0153	1.00	0.02	0.6401	0.86	0.22	280,000	284,282
28190-00024-00000-000000	19417	0.8756	1.00	0.12	0.6293	0.86	0.23	150,000	131,345
28400-00006-00000-000000	63694	1.0000	1.00	0.00	0.6234	0.86	0.23	83,000	82,999
33025-00036-00000-000000	16370	0.8436	1.00	0.15	0.7241	0.86	0.13	172,000	145,091
33040-00101-00000-000000	992	1.0029	1.00	0.00	0.8671	0.86	0.01	200,000	200,580
33060-00005-00000-000000	20101	0.9836	1.00	0.01	0.9608	0.86	0.10	302,000	297,038
33060-00023-00000-000000	20117	1.0122	1.00	0.01	0.8224	0.86	0.03	179,000	181,192
33060-00050-00000-000000	20141	0.9742	1.00	0.02	0.7378	0.86	0.12	295,000	287,390
33060-00093-00000-000000	20175	1.0236	1.00	0.03	0.9383	0.86	0.08	325,000	332,676
33060-00103-02000-000000	20183	1.0771	1.00	0.08	1.6838	0.86	0.83	145,454	156,668
33060-00106-00000-000000	20186	1.0215	1.00	0.02	0.7260	0.86	0.13	244,900	250,170
33100-00026-00000-000000	21396	0.9479	1.00	0.05	0.9867	0.86	0.13	228,000	216,117
33100-00026-03000-000000	68875	1.0154	1.00	0.02	1.0461	0.86	0.19	211,000	214,251
33100-00033-02000-000000	21407	1.1259	1.00	0.13	1.1289	0.86	0.27	115,000	129,482
33100-00054-00000-000000	21431	0.9157	1.00	0.08	0.1117	0.86	0.74	271,500	248,612
33100-00229-00000-000000	21554	0.9992	1.00	0.00	0.8448	0.86	0.01	147,000	146,876
33100-00248-00000-000000	21578	0.9691	1.00	0.03	0.7667	0.86	0.09	167,000	161,842
33100-00292-00000-000000	21635	1.1158	1.00	0.12	0.8981	0.86	0.04	168,000	187,454
33100-00398-01000-000000	21785	0.7234	1.00	0.27	0.8962	0.86	0.04	65,000	47,023

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>
33100-00435-01160-002009	53867	1.0483	1.00	0.05	0.9094	0.86	0.05	148,000	155,151
33101-00086-00000-000000	21864	1.0372	1.00	0.04	1.3666	0.86	0.51	215,000	223,006
33101-00093-00000-000000	21871	1.1790	1.00	0.18	1.3420	0.86	0.49	400,000	471,608
33101-00106-00000-000000	21884	1.0309	1.00	0.03	0.9531	0.86	0.10	295,000	304,103
33101-00113-00000-000000	21889	0.9666	1.00	0.03	0.8502	0.86	0.01	439,000	424,355
33107-00047-00000-000000	22044	1.0334	1.00	0.04	0.9981	0.86	0.14	110,000	113,669
33107-00112-00000-000000	22029	0.9042	1.00	0.09	0.9244	0.86	0.07	265,000	239,626
33110-00011-00000-000000	22308	0.9180	1.00	0.08	0.6326	0.86	0.22	495,000	454,407
33270-00008-00000-000000	43698	0.9178	1.00	0.08	0.8888	0.86	0.03	189,500	173,929
33800-00002-00000-000000	69347	1.0313	1.00	0.03	0.9630	0.86	0.11	80,000	82,501
35019-00007-00000-000000	69085	0.8937	1.00	0.10	0.3190	0.86	0.54	40,000	35,748
35033-00001-00000-000000	22494	0.8455	1.00	0.15	0.7569	0.86	0.10	178,900	151,265
35034-00001-00000-000000	22498	1.0361	1.00	0.04	0.8863	0.86	0.03	235,000	243,472
40001-00001-02000-000000	22656	0.9691	1.00	0.03	0.9345	0.86	0.08	139,000	134,698
40004-00001-00000-000000	22665	1.0728	1.00	0.07	1.1954	0.86	0.34	150,000	160,925
40019-00009-00000-000000	22698	0.9693	1.00	0.03	0.9577	0.86	0.10	126,585	122,704
40030-00007-00000-000000	22774	0.9461	1.00	0.05	0.7914	0.86	0.07	160,000	151,372
40032-00003-00000-000000	22785	1.0130	1.00	0.01	1.7783	0.86	0.92	57,000	57,740
40033-00012-00000-000000	22802	1.0646	1.00	0.07	1.4450	0.86	0.59	125,000	133,077
40037-00009-00000-000000	22831	0.9697	1.00	0.03	0.7168	0.86	0.14	225,000	218,186
40039-00003-00000-000000	22844	0.9827	1.00	0.02	0.7967	0.86	0.06	154,900	152,217
40045-00003-00000-000000	22864	0.9481	1.00	0.05	0.8663	0.86	0.01	66,500	63,051
40052-00006-00000-000000	22922	0.9588	1.00	0.04	1.0510	0.86	0.19	122,436	117,391
40062-00015-00000-000000	23007	0.9650	1.00	0.03	0.6918	0.86	0.16	136,600	131,824
40074-00002-00000-000000	23109	0.9432	1.00	0.05	0.6565	0.86	0.20	90,000	84,884
40074-00010-00000-000000	23113	0.9924	1.00	0.01	1.0439	0.86	0.19	249,000	247,103
40075-00006-00000-000000	23119	1.1388	1.00	0.14	1.2321	0.86	0.38	115,000	130,960
40097-00005-00000-000000	23296	1.0775	1.00	0.08	1.9855	0.86	1.13	74,500	80,274
40097-00012-00000-000000	23301	1.1734	1.00	0.18	1.2996	0.86	0.44	45,000	52,803
41040-00301-01000-000000	23977	1.0899	1.00	0.09	1.3310	0.86	0.47	75,000	81,742
41050-00201-02000-000000	9828	1.1109	1.00	0.11	1.5043	0.86	0.65	42,701	47,438
41050-00301-04000-000000	24030	1.0211	1.00	0.02	0.7781	0.86	0.08	230,000	234,864
41070-00204-00000-000000	41150	1.0194	1.00	0.02	0.9038	0.86	0.05	249,000	253,832
41120-00308-00000-000000	24247	0.9206	1.00	0.08	0.9891	0.86	0.13	128,000	117,841
41130-00029-00000-000000	24284	0.9828	1.00	0.02	0.8230	0.86	0.03	230,000	226,046
41135-00007-00000-000000	51178	1.0000	1.00	0.00	0.8254	0.86	0.03	15,750	15,750
41135-00022-00000-000000	51195	1.0244	1.00	0.03	1.0667	0.86	0.21	320,100	327,926
41140-00020-00000-000000	24334	0.9576	1.00	0.04	0.4227	0.86	0.43	55,000	52,668
41180-00009-00000-000000	24451	0.9527	1.00	0.05	0.8177	0.86	0.04	207,005	197,222
43006-00001-00000-000000	24538	1.0160	1.00	0.02	1.4236	0.86	0.57	80,000	81,282

Sales Ratio One Line List

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43047-00008-00000-000000	24651	0.9812	1.00	0.02	0.7558	0.86	0.10	251,700	246,967
43048-00001-00000-000000	24653	1.0329	1.00	0.03	0.9198	0.86	0.06	295,000	304,695
43072-00006-00000-000000	24723	1.1325	1.00	0.13	0.4845	0.86	0.37	192,700	218,235
44004-00001-03000-000000	24880	0.9773	1.00	0.02	1.4538	0.86	0.60	70,000	68,408
44005-00012-00000-000000	24910	1.0640	1.00	0.07	0.9776	0.86	0.12	210,000	223,433
44005-00017-00000-000000	24929	0.9918	1.00	0.01	0.7341	0.86	0.12	151,488	150,250
44013-00007-00000-000000	25157	0.9728	1.00	0.03	0.8770	0.86	0.02	143,000	139,105
44013-00010-00000-000000	25164	1.0633	1.00	0.07	1.1841	0.86	0.33	148,000	157,362
44013-00013-01000-000000	25168	0.9469	1.00	0.05	1.3791	0.86	0.52	82,750	78,355
44013-00014-00000-000000	25169	0.9934	1.00	0.00	0.9141	0.86	0.06	167,000	165,902
44013-00018-00160-002010	56080	0.9763	1.00	0.02	0.7199	0.86	0.14	75,000	73,221
44013-00018-01000-000000	25184	0.9472	1.00	0.05	0.4410	0.86	0.42	112,520	106,580
45020-00207-00000-000000	25205	1.0956	1.00	0.10	0.6303	0.86	0.23	119,900	131,365
63013-00029-00000-000000	19725	0.9919	1.00	0.01	1.0832	0.86	0.23	666,900	661,482
63013-00036-00000-000000	19732	1.0503	1.00	0.05	0.6943	0.86	0.16	1,500,000	1,575,465
63014-00041-00000-000000	19737	1.0504	1.00	0.05	0.9584	0.86	0.10	360,000	378,159
63014-00078-00000-000000	19774	1.1311	1.00	0.13	0.9311	0.86	0.07	225,000	254,498
63015-00092-00000-000000	19789	1.0004	1.00	0.00	1.0000	0.86	0.14	744,900	745,209
63030-00005-00000-000000	54350	0.9984	1.00	0.00	0.7746	0.86	0.08	1,450,000	1,447,621
63055-00304-00000-000000	20028	0.9865	1.00	0.01	0.6832	0.86	0.17	220,000	217,023
63055-00408-00000-000000	20057	1.1010	1.00	0.10	0.9140	0.86	0.06	127,500	140,376
63055-00501-00000-000000	20059	1.0000	1.00	0.00	1.0582	0.86	0.20	100,000	100,000
63055-00503-00000-000000	20061	0.9545	1.00	0.04	0.7870	0.86	0.07	593,896	566,865
63055-00507-00000-000000	20065	0.9804	1.00	0.02	0.8275	0.86	0.03	370,000	362,766
63055-00516-00000-000000	20074	0.9700	1.00	0.03	0.5557	0.86	0.30	392,850	381,063
63055-00529-00000-000000	20087	1.0147	1.00	0.02	0.9606	0.86	0.10	800,000	811,759
63055-00536-00000-000000	20093	0.9096	1.00	0.09	0.6856	0.86	0.17	358,500	326,078
63085-00106-00000-000000	20494	1.2153	1.00	0.22	2.1007	0.86	1.24	26,500	32,205
63085-00206-00000-000000	20512	0.9522	1.00	0.05	0.6832	0.86	0.17	640,000	609,423
63087-03007-00000-000000	20723	0.9368	1.00	0.06	0.1982	0.86	0.66	122,200	114,471
63088-01003-00000-000000	21033	0.9280	1.00	0.07	0.4677	0.86	0.39	125,000	116,004
63088-02004-00000-000000	21049	1.2262	1.00	0.23	0.8713	0.86	0.01	34,045	41,746
63088-02011-00000-000000	21056	1.2988	1.00	0.30	1.0636	0.86	0.21	250,267	325,042
63088-03009-00000-000000	21085	1.0621	1.00	0.06	1.1765	0.86	0.32	68,000	72,225
63089-01032-00000-000000	21265	0.8579	1.00	0.14	0.7374	0.86	0.12	518,827	445,081
63106-00010-00000-000000	43997	1.1565	1.00	0.16	0.9436	0.86	0.09	1,060,000	1,225,846
63106-00013-01000-000000	44000	1.0298	1.00	0.03	1.1874	0.86	0.33	928,500	956,208
63106-00032-00000-000000	44046	0.9573	1.00	0.04	0.9294	0.86	0.07	1,450,000	1,388,141
63106-00034-00000-000000	44048	0.9579	1.00	0.04	0.7912	0.86	0.07	800,000	766,309
63106-00047-00000-000000	43187	1.0475	1.00	0.05	0.9576	0.86	0.10	1,175,500	1,231,387

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>
63106-00049-00000-000000	43162	1.0093	1.00	0.01	1.0529	0.86	0.20	1,400,000	1,412,965
63106-00050-00000-000000	43283	0.9400	1.00	0.06	0.8733	0.86	0.02	1,380,000	1,297,178
63108-00017-00000-000000	46791	0.9350	1.00	0.06	0.7815	0.86	0.08	1,950,000	1,823,183
63108-00036-00000-000000	46796	0.9977	1.00	0.00	0.9149	0.86	0.06	1,865,000	1,860,751
63108-00041-00000-000000	46803	0.9815	1.00	0.02	0.9671	0.86	0.11	1,600,000	1,570,321
63113-00169-00000-000000	50398	1.0098	1.00	0.01	0.2571	0.86	0.60	35,000	35,344
63130-00004-00000-000000	66365	0.8577	1.00	0.14	0.7769	0.86	0.08	345,000	295,896
63201-00118-00000-000000	42908	1.1147	1.00	0.12	1.0965	0.86	0.24	1,346,840	1,501,337
63201-00122-00000-000000	42912	0.9920	1.00	0.01	0.8487	0.86	0.01	656,250	651,032
63201-00135-00000-000000	42925	0.9426	1.00	0.06	0.8301	0.86	0.03	765,000	721,070
63201-00205-00000-000000	42933	0.7383	1.00	0.26	0.4404	0.86	0.42	58,000	42,821
63202-00127-00000-000000	42975	0.9789	1.00	0.02	0.7457	0.86	0.11	165,000	161,518

Sale Ratio Recap Summary

Description	Current	Sale	
Sum of Current Ratio	172.6946	151.4287	Sum of Sale Ratio
Total Number Sales	172	172	
Low Ratio	0.7234	0.0901	
Highest Ratio	1.3296	2.1007	
Range	0.61	2.01	
Mean	1.0040	0.8804	
Median	0.9981	0.8566	
Absolute Deviation	12.1242	36.5223	
Average Deviation	0.0705	0.2123	
Standard Deviation	0.0983	0.3029	
Coefficient of Dispersion	7.0624	24.7886	
Total Sale Prices	50,259,889	50,259,889	
Total Mkt Value	50,243,679	43,730,327	
Weighted Mean	0.9997	0.8701	

**Sales Ratio
Selection Page**

Run Date: 4/15/2025 10:18:58AM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2025
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 1/1/2024 12:00:00 AM And Sale_Date less than/equal to 12/31/2025 12:00:00 AM
Is_Valid_Transaction = true
Primary_Category_Code LIKE A*

Sales Ratio Detail

Parcel Id: 2526 Acct Number: 00005-30005-00000-000000 Cat Code: A2 Loc Code: 05 Address: 618 MAGNOLIA ST
 Sale #:9 Legal 1: G BREWER A-5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.20	0	0.00	1.00	12,389	0	12,389
Total Land Taxable Value:										12,389

Sale Date: 07/11/2024 Deed Date: 07/11/2024 File#: 2403718 **Buyer: LEWIS KEVIN L JR**
 Sale Price: 16,000 Volume: Page: **Seller: HALL JASON & LISA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
12,389	12,389	0.7743	0.7743	L	TRES	DSL	0	0.202	0

Parcel Id: 49979 Acct Number: 00007-00051-03000-000000 Cat Code: A2 Loc Code: 20 Address: 1205 FCR 930
 Sale #:15 Legal 1: M DECANTONA A-7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		1.00	0	0.00	1.00	18,513	0	18,513
	2	RRT		3.19	0	0.00	1.00	51,080	0	51,080
Total Land Taxable Value:										69,593

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	2012	MH332	LA	2,432	1.00	1.00	MH3G	0.80	1.00	1.04	1.00	141,296
	2	2023	0	DECK02	W	88	1.00	1.00	MH3G	0.96	1.00	1.04	1.00	2,610
	3	2002	2012	FIREPLAC03	MOB	1	1.00	1.00	MH3G	0.80	1.00	1.04	1.00	2,213
	4	0	2021	MPBDL	SHEL	100	1.00	1.00	NV	0.00	1.00	1.04	1.00	0
	5	0	0	MPBDL	SHEL	400	1.00	1.00	NV	0.00	1.00	1.04	1.00	0
Total Building Value:														146,119

Sale Date: 06/11/2024 Deed Date: 06/11/2024 File#: 2403252 **Buyer: RICHARDSON DAVID R & JULIA E**
 Sale Price: 202,525 Volume: Page: **Seller: CANNON BUDDY R**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
215,712	121,074	0.5978	1.0651		TISD	MLS	0	4.190	146,119

Parcel Id: 50636 Acct Number: 00007-00188-00000-000000 Cat Code: A1 Loc Code: 20 Address: 1091 FCR 930
 Sale #:5 Legal 1: M DECANTONA A-7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		1.24	0	0.00	0.00	26,928	0	26,928
Total Land Taxable Value:										26,928

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1969	2023	RF03	LA	1,304	1.00	1.00	G	1.00	1.00	1.04	1.00	143,739
	2	1969	2023	PORCH03	OPEN	16	1.00	1.00	G	1.00	1.00	1.04	1.00	686
	3	0	2010	PFBA	SHEL	160	1.00	1.00	15A	0.21	1.00	1.04	1.00	509
	4	0	2010	MPBDL	CAN	108	1.00	1.00	15A	0.21	1.00	1.04	1.00	143
	5	0	2010	MPBDL	SHEL	80	1.00	1.00	15F	0.19	1.00	1.04	1.00	219
	6	2021	0	SOLAR	PANEL	28	1.00	1.00		1.00	1.00	1.04	1.00	29
Total Building Value:														145,325

Sale Date: 04/05/2024
Sale Price: 204,500

Deed Date: 04/05/2024
Volume:

File#: 2401911
Page:

Buyer: BULGER LIVING TRUST
Seller: ROBERTS DIANNA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
172,253	164,488	0.8043	0.8423		TISD	MLS	0	1.240	145,325

Parcel Id: 3541
Sale #:6

Acct Number: 00012-09002-00000-000000

Cat Code: A1

Loc Code: 03

Address: 620 S BATEMAN RD

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	RFFR09			0.50	0	0.00	1.00	13,408	0	13,408			
Total Land Taxable Value:											13,408			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1964	2001	RF02	LA	1,110	1.00	1.00	A	0.76	1.00	0.84	1.00	67,929
	2	1964	2001	PORCH02	OPEN	40	1.00	1.00	A	0.76	1.00	0.84	1.00	885
	3	1964	2001	CARPORT02	FRAM	216	1.00	1.00	A	0.76	1.00	0.84	1.00	4,537
	4	1964	2001	RF02	ST	48	1.00	1.00	A	0.76	1.00	0.84	1.00	1,000
	5	0	0	MPBDL	SHEL	144	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
Total Building Value:														74,351

Sale Date: 03/28/2024
Sale Price: 94,000

Deed Date: 03/28/2024
Volume:

File#: 2401819
Page:

Buyer: ARNDT ANDREW J
Seller: ALFORD CALLIE EST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
87,759	69,219	0.7364	0.9336		FRES	MLS	0	0.500	74,351

Parcel Id: 3542
Sale #:10

Acct Number: 00012-09003-00000-000000

Cat Code: A1

Loc Code: 03

Address: 434 N BATEMAN RD

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	RFFR03		0.28	0	0.00	1.00	20,474	0	20,474
Total Land Taxable Value:										20,474

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2004	RB03	LA	1,764	1.00	1.00	G	0.82	1.00	0.84	1.00	130,520
	2	1965	2004	RB03	AG	480	1.00	1.00	G	0.82	1.00	0.84	1.00	14,306
	3	1965	2004	PORCH03	OPEN	36	1.00	1.00	G	0.82	1.00	0.84	1.00	962
	4	1965	2004	PORCH03	OPEN	224	1.00	1.00	G	0.82	1.00	0.84	1.00	4,681
	5	1965	2004	FIREPLAC03	MAS	1	1.00	1.00	G	0.82	1.00	0.84	1.00	3,038
Total Building Value:														153,507

Sale Date: 07/18/2024
Sale Price: 185,000

Deed Date: 07/18/2024
Volume:

File#: 2403906
Page:

Buyer: NV ELITE INC
Seller: ALFORD JOHN A JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
173,981	84,850	0.4586	0.9404		FRES	MLS	0	0.250	153,507

Parcel Id: 3562
Sale #:7

Acct Number: 00012-09023-00000-000000

Cat Code: A1
Legal 1: R GAINOR

Loc Code: 03
A-12

Address: 459 DAVIS ST

Land	Seq	Class	Ag	Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR05			0.37	0			0.00		1.00	27,249	0	27,249
Total Land Taxable Value:														27,249
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	1990	RB02	LA	1,353	1.00	1.00	A	0.59	1.00	0.84	1.00	66,364
	2	1965	1990	RB02	AG	441	1.00	1.00	A	0.59	1.00	0.84	1.00	5,960
	3	1965	1990	PORCH02	OPEN	30	1.00	0.50	A	0.59	1.00	0.84	1.00	273
Total Building Value:														72,597

Sale Date: 07/31/2024
Sale Price: 95,000

Deed Date: 08/01/2024
Volume:

File#: 2404176
Page:

Buyer: MUDGE ETHAN & BRIANNA LYNN
Seller: MCLEOD JOHN DAVID & LORETTA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
99,846	111,652	1.1753	1.0510		FRES	MLS	0	0.370	72,597

Parcel Id: 3580
Sale #:8

Acct Number: 00012-09056-00000-000000

Cat Code: A1
Legal 1: R GAINOR

Loc Code: 03
A-12

Address: 230 OAK ST

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RFFR05			0.15	0		0.00		1.00	11,047		0	11,047
Total Land Taxable Value:														11,047
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1964	2023	RF04	LA	1,742	1.00	1.00	VG	1.00	1.00	0.84	1.00	173,735
	2	1964	2023	PORCH04	OPEN	400	1.00	1.00	VG	1.00	1.00	0.84	1.00	10,755
	3	1964	2023	CARPORT04	FRAM	190	1.00	1.00	VG	1.00	1.00	0.84	1.00	6,456
Total Building Value:														190,946

Sales Ratio Detail

Sale Date: 03/08/2024
Sale Price: 188,000

Deed Date: 03/11/2024
Volume:

File#: 2401242
Page:

Buyer: URDANETA KEVIN JESSE MAFNAS & LOREISHA CARMAINE
Seller: ESPINOZA BISMAR TORUNO & HILDA ESTRADA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
201,993	156,972	0.8350	1.0744		FRES	MLS	0	0.150	190,946

Parcel Id: 3640
Sale #:14

Acct Number: 00012-09123-00000-000000 Cat Code: A1 Loc Code: 03 Address: 421 N MOUNT ST
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	RFFR03			0.25	0	0.00			1.00	18,412	0	18,412	
Total Land Taxable Value:													18,412	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2003	RB03	LA	1,172	1.00	1.00	G	0.81	1.00	0.84	1.00	86,545
	2	1965	2003	RF03	LA	480	1.00	1.00	G	0.81	1.00	0.84	1.00	32,858
	3	1965	2003	PORCH03	OPEN	40	1.00	1.00	G	0.81	1.00	0.84	1.00	1,032
	4	0	2008	MPBDA	SHEL	320	1.00	1.00	25A	0.44	1.00	0.84	1.00	3,664
Total Building Value:														124,099

Sale Date: 07/16/2024
Sale Price: 152,000

Deed Date: 07/16/2024
Volume:

File#: 2403829
Page:

Buyer: PRICE JAMES
Seller: PLOCH JOSEPH & AMANDA PLOCH

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
142,511	117,078	0.7702	0.9376		FRES	MLS	0	0.250	124,099

Parcel Id: 3704
Sale #:8

Acct Number: 00012-09196-00000-000000 Cat Code: A1 Loc Code: 03 Address: 454 DAVIS ST
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	RFFR05			1.00	0	0.00			1.00	73,647		0	73,647
Total Land Taxable Value:														73,647
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2023	RB03	LA	1,506	1.00	1.00	VG	1.00	1.00	0.84	1.00	121,722
	2	2023	0	RF03	LA	1,484	1.00	1.00	VG	1.00	1.00	0.84	1.00	111,916
	3	1965	2023	PORCH03	OPEN	50	1.00	1.00	VG	1.00	1.00	0.84	1.00	1,501
	4	2023	0	PFBA	SHEL	192	1.00	1.00	20E	1.00	1.00	0.84	1.00	2,348
Total Building Value:														237,487

Sale Date: 10/17/2024
Sale Price: 234,000

Deed Date: 10/17/2024
Volume:

File#: 2405714
Page:

Buyer: SMITH LARRY & CINDY
Seller: YOUNG JULIE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
311,134	132,319	0.5655	1.3296		FRES	MLS	0	1.000	237,487

Sales Ratio Detail

Parcel Id: 3745
Sale #:6

Acct Number: 00012-09245-00000-000000

Cat Code: A2
Legal 1: R GAINOR

Loc Code: 03
A-12

Address: 410 E BRADLEY ST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR05		0.34	0	0.00	1.00	25,114	0	25,114
Total Land Taxable Value:										25,114

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	2015	MH218	LA	1,152	1.00	1.00	MH2G	0.84	1.00	0.84	1.00	55,428
	2	2011	2015	DECK02	W	100	1.00	1.00	MH2G	0.84	1.00	0.84	1.00	1,904
Total Building Value:														57,332

Sale Date: 10/04/2024
Sale Price: 104,000

Deed Date: 10/04/2024
Volume:

File#: 2405518
Page:

Buyer: WILLIAMS TIMOTHY DAVID
Seller: NEAL AND COMPANY INC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
82,446	61,020	0.5867	0.7928		FRES	MLS	0	0.341	57,332

Parcel Id: 3746
Sale #:11

Acct Number: 00012-09246-00000-000000
Cat Code: A1
Legal 1: R GAINOR

Loc Code: 03
A-12

Address: 212 S COTTON ST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR05		0.24	0	0.00	1.00	17,675	0	17,675
Total Land Taxable Value:										17,675

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2013	RF03	LA	1,274	1.00	1.00	G	0.92	1.00	0.84	1.00	104,687
	2	1950	2013	CARPORT03	FRAM	276	1.00	1.00	G	0.92	1.00	0.84	1.00	7,165
	3	1950	2013	PORCH03	OPEN	84	1.00	1.00	G	0.92	1.00	0.84	1.00	2,192
	4	1950	2000	PORCH03	SCRN	90	1.00	1.00	G	0.77	1.00	0.84	1.00	2,730
	5	0	2014	MPBDA	SHEL	144	1.00	1.00	25G	0.75	1.00	0.84	1.00	2,811
Total Building Value:										119,585				

Sale Date: 11/12/2024
Sale Price: 134,150

Deed Date: 11/12/2024
Volume:

File#: 2406188
Page:

Buyer: SHOEMAKER JERRY L & KAREN S
Seller: MAROTTA PETER W

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
137,260	114,539	0.8538	1.0232		FRES	MLS	0	0.240	119,585

Parcel Id: 3748 Sale #:13		Acct Number: 00012-09248-00000-000000		Cat Code: A1 Legal 1: R GAINOR		Loc Code: 03 A-12		Address: 424 N MOUNT ST		
Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR03		0.29	0	0.00	1.00	21,358	0	21,358
Total Land Taxable Value:										21,358

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	0	RB04	LA	1,821	1.00	1.00	A	0.46	1.00	0.84	1.00	90,508
	2	1980	0	RB04	AG	420	1.00	1.00	A	0.46	1.00	0.84	1.00	8,374
	3	1993	0	RF02	AG	200	1.00	1.00	A	0.64	1.00	0.84	1.00	3,508
	4	1993	0	RB03	ST	480	1.00	1.00	A	0.64	1.00	0.84	1.00	11,166
	5	1980	0	FIREPLAC04	MAS	1	1.00	1.00	A	0.46	1.00	0.84	1.00	2,067
	6	2011	0	PFBA	SHEL	80	1.00	1.00	15A	0.23	1.00	0.84	1.00	225
	7	2011	0	PFBA	SHEL	192	1.00	1.00	15A	0.23	1.00	0.84	1.00	540
	8	0	1995	MPBDA	SHEL	240	1.00	1.00	25A	0.20	1.00	0.84	1.00	1,249
Total Building Value:														117,637

Sale Date: 04/26/2024

Deed Date: 04/26/2024

File#: 2402479

Buyer: LONGHINI JOSEPH & JAYME

Sale Price: 140,000

Volume:

Page:

Seller: SCHAUFERT DONNA TYUS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,995	144,202	1.0300	0.9928		FRES	MLS	0	0.290	117,637

Parcel Id: 3803

Sale #:12

Acct Number: 00012-09326-00000-000000

Cat Code: A1

Loc Code: 03

Address: 451 DAVIS ST

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	RFFR05		0.37	0		0.00		1.00	27,249	0	27,249

Total Land Taxable Value: 27,249

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2009	RB03	LA	1,432	1.00	1.00	G	0.88	1.00	0.84	1.00	109,008
	2	1965	2009	RB03	LA	680	1.00	1.00	G	0.88	1.00	0.84	1.00	51,764
	3	1965	2009	PORCH03	OPEN	30	1.00	1.00	G	0.88	1.00	0.84	1.00	890
	4	0	2020	PFBG	SHEL	100	1.00	1.00	20A	0.82	1.00	0.84	1.00	1,256

Total Building Value: 162,918

Sale Date: 09/06/2024

Deed Date: 09/09/2024

File#: 2405078

Buyer: CRUZ DWAIN DAVE JR & AUTUMN MARIE

Sale Price: 163,900

Volume:

Page:

Seller: CHANEY STEPHEN MICHAEL & BRITTANY KAY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
190,167	143,976	0.8784	1.1603		FRES	MLS	0	0.370	162,918

Parcel Id: 3849

Sale #:7

Acct Number: 00012-09379-00000-000000

Cat Code: A1

Loc Code: 03

Address: 613 S BATEMAN RD

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	RFFR09		0.31	0		0.00		1.00	8,506	0	8,506

Total Land Taxable Value: 8,506

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	1980	RF02	LA	1,040	1.00	1.00	F	0.41	1.00	0.84	1.00	32,164
	2	1955	1980	PORCH02	OPEN	54	1.00	1.00	F	0.41	1.00	0.84	1.00	603
	3	2011	0	MPBDA	SHEL	312	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
	4	2011	0	PORCH02	OPEN	16	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
Total Building Value:														32,767

Sale Date: 07/24/2024
Sale Price: 42,800

Deed Date: 07/24/2024
Volume:

File#: 2404005
Page:

Buyer: BRACKENS CHARKEITH
Seller: ESPINO AMADO L & MARGARITA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
41,273	46,069	1.0764	0.9643		FRES	MLS	0	0.312	32,767

Parcel Id: 4214
Sale #:9

Acct Number: 00014-00088-00000-000000

Cat Code: A1

Loc Code: 11

Address: 342 FM 488

Legal 1: WM C JONES

A-14

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		3.03	0		0.00		1.00	55,384	0	55,384
Total Land Taxable Value:												55,384

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1971	1999	RB03	LA	2,010	1.00	1.00	A	0.73	1.00	1.18	1.00	180,050
	2	1971	1999	PORCH03	OPEN	60	1.00	1.00	A	0.73	1.00	1.18	1.00	1,815
	3	1971	1999	CARPORT03	FRAM	640	1.00	1.00	A	0.73	1.00	1.18	1.00	14,064
	4	1971	1999	FIREPLAC03	MET	1	1.00	1.00	A	0.73	1.00	1.18	1.00	2,024
	5	0	2005	MPBDA	SHEL	360	1.00	1.00	25A	0.32	1.00	1.18	1.00	4,211
	6	0	2005	MPBDA	WALL	720	1.00	1.00	15A	0.20	1.00	1.18	1.00	2,878
	7	0	2005	MPBDA	CAN	144	1.00	1.00	15A	0.20	1.00	1.18	1.00	436
	8	0	2005	MPBDA	CAN	240	1.00	1.00	15A	0.20	1.00	1.18	1.00	727

Total Building Value: 206,205

Sale Date: 08/09/2024
Sale Price: 330,000

Deed Date: 08/13/2024
Volume:

File#: 2404474
Page:

Buyer: HAYGOOD ARRON & BAILEY
Seller: NESBITT FLOYD E

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
261,589	206,808	0.6267	0.7927		FISD	MLS	0	3.028	206,205

Parcel Id: 4623
Sale #:6

Acct Number: 00016-09105-00000-000000

Cat Code: C1

Loc Code: 07

Address: MARTIN

Legal 1: R B LONGBOTHAM

A-16

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.46	0		0.00		1.00	8,885	0	8,885
Total Land Taxable Value:												8,885

Parcel Id: 4588
Sale #:5

Acct Number: 00016-09057-00000-000000

Cat Code: A1

Loc Code: 07

Address: 802 NURSING HOME RD

Legal 1: R B LONGBOTHAM

A-16

Multi Parcel Sale

Primary Parcel

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RWTC01			0.55	0	0.00		1.00	10,624	0	10,624		
Total Land Taxable Value:											10,624			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	2005	RB03	LA	999	1.00	1.00	A	0.82	1.00	0.92	1.00	91,153
	2	1980	2005	RB03	AG	300	1.00	1.00	A	0.82	1.00	0.92	1.00	11,343
	3	1980	2005	PORCH03	OPEN	78	1.00	1.00	A	0.82	1.00	0.92	1.00	2,004
	4	0	2000	MPBDA	SHEL	192	1.00	1.00	25A	0.21	1.00	0.92	1.00	1,149
	5	0	2000	MPBDA	CAN	128	1.00	1.00	15A	0.20	1.00	0.92	1.00	302
Total Building Value:											105,951			

Sale Date: 11/08/2024

Deed Date: 11/15/2024

File#: 2406243

Buyer: TIMDEE RAINEY INVESTMENTS LLC

Sale Price: 130,000

Volume:

Page:

Seller: FERRO RHONDA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
125,460	100,487	0.7730	0.9651		WRES	DSL	0	1.010	105,951

Parcel Id: 4639

Sale #:6

Acct Number: 00016-09137-00000-000000

Cat Code: A2

Loc Code: 07

Address: 617 E FM 27

Legal 1: R B LONGBOTHAM A-16

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RWTC01			0.24	0		0.00		1.00	7,182	0	7,182	
Total Land Taxable Value:													7,182	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	MH214	LA	924	1.00	1.00	MH2A	0.34	1.00	0.92	1.00	22,310
	2	1998	0	PORCH02	OPEN	36	1.00	1.00	MH2A	0.34	1.00	0.92	1.00	400
	3	0	1998	DECK01	W	36	1.00	1.00	MH2A	0.34	1.00	0.92	1.00	493
Total Building Value:													23,203	

Sale Date: 10/10/2024

Deed Date: 10/18/2024

File#: 2405731

Buyer: LEDESMA JUAN & MARCELINA

Sale Price: 30,000

Volume:

Page:

Seller: MICHAEL PROPERTIES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
30,385	15,653	0.5218	1.0128		WRES	MLS	0	0.240	23,203

Parcel Id: 4888

Sale #:9

Acct Number: 00018-00132-00000-000000

Cat Code: A1

Loc Code: 20

Address: 643 S FM 80

Legal 1: G LUNA A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		2.90	0	0.00		1.00	53,613	0	53,613
Total Land Taxable Value:											53,613

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	1985	RB03	LA	1,984	1.00	1.00	A	0.53	1.00	1.04	1.00	114,093
	2	1970	1985	PORCH03	OPEN	72	1.00	1.00	A	0.53	1.00	1.04	1.00	1,364
	3	1970	1985	PORCH01	OPEN	96	1.00	1.00	A	0.53	1.00	1.04	1.00	1,057
	4	1970	1985	RF03	DG	572	1.00	1.00	A	0.53	1.00	1.04	1.00	14,853
	5	0	1985	MPBDL	CAN	180	1.00	1.00	10A	0.20	1.00	1.04	1.00	228
Total Building Value:														131,595

Sale Date: 01/13/2025
Sale Price: 179,000

Deed Date: 01/22/2025
Volume:

File#: 2500239
Page:

Buyer: LELAND DANIEL J & MONICA C / ROS
Seller: GITSIT REAL PROPERTY BBPLC1 LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
185,208	200,326	1.1191	1.0347		TISD	MLS	0	2.900	131,595

Parcel Id: 5685
Sale #:5

Acct Number: 00023-09329-01000-000000

Cat Code: A1
Legal 1: I H REED

Loc Code: 03
A-23

Address: 544 LOVERS LANE

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR08		2.61	0		0.00		1.00	109,060	0	109,060
Total Land Taxable Value:												109,060

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	0	RB04	LA	1,652	1.00	1.00	A	0.36	1.00	0.84	1.00	65,438
	2	1960	0	PORCH04	OPEN	222	1.00	1.00	A	0.36	1.00	0.84	1.00	2,255
	3	1960	0	RB04	AG	624	1.00	1.00	A	0.36	1.00	0.84	1.00	8,614
	4	1960	0	RB04	ST	72	1.00	1.00	A	0.36	1.00	0.84	1.00	1,396
	5	1960	0	FIREPLAC04	MAS	1	1.00	1.00	A	0.36	1.00	0.84	1.00	1,618
	6	0	0	MPBDL	SHEL	1,890	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
Total Building Value:														79,321

Sale Date: 06/24/2024
Sale Price: 155,000

Deed Date: 06/24/2024
Volume:

File#: 2403481
Page:

Buyer: LINDSEY DUSTIN & JESSICA
Seller: MEGGS JERALD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
188,381	176,683	1.1399	1.2154		FRES	DSL	0	2.610	79,321

Parcel Id: 5800
Sale #:6

Acct Number: 00023-09458-00000-000000

Cat Code: A1
Legal 1: I H REED

Loc Code: 03
A-23 PT BOYD BLK A PT LTS 7&8

Address: 360 MCDONALD ST

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR08		0.45	0		0.00		1.00	33,215	0	33,215
	2	RFFR08		0.22	9,720		60.00		1.00	16,423	0	16,423
Total Land Taxable Value:												49,638

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1954	0	RB03	LA	2,067	1.00	1.00	F	0.30	1.00	0.84	1.00	53,875
	2	1954	0	PORCH03	OPEN	160	1.00	1.00	F	0.30	1.00	0.84	1.00	1,275
	3	1654	0	CARPORT03	FRAM	520	1.00	1.00	F	0.30	1.00	0.84	1.00	3,558
	4	1954	0	PORCH03	OPEN	30	1.00	1.00	F	0.30	1.00	0.84	1.00	303
	5	2011	0	MPBDL	SHEL	96	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
Total Building Value:														59,011

Sale Date: 12/07/2024
Sale Price: 85,000

Deed Date: 12/09/2024
Volume:

File#: 2406560
Page:

Buyer: SMITH ALEXANDER
Seller: GRAY BRANDON & TABATHA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
108,649	124,957	1.4701	1.2782		FRES	MLS	9,720	0.674	59,011

Parcel Id: 6083
Sale #:9

Acct Number: 00023-09792-00000-000000

Cat Code: A1
Legal 1: I H REED

Loc Code: 03
A-23

Address: 317 W REUNION ST

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RFFR05		0.19	0		0.00		1.00	13,993	0	13,993		
Total Land Taxable Value:												13,993		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1946	2022	RF03	LA	780	1.00	1.00	G	0.99	1.00	0.84	1.00	75,606
	2	1946	2022	DECK02	W	72	1.00	1.00	G	0.99	1.00	0.84	1.00	1,999
	3	2014	0	MPBDL	SHEL	120	1.00	1.00	15A	0.37	1.00	0.84	1.00	516
Total Building Value:														78,121

Sale Date: 07/25/2024
Sale Price: 105,000

Deed Date: 07/26/2024
Volume:

File#: 2404030
Page:

Buyer: CLAYHILL HOLDINGS LLC
Seller: HOBBS LEROY III & KELLI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
92,114	71,095	0.6771	0.8773		FRES	MLS	0	0.190	78,121

Parcel Id: 7555
Sale #:7

Acct Number: 00034-00038-00000-000000

Cat Code: A1
Legal 1: H SHEPHERD

Loc Code: 11
A-34

Address: 171 W I-45

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		3.00	0		0.00		1.00	55,000	0	55,000
Total Land Taxable Value:												55,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	2006	RB05	LA	3,063	1.00	1.00	G	0.85	1.00	1.18	1.00	412,871
	2	1980	2006	RB05	AG	650	1.00	1.00	G	0.85	1.00	1.18	1.00	34,071
	3	1980	2006	PORCH05	OPEN	30	1.00	1.00	G	0.85	1.00	1.18	1.00	1,418
	4	1980	2006	PORCH05	OPEN	216	1.00	1.00	G	0.85	1.00	1.18	1.00	8,077
	5	1980	2006	PORCH05	OPEN	192	1.00	1.00	G	0.85	1.00	1.18	1.00	7,274
	6	1980	2006	FIREPLAC05	MAS	1	1.00	1.00	G	0.85	1.00	1.18	1.00	6,790
	7	0	1995	PFBA	SHEL	200	1.00	1.00	15A	0.20	1.00	1.18	1.00	687
	8	0	2012	PFBA	SHEL	96	1.00	1.00	15A	0.26	1.00	1.18	1.00	429
Total Building Value:														471,617

Sale Date: 10/21/2024
Sale Price: 550,000

Deed Date: 10/25/2024
Volume:

File#: 2405829
Page:

Buyer: NEVILL ROGER
Seller: NICHOLS GARY & SAWITREE KINGWICHIT

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
526,617	368,936	0.6708	0.9575		FISD	DSL	0	3.000	471,617

Parcel Id: 7864 Acct Number: 00039-00016-00000-000000 Cat Code: A2 Loc Code: 20 Address: FCR 971
Sale #:7 **Multi Parcel Sale** Legal 1: M R ALSTON A-39

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RRT			2.00	0		0.00		1.00	40,000		0	40,000
Total Land Taxable Value:														40,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2015	MPBDL	SHEL	240	1.00	1.00	15F	0.39	1.00	1.04	1.00	1,346
Total Building Value:														1,346

Parcel Id: 51282 Acct Number: 00039-00016-00160-002006 Cat Code: A2 Loc Code: 20 Address: 541 FCR 971
Sale #:2 **Multi Parcel Sale *Primary Parcel*** Legal 1: MH ONLY

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2015	MH332	LA	1,536	1.00	1.00	MH3G	0.86	1.00	1.04	1.00	115,124
	2	2015	0	PORCH03	OPEN	128	1.00	1.00	MH3G	0.86	1.00	1.04	1.00	3,701
	3	0	2015	DECK02	W	160	1.00	1.00	MH3G	0.86	1.00	1.04	1.00	3,364
	4	2024	0	PFBA	CAR	240	1.00	1.00	15E	1.00	1.00	1.04	1.00	1,707
	5	2024	0	PFBA	SHEL	144	1.00	1.00	15E	1.00	1.00	1.04	1.00	2,181
Total Building Value:														126,077

Sale Date: 10/24/2024
Sale Price: 200,000

Deed Date: 10/28/2024
Volume:

File#: 2405876
Page:

Buyer: EASDON JASON & TIFFANEY STARR
Seller: MOORE PATRICK

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
167,423	118,311	0.5916	0.8371		TISD	DSL	0	2.000	127,423

Parcel Id: 9445 Acct Number: 00116-00010-00000-000000 Cat Code: A1 Loc Code: 11 Address: 381 FCR 601
Sale #:8 Legal 1: I CARRODINE A-116

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RRF			4.99	0	0.00			1.00	77,412	0	77,412	
Total Land Taxable Value:													77,412	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1988	2016	RF03	LA	1,856	1.00	1.00	G	0.94	1.00	1.18	1.00	202,965
	2	2016	2016	PORCH03	OPEN	580	1.00	1.00	G	0.94	1.00	1.18	1.00	18,599
	3	1988	2016	PORCH03	OPEN	128	1.00	1.00	G	0.94	1.00	1.18	1.00	4,105
	4	2016	2016	PORCH03	OPEN	184	1.00	1.00	G	0.94	1.00	1.18	1.00	5,900
	5	2016	2016	PORCH03	OPEN	152	1.00	1.00	G	0.94	1.00	1.18	1.00	4,874
	6	1988	2016	FIREPLAC03	MET	1	1.00	1.00	G	0.94	1.00	1.18	1.00	2,607
	7	0	1995	MPBDL	WALL	600	1.00	1.00	10A	0.20	1.00	1.18	1.00	1,480
	8	0	1995	MPBDA	SHEL	600	1.00	1.00	25A	0.20	1.00	1.18	1.00	4,298
	9	0	1995	MPBDL	CAN	160	1.00	1.00	10A	0.20	1.00	1.18	1.00	230
	10	0	1995	MPBDL	SHEL	80	1.00	1.00	10A	0.20	1.00	1.18	1.00	261
	11	0	2020	MPBDL	SHEL	144	1.00	1.00	NV	0.00	1.00	1.18	1.00	0
Total Building Value:													245,319	

Sale Date: 01/05/2024
Sale Price: 299,000

Deed Date: 01/08/2024
Volume:

File#: 2400056
Page:

Buyer: HUNTER BRIAN J & SHERRY
Seller: VOGEL TROY & LISSETTE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
322,731	201,698	0.6746	1.0794		FISD	MLS	0	4.990	245,319

Parcel Id: 9852
Sale #:12

Acct Number: 00130-09015-00000-000000

Cat Code: A1
Legal 1: D C CANNON

Loc Code: 05
A-130

Address: 1205 E ELM ST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RTR01			0.50	0	0.00		1.00	28,308	0	28,308		
Total Land Taxable Value:												28,308		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	0	RB03	LA	1,169	1.00	1.00	A	0.36	1.00	0.89	1.00	40,874
	2	1965	0	CARPORT03	FRAM	457	1.00	1.00	A	0.36	1.00	0.89	1.00	4,120
	3	1965	0	PORCH03	OPEN	14	1.00	1.00	A	0.36	1.00	0.89	1.00	185
	4	1965	0	RB03	ST	68	1.00	1.00	A	0.36	1.00	0.89	1.00	1,215
Total Building Value:												46,394		

Sale Date: 11/12/2024
Sale Price: 60,000

Deed Date: 11/13/2024
Volume:

File#: 2406214
Page:

Buyer: SS FULL HOUSE REALTY LLC
Seller: EXCLUSIVE HOUSING LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
74,702	104,017	1.7336	1.2450		TRES	MLS	0	0.500	46,394

Parcel Id: 9954
Sale #:6

Acct Number: 00130-10005-00000-000000

Cat Code: A1
Legal 1: D C CANNON

Loc Code: 05
A-130

Address: 1613 E MAIN STREET

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.10	0	0.00			1.00	6,200	0	6,200	
Total Land Taxable Value:													6,200	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	2011	RB03	LA	912	1.00	1.00	G	0.90	1.00	0.89	1.00	84,798
	2	1980	2011	PORCH03	OPEN	96	1.00	1.00	G	0.90	1.00	0.89	1.00	2,551
	3	1980	2011	PORCH03	OPEN	102	1.00	1.00	G	0.90	1.00	0.89	1.00	2,691
	4	1980	2011	CARPORT03	FRAM	180	1.00	1.00	G	0.90	1.00	0.89	1.00	5,247
	5	1980	2011	RB03	ST	24	1.00	1.00	G	0.90	1.00	0.89	1.00	1,072
Total Building Value:													96,359	

Sale Date: 07/01/2024
Sale Price: 110,000

Deed Date: 07/01/2024
Volume:

File#: 2403577
Page:

Buyer: BLANKENSHIP MICHELLE
Seller: JRH PROPERTIES OF TEXAS LLC SERIES ONE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
102,559	69,429	0.6312	0.9324		TRES	MLS	0	0.100	96,359

Parcel Id: 69832
Sale #:8

Acct Number: 00168-00031-03000-000000

Cat Code: A2

Loc Code: 20

Address: 103 ELM ST

Legal 1: M CASSILLAS

A-168

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RRT			0.68	0	0.00			1.00	16,100	0	16,100	
Total Land Taxable Value:													16,100	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	MH328	LA	1,860	1.00	1.00	MH3G	0.89	1.00	1.04	1.00	139,107
	2	2021	0	PORCH03	OPEN	288	1.00	1.00	MH3G	0.92	1.00	1.04	1.00	8,030
	3	2022	0	PORCH03	OPEN	200	1.00	1.00	MH3G	0.94	1.00	1.04	1.00	6,020
	4	2022	0	CARPORT02	MET	200	1.00	1.00	MH3G	0.94	1.00	1.04	1.00	2,923
	5	0	1995	MPBSA	SHEL	2,400	1.00	1.04	25A	0.20	1.00	1.04	1.00	12,923
Total Building Value:													169,003	

Sale Date: 07/01/2024
Sale Price: 223,000

Deed Date: 07/02/2024
Volume:

File#: 2403619
Page:

Buyer: HANTZ JESSE JAMES
Seller: AYHAN JIM & LUELLA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
185,103	20,090	0.0901	0.8301		TISD	DSL	0	0.680	169,003

Parcel Id: 10596
Sale #:6

Acct Number: 00181-00051-00000-000000

Cat Code: A1

Loc Code: 02

Address: 160 FCR 351

Legal 1: T DOYNE

A-181

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRBDO		1.43	0	0.00		1.00	25,302	0	25,302
2		RRBDO		0.65	0	0.00		1.00	10,465	0	10,465
Total Land Taxable Value:											35,767

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	0	RF02	LA	1,500	1.00	1.00	P	0.41	1.00	0.99	1.00	54,273
	2	1982	0	CARPORT02	FRAM	720	1.00	1.00	P	0.41	1.00	0.99	1.00	6,438
	3	0	1982	DECK01	W	64	1.00	1.00	P	0.41	1.00	0.99	1.00	825
	4	0	0	MPBDL	SHEL	96	1.00	1.00	NV	0.00	1.00	0.99	1.00	0
Total Building Value:														61,536

Sale Date: 03/28/2025
Sale Price: 90,000

Deed Date: 03/28/2025
Volume:

File#: 2501399
Page:

Buyer: O DANIEL BILLY & TERESA
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
97,303	102,775	1.1419	1.0811		BISD	MLS	0	0.000	61,536

Parcel Id: 53887
Sale #:2

Acct Number: 00341-00001-01100-002009
Multi Parcel Sale

Cat Code: M1
Legal 1: MOBILE HOME ONLY

Loc Code: 25

Address: 151 PR 958

Parcel Id: 12108
Sale #:10

Acct Number: 00341-00001-01000-000000
Multi Parcel Sale *Primary Parcel*

Cat Code: A2
Legal 1: G JACKSON

Loc Code: 25
A-341

Address: 151 PR 958

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RRW			0.92	0	0.00	1.00	19,934	0	19,934			
Total Land Taxable Value:											19,934			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	2012	MH332	LA	2,432	1.00	1.00	MH3G	0.80	1.00	1.04	1.00	141,296
	2	2007	0	DECK02	W	24	1.00	1.00	MH3G	0.72	1.00	1.04	1.00	970
	3	2007	2012	FIREPLAC03	MOB	1	1.00	1.00	MH3G	0.80	1.00	1.04	1.00	2,213
	4	0	2008	PFBA	SHEL	192	1.00	1.00	15A	0.20	1.00	1.04	1.00	581
	5	2011	0	MPBDL	SHEL	24	1.00	1.00	NV	0.00	1.00	1.04	1.00	0
Total Building Value:														145,060

Sale Date: 08/22/2024
Sale Price: 150,600

Deed Date: 08/23/2024
Volume:

File#: 2404642
Page:

Buyer: MAXWELL CHRISTOPHER JOHN
Seller: HEBERT IVAN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
164,994	150,983	1.0025	1.0956		WISD	MLS	0	1.840	145,060

Parcel Id: 12749
Sale #:7

Acct Number: 00365-00039-00000-000000

Cat Code: A1
Legal 1: J LAWRENCE

Loc Code: 20
A-365

Address: 1270 W HWY 84

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		1.09	0	0.00	1.00	24,177	0	24,177
Total Land Taxable Value:										24,177

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1940	1990	RB03	LA	1,212	1.00	1.00	A	0.59	1.00	1.04	1.00	86,066
	2	1940	1990	FIREPLAC03	MAS	1	1.00	1.00	A	0.59	1.00	1.04	1.00	2,706
	3	1940	1990	PORCH03	OPEN	160	1.00	1.00	A	0.59	1.00	1.04	1.00	3,103
	4	1940	1990	PORCH03	OPEN	66	1.00	1.00	A	0.59	1.00	1.04	1.00	1,407
	5	1940	1990	RB03	DG	324	1.00	1.00	A	0.59	1.00	1.04	1.00	13,219
	6	2016	0	MPBSA	WALL	528	1.00	1.00	25A	0.75	1.00	1.04	1.00	7,862
	7	0	0	MPBDL	SHEL	960	1.00	1.00	NV	0.00	1.00	1.04	1.00	0
	8	0	0	MPBDL	WALL	528	1.00	1.00	NV	0.00	1.00	1.04	1.00	0
	9	2012	0	MPBDL	SHEL	48	1.00	1.00	NV	0.00	1.00	1.04	1.00	0
Total Building Value:														114,363

Sale Date: 01/03/2025
Sale Price: 130,000

Deed Date: 01/07/2025
Volume:

File#: 2500034
Page:

Buyer: CLANCY MARY JO
Seller: ENCK KELLIE & NICHOLAS STEVEN MULDER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,540	142,073	1.0929	1.0657		TISD	MLS	0	1.090	114,363

Parcel Id: 12770
Sale #:11

Acct Number: 00365-00054-01000-000000

Cat Code: A1
Legal 1: J LAWRENCE

Loc Code: 20
A-365

Address: 161 FM 1367

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		1.06	0	0.00	1.00	23,621	0	23,621
Total Land Taxable Value:										23,621

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	1995	RB04	LA	1,700	1.00	1.00	G	0.70	1.00	1.04	1.00	154,490
	2	1972	1995	RB04	LA	363	1.00	1.00	G	0.70	1.00	1.04	1.00	32,988
	3	1972	1995	RB04	AG	759	1.00	1.00	G	0.70	1.00	1.04	1.00	24,229
	4	1972	1995	FIREPLAC04	MAS	1	1.00	1.00	G	0.70	1.00	1.04	1.00	3,895
	5	1980	2005	MPBSG	SHEL	1,200	1.00	1.04	30A	0.47	1.00	1.04	1.00	24,981
	6	2012	0	MPBDL	SHEL	252	1.00	1.00	15A	0.26	1.00	1.04	1.00	942
	7	2012	0	MPBCA	SHEL	80	1.00	1.00	30A	0.71	1.00	1.04	1.00	2,407
	8	2012	0	MPBSL	CAN	196	1.00	1.00	10A	0.20	1.00	1.04	1.00	316
Total Building Value:														244,248

Sale Date: 02/25/2025
Sale Price: 260,000

Deed Date: 02/25/2025
Volume:

File#: 2500880
Page:

Buyer: NEWSOME TONY LYNN SR
Seller: WHITAKER FAMILY HOLDINGS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
267,869	204,554	0.7867	1.0303		TISD	MLS	0	1.060	244,248

Parcel Id: 70196
Sale #:5

Acct Number: 00365-00069-04000-000000

Cat Code: A2
Legal 1: J LAWRENCE

Loc Code: 20
A-365

Address: 1203 W HWY 84

Multi Parcel Sale

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		0.42	0	0.00	1.00	10,900	0	10,900
Total Land Taxable Value:										10,900

Sales Ratio Detail

Parcel Id: 62627 Acct Number: 00365-00138-00160-002015 Cat Code: A2 Loc Code: 20 Address: 1203 W HWY 84 W
 Sale #:1 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: MH ONLY

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	0	MH216	LA	1,280	1.00	1.00	MH2G	0.84	1.00	1.04	1.00	76,944
	2	2015	0	PORCH02	OPEN	400	1.00	1.00	MH2G	0.84	1.00	1.04	1.00	9,173
	3	2015	0	CARPORT01	FRAM	600	1.00	1.00	MH2G	0.84	1.00	1.04	1.00	6,452
	4	2016	0	PORCH02	OPEN	80	1.00	1.00	MH2G	0.86	1.00	1.04	1.00	2,220
	5	2023	0	MPBSL	CAN	800	1.00	1.00	10E	0.99	1.00	1.04	1.00	6,375
Total Building Value:														101,164

Sale Date: 12/31/2024 Deed Date: 12/31/2024 File#: 2406934 **Buyer: SATTERWHITE ANDREW DALE & CALEE**
 Sale Price: 100,600 Volume: Page: **Seller: LOWE PATSY BEARD**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
112,064	83,641	0.8314	1.1140		TISD	MLS	0	0.420	101,164

Parcel Id: 13797 Acct Number: 00418-00025-00000-000000 Cat Code: A2 Loc Code: 11 Address: 232 FCR 1044
 Sale #:12 Legal 1: J MATHEWS A-418 PT TRACT 10

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RRJM	ANPP		2.18	0	0.00		1.00		52,500	237	52,500	
Total Land Taxable Value:													52,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	MH332	LA	1,364	1.00	1.00	MH3G	0.94	1.00	1.18	1.00	133,412
Total Building Value:														133,412

Sale Date: 11/06/2024 Deed Date: 11/08/2024 File#: 2406146 **Buyer: WILLIAMS YOLANDA WYNETTE**
 Sale Price: 209,500 Volume: Page: **Seller: TJH DEVELOPEMENTS LLC & BEEP INVESTMENTS LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
185,912	52,500	0.2506	0.8874		FISD	MLS	0	2.180	133,412

Parcel Id: 14187 Acct Number: 00428-00027-00000-000000 Cat Code: A2 Loc Code: 11 Address: 160 FCR 501
 Sale #:4 **Multi Parcel Sale** Legal 1: J R MC WHORTER A-428

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RRF		0.25	0	0.00			1.00	4,688	0	4,688
	1	RRF		1.25	0	0.00			1.00	25,938	0	25,938
Total Land Taxable Value:												30,626

Parcel Id: 51947 Acct Number: 00428-00027-00160-002006 Cat Code: A2 Loc Code: 11 Address: 160 FCR 501
 Sale #:2 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: MOBILE HOME ONLY

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	MH328	LA	1,792	1.00	1.00	MH3G	0.63	1.00	1.18	1.00	109,145
	2	2011	0	PORCH03	OPEN	242	1.00	1.00	MH3G	0.79	1.00	1.18	1.00	6,768
	3	2002	0	FIREPLAC03	MET	1	1.00	1.00	MH3G	0.63	1.00	1.18	1.00	1,747
	4	2011	0	PFBL	SHEL	36	1.00	1.00	NV	0.00	1.00	1.18	1.00	0
	5	2011	0	PFBL	SHEL	36	1.00	1.00	NV	0.00	1.00	1.18	1.00	0
	6	0	0	PFBA	SHEL	80	1.00	1.00		0.80	1.00	1.18	1.00	1,100
Total Building Value:														118,760

Sale Date: 03/21/2025

Deed Date:

File#: 2501322

Buyer: REAMY COLTON DEAN

Sale Price: 146,100

Volume:

Page:

Seller: WILSON SYLVIA M EST

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
149,386	132,423	0.9064	1.0225		FISD	MLS	0	1.500	118,760

Parcel Id: 16901

Acct Number: 00638-00024-01000-000000

Cat Code: A1

Loc Code: 20

Address: 129 FM 1451

Sale #:8

Legal 1: T P WHITMORE

A-638

Land	Seq	Class	Ag		Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RRT				2.00	0			0.00			1.00	40,000	0	40,000
Total Land Taxable Value: 40,000																
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value		
	1	1980	2006	RB03	LA	1,472	1.00	1.00	G	0.85	1.00	1.04	1.00	145,180		
	2	1980	2006	PORCH03	OPEN	70	1.00	1.00	G	0.85	1.00	1.04	1.00	2,135		
	3	1980	2006	PORCH03	OPEN	192	1.00	1.00	G	0.85	1.00	1.04	1.00	5,253		
	4	2023	0	PORCH03	OPEN	312	1.00	1.00	E	1.00	1.00	1.04	1.00	9,381		
	5	1980	2006	RB03	AG	448	1.00	1.00	G	0.85	1.00	1.04	1.00	17,326		
	6	1980	2006	CARPORT01	MET	320	1.00	1.00	G	0.85	1.00	1.04	1.00	2,792		
	7	1980	2006	FIREPLAC03	MAS	1	1.00	1.00	G	0.85	1.00	1.04	1.00	3,898		
	8	1993	2006	RF02	DG	960	1.00	1.00	G	0.85	1.00	1.04	1.00	22,234		
	9	0	2008	PFBA	CAR	400	1.00	1.00	15A	0.20	1.00	1.04	1.00	569		
	10	0	2005	PFBA	CAR	400	1.00	1.00	15A	0.20	1.00	1.04	1.00	569		
Total Building Value: 209,337																

Sale Date: 04/29/2024

Deed Date: 04/30/2024

File#: 2402534

Buyer: SAMPLE TED E & LAURIE L

Sale Price: 264,900

Volume:

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Seller: DAVIDSON WILLIAM D & BETH A

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
249,337	180,870	0.6828	0.9412		TISD	MLS	0	2.000	209,337

Parcel Id: 17916

Acct Number: 00820-00085-00000-000000

Cat Code: A1

Loc Code: 20

Address: 106 FCR 793

Sale #:7

Legal 1: N PECK

A-820

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		3.19	0		0.00			57,567	0	57,567
Total Land Taxable Value:												57,567

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1935	2001	RF03	LA	1,800	1.00	1.00	A	0.76	1.00	1.04	1.00	141,048
	2	2023	0	PORCH03	OPEN	64	1.00	1.00	E	1.00	1.00	1.04	1.00	2,322
	3	2023	0	RF03	ST	120	1.00	1.00	E	1.00	1.00	1.04	1.00	6,247
	4	2023	0	CARPORT03	FRAM	400	1.00	1.00	E	1.00	1.00	1.04	1.00	12,076
	5	2019	0	MPBDL	WALL	240	1.00	1.00	15A	0.68	1.00	1.04	1.00	1,811

Total Building Value: 163,504

Sale Date: 03/22/2024

Deed Date: 03/25/2024

File#: 2401653

Buyer: MARCHMAN JEREMY ROBERT & JENNIFER ERICKSON

Sale Price: 185,000

Volume:

Page:

Seller: ROY ALISON M

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
221,071	104,334	0.5640	1.1950		TISD	MLS	0	3.190	163,504

Parcel Id: 18587

Acct Number: 27025-00002-00000-000000

Cat Code: A1

Loc Code: 03

Address: 315 N HARMON ST

Sale #:14

Legal 1: OTS FAIRFIELD PT OF LOTS 2 & 4 BLK 25

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR03		0.30	13,254		94.00		1.00	22,389	0	22,389

Total Land Taxable Value: 22,389

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1967	1975	RB03	LA	2,285	1.00	1.00	A	0.42	1.00	0.84	1.00	81,977
	2	1967	1975	RF02	AG	464	1.00	1.00	A	0.42	1.00	0.84	1.00	4,037
	3	1967	1975	PORCH03	OPEN	63	1.00	1.00	A	0.42	1.00	0.84	1.00	777
	4	1967	1975	PORCH03	OPEN	204	1.00	1.00	A	0.42	1.00	0.84	1.00	2,210
	5	1967	1975	PORCH03	OPEN	312	1.00	1.00	A	0.42	1.00	0.84	1.00	3,182
	6	1967	1975	FIREPLAC03	MET	1	1.00	1.00	A	0.42	1.00	0.84	1.00	829

Total Building Value: 93,012

Sale Date: 10/01/2024

Deed Date: 10/09/2024

File#: 2405591

Buyer: LEWIS MICHAEL D & SONYA L

Sale Price: 117,750

Volume:

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Seller: ALLIED FIRST BANK

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
115,401	137,501	1.1677	0.9801		FRES	MLS	13,254	0.304	93,012

Parcel Id: 18606

Acct Number: 27029-00003-00000-000000

Cat Code: A1

Loc Code: 03

Address: 304 N HALL ST

Sale #:6

Legal 1: OTS FAIRFIELD LOT 3 BLK 29

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR03		0.55	23,829		169.00		1.00	40,285	0	40,285

Total Land Taxable Value: 40,285

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	2001	RB04	LA	1,770	1.00	1.00	G	0.78	1.00	0.84	1.00	142,203
	2	1978	2001	RB04	LA	480	1.00	1.00	G	0.78	1.00	0.84	1.00	38,563
	3	1978	2001	SLAB		90	1.00	1.00	G	0.78	1.00	0.84	1.00	468
	4	1978	2001	PORCH04	OPEN	450	1.00	1.00	G	0.78	1.00	0.84	1.00	9,438
	5	0	2001	DECK02	W	384	1.00	1.00	G	0.78	1.00	0.84	1.00	3,935
	6	1978	2001	RB04	AG	840	1.00	1.00	G	0.78	1.00	0.84	1.00	23,561
	7	1978	2001	FIREPLAC04	MAS	1	1.00	1.00	G	0.78	1.00	0.84	1.00	3,505
	8	2000	0	POOL	VINL	92	1.00	1.00	15G	0.22	1.00	0.84	1.00	5,714
	9	0	2005	PFBA	SHEL	288	1.00	1.00	15A	0.20	1.00	0.84	1.00	704
	10	0	2005	MPBDA	SHEL	48	1.00	1.00	25A	0.32	1.00	0.84	1.00	400
	11	2020	0	PFBA	SHEL	80	1.00	1.00	15E	0.86	1.00	0.84	1.00	841
Total Building Value:														229,332

Sale Date: 08/02/2024

Deed Date: 08/05/2024

File#: 2404308

Buyer: POLLARD RYAN & KATHERINE

Sale Price: 280,000

Volume:

Page:

Seller: WALLACE JAMES & JESSICA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
269,617	225,576	0.8056	0.9629		FRES	MLS	23,829	0.547	229,332

Parcel Id: 18693

Acct Number: 28030-04006-00000-000000

Cat Code: A1

Loc Code: 03

Address: 414 BOND ST

Sale #:9

Legal 1: BOND ADDN

FAIRFIELD LOT 6 BLK D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RFFR08			0.32	14,080	80.00	1.00	23,788	0	23,788			
Total Land Taxable Value:											23,788			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	2024	RF03	LA	1,612	1.00	1.00	VG	1.00	1.00	0.84	1.00	136,762
	2	1970	2024	FIREPLAC03	MAS	1	1.00	1.00	VG	1.00	1.00	0.84	1.00	3,704
	3	0	1995	MPBDA	SHEL	200	1.00	1.00	25A	0.20	1.00	0.84	1.00	1,041
	4	0	1995	MPBDL	WALL	200	1.00	1.00	15A	0.20	1.00	0.84	1.00	359
Total Building Value:														141,866

Sale Date: 04/05/2024

Deed Date: 04/10/2024

File#: 2401956

Buyer: STARK MATTHEW

Sale Price: 178,000

Volume:

Page:

Seller: GERMAN GARRETT & TAYLOR

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
165,654	135,362	0.7605	0.9306		FRES	MLS	14,080	0.323	141,866

Parcel Id: 18716

Acct Number: 28036-00004-00000-000000

Cat Code: A1

Loc Code: 03

Address: 470 ANDERSON LN

Sale #:12

Legal 1: DANIEL ADDN

FAIRFIELD LOT 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFAN01		0.19	8,342	84.81	1.00	8,905	0	8,905
Total Land Taxable Value:										8,905

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1985	2006	RF03	LA	1,500	1.00	1.00	G	0.85	1.00	0.84	1.00	110,420
	2	1985	2006	PORCH03	OPEN	32	1.00	1.00	G	0.85	1.00	0.84	1.00	907
	3	0	2005	PFBL	SHEL	96	1.00	1.00	10A	0.20	1.00	0.84	1.00	188
Total Building Value:														111,515

Sale Date: 12/26/2024
Sale Price: 135,000

Deed Date: 12/30/2024
Volume:

File#: 2406870
Page:

Buyer: BREWSTER ERIC & CHERI
Seller: WILLIAMS AMANDA WHITAKER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
120,420	96,397	0.7141	0.8920		FRES	MLS	8,342	0.192	111,515

Parcel Id: 46974
Sale #:7

Acct Number: 2805100017-03000-000000

Cat Code: A1

Loc Code: 03

Address: 714 POST OAK RD

Legal 1: EASTVIEW I

FAIRFIELD PT LOT 17 (LOT 3 ON PLAT)

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFEV01		0.15	0	0.00			1.00	7,446	0	7,446
Total Land Taxable Value:												7,446

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	2006	RF05	LA	1,928	1.00	1.00	G	0.85	1.00	0.99	1.00	218,523
	2	2023	0	PORCH05	OPEN	120	1.00	1.00	E	1.00	1.00	0.99	1.00	4,680
	3	2001	2006	FIREPLAC05	MAS	2	1.00	1.00	G	0.85	1.00	0.99	1.00	11,394
	4	2004	0	RB05	DG	760	1.00	1.00	G	0.82	1.00	0.99	1.00	39,616
Total Building Value:														274,213

Sale Date: 05/15/2024
Sale Price: 270,000

Deed Date: 05/16/2024
Volume:

File#: 2402766
Page:

Buyer: KUEHL LINDA
Seller: BATTLE KENNETH E

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
281,659	247,328	0.9160	1.0432		EASTV	MLS	0	0.150	274,213

Parcel Id: 18778
Sale #:7

Acct Number: 28052-00033-00000-000000

Cat Code: A1

Loc Code: 03

Address: 701 KELLY ST

Legal 1: EASTVIEW II

FAIRFIELD LOT 33

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFEV01		0.29	12,500	100.00			1.00	14,247	0	14,247
Total Land Taxable Value:												14,247

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	2001	RB04	LA	1,764	1.00	1.00	G	0.78	1.00	0.99	1.00	176,277
	2	1996	2001	CARPORT04	MET	400	1.00	1.00	G	0.78	1.00	0.99	1.00	5,612
	3	1978	2001	FIREPLAC04	MAS	1	1.00	1.00	G	0.78	1.00	0.99	1.00	4,131
	4	0	2008	PFBA	SHEL	160	1.00	1.00	15A	0.20	1.00	0.99	1.00	461
	5	2011	0	GHDH	WALL	64	1.00	1.00	NV	0.00	1.00	0.99	1.00	0
	6	2020	0	GAZ01	OPEN	100	1.00	1.00	25G	0.96	1.00	0.99	1.00	3,843
Total Building Value:														190,324

Sales Ratio Detail

Sale Date: 05/10/2024
Sale Price: 202,500

Deed Date: 05/13/2024
Volume:

File#: 2402678
Page:

Buyer: BOWLER KRISTINA & BLAIR LEE WELCH
Seller: SESSIONS CARLA RAE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
204,571	175,318	0.8658	1.0102		EASTV	MLS	12,500	0.287	190,324

Parcel Id: 18841 Acct Number: 28056-00093-00000-000000 Cat Code: A3 Loc Code: 03 Address: RONNIE
Sale #:6 Multi Parcel Sale Legal 1: EASTVIEW VI FAIRFIELD LOT 93

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	RFEV01			0.28	12,000	100.00				1.00	13,651	0	13,651
Total Land Taxable Value:														13,651
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	0	MPBDL	WALL	120	1.00	1.00	NV	0.00	1.00	0.99	1.00	0

Parcel Id: 18842 Acct Number: 28056-00094-00000-000000 Cat Code: A1 Loc Code: 03 Address: 1135 ADAMS ST
Sale #:5 Multi Parcel Sale *Primary Parcel* Legal 1: EASTVIEW VI FAIRFIELD LOT 94

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RFEV01			0.18	8,000	80.00			1.00	9,134		0	9,134
Total Land Taxable Value:														9,134
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	2024	RB03	LA	1,668	1.00	1.00	G	1.00	1.00	0.99	1.00	178,954
	2	1984	2024	PORCH03	OPEN	90	1.00	1.00	G	1.00	1.00	0.99	1.00	2,982
	3	1984	2024	PORCH03	OPEN	90	1.00	1.00	G	1.00	1.00	0.99	1.00	2,982
Total Building Value:														184,918

Sale Date: 03/14/2024
Sale Price: 215,000

Deed Date: 03/15/2024
Volume:

File#: 2401347
Page:

Buyer: BLACK BENJAMIN & STACIE B
Seller: LANE TAMMI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
207,703	207,703	0.9661	0.9661		EASTV	MLS	0	0.000	184,918

Parcel Id: 18844 Acct Number: 28060-00002-00000-000000 Cat Code: A1 Loc Code: 03 Address: 950 FAIRCREST DR
Sale #:9 Legal 1: FAIRCREST ADDN FAIRFIELD LOT 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RFFR08			0.18	0	0.00			1.00	13,256	0	13,256	
Total Land Taxable Value:													13,256	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	2015	RB04	LA	1,423	1.00	1.00	VG	0.94	1.00	0.84	1.00	152,270
	2	1975	2015	SLAB		20	1.00	1.00	VG	0.94	1.00	0.84	1.00	125
	3	1975	2015	SLAB		96	1.00	1.00	VG	0.94	1.00	0.84	1.00	602
Total Building Value:													152,997	

Sales Ratio Detail

Sale Date: 03/07/2025
Sale Price: 183,500

Deed Date: 03/07/2025
Volume:

File#: 2501068
Page:

Buyer: IDLETT HELEN C
Seller: SHADBOLT RYAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
166,253	154,338	0.8411	0.9060		FRES	MLS	0	0.180	152,997

Parcel Id: 18881
Sale #:10

Acct Number: 28065-00104-00000-000000

Cat Code: A1

Loc Code: 03

Address: 104 GILPIN DR

Legal 1: GOLDEN CONDO DEV FAIRFIELD LOT 104

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RFFR01			0.12	5,281	62.00			1.00	8,926	0	8,926	
Total Land Taxable Value:													8,926	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	2011	RB04	LA	1,090	1.00	1.00	G	0.90	1.00	0.97	1.00	136,274
	2	1986	2011	PORCH04	OPEN	72	1.00	1.00	G	0.90	1.00	0.97	1.00	2,405
	3	1986	2011	PORCH04	OPEN	56	1.00	1.00	G	0.90	1.00	0.97	1.00	1,933
	4	1986	2011	RB04	ST	16	1.00	1.00	G	0.90	1.00	0.97	1.00	895
	5	1986	2011	SLAB		162	1.00	1.00	G	0.90	1.00	0.97	1.00	1,123
	6	0	2005	PFBA	CAR	240	1.00	1.00	15A	0.20	1.00	0.97	1.00	318
Total Building Value:														142,948

Sale Date: 08/13/2024
Sale Price: 160,700

Deed Date: 08/14/2024
Volume:

File#: 2404492
Page:

Buyer: SPARKS CARLA SUE
Seller: IVY DAVID & KRISTA

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
151,874	109,504	0.6814	0.9451		GAM	MLS	5,281	0.121	142,948

Parcel Id: 18899
Sale #:8

Acct Number: 28070-00101-00000-000000

Cat Code: A1

Loc Code: 03

Address: 404 SUNSET DR

Legal 1: GREEN ACRES SHELLY-GILPIN LOT 1 DIV 1

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RFFR01			0.41	17,900	100.00			1.00	30,261	0	30,261	
Total Land Taxable Value:													30,261	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	1990	RB04	LA	2,069	1.00	1.00	A	0.59	1.00	0.97	1.00	147,668
	2	1970	1990	PORCH04	OPEN	182	1.00	1.00	A	0.59	1.00	0.97	1.00	3,588
	3	1970	1990	CARPORT02	MET	864	1.00	1.00	A	0.59	1.00	0.97	1.00	7,392
	4	1970	1990	PORCH04	OPEN	192	1.00	1.00	A	0.59	1.00	0.97	1.00	3,760
	5	1970	1990	RB04	ST	112	1.00	1.00	A	0.59	1.00	0.97	1.00	4,109
	6	1970	1990	FIREPLAC04	MAS	1	1.00	1.00	G	0.63	1.00	0.97	1.00	3,269
	7	0	1990	RF01	LA	288	1.00	1.00	A	0.59	1.00	0.97	1.00	12,439
	8	0	1990	CARPORT01	MET	560	1.00	1.00	A	0.59	1.00	0.97	1.00	3,163
Total Building Value:														185,388

Sales Ratio Detail

Sale Date: 11/26/2024
Sale Price: 197,500

Deed Date: 11/27/2024
Volume:

File#: 2406406
Page:

Buyer: LEWIS JACOB & ASHLEAH
Seller: HEFLIN TOMMY FRANCES

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
215,649	226,594	1.1473	1.0919		GAM	MLS	17,900	0.411	185,388

Parcel Id: 18902
Sale #: 8

Acct Number: 28070-00104-00000-000000
Cat Code: A1
Loc Code: 03
Address: 420 SUNSET DR
Legal 1: GREEN ACRES SHELLY-GILPIN LOT 4 DIV 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RFFR01			0.61	26,700	100.00			1.00	45,138	0	45,138	
Total Land Taxable Value:													45,138	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	1999	RB03	LA	1,692	1.00	1.00	A	0.73	1.00	0.97	1.00	129,551
	2	1975	1999	PORCH03	OPEN	96	1.00	1.00	A	0.73	1.00	0.97	1.00	2,255
	3	1975	1999	RB03	AG	528	1.00	1.00	A	0.73	1.00	0.97	1.00	15,905
	4	1975	1999	SLAB		10	1.00	1.00	A	0.73	1.00	0.97	1.00	56
Total Building Value:														147,767

Sale Date: 03/14/2024
Sale Price: 188,000

Deed Date: 03/15/2024
Volume:

File#: 2401349
Page:

Buyer: TAYLOR ZACHARY JOHN & CANDACE MICHELLE
Seller: CARTER JERRY DON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
192,905	164,932	0.8773	1.0261		GAM	DSL	26,700	0.613	147,767

Parcel Id: 18908
Sale #: 9

Acct Number: 28070-00210-01000-000000
Cat Code: A1
Loc Code: 03
Address: 463 SUNSET DR
Legal 1: GREEN ACRES SHELLY-GILPIN LOT 10 AND 14 DIV 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR01			0.26	11,200	100.00				1.00	18,935	0	18,935
	2	RFFR01			0.26	11,200	100.00				1.00	18,935	0	18,935
Total Land Taxable Value:														37,870
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2001	RB03	LA	1,911	1.00	1.00	G	0.78	1.00	0.97	1.00	152,408
	2	1977	2001	PORCH03	OPEN	144	1.00	1.00	G	0.78	1.00	0.97	1.00	3,482
	3	1977	2001	RB03	AG	462	1.00	1.00	G	0.78	1.00	0.97	1.00	15,219
	4	1990	2001	PORCH03	OPEN	567	1.00	1.00	G	0.78	1.00	0.97	1.00	12,402
	5	1977	2001	FIREPLAC03	MAS	1	1.00	1.00	G	0.78	1.00	0.97	1.00	3,337
	6	0	2005	PFBL	SHEL	140	1.00	1.00	10A	0.20	1.00	0.97	1.00	316
	7	0	2014	PFBA	CAR	480	1.00	1.00	15A	0.37	1.00	0.97	1.00	1,178
Total Building Value:														188,342

Sales Ratio Detail

Sale Date: 02/13/2024
Sale Price: 219,500

Deed Date: 02/15/2024
Volume:

File#: 2400830
Page:

Buyer: SCROGGINS BRENT S
Seller: WARREN CRAIG E & CASSIE L

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
226,212	171,742	0.7824	1.0306		GAM	MLS	22,400	0.514	188,342

Parcel Id: 19031
Sale #: 4

Acct Number: 28101-00057-00000-000000

Cat Code: A1

Loc Code: 03

Address: 128 VIRGINIA ST

Legal 1: LOTT VILLAGE ADDN II FAIRFIELD LOT 57

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FFLV01			0.31	13,400	100.00			1.00	9,000	0	9,000	
Total Land Taxable Value:													9,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	0	RB05	LA	1,682	1.00	1.00	VG	0.95	1.00	0.99	1.00	239,519
	2	2016	0	PORCH05	OPEN	60	1.00	1.00	VG	0.95	1.00	0.99	1.00	2,381
	3	2016	0	PORCH05	OPEN	160	1.00	1.00	VG	0.95	1.00	0.99	1.00	5,792
	4	2016	0	RB05	AG	576	1.00	1.00	VG	0.95	1.00	0.99	1.00	29,047
	5	2020	0	PFBL	SHEL	96	1.00	1.00	10VG	0.66	1.00	0.99	1.00	731
Total Building Value:														277,470

Sale Date: 12/23/2024
Sale Price: 300,000

Deed Date: 12/23/2024
Volume:

File#: 2406789
Page:

Buyer: ACHARYA SAM & INDIRA NEPAL
Seller: GILLIAM GINA G

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
286,470	253,558	0.8452	0.9549		LOTT	MLS	13,400	0.308	277,470

Parcel Id: 19133
Sale #: 6

Acct Number: 28130-00006-00000-000000

Cat Code: A1

Loc Code: 03

Address: 124 FOREST DR

Legal 1: MOREHEAD ADDN FAIRFIELD LOT 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RFFR01			0.29	12,500	100.00				1.00	21,137		0	21,137
Total Land Taxable Value:															21,137
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	1975	1990	RB04	LA	1,842	1.00	1.00	A	0.59	1.00	0.97	1.00	135,167	
	2	1975	1990	PORCH04	OPEN	84	1.00	1.00	A	0.59	1.00	0.97	1.00	1,803	
	3	1975	1990	PORCH04	OPEN	220	1.00	1.00	A	0.59	1.00	0.97	1.00	4,234	
	4	1975	1990	RB04	AG	440	1.00	1.00	A	0.59	1.00	0.97	1.00	12,835	
	5	1975	1990	FIREPLAC04	MAS	1	1.00	1.00	A	0.59	1.00	0.97	1.00	3,062	
Total Building Value:															157,101

Sale Date: 09/16/2024
Sale Price: 180,000

Deed Date: 09/18/2024
Volume:

File#: 2405266
Page:

Buyer: WORDEN BRITTNEY M
Seller: FRANKLIN SETH DEAN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
178,238	136,338	0.7574	0.9902		GAM	DSL	12,500	0.287	157,101

Sales Ratio Detail

Parcel Id: 19202
Sale #:6

Acct Number: 28140-00602-01000-000000

Cat Code: A1

Loc Code: 03

Address: 523 PEACHTREE ST

Legal 1: NORTHWOOD ADDN FAIRFIELD PT LOT 2 BLK 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FFNW01			0.29	12,731	94.30			1.00	9,902	0	9,902	
Total Land Taxable Value:													9,902	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1983	2016	RB04	LA	1,878	1.00	1.00	G	0.94	1.00	0.99	1.00	222,845
	2	1983	2016	PORCH04	OPEN	30	1.00	1.00	G	0.94	1.00	0.99	1.00	1,267
	3	1983	2016	PORCH04	OPEN	170	1.00	1.00	G	0.94	1.00	0.99	1.00	5,494
	4	1983	2016	RB04	AG	520	1.00	1.00	G	0.94	1.00	0.99	1.00	23,455
	5	1983	2016	FIREPLAC04	MAS	1	1.00	1.00	G	0.94	1.00	0.99	1.00	4,979
	6	2024	0	PFBA	SHEL	160	1.00	1.00	15A	0.95	1.00	0.99	1.00	2,191
Total Building Value:														260,231

Sale Date: 01/19/2024
Sale Price: 289,000

Deed Date: 01/19/2024
Volume:

File#: 2400495
Page:

Buyer: HARTLEY RICHARD HULON & BARBARA JOYCE
Seller: TOMANEK BRANDON MICHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,133	185,619	0.6423	0.9347		CHILD	MLS	12,731	0.292	260,231

Parcel Id: 19244
Sale #:5

Acct Number: 28170-00002-00000-000000

Cat Code: A2

Loc Code: 03

Address: 417 S FAIRWAY

Legal 1: SOUTHWEST SUBD FAIRFIELD LOT 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RFFR09			0.18	7,800	78.00		1.00		4,937	0	4,937	
Total Land Taxable Value:													4,937	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	2003	MH228	LA	1,680	1.00	1.00	MH2A	0.48	1.00	0.84	1.00	49,550
	2	2009	0	DECK01	W	80	0.50	1.00	MH2A	0.61	1.00	0.84	1.00	581
	3	0	0	MPBDL	SHEL	128	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
	4	0	0	MPBDL	SHEL	96	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
	5	2009	0	MPBDL	CAN	480	1.00	1.00	NV	0.00	1.00	0.84	1.00	0
Total Building Value:														50,131

Sale Date: 07/08/2024
Sale Price: 43,000

Deed Date: 12/20/2024
Volume:

File#: 2406753
Page:

Buyer: SLAUGHTER ANTONIA R
Seller: SLAUGHTER ANTONIA ETAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
55,068	15,231	0.3542	1.2807		FRES	DSL	7,800	0.179	50,131

Parcel Id: 19285
Sale #:4

Acct Number: 28181-00022-00000-000000

Cat Code: A1

Loc Code: 03

Address: 527 ROBINDALE LN

Legal 1: THOUSAND OAKS I FAIRFIELD LOT 22

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFTO01		0.37	16,150	85.00			1.00	8,925	0	8,925
Total Land Taxable Value:												8,925

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	1999	RB03	LA	1,762	1.00	1.00	A	0.73	1.00	0.99	1.00	136,814
	2	1972	1999	PORCH03	OPEN	80	1.00	1.00	A	0.73	1.00	0.99	1.00	1,963
	3	0	0	SLAB		160	1.00	1.00		1.00	1.00	0.99	1.00	1,258
	4	0	0	MPBDL	WALL	80	1.00	1.00	NV	0.00	1.00	0.99	1.00	0
	5	0	0	MPBDL	SHEL	96	1.00	1.00	NV	0.00	1.00	0.99	1.00	0
	6	0	0	PFBA	CAR	240	1.00	1.00		0.80	1.00	0.99	1.00	1,300
Total Building Value:														141,335

Sale Date: 02/18/2025
Sale Price: 156,000

Deed Date: 02/19/2025
Volume:

File#: 2500748
Page:

Buyer: ELKINS LEVI
Seller: JACKSON GENEVA L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
150,260	119,011	0.7629	0.9632		TOAKS	MLS	16,150	0.371	141,335

Parcel Id: 19293
Sale #:12

Acct Number: 28181-00030-00000-000000

Cat Code: A1

Loc Code: 03

Address: 581 SHERWOOD LANE

Legal 1: THOUSAND OAKS I FAIRFIELD LOT 30

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFTO01			0.29	12,540		95.00		1.00	9,975	0	9,975	
Total Land Taxable Value:													9,975	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1971	1990	RB04	LA	2,634	1.00	1.00	A	0.59	1.00	0.99	1.00	182,791
	2	1971	1990	PORCH04	OPEN	64	1.00	1.00	A	0.59	1.00	0.99	1.00	1,454
	3	1971	1990	SLAB		300	1.00	1.00	A	0.59	1.00	0.99	1.00	1,391
	4	1971	1990	RB04	AG	572	1.00	1.00	A	0.59	1.00	0.99	1.00	15,653
	5	1971	1990	FIREPLAC04	MAS	1	1.00	1.00	A	0.59	1.00	0.99	1.00	3,125
	6	0	2012	MPBDL	SHEL	80	1.00	1.00	15A	0.26	1.00	0.99	1.00	285
Total Building Value:														204,699

Sale Date: 08/28/2024
Sale Price: 198,000

Deed Date: 08/30/2024
Volume:

File#: 2404934
Page:

Buyer: HAMMOND GARY & SHELIA
Seller: NOW PROPERTY INVESTMENTS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
214,674	204,820	1.0344	1.0842		TOAKS	MLS	12,540	0.288	204,699

Parcel Id: 19296
Sale #:10

Acct Number: 28181-00033-00000-000000

Cat Code: A1

Loc Code: 03

Address: 591 SHERWOOD LANE

Legal 1: THOUSAND OAKS I FAIRFIELD LOT 33

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFTO01		0.27	11,752		104.00		1.00	10,920	0	10,920
Total Land Taxable Value:												10,920

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	1990	RB04	LA	1,325	1.00	1.00	G	0.63	1.00	0.99	1.00	106,565
	2	1977	1990	RB04	LA	480	1.00	1.00	G	0.63	1.00	0.99	1.00	38,605
	3	1977	1990	PORCH04	OPEN	156	1.00	1.00	G	0.63	1.00	0.99	1.00	3,411
	4	1977	1990	RB04	ST	112	1.00	1.00	G	0.63	1.00	0.99	1.00	4,478
	5	1977	1990	FIREPLAC04	MAS	1	1.00	1.00	G	0.63	1.00	0.99	1.00	3,337
	6	2011	0	CARPORT04	FRAM	462	1.00	1.00	G	0.90	1.00	0.99	1.00	12,843
	7	0	0	SLAB		90	1.00	1.00		1.00	1.00	0.99	1.00	707
	8	1977	1990	PORCH04	OPEN	48	1.00	1.00	G	0.63	1.00	0.99	1.00	1,214
	9	2011	0	RF04	DG	528	1.00	1.00	G	0.90	1.00	0.99	1.00	25,376
	10	0	0	SLAB		504	1.00	1.00		1.00	1.00	0.99	1.00	3,962
	11	2011	0	DECK01	W	360	1.00	1.00	A	0.89	1.00	0.99	1.00	4,380
	12	2012	0	SLAB		2,280	1.00	1.00	A	0.90	1.00	0.99	1.00	16,130

Total Building Value: 221,008

Sale Date: 05/31/2024
Sale Price: 227,000

Deed Date: 05/31/2024
Volume:

File#: 2403012
Page:

Buyer: MACMILLAN JENNIFER LEIGH
Seller: MAEDER SHAUN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
231,928	208,956	0.9205	1.0217		TOAKS	MLS	11,752	0.270	221,008

Parcel Id: 19316
Sale #:9

Acct Number: 2818100053-00000-000000

Cat Code: A1

Loc Code: 03

Address: 633 SUNNYVALE LN

Legal 1: THOUSAND OAKS I FAIRFIELD LOTS 53

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	FFTO01		0.61	26,412	106.50		1.00	11,183	0	11,183

Total Land Taxable Value: 11,183

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	2010	RB04	LA	1,479	1.00	1.00	G	0.89	1.00	0.99	1.00	168,705
	2	1997	2010	RB04	LA	280	1.00	1.00	G	0.89	1.00	0.99	1.00	31,939
	3	1997	2010	PORCH04	OPEN	128	1.00	1.00	G	0.89	1.00	0.99	1.00	4,038
	4	1997	2010	PORCH04	OPEN	8	1.00	1.00	G	0.89	1.00	0.99	1.00	329
	5	0	1997	PFBL	SHEL	48	1.00	1.00	10A	0.20	1.00	0.99	1.00	111
	6	0	1997	PFBL	SHEL	80	1.00	1.00	10A	0.20	1.00	0.99	1.00	185
	7	2011	0	PERG	DECK	192	1.00	1.00	G	0.90	1.00	0.99	1.00	1,546
	8	2011	0	GAZ01	OPEN	103	1.00	1.00	G	0.90	1.00	0.99	1.00	3,693

Total Building Value: 210,546

Sale Date: 06/04/2024
Sale Price: 224,000

Deed Date: 06/13/2024
Volume:

File#: 2403277
Page:

Buyer: ALLEN AARON DOUGLAS & RENAE ELIZABETH
Seller: MATTHEWS DARLA & LISA DOTSON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
221,729	175,714	0.7844	0.9899		TOAKS	MLS	26,412	0.606	210,546

Parcel Id: 19326
Sale #:8

Acct Number: 2818100064-00000-000000

Cat Code: A1

Loc Code: 03

Address: 715 ROBINDALE LN

Legal 1: THOUSAND OAKS I FAIRFIELD LOT 64

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	FFTO01			0.26	11,313	90.50				1.00	9,503	0	9,503
Total Land Taxable Value:														9,503
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	1990	RB04	LA	1,683	1.00	1.00	G	0.63	1.00	0.99	1.00	128,450
	2	1975	1990	RB04	LA	400	1.00	1.00	G	0.63	1.00	0.99	1.00	30,529
	3	1996	0	RB04	LA	192	1.00	1.00	G	0.72	1.00	0.99	1.00	16,747
	4	1996	0	RB04	AG	440	1.00	1.00	G	0.72	1.00	0.99	1.00	15,986
	5	1975	1990	PORCH04	SCRN	168	1.00	1.00	G	0.63	1.00	0.99	1.00	4,785
	6	1975	1990	PORCH04	OPEN	156	1.00	1.00	G	0.63	1.00	0.99	1.00	3,411
	7	1975	1990	FIREPLAC04	MAS	1	1.00	1.00	G	0.63	1.00	0.99	1.00	3,337
	8	1996	0	MPBDL	CAN	400	1.00	1.00		0.79	1.00	0.99	1.00	1,902
	9	1996	0	RF01	ST	39	1.00	1.00	G	0.72	1.00	0.99	1.00	599
Total Building Value:														205,746

Sale Date: 03/28/2025

Deed Date: 03/31/2025

File#: 2501421

Buyer: ENGLE JAMES L & VICKIE D

Sale Price: 205,000

Volume:

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Seller: BOND JOE W & LARRY W BOND

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
215,249	215,249	1.0500	1.0500		TOAKS	MLS	11,313	0.260	205,746

Parcel Id: 19336

Sale #:5

Acct Number: 28181-00074-00000-000000

Cat Code: A1

Loc Code: 03

Address: 780 SOUTHWOOD LN

Legal 1: THOUSAND OAKS I FAIRFIELD LOT 74

Land	Seq	Class	Ag		Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFTO01				0.34	14,872			104.00		1.00	10,920	0	10,920
Total Land Taxable Value:															10,920
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	1978	2013	RB04	LA	1,617	1.00	1.00	G	0.92	1.00	0.99	1.00	193,934	
	2	1978	2013	PORCH04	OPEN	140	1.00	1.00	G	0.92	1.00	0.99	1.00	4,523	
	3	1978	2013	PORCH04	OPEN	272	1.00	1.00	G	0.92	1.00	0.99	1.00	8,071	
	4	1978	2013	RB04	AG	391	1.00	1.00	G	0.92	1.00	0.99	1.00	18,785	
	5	1978	2013	FIREPLAC04	MAS	1	1.00	1.00	G	0.92	1.00	0.99	1.00	4,873	
	6	1978	2013	CARPORT02	MET	528	1.00	1.00	G	0.92	1.00	0.99	1.00	7,189	
Total Building Value:															237,375

Sale Date: 10/07/2024

Deed Date: 10/07/2024

File#: 2405538

Buyer: FURLOW RICHARD DOYLE & DONNA

Sale Price: 245,000

Volume:

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Seller: EMMONS KENDELL LEE & JAMES THOMAS SORRELL JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
248,295	129,853	0.5300	1.0134		TOAKS	MLS	14,872	0.341	237,375

Parcel Id: 19352

Sale #:6

Acct Number: 28182-00106-00000-000000

Cat Code: A1

Loc Code: 03

Address: 631 SOUTHLOOP ST

Legal 1: THOUSAND OAKS II FAIRFIELD LOT 106

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFTO01			0.52	22,500	150.00		1.00	15,750	0	15,750		
Total Land Taxable Value:													15,750	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1985	2000	RB06	LA	2,438	1.00	1.00	G	0.77	1.00	0.99	1.00	288,567
	2	1985	2000	RB06	AG	621	1.00	1.00	G	0.77	1.00	0.99	1.00	27,494
	3	1985	2000	RB06	ST	189	1.00	1.00	G	0.77	1.00	0.99	1.00	12,493
	4	1985	2000	PORCH06	OPEN	60	1.00	1.00	G	0.77	1.00	0.99	1.00	2,132
	5	1985	2000	PORCH06	OPEN	560	1.00	1.00	G	0.77	1.00	0.99	1.00	21,699
	6	1985	2000	FIREPLAC06	MAS	1	1.00	1.00	G	0.77	1.00	0.99	1.00	5,702
	7	2002	0	POOL	GUNN	104	1.00	1.00	15G	0.22	1.00	0.99	1.00	10,897
Total Building Value:													368,984	

Sale Date: 02/01/2024
Sale Price: 375,000

Deed Date: 02/02/2024
Volume:

File#: 2400697
Page:

Buyer: CRAIG JOSEPH L & ANDREA M
Seller: BUCHANAN DAVID ERL & KAREN MARIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
384,734	358,295	0.9555	1.0260		TOAKS	MLS	22,500	0.517	368,984

Parcel Id: 19367
Sale #:8

Acct Number: 28182-00115-00000-000000

Cat Code: A1

Loc Code: 03

Address: 824 STARDUST LN

Legal 1: THOUSAND OAKS II FAIRFIELD LOT 115

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFTO01			0.38	16,600		100.00		1.00	10,500	0	10,500	
Total Land Taxable Value:													10,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	1985	RB04	LA	1,717	1.00	1.00	A	0.53	1.00	0.99	1.00	117,001
	2	1975	1985	PORCH04	OPEN	138	1.00	1.00	A	0.53	1.00	0.99	1.00	2,573
	3	1975	1985	PORCH04	OPEN	224	1.00	1.00	A	0.53	1.00	0.99	1.00	3,943
	4	1975	1985	RB04	AG	483	1.00	1.00	A	0.53	1.00	0.99	1.00	12,578
	5	1975	1985	FIREPLAC04	MAS	1	1.00	1.00	A	0.53	1.00	0.99	1.00	2,807
	6	2012	0	MPBDA	SHEL	96	1.00	1.00	25A	0.60	1.00	0.99	1.00	1,767
Total Building Value:													140,669	

Sale Date: 10/18/2024
Sale Price: 150,000

Deed Date: 10/23/2024
Volume:

File#: 2405796
Page:

Buyer: FALZONE HEATHER LYNN
Seller: FREEMAN GENE R LIFE ESTATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
151,169	158,673	1.0578	1.0078		TOAKS	MLS	16,600	0.381	140,669

Parcel Id: 19353
Sale #:9

Acct Number: 28182-00116-00000-000000

Cat Code: A1

Loc Code: 03

Address: 825 STARDUST LN

Legal 1: THOUSAND OAKS II FAIRFIELD LOT 116

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFTO01		0.30	13,000	100.00		1.00	10,500	0	10,500
Total Land Taxable Value:											10,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	2006	RB03	LA	1,615	1.00	1.00	A	0.83	1.00	0.99	1.00	144,502
	2	1978	2006	PORCH03	OPEN	150	1.00	1.00	A	0.83	1.00	0.99	1.00	3,922
	3	1978	2006	SLAB		216	1.00	1.00	A	0.83	1.00	0.99	1.00	1,409
	4	1978	2006	CARPORT03	FRAM	315	1.00	1.00	A	0.83	1.00	0.99	1.00	8,324
	5	1978	2006	FIREPLAC03	MAS	1	1.00	1.00	A	0.83	1.00	0.99	1.00	3,624
	6	2024	0	PFBL	SHEL	80	1.00	1.00	10E	1.00	1.00	0.99	1.00	923
Total Building Value:														162,704

Sale Date: 12/20/2024
Sale Price: 170,000

Deed Date: 12/23/2024
Volume:

File#: 2406791
Page:

Buyer: HALL JASON & LISA
Seller: LITTLE DENNIS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
173,204	146,083	0.8593	1.0188		TOAKS	MLS	13,000	0.298	162,704

Parcel Id: 19390
Sale #:8

Acct Number: 28184-00137-00000-000000

Cat Code: A1

Loc Code: 03

Address: 811 CANARY LANE

Legal 1: THOUSAND OAKS IV FAIRFIELD LOT 137

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFTO01			0.42	18,281	101.00			1.00	10,605	0	10,605	
Total Land Taxable Value:													10,605	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2024	RB04	LA	1,762	1.00	1.00	VG	1.00	1.00	0.99	1.00	225,775
	2	1977	2024	RB04	AG	462	1.00	1.00	VG	1.00	1.00	0.99	1.00	22,997
	3	1977	2024	PORCH04	SCRN	150	1.00	1.00	VG	1.00	1.00	0.99	1.00	6,933
	4	1977	2024	PORCH04	OPEN	24	1.00	1.00	VG	1.00	1.00	0.99	1.00	1,110
	5	1977	2024	RB04	ST	108	1.00	1.00	VG	1.00	1.00	0.99	1.00	6,854
	6	1977	2024	FIREPLAC04	MAS	1	1.00	1.00	VG	1.00	1.00	0.99	1.00	5,297
	7	0	2012	MPBDA	SHEL	256	1.00	1.00	25A	0.60	1.00	0.99	1.00	4,711
Total Building Value:														273,677

Sale Date: 03/11/2025
Sale Price: 280,000

Deed Date: 03/12/2025
Volume:

File#: 2501130
Page:

Buyer: FUENTES JESUS JAMES & VIVIANA
Seller: GRIFFIN BONNETTI SUE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
284,282	179,234	0.6401	1.0153		TOAKS	MLS	18,281	0.420	273,677

Parcel Id: 19417
Sale #:6

Acct Number: 28190-00024-00000-000000

Cat Code: A1

Loc Code: 03

Address: 303 HEATHER ST

Legal 1: TYUS ADDN FAIRFIELD LOT 24

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	7,522	0	7,522
Total Land Taxable Value:												7,522

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2015	RB03	LA	1,107	1.00	1.00	G	0.94	1.00	0.84	1.00	102,976
	2	1977	2015	PORCH03	OPEN	100	1.00	1.00	G	0.94	1.00	0.84	1.00	2,605
	3	1977	2015	CARPORT03	FRAM	220	1.00	1.00	G	0.94	1.00	0.84	1.00	6,193
	4	1977	2015	RB03	ST	77	1.00	1.00	G	0.94	1.00	0.84	1.00	3,390
	5	1995	2015	CARPORT02	FRAM	400	1.00	1.00	G	0.94	1.00	0.84	1.00	8,032
	6	0	2015	SLAB		100	1.00	1.00	G	0.94	1.00	0.84	1.00	627
Total Building Value:														123,823

Sale Date: 02/24/2025

Deed Date: 02/25/2025

File#: 2500878

Buyer: CONN ANTHONY

Sale Price: 150,000

Volume:

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Seller: LOST PINES INVESTMENTS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
131,345	94,392	0.6293	0.8756		FRES	DSL	12,000	0.275	123,823

Parcel Id: 63695

Acct Number: 28400-00007-00000-000000

Cat Code: C1

Loc Code: 03

Address: COOPER ST

Sale #:7

Multi Parcel Sale

Legal 1: COLE SUBDIVISION LOT 7

Parcel Id: 63696

Acct Number: 28400-00008-00000-000000

Cat Code: C1

Loc Code: 03

Address: COOPER ST

Sale #:7

Multi Parcel Sale

Legal 1: COLE SUBDIVISION LOT 8

Parcel Id: 63697

Acct Number: 28400-00009-00000-000000

Cat Code: C1

Loc Code: 03

Address: COOPER ST

Sale #:7

Multi Parcel Sale

Legal 1: COLE SUBDIVISION LOT 9

Parcel Id: 63694

Acct Number: 28400-00006-00000-000000

Cat Code: C1

Loc Code: 03

Address: 206 COOPER ST

Sale #:7

Multi Parcel Sale *Primary Parcel*

Legal 1: COLE SUBDIVISION LOTS 6-9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR08		0.30	0	0.00	1.00	22,094	0	22,094
	2	RFFR08		0.33	0	0.00	1.00	23,935	0	23,935
	4	RFFR08		0.18	0	0.00	1.00	13,256	0	13,256
	3	RFFR08		0.32	0	0.00	1.00	23,714	0	23,714
Total Land Taxable Value:										82,999

Sales Ratio Detail

Sale Date: 08/13/2024
Sale Price: 83,000

Deed Date: 08/13/2024
Volume:

File#: 2404482
Page:

Buyer: DAVIS TABITHA SHEREA
Seller: MCGUIRT JAMES A & CARI LEA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
82,999	51,744	0.6234	1.0000	L	FRES	MLS	0	1.127	139,801

Parcel Id: 16395 Acct Number: 33025-00060-00000-000000 Cat Code: C1 Loc Code: 11 Address: 155 PR 367
Sale #:9 Multi Parcel Sale Legal 1: BURLESON LAKE A-598/524 UND 1/60 INT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FVBLAKE		4.10	0	0.00	1.00	15,000	0	15,000
Total Land Taxable Value:										15,000

Parcel Id: 16370 Acct Number: 33025-00036-00000-000000 Cat Code: A1 Loc Code: 11 Address: 155 PR 367
Sale #:7 Multi Parcel Sale *Primary Parcel* Legal 1: BURLESON LAKE A-598/524 UND 1/60 INT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FVBLAKE			4.10	0	0.00	1.00	17,500	0	17,500			
Total Land Taxable Value:											17,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	2011	RF03	LA	420	1.00	1.00	G	0.90	1.00	1.13	1.00	49,787
	2	1951	2011	RF03	LA	360	1.00	1.00	G	0.90	1.00	1.13	1.00	42,675
	3	0	2011	PORCH03	SCRN	300	1.00	1.00	G	0.90	1.00	1.13	1.00	10,999
	4	0	2011	DECK02	W	240	1.00	1.00	G	0.90	1.00	1.13	1.00	4,645
	5	0	2011	FIREPLAC03	MAS	1	1.00	1.00	G	0.90	1.00	1.13	1.00	4,485
Total Building Value:											112,591			

Sale Date: 01/13/2025
Sale Price: 172,000

Deed Date: 01/22/2025
Volume:

File#: 2500241
Page:

Buyer: BISHOP KATHY MELTON
Seller: INTEGROUS PROPERTIES INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
145,091	124,545	0.7241	0.8436		BLAKE	MLS	0	8.200	112,591

Parcel Id: 992 Acct Number: 33040-00101-00000-000000 Cat Code: A1 Loc Code: 11 Address: 228 W PR 362
Sale #:9 Legal 1: HOUSE ONLY

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	2008	RF03	LA	1,146	1.00	1.00	G	0.87	1.00	1.13	1.00	106,207
	2	2017	2008	RF03	LA	384	1.00	1.00	G	0.87	1.00	1.13	1.00	34,750
	3	2020	2008	RF03	LA	234	1.00	1.00	G	0.87	1.00	1.13	1.00	21,176
	4	2017	2008	PORCH03	OPEN	72	1.00	1.00	G	0.87	1.00	1.13	1.00	2,434
	5	0	2008	DECK01	W	216	1.00	1.00	G	0.87	1.00	1.13	1.00	3,841
	6	1960	2008	FIREPLAC03	MAS	1	1.00	1.00	G	0.87	1.00	1.13	1.00	4,335
	7	0	2014	PFBA	CAR	400	1.00	1.00	15A	0.37	1.00	1.13	1.00	1,144
	8	0	0	MPBDL	SHEL	216	1.00	1.00	NV	0.00	1.00	1.13	1.00	0
	9	0	0	MPBDL	SHEL	100	1.00	1.00	NV	0.00	1.00	1.13	1.00	0
	10	2012	0	RF01	LA	252	1.00	1.00	G	0.91	1.00	1.13	1.00	19,557
	11	2012	0	RF01	AG	144	1.00	1.00	G	0.91	1.00	1.13	1.00	3,190
	12	2012	0	PORCH01	OPEN	112	1.00	1.00	G	0.91	1.00	1.13	1.00	2,268
	13	2000	0	PIERWW	LOW	280	1.00	1.00	25A	0.21	1.00	1.13	1.00	1,678
Total Building Value:														200,580

Sale Date: 07/19/2024

Deed Date: 07/19/2024

File#: 2403923

Buyer: GISE DANIEL & CYNTHIA

Sale Price: 200,000

Volume:

Page:

Seller: GLASSCOCK JERRY DAVID

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
200,580	173,418	0.8671	1.0029		RLAKE	MLS	0	0.000	200,580

Parcel Id: 20101

Acct Number: 33060-00005-00000-000000

Cat Code: A1

Loc Code: 11

Address: 235 RIDGECREST ST

Sale #:8

Legal 1: LAKEWOOD ADDN LOTS 5 & 6 & 16

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFLW03			2.10	91,399	203.20			1.00	13,208	0	13,208	
	2	FFLW04			4.39	191,054	401.50			1.00	22,083	0	22,083	
Total Land Taxable Value:													35,291	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	1995	RB04	LA	2,399	1.00	1.00	G	0.70	1.00	0.95	1.00	193,259
	2	1979	1995	PORCH04	OPEN	15	1.00	1.00	G	0.70	1.00	0.95	1.00	466
	3	1990	1995	RB04	AG	696	1.00	1.00	G	0.70	1.00	0.95	1.00	20,684
	4	1979	1995	FIREPLAC04	MAS	1	1.00	1.00	G	0.70	1.00	0.95	1.00	3,558
	5	1979	0	SLAB		784	1.00	1.00	G	0.50	1.00	0.95	1.00	2,957
	6	2014	0	MPBDL	SHEL	64	1.00	1.00	15A	0.37	1.00	0.95	1.00	311
	7	2014	0	MPBSA	SHEL	640	1.00	1.04	25G	0.75	1.00	0.95	1.00	14,588
	8	2018	0	POOL	VINL	84	1.00	1.00	15G	0.68	1.00	0.95	1.00	18,845
	9	2018	0	PFBL	SHEL	176	1.00	1.00	10A	0.39	1.00	0.95	1.00	760
	10	0	2018	DECK02	W	300	1.00	1.00	25G	0.89	1.00	0.95	1.00	3,967
	11	0	2018	PFBA	SHEL	160	1.00	1.00	20G	0.81	1.00	0.95	1.00	1,793
	12	0	2018	PORCH01	OPEN	30	1.00	1.00	20G	0.81	1.00	0.95	1.00	559
Total Building Value:														261,747

Sales Ratio Detail

Sale Date: 07/16/2024
Sale Price: 302,000
 Notes:

Deed Date: 07/22/2024
 Volume:

File#: 2403983
 Page:

Buyer: MCMANUS ANTON & KATHRYNN
Seller: MOYER BRIAN J & JENNIFER LEA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
297,038	290,153	0.9608	0.9836		LWOOD	MLS	282,453	6.484	261,747

Parcel Id: 20117
 Sale #:9

Acct Number: 33060-00023-00000-000000 Cat Code: A1 Loc Code: 11 Address: 290 RIDGECREST ST
 Legal 1: LAKEWOOD ADDN LOT 23

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFLW03			1.89	82,400	200.00		1.00	13,000	0	13,000		
Total Land Taxable Value:													13,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1974	1999	RB04	LA	1,696	1.00	1.00	A	0.73	1.00	0.95	1.00	153,044
	2	1974	1999	RB04	AG	96	1.00	1.00	A	0.73	1.00	0.95	1.00	4,268
	3	1974	1999	PORCH04	OPEN	96	1.00	1.00	A	0.73	1.00	0.95	1.00	2,450
	4	1974	1999	PORCH04	OPEN	200	1.00	1.00	A	0.73	1.00	0.95	1.00	4,720
	5	1974	1999	FIREPLAC04	MAS	1	1.00	1.00	A	0.73	1.00	0.95	1.00	3,710
Total Building Value:													168,192	

Sale Date: 10/18/2024
 Sale Price: 179,000

Deed Date: 10/23/2024
 Volume:

File#: 2405789
 Page:

Buyer: RODRIQUEZ PEDRO
Seller: CARRILLO FELIX

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
181,192	147,211	0.8224	1.0122		LWOOD	DSL	82,400	1.892	168,192

Parcel Id: 20141
 Sale #:9

Acct Number: 33060-00050-00000-000000 Cat Code: A1 Loc Code: 11 Address: 260 WINDING WAY
 Legal 1: LAKEWOOD ADDN LOT 50

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFLW02			1.08	47,006		193.60		1.00	13,552	0	13,552	
Total Land Taxable Value:													13,552	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	2006	RB05	LA	1,500	1.00	1.00	G	0.85	1.00	0.95	1.00	175,777
	2	1986	2006	RB05	LA02	602	1.00	1.00	G	0.85	1.00	0.95	1.00	67,089
	3	1986	2006	PORCH05	OPEN	732	1.00	1.00	G	0.85	1.00	0.95	1.00	21,084
	4	1986	2006	FIREPLAC05	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	5,467
	5	2012	0	DECK03	W	300	1.00	1.00	25G	0.66	1.00	0.95	1.00	3,333
	6	2014	0	PFBL	SHEL	80	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
	7	0	0	PFBL	SHEL	100	1.00	1.00		0.90	1.00	0.95	1.00	996
	8	0	0	MPBDL	CAN	80	1.00	1.00		0.20	1.00	0.95	1.00	92
Total Building Value:													273,838	

Sales Ratio Detail

Sale Date: 02/04/2025
Sale Price: 295,000

Deed Date: 02/05/2025
Volume:

File#: 2500507
Page:

Buyer: RYAN JOHN
Seller: ROJAS ORESTE & KRISTIE L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
287,390	217,658	0.7378	0.9742		LWOOD	DSL	47,006	1.079	273,838

Parcel Id: 20175
Sale #:10

Acct Number: 33060-00093-00000-000000

Cat Code: A1

Loc Code: 11

Address: 295 WINDING WAY

Legal 1: LAKEWOOD ADDN PT LOT 93

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth Per	Real Value	Ag Value	Total Value	
	1	FFLW01			0.71	30,709	71.35			1.00	6,065	0	6,065	
Total Land Taxable Value:													6,065	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1974	2015	RB05	LA	2,216	1.00	1.00	G	0.94	1.00	0.95	1.00	283,456
	2	1974	2015	PORCH05	OPEN	24	1.00	1.00	G	0.94	1.00	0.95	1.00	1,033
	3	1974	2015	PORCH05	SCRN	345	1.00	1.00	G	0.94	1.00	0.95	1.00	13,784
	4	1974	2015	CARPORT05	FRAM	552	1.00	1.00	G	0.94	1.00	0.95	1.00	16,223
	5	1974	2015	FIREPLAC05	MAS	2	1.00	1.00	G	0.94	1.00	0.95	1.00	12,091
	6	0	0	SOLAR	PANEL	25	1.00	1.00		1.00	1.00	0.95	1.00	24
Total Building Value:													326,611	

Sale Date: 08/20/2024
Sale Price: 325,000

Deed Date: 08/23/2024
Volume:

File#: 2404671
Page:

Buyer: PEREZ CHRISTOPHER & TAMBRA
Seller: SHIPMAN DANNY ROBERT & PAMELA ECHOLS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
332,676	304,955	0.9383	1.0236		LWOOD	MLS	30,709	0.705	326,611

Parcel Id: 20183
Sale #:11

Acct Number: 33060-00103-02000-000000

Cat Code: A1

Loc Code: 11

Address: 360 LAZY WAY

Legal 1: LAKEWOOD ADDN LOT 103W & MOODY LAND TRACT 2 SEC 4

Land	Seq	Class	Ag	Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFLW02			1.35	58,905			150.00		1.00	10,500	0	10,500
	2	RRF			1.99	0			0.00		1.00	33,940	0	33,940
Total Land Taxable Value:														44,440
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	0	RB04	LA	1,750	1.00	1.00	A	0.39	1.00	0.95	1.00	83,997
	2	1972	0	RB04	AG	336	1.00	1.00	A	0.39	1.00	0.95	1.00	6,974
	3	1972	0	PORCH04	OPEN	28	1.00	1.00	A	0.39	1.00	0.95	1.00	476
	4	1972	0	PORCH04	OPEN	630	1.00	1.00	A	0.39	1.00	0.95	1.00	7,472
	5	1972	0	FIREPLAC04	MAS	1	1.00	1.00	A	0.39	1.00	0.95	1.00	1,982
	6	2014	0	MPBDL	SHEL	832	1.00	1.00	15A	0.37	1.00	0.95	1.00	3,773
	7	2002	0	POOL	VINL	105	1.00	1.00	15A	0.20	1.00	0.95	1.00	6,568
	8	2017	0	PFBL	SHEL	120	1.00	1.00	10A	0.30	1.00	0.95	1.00	398
	9	2020	0	MPBDL	WALL	100	1.00	1.00	10A	0.58	1.00	0.95	1.00	588
Total Building Value:														112,228

Sales Ratio Detail

Sale Date: 05/24/2024
Sale Price: 145,454

Deed Date: 05/29/2024
Volume:

File#: 2402950
Page:

Buyer: ORTEGA EZQUIEL & CLAUDIA
Seller: BROOKE BRIAN & YVONNE L

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
156,668	244,912	1.6838	1.0771		LWOOD	MLS	58,905	3.340	112,228

Parcel Id: 20186
Sale #:7

Acct Number: 33060-00106-00000-000000

Cat Code: A1

Loc Code: 11

Address: 492 LAZY WAY

Legal 1: LAKEWOOD ADDN LOT 106

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FFLW02			1.18	51,440	200.00			1.00	14,000	0	14,000	
Total Land Taxable Value:													14,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1971	2006	RB04	LA	1,700	1.00	1.00	G	0.85	1.00	0.95	1.00	178,512
	2	1971	2006	RB04	AG	441	1.00	1.00	G	0.85	1.00	0.95	1.00	18,140
	3	1971	2006	RB04	ST	147	1.00	1.00	G	0.85	1.00	0.95	1.00	7,609
	4	1971	2006	PORCH04	OPEN	12	1.00	1.00	G	0.85	1.00	0.95	1.00	453
	5	1971	2006	PORCH04	OPEN	170	1.00	1.00	G	0.85	1.00	0.95	1.00	4,768
	6	1971	2006	PORCH04	SCRN	144	1.00	1.00	G	0.85	1.00	0.95	1.00	5,494
	7	1985	2006	PORCH04	OPEN	144	1.00	1.00	G	0.85	1.00	0.95	1.00	4,112
	8	1971	2006	FIREPLAC04	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	4,320
	9	0	2005	POOL	VINL	100	1.00	1.00	15G	0.22	1.00	0.95	1.00	6,890
	10	1971	1990	SLAB		49	1.00	1.00	G	0.63	1.00	0.95	1.00	233
	11	2011	0	PFBL	SHEL	140	1.00	1.00	10G	0.22	1.00	0.95	1.00	341
	12	2014	0	MPBDA	SHEL	240	1.00	1.00	25G	0.75	1.00	0.95	1.00	5,298
Total Building Value:													236,170	

Sale Date: 10/10/2024
Sale Price: 244,900

Deed Date: 10/10/2024
Volume:

File#: 2405610
Page:

Buyer: IVISON ERICA SUZANNE
Seller: PLOCH KEVIN & CYNTHIA LIFE ESTATE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
250,170	177,801	0.7260	1.0215		LWOOD	MLS	51,440	1.181	236,170

Parcel Id: 21396
Sale #:12

Acct Number: 33100-00026-00000-000000

Cat Code: A1

Loc Code: 11

Address: 119 FCR 1270

Legal 1: WESTWOOD- I H REED A-23 EAST PT TRACT 26-A

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RWEST01			0.58	0	0.00			1.00	20,651	0	20,651	
Total Land Taxable Value:													20,651	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	0	RF04	LA	1,396	1.00	1.00	E	1.00	1.00	1.11	1.00	192,424
	2	2023	0	PORCH04	OPEN	48	1.00	1.00	E	1.00	1.00	1.11	1.00	2,161
	3	2023	0	SLAB		100	1.00	1.00	E	1.00	1.00	1.11	1.00	881
Total Building Value:													195,466	

Sales Ratio Detail

Sale Date: 08/29/2024
Sale Price: 228,000

Deed Date: 08/29/2024
Volume:

File#: 2404888
Page:

Buyer: HOLGUIN GEORGE
Seller: NV ELITE INC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
216,117	224,957	0.9867	0.9479		WESTU	MLS	0	0.583	195,466

Parcel Id: 68875
Sale #:11

Acct Number: 33100-00026-03000-000000

Cat Code: A1

Loc Code: 11

Address: 115 FCR 1270

Legal 1: WESTWOOD- I H REED

A-23 WEST PT TRACT 26-A

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RWEST01			0.47	0	0.00			1.00	16,613	0	16,613	
Total Land Taxable Value:													16,613	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	0	RF04	LA	1,396	1.00	1.00	E	1.00	1.00	1.11	1.00	192,424
	2	2023	0	PORCH04	OPEN	48	1.00	1.00	E	1.00	1.00	1.11	1.00	2,161
	3	2023	0	FIREPLAC04	MET	1	1.00	1.00	E	1.00	1.00	1.11	1.00	3,053
Total Building Value:														197,638

Sale Date: 07/31/2024
Sale Price: 211,000

Deed Date: 08/01/2024
Volume:

File#: 2404164
Page:

Buyer: ARRINGTON JOSHUA DEAN & CHARITY DENYCE STARR
Seller: NV ELITE INC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
214,251	220,721	1.0461	1.0154		WESTU	MLS	0	0.469	197,638

Parcel Id: 21407
Sale #:11

Acct Number: 33100-00033-02000-000000

Cat Code: A2

Loc Code: 11

Address: 104 FCR 1260

Legal 1: WESTWOOD- I H REED

A-23 TRACT 33-C & PT 33-D

Land	Seq	Class			Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RWEST01				0.77	0		0.00		1.00	29,775		0	29,775
Total Land Taxable Value:															29,775
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2000	0	MH336	LA	2,296	1.00	1.00	MH3A	0.50	1.00	1.11	1.00	88,333	
	2	2000	0	PORCH03	OPEN	216	1.00	1.00	MH3A	0.50	1.00	1.11	1.00	3,655	
	3	2000	0	DECK02	W	728	1.00	1.00	MH3A	0.50	1.00	1.11	1.00	6,319	
	4	2000	0	DECK02	W	80	1.00	1.00	MH3A	0.50	1.00	1.11	1.00	1,400	
Total Building Value:															99,707

Sale Date: 12/04/2024
Sale Price: 115,000

Deed Date: 12/05/2024
Volume:

File#: 2406512
Page:

Buyer: ULMER JENNIS MAY
Seller: FUCHS JUSTIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
129,482	129,824	1.1289	1.1259		WESTU	MLS	0	0.770	99,707

Parcel Id: 21431
Sale #:9

Acct Number: 33100-00054-00000-000000

Cat Code: A1

Loc Code: 11

Address: 219 CR 1260

Legal 1: WESTWOOD- I H REED

A-23 TRACT 54

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RWEST01			0.73	0	0.00		1.00	28,500	0	28,500		
Total Land Taxable Value:													28,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	0	RF04	LA	1,364	1.00	1.00	E	1.00	1.00	1.11	1.00	188,967
	2	2023	0	RF04	AG	504	1.00	1.00	E	1.00	1.00	1.11	1.00	25,264
	3	2023	0	PORCH04	OPEN	82	1.00	1.00	E	1.00	1.00	1.11	1.00	3,423
	4	2023	0	PORCH04	OPEN	56	1.00	1.00	E	1.00	1.00	1.11	1.00	2,458
Total Building Value:													220,112	

Sale Date: 05/15/2024
Sale Price: 271,500

Deed Date: 05/15/2024
Volume:

File#: 2402758
Page:

Buyer: CHASE DAMON ALEXANDER & ISEAL
Seller: MORELIAS HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
248,612	30,334	0.1117	0.9157		WESTU	MLS	0	0.734	220,112

Parcel Id: 21554
Sale #:7

Acct Number: 33100-00229-00000-000000 Cat Code: A1 Loc Code: 11 Address: 106 FCR 1244
Legal 1: WESTWOOD - H SHEPHERD A-34 TRACT 229

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RWEST01			1.00	0	0.00			1.00	37,851	0	37,851	
Total Land Taxable Value:													37,851	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	1990	RF03	LA	1,400	1.00	1.00	G	0.63	1.00	1.11	1.00	101,906
	2	1979	1990	PORCH03	OPEN	60	1.00	1.00	G	0.63	1.00	1.11	1.00	1,474
	3	0	2000	DECK02	W	270	1.00	1.00	G	0.77	1.00	1.11	1.00	4,002
	4	1979	1990	FIREPLAC03	MET	1	1.00	1.00	G	0.63	1.00	1.11	1.00	1,643
Total Building Value:													109,025	

Sale Date: 02/26/2025
Sale Price: 147,000

Deed Date: 02/27/2025
Volume:

File#: 2500905
Page:

Buyer: GROUNDS STEPHEN YOUNG & JAYME
Seller: RAMON TAMBRA LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
146,876	124,184	0.8448	0.9992		WESTU	MLS	0	0.998	109,025

Parcel Id: 21578
Sale #:7

Acct Number: 33100-00248-00000-000000 Cat Code: A1 Loc Code: 11 Address: 216 FCR 1250
Legal 1: WESTWOOD - H SHEPHERD A-34 TRACT 248

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	18,794	0	18,794		
Total Land Taxable Value:													18,794	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1976	2013	RB03	LA	1,144	1.00	1.00	G	0.92	1.00	1.11	1.00	136,779
	2	1976	2013	PORCH03	OPEN	112	1.00	1.00	G	0.92	1.00	1.11	1.00	3,741
	3	1976	2013	PORCH03	OPEN	64	1.00	1.00	G	0.92	1.00	1.11	1.00	2,280
	4	2007	0	PFBL	SHEL	96	1.00	1.00	10A	0.20	1.00	1.11	1.00	248
Total Building Value:													143,048	

Sales Ratio Detail

Sale Date: 06/10/2024
Sale Price: 167,000

Deed Date: 06/11/2024
Volume:

File#: 2403256
Page:

Buyer: HARDWICK BRANDON H
Seller: MITCHAEAL DEREK & RANDY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
161,842	128,047	0.7667	0.9691		WESTR	MLS	0	0.460	143,048

Parcel Id: 21635
Sale #:8

Acct Number: 33100-00292-00000-000000

Cat Code: A2

Loc Code: 11

Address: 310 FCR 1211

Legal 1: WESTWOOD - H SHEPHERD A-34 TRACT 292

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RWEST01			3.32	0	0.00			1.00	41,796	0	41,796	
Total Land Taxable Value:													41,796	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	MH428	LA	1,792	1.00	1.00	MH4G	0.61	1.00	1.11	1.00	126,930
	2	1997	0	PORCH04	OPEN	264	1.00	1.00	MH4G	0.64	1.00	1.11	1.00	6,140
	3	1995	0	FIREPLAC04	MOB	1	1.00	1.00	MH4G	0.61	1.00	1.11	1.00	2,397
	4	0	2008	CARPORT02	MET	528	1.00	1.00	A	0.86	1.00	1.11	1.00	7,535
	5	0	2015	MPBSL	WALL	576	1.00	1.00	10A	0.21	1.00	1.11	1.00	1,602
	6	0	2009	PFBG	SHEL	168	1.00	1.00	20A	0.31	1.00	1.11	1.00	1,054
	7	2011	0	MPBSL	SHEL	36	1.00	1.00	NV	0.00	1.00	1.11	1.00	0
	8	0	0	MPBDL	SHEL	48	1.00	1.00	NV	0.00	1.00	1.11	1.00	0
	9	0	0	MPBDL	SHEL	96	1.00	1.00	NV	0.00	1.00	1.11	1.00	0
Total Building Value:														145,658

Sale Date: 05/23/2024
Sale Price: 168,000

Deed Date: 05/24/2024
Volume:

File#: 2402919
Page:

Buyer: REDD EDWARD MCKINLEY & BEATRICE ANGELA EMERSON
Seller: WARD JOE BYRON PATRICK & TIFFNIE LYNN HUGHES

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
187,454	150,887	0.8981	1.1158		WESTU	MLS	0	3.320	145,658

Parcel Id: 21785
Sale #:7

Acct Number: 33100-00398-01000-000000

Cat Code: A2

Loc Code: 11

Address: 161 FCR 1171

Legal 1: WESTWOOD - M PARKS A-517 PT TRACTS 398 & 399

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RWEST01			3.03	0		0.00		1.00	38,561	0	38,561	
Total Land Taxable Value:													38,561	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	0	MH114	LA	798	1.00	1.00	MH1A	0.10	1.00	1.11	1.00	5,698
	2	1975	0	PORCH01	SCRN	160	1.00	1.00	MH1A	0.10	1.00	1.11	1.00	437
	3	1975	0	PORCH01	OPEN	24	1.00	1.00	MH1A	0.10	1.00	1.11	1.00	66
	4	0	1996	MPBSL	SHEL	800	1.00	1.00	15A	0.20	1.00	1.11	1.00	2,261
Total Building Value:														8,462

Sales Ratio Detail

Sale Date: 09/30/2024
Sale Price: 65,000

Deed Date: 10/01/2024
Volume:

File#: 2405447
Page:

Buyer: MORALES LAZARO E VALENCIA & ANA K
Seller: HERR EUGENE GAYLORD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
47,023	58,253	0.8962	0.7234		WESTU	MLS	0	3.032	8,462

Parcel Id: 21852 Acct Number: 33100-00435-00000-000000 Cat Code: A2 Loc Code: 11 Address: 302 FCR 1220
Sale #:8 Multi Parcel Sale Legal 1: WESTWOOD - M PARKS A-517 TRACT 435

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWEST01		1.50	0	0.00	1.00	44,303	0	44,303
Total Land Taxable Value:										44,303

Parcel Id: 53867 Acct Number: 33100-00435-01160-002009 Cat Code: A2 Loc Code: 11 Address: 302 FCR 1220
Sale #:2 Multi Parcel Sale *Primary Parcel* Legal 1: MH ONLY

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	0	MH324	LA	1,456	1.00	1.00	MH3A	0.62	1.00	1.11	1.00	92,997
	2	2008	0	CARPORT02	FRAM	720	1.00	1.00	MH3A	0.64	1.00	1.11	1.00	11,268
	3	0	2007	DECK02	W	216	1.00	1.00	MH3A	0.62	1.00	1.11	1.00	3,031
	4	2007	0	FIREPLAC03	MOB	1	1.00	1.00	MH3A	0.62	1.00	1.11	1.00	1,831
	5	2010	0	PFBA	SHEL	192	1.00	1.00	15A	0.21	1.00	1.11	1.00	652
	6	2010	0	MPBDA	CAN	144	1.00	1.00	15A	0.21	1.00	1.11	1.00	431
	7	2010	0	PFBA	CAR	400	1.00	1.00	15A	0.21	1.00	1.11	1.00	638
Total Building Value:														110,848

Sale Date: 02/14/2025
Sale Price: 148,000

Deed Date: 02/17/2025
Volume:

File#: 2500715
Page:

Buyer: PATE KELLY AISLING & JAMIE ANN
Seller: HOUSEWRIGHT PATSY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
155,151	134,588	0.9094	1.0483		WESTU	MLS	0	0.000	110,848

Parcel Id: 21864 Acct Number: 33101-00086-00000-000000 Cat Code: A1 Loc Code: 11 Address: 141W FM 27
Sale #:7 Legal 1: OAK FOREST I - I H REED A-23 TRACT 86

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RROF02		0.64	0	0.00	1.00	17,220	0	17,220
Total Land Taxable Value:										17,220

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RB04	LA	2,013	1.00	1.00	A	0.73	1.00	0.95	1.00	175,647
	2	1999	0	RB04	AG	529	1.00	1.00	A	0.73	1.00	0.95	1.00	17,679
	3	1999	0	PORCH04	OPEN	24	1.00	1.00	A	0.73	1.00	0.95	1.00	778
	4	1999	0	PORCH04	OPEN	136	1.00	1.00	A	0.73	1.00	0.95	1.00	3,356
	5	1999	0	FIREPLAC04	MAS	1	1.00	1.00	A	0.73	1.00	0.95	1.00	3,710
	6	0	2010	MPBDA	SHEL	288	1.00	1.00	25A	0.52	1.00	0.95	1.00	4,408
	7	0	2010	MPBDL	WALL	48	1.00	1.00	10A	0.20	1.00	0.95	1.00	97
	8	0	2010	MPBDL	CAN	96	1.00	1.00	10A	0.20	1.00	0.95	1.00	111
Total Building Value:														205,786

Sale Date: 02/28/2024
Sale Price: 215,000

Deed Date: 02/29/2024
Volume:

File#: 2401118
Page:

Buyer: ADAMS WYATT P & ANGELA M FULLER-ADAMS
Seller: JAMES A D & MARVALENE LIFE ESTATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
223,006	293,828	1.3666	1.0372		OAK	MLS	0	0.640	205,786

Parcel Id: 21871
Sale #:7

Acct Number: 33101-00093-00000-000000

Cat Code: A1

Loc Code: 11

Address: 127 W FM 27

Legal 1: OAK FOREST I - I H REED A-23 TRACT 93

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RROF02		0.60	0		0.00		1.00	16,073	0	16,073
	2	RROF02		0.59	0		0.00		1.00	13,324	0	13,324
Total Land Taxable Value:												29,397

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	0	RB06	LA	3,280	1.00	1.00	A	0.80	1.00	0.95	1.00	364,996
	2	2004	0	RB06	AG	460	1.00	1.00	A	0.80	1.00	0.95	1.00	22,221
	3	2004	0	RB06	ST	510	1.00	1.00	A	0.80	1.00	0.95	1.00	23,911
	4	2004	0	PORCH06	OPEN	160	1.00	1.00	A	0.80	1.00	0.95	1.00	5,169
	5	2004	0	PORCH06	OPEN	217	1.00	1.00	A	0.80	1.00	0.95	1.00	6,788
	6	2004	0	CARPORT06	FRAM	544	1.00	1.00	A	0.80	1.00	0.95	1.00	13,441
	7	2004	0	FIREPLAC06	MAS	1	1.00	1.00	A	0.80	1.00	0.95	1.00	5,685
Total Building Value:														442,211

Sale Date: 10/30/2024
Sale Price: 400,000

Deed Date: 10/31/2024
Volume:

File#: 2405968
Page:

Buyer: NGUYEN QUAN TRUONG & THAO DIEP
Seller: COOPER BENJAMIN C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
471,608	536,796	1.3420	1.1790		OAK	MLS	0	1.189	442,211

Parcel Id: 21884
Sale #:7

Acct Number: 33101-00106-00000-000000

Cat Code: A1

Loc Code: 11

Address: 304 PR 1280

Legal 1: OAK FOREST I - I H REED A-23 TRACT 106

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RROF01		0.60	0		0.00		1.00	16,300	0	16,300
Total Land Taxable Value:												16,300

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	1995	RB07	LA	2,073	1.00	1.00	G	0.70	1.00	0.95	1.00	249,351
	2	1986	1995	PORCH07	OPEN	44	1.00	1.00	G	0.70	1.00	0.95	1.00	1,529
	3	1986	1995	RB07	AG	516	1.00	1.00	G	0.70	1.00	0.95	1.00	23,742
	4	1986	1995	FIREPLAC07	MAS	1	1.00	1.00	G	0.70	1.00	0.95	1.00	5,719
	5	0	2012	PFBA	CAR	400	1.00	1.00	15G	0.29	1.00	0.95	1.00	754
	6	0	2012	PFBG	SHEL	96	1.00	1.00	20G	0.50	1.00	0.95	1.00	831
	7	0	2012	PFBG	SHEL	200	1.00	1.00	20G	0.50	1.00	0.95	1.00	1,732
	8	2015	0	DECK02	W	256	1.00	1.00	G	0.94	1.00	0.95	1.00	4,145
Total Building Value:														287,803

Sale Date: 07/02/2024
Sale Price: 295,000

Deed Date: 07/02/2024
Volume:

File#: 2403600
Page:

Buyer: SCHROEDER GEORGE FREDRICK & SHANNON MALLEY
Seller: WHITAKER FAMILY TRUST FOR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
304,103	281,177	0.9531	1.0309		OAK	DSL	0	0.600	287,803

Parcel Id: 21889
Sale #:12

Acct Number: 33101-00113-00000-000000

Cat Code: A1

Loc Code: 11

Address: 113 PR 1280

Legal 1: OAK FOREST I - I H REED A-23 TRACT 113

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RROF01		0.62	0		0.00		1.00	16,668	0	16,668

Total Land Taxable Value: 16,668

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	2006	RB06	LA	2,958	1.00	1.00	G	0.85	1.00	0.95	1.00	356,950
	2	1997	2006	RB06	AG	552	1.00	1.00	G	0.85	1.00	0.95	1.00	26,802
	3	1997	2006	PORCH06	OPEN	504	1.00	1.00	G	0.85	1.00	0.95	1.00	16,039
	4	1997	2006	PORCH06	OPEN	48	1.00	1.00	G	0.85	1.00	0.95	1.00	1,856
	5	1997	2006	FIREPLAC06	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	6,040

Total Building Value: 407,687

Sale Date: 11/08/2024
Sale Price: 439,000

Deed Date: 11/08/2024
Volume:

File#: 2406156
Page:

Buyer: BURNETT & SONS INC
Seller: SKINNER TERRY DAVID II & KAYLA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
424,355	373,225	0.8502	0.9666		OAK	MLS	0	0.616	407,687

Parcel Id: 22044
Sale #:7

Acct Number: 33107-00047-00000-000000

Cat Code: A1

Loc Code: 11

Address: 131 FCR 540

Legal 1: WILDWOOD - J KORN A-15 TR 47

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		4.99	0		0.00		1.00	81,217	0	81,217

Total Land Taxable Value: 81,217

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2017	PFBG	FIN	640	1.00	1.00	20G	0.77	1.00	0.95	1.00	26,077
	2	2023	0	DECK03	W	160	1.00	1.00	25E	1.00	1.00	0.95	1.00	4,008
	3	2023	0	PFBL	SHEL	216	1.00	1.00	10E	0.99	1.00	0.95	1.00	2,367
Total Building Value:														32,452

Sale Date: 09/23/2024
Sale Price: 110,000

Deed Date: 09/24/2024
Volume:

File#: 2405318
Page:

Buyer: CARPENTER BARRY MICHAEL & JUDITH LYNNE
Seller: PIERCE DANYALE & BRANDON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
113,669	109,794	0.9981	1.0334		WILD	MLS	0	4.990	32,452

Parcel Id: 22029
Sale #:6

Acct Number: 33107-00112-00000-000000

Cat Code: A1

Loc Code: 11

Address: 230 FCR 540

Legal 1: WILDWOOD - J KORN A-15 TR 112

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RWILD			1.01	0	0.00		1.00	21,674	0	21,674		
Total Land Taxable Value:											21,674			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	RS04	LA	1,360	1.00	1.00	E	0.99	1.00	0.95	1.00	148,117
	2	2022	0	RS04	LA02	559	1.00	1.00	E	0.99	1.00	0.95	1.00	56,002
	3	2022	0	PORCH04	OPEN	72	1.00	1.00	E	0.99	1.00	0.95	1.00	2,591
	4	2023	0	DECK02	W	540	1.00	1.00	E	1.00	1.00	0.95	1.00	8,023
	5	2021	0	PFBL	SHEL	140	1.00	1.00	10E	0.79	1.00	0.95	1.00	1,224
	6	0	0	TSPACE	LOW	1	1.00	1.00		1.00	1.00	0.95	1.00	1,995
	7	0	0	FVO		320	1.00	1.00		1.00	1.00	0.95	1.00	0
Total Building Value:											217,952			

Sale Date: 02/16/2024
Sale Price: 265,000

Deed Date: 02/19/2024
Volume:

File#: 2400862
Page:

Buyer: PHILLIPS COLTON & LINDSEY FAUTT
Seller: ARD JANA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
239,626	244,964	0.9244	0.9042		WILD	MLS	0	1.010	217,952

Parcel Id: 22308
Sale #:9

Acct Number: 33110-00011-00000-000000

Cat Code: A1

Loc Code: 11

Address: 119 PR 1295

Legal 1: WILLOW CREEK FARMS LOT 11

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWC01		2.83	0	0.00	1.00	57,232	0	57,232
Total Land Taxable Value:										57,232

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	2011	RB05	LA	1,967	1.00	1.00	G	0.90	1.00	0.95	1.00	231,868
	2	1984	2011	RB05	LA02	736	1.00	1.00	G	0.90	1.00	0.95	1.00	82,027
	3	1984	2011	RB05	DG	576	1.00	1.00	G	0.90	1.00	0.95	1.00	34,607
	4	1995	2011	PORCH05	OPEN	120	1.00	1.00	G	0.90	1.00	0.95	1.00	4,041
	5	1984	2011	PORCH05	OPEN	458	1.00	1.00	G	0.90	1.00	0.95	1.00	13,968
	6	1984	2011	PORCH05	OPEN	90	1.00	1.00	G	0.90	1.00	0.95	1.00	3,105
	7	1984	2011	CARPORT05	FRAM	288	1.00	1.00	G	0.90	1.00	0.95	1.00	10,024
	8	1984	2011	FIREPLAC05	MAS	1	1.00	1.00	G	0.90	1.00	0.95	1.00	5,788
	9	1984	2011	PORCH05	OPEN	320	1.00	1.00	G	0.90	1.00	0.95	1.00	9,759
	10	2015	0	SLAB		100	1.00	1.00	G	0.94	1.00	0.95	1.00	709
	11	2015	0	DECK01	W	48	1.00	1.00	25G	0.78	1.00	0.95	1.00	1,279
Total Building Value:														397,175

Sale Date: 10/16/2024

Deed Date: 10/17/2024

File#: 2405710

Buyer: ZACHRY WENDY

Sale Price: 495,000

Volume:

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Seller: CARROLL CHESTER & ASHLEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
454,407	313,118	0.6326	0.9180		WILLO	MLS	0	2.830	397,175

Parcel Id: 43698

Sale #:11

Acct Number: 33270-00008-00000-000000

Cat Code: A1

Loc Code: 11

Address: 175 FM 1580

Legal 1: MOODY LAND CO I TRACT 8

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RRF			1.12	0	0.00			1.00	24,732	0	24,732	
Total Land Taxable Value:													24,732	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	RF03	LA	1,500	1.00	1.00	G	0.75	1.00	1.18	1.00	136,865
	2	1998	0	PORCH03	OPEN	300	1.00	1.00	G	0.75	1.00	1.18	1.00	7,676
	3	1998	0	FIREPLAC03	MET	1	1.00	1.00	G	0.75	1.00	1.18	1.00	2,080
	4	0	1998	PFBA	CAR	400	1.00	1.00	15A	0.20	1.00	1.18	1.00	646
	5	0	1998	MPBDA	SHEL	264	1.00	1.00	25A	0.20	1.00	1.18	1.00	1,930
Total Building Value:														149,197

Sale Date: 05/21/2024

Deed Date: 05/21/2024

File#: 2402828

Buyer: DRAPER CLARISSA

Sale Price: 189,500

Volume:

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Seller: MILLER LESTER RAY EST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
173,929	168,428	0.8888	0.9178		FISD	MLS	0	1.120	149,197

Parcel Id: 69346

Sale #:4

Multi Parcel Sale

Acct Number: 33800-00001-00000-000000

Cat Code: A1

Loc Code: 11

Address: FCR 540

Legal 1: SHADOW PINE SUBDIVISION LOT 1 BLK A

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		1.00	0	0.00			1.00	19,904	0	19,904
Total Land Taxable Value:												19,904

Sales Ratio Detail

Parcel Id: 69347 Acct Number: 33800-00002-00000-000000 Cat Code: A1 Loc Code: 11 Address: FCR 540
 Sale #:4 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: SHADOW PINE SUBDIVISION LOT 2 BLK A

Land	Seq	Class	Ag	Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD			1.00	0			0.00			19,904	0	19,904
Total Land Taxable Value:														19,904
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	0	RF03	LA	1,125	1.00	1.00	A	0.92	1.00	0.95	0.40	42,693
Total Building Value:														42,693

Sale Date: 04/04/2024 Deed Date: 04/24/2024 File#: 2401899 **Buyer: MONDOZA JUAN MANUEL & MARTHA ADRIANA**
 Sale Price: 80,000 Volume: Page: **Seller: DENNINGHOFF MICHAEL & CALEB LATSON**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
82,501	77,040	0.9630	1.0313		WILD	DSL	0	2.004	42,693

Parcel Id: 69085 Acct Number: 35019-00007-00000-000000 Cat Code: A1 Loc Code: 04 Address: HUBBARD ST
 Sale #:2 Legal 1: OTS STREETMAN LOTS 7-9 BLK 19

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RSG		0.48	21,000	150.00		1.00		35,748	0	35,748
Total Land Taxable Value:												35,748

Sale Date: 01/09/2024 Deed Date: 01/10/2024 File#: 2400097 **Buyer: COX JOSHUA**
 Sale Price: 40,000 Volume: Page: **Seller: GRECU STEVE & DANIELLE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
35,748	12,758	0.3190	0.8937	L	SRES	MLS	21,000	0.482	8,172

Parcel Id: 53986 Acct Number: 35033-00010-01160-002009 Cat Code: M1 Loc Code: 04 Address: 103 HOGG ST
 Sale #:2 **Multi Parcel Sale** Legal 1: MOBILE HOME ONLY

Parcel Id: 22494 Acct Number: 35033-00001-00000-000000 Cat Code: A2 Loc Code: 04 Address: 103 HOGG ST
 Sale #:4 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: OTS STREETMAN LOTS 1 THRU 6 & 10 THRU 12 BLK 33

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RSG		0.97	42,000	300.00		1.00		14,998	0	14,998
	2	RSG		0.55	23,915	160.00		1.00		8,524	0	8,524
Total Land Taxable Value:												23,522

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2017	MH328	LA	1,680	1.00	1.00	MH3G	0.86	1.00	0.92	1.00	112,226
	2	2008	2017	FIREPLAC03	MOB	1	1.00	1.00	MH3G	0.86	1.00	0.92	1.00	2,105
	3	2008	2017	PORCH03	OPEN	240	1.00	1.00	MH3G	0.86	1.00	0.92	1.00	5,704
	4	2008	2017	PORCH03	OPEN	48	1.00	1.00	MH3G	0.86	1.00	0.92	1.00	1,374
	5	0	2020	PFBA	SHEL	128	1.00	1.00	15G	0.80	1.00	0.92	1.00	1,372
	6	2023	0	PFBA	SHEL	96	1.00	1.00	15E	1.00	1.00	0.92	1.00	1,286
	7	2011	0	MPBSL	SHEL	400	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	8	2018	0	MPBDL	WALL	352	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	9	2019	0	PIERWW	LOW	172	1.00	1.00	25G	0.92	1.00	0.92	1.00	3,676
Total Building Value:														127,743

Sale Date: 07/15/2024
Sale Price: 178,900

Deed Date: 07/22/2024
Volume:

File#: 2403940
Page:

Buyer: OCHOA NICHOLAS & ASHTON FAITH
Seller: ROGERS RAYMOND D & ALICIA D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
151,265	135,403	0.7569	0.8455		SRES	MLS	65,915	1.515	127,743

Parcel Id: 22498
Sale #:13

Acct Number: 35034-00001-00000-000000

Cat Code: A1

Loc Code: 04

Address: 203 HOGG ST

Legal 1: OTS STREETMAN LOTS 1 THRU 3 BLK 34

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RSG		0.48	10,500	75.00	1.00	35,762	0	35,762
Total Land Taxable Value:										35,762

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	2010	RB04	LA	1,974	1.00	1.00	G	0.89	0.90	0.92	1.00	183,784
	2	1975	2010	PORCH04	OPEN	80	1.00	1.00	G	0.89	1.00	0.92	1.00	2,471
	3	1975	2010	RB04	AG	552	1.00	1.00	G	0.89	1.00	0.92	1.00	21,455
Total Building Value:														207,710

Sale Date: 05/29/2024
Sale Price: 235,000

Deed Date: 05/29/2024
Volume:

File#: 2402958
Page:

Buyer: WATERS MARDIS D JR & ALEXIS N
Seller: CONTRERAS JUAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
243,472	208,276	0.8863	1.0361		SRES	MLS	10,500	0.483	207,710

Parcel Id: 22656
Sale #:5

Acct Number: 40001-00001-02000-000000

Cat Code: A1

Loc Code: 05

Address: 701S 10TH AVE

Legal 1: OTS TEAGUE W 1/2 OF 1-2-3 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.26	11,250	150.00	1.00	15,595	0	15,595
Total Land Taxable Value:										15,595

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	1994	RF03	LA	1,506	1.00	1.00	A	0.66	1.00	0.89	1.00	87,127
	2	1945	1994	RF03	LA	360	1.00	1.00	A	0.66	1.00	0.89	1.00	20,827
	3	1945	1994	PORCH03	OPEN	360	1.00	1.00	A	0.66	1.00	0.89	1.00	6,113
	4	1980	0	CARPORT02	MET	240	1.00	1.00	F	0.41	1.00	0.89	1.00	1,309
	5	1945	0	RF02	DG	360	1.00	1.00	F	0.30	1.00	0.89	1.00	3,422
	6	0	2011	PFBL	SHEL	128	1.00	1.00	15A	0.23	1.00	0.89	1.00	305
	7	0	1980	MPBDL	CAN	288	1.00	1.00	NV	0.00	1.00	0.89	1.00	0

Total Building Value: 119,103

Sale Date: 03/28/2024
Sale Price: 139,000

Deed Date: 04/02/2024
Volume:

File#: 2401863
Page:

Buyer: HARRIS TYLER LEE & CYDNEI LEEANN
Seller: COLLINS TERRI FULTON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
134,698	129,893	0.9345	0.9691		TRES	MLS	11,250	0.258	119,103

Parcel Id: 69754

Acct Number: 40004-00001-02000-000000

Cat Code: C1

Loc Code: 05

Address: S 11TH AVE

Sale #:6

Multi Parcel Sale

Legal 1: OTS TEAGUE PT E 1/2 OF 1 - 3 BLK 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.00	0	0.00	1.00	121	0	121

Total Land Taxable Value: 121

Parcel Id: 22665

Acct Number: 40004-00001-00000-000000

Cat Code: A1

Loc Code: 05

Address: 421 S 10TH AVE

Sale #:7

Multi Parcel Sale *Primary Parcel*

Legal 1: OTS TEAGUE W 1/2 LOTS 1 THRU 3 BLK 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.24	10,500	150.00	1.00	14,621	0	14,621

Total Land Taxable Value: 14,621

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	1980	RB03	LA	1,985	1.00	1.00	A	0.46	1.00	0.89	1.00	78,714
	2	1960	1980	PORCH03	OPEN	30	1.00	1.00	A	0.46	1.00	0.89	1.00	493
	3	1960	1980	RB03	AG	400	1.00	1.00	A	0.46	1.00	0.89	1.00	7,282
	4	2019	0	PFBA	SHEL	320	1.00	1.00	15G	0.75	1.00	0.89	1.00	3,110
	5	0	2019	PFBA	SHEL	400	1.00	1.00	15G	0.75	1.00	0.89	1.00	3,888
	6	2019	0	MPBSG	SHEL	1,400	1.00	1.08	30G	0.98	1.00	0.89	1.00	52,696

Total Building Value: 146,183

Sale Date: 05/10/2024
Sale Price: 150,000

Deed Date: 05/13/2024
Volume:

File#: 2402673
Page:

Buyer: RODRIGUEZ MARTIN
Seller: JONES LUCKY M II

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
160,925	179,305	1.1954	1.0728		TRES	MLS	10,500	0.243	146,183

Parcel Id: 22698

Acct Number: 40019-00009-00000-000000

Cat Code: A1

Loc Code: 05

Address: 315 N 10TH AVE

Sale #:8

Legal 1: OTS TEAGUE LOT 9 & 10 PT 11BLK 19

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.41	17,858	119.05			1.00	23,806	0	23,806	
Total Land Taxable Value:													23,806	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1964	1970	RB03	LA	2,068	1.00	1.00	A	0.39	1.00	0.89	1.00	70,818
	2	1964	1970	RB03	LA02	580	1.00	1.00	A	0.39	1.00	0.89	1.00	18,557
	3	1964	1970	PORCH03	OPEN	216	1.00	1.00	A	0.39	1.00	0.89	1.00	2,286
	4	1964	1970	CARPORT03	FRAM	400	1.00	1.00	A	0.39	1.00	0.89	1.00	4,031
	5	1964	1970	PORCH03	OPEN	100	1.00	1.00	A	0.39	1.00	0.89	1.00	1,145
	6	0	1970	CARPORT02	MET	240	1.00	1.00	A	0.39	1.00	0.89	1.00	1,245
	7	1964	1970	FIREPLAC03	MET	1	1.00	1.00	A	0.39	1.00	0.89	1.00	816
Total Building Value:													98,898	

Sale Date: 01/26/2024
Sale Price: 126,585

Deed Date: 01/29/2024
Volume:

File#: 2400614
Page:

Buyer: WEBB THRESSA
Seller: RICHARDSON MELINDA ANNE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
122,704	121,227	0.9577	0.9693		TRES	DSL	17,858	0.410	98,898

Parcel Id: 22774
Sale #:8

Acct Number: 40030-00007-00000-000000

Cat Code: A1

Loc Code: 05

Address: 600 S 9TH AVE

Legal 1: OTS TEAGUE LOTS 7 THRU 9 BLK 30

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.52	22,478	150.00			1.00	29,075	0	29,075	
Total Land Taxable Value:													29,075	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1948	1994	RB03	LA	1,968	1.00	1.00	A	0.66	1.00	0.89	1.00	120,883
	2	0	1995	MPBDA	SHEL	220	1.00	1.00	25A	0.20	1.00	0.89	1.00	1,213
	3	0	1995	MPBDA	CAN	88	1.00	1.00	25A	0.20	1.00	0.89	1.00	201
Total Building Value:													122,297	

Sale Date: 03/04/2024
Sale Price: 160,000

Deed Date: 03/05/2024
Volume:

File#: 2401190
Page:

Buyer: BELDIN RYAN & KIMBERLY OLIVER
Seller: GREGORY LIVING TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
151,372	126,631	0.7914	0.9461		TRES	DSL	22,478	0.516	122,297

Parcel Id: 22785
Sale #:5

Acct Number: 40032-00003-00000-000000

Cat Code: A1

Loc Code: 05

Address: 413 S 8TH AVE

Legal 1: OTS TEAGUE LOT 3 & 1/2 OF LOT 2 BLK 32

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.26	11,250	75.00		1.00	15,595	0	15,595
Total Land Taxable Value:											15,595

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	0	RF03	LA	1,468	1.00	1.00	F	0.30	1.00	0.89	1.00	37,616
	2	1960	0	RF03	ST	108	1.00	1.00	F	0.30	1.00	0.89	1.00	1,444
	3	1960	0	CARPORT03	FRAM	396	1.00	1.00	F	0.30	1.00	0.89	1.00	3,085
Total Building Value:														42,145

Sale Date: 04/25/2024
Sale Price: 57,000

Deed Date: 04/30/2024
Volume:

File#: 2402526
Page:

Buyer: CARRILLO KARINA
Seller: NICKLEBERRY CHRIS & ELIZABETH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
57,740	101,365	1.7783	1.0130		TRES	MLS	11,250	0.258	42,145

Parcel Id: 22802
Sale #:13

Acct Number: 40033-00012-00000-000000

Cat Code: A1

Loc Code: 05

Address: 320 S 9TH AVE

Legal 1: OTS TEAGUE LOTS 12 & S 1/2 OF 11 BLK 33

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.26	11,250		75.00		1.00	15,595	0	15,595	
Total Land Taxable Value:													15,595	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	1994	RF04	LA	1,556	1.00	1.00	A	0.66	1.00	0.89	1.00	111,114
	2	1970	1994	PORCH04	OPEN	160	1.00	1.00	A	0.66	1.00	0.89	1.00	3,287
	3	0	1994	DECK02	W	96	1.00	1.00	A	0.66	1.00	0.89	1.00	1,573
	4	0	2010	MPBCA	SHEL	64	1.00	1.00	30A	0.65	1.00	0.89	1.00	1,508
Total Building Value:														117,482

Sale Date: 05/30/2024
Sale Price: 125,000

Deed Date: 05/31/2024
Volume:

File#: 2403007
Page:

Buyer: PACHECO GILBERT & JOCELIN RODRIGUEZ
Seller: BENNETT DIXIE M

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
133,077	180,621	1.4450	1.0646		TRES	MLS	11,250	0.258	117,482

Parcel Id: 22831
Sale #:6

Acct Number: 40037-00009-00000-000000

Cat Code: A1

Loc Code: 05

Address: 213 N 9TH AVE

Legal 1: OTS TEAGUE LOTS 9 & 10 BLK 37

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.34	15,000	100.00			1.00	20,340	0	20,340	
Total Land Taxable Value:													20,340	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2016	RF03	LA	1,611	1.00	1.00	A	0.94	1.00	0.89	1.00	126,838
	2	1965	2016	RF03	LA12	732	1.00	1.00	A	0.94	1.00	0.89	1.00	54,154
	3	1965	2016	PORCH03	OPEN	276	1.00	1.00	A	0.94	1.00	0.89	1.00	6,779
	4	1965	2016	PORCH03	OPEN	140	1.00	1.00	A	0.94	1.00	0.89	1.00	3,754
	5	1965	2016	FIREPLAC03	MAS	1	1.00	1.00	A	0.94	1.00	0.89	1.00	3,689
	6	0	2015	PFBA	CAR	500	1.00	1.00	15A	0.43	1.00	0.89	1.00	1,309
	7	0	1997	MPBDA	SHEL	240	1.00	1.00	25A	0.20	1.00	0.89	1.00	1,323
Total Building Value:														197,846

Sales Ratio Detail

Sale Date: 03/03/2025
Sale Price: 225,000

Deed Date: 03/07/2025
Volume:

File#: 2501065
Page:

Buyer: STEEN KYLE & ASHLEY S
Seller: INDERMAN MYRA KAY WALTHALL EST

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
218,186	161,288	0.7168	0.9697		TRES	MLS	15,000	0.344	197,846

Parcel Id: 22844
Sale #: 8

Acct Number: 40039-00003-00000-000000
Cat Code: A1 **Loc Code:** 05 **Address:** 408 N 8TH AVE
Legal 1: OTS TEAGUE LOT 3 & 1/2 OF LOT 4 BLK 39

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.26	11,250	75.00		1.00		15,595	0	15,595	
Total Land Taxable Value:													15,595	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1940	2004	RF03	LA	1,414	1.00	1.00	A	0.80	1.00	0.89	1.00	102,882
	2	1940	2004	RF03	LA	132	1.00	1.00	A	0.80	1.00	0.89	1.00	9,604
	3	1940	2004	PORCH03	OPEN	154	1.00	1.00	A	0.80	1.00	0.89	1.00	3,480
	4	1940	2004	PORCH03	OPEN	120	1.00	1.00	A	0.80	1.00	0.89	1.00	2,779
	5	1940	2004	PORCH03	OPEN	32	1.00	1.00	A	0.80	1.00	0.89	1.00	904
	6	2020	2004	PORCH03	OPEN	9	1.00	1.00	A	0.80	1.00	0.89	1.00	264
	7	1940	2004	RF03	DG	420	1.00	1.00	A	0.80	1.00	0.89	1.00	15,386
	8	0	1987	MPBDA	SHEL	240	1.00	1.00	25A	0.20	1.00	0.89	1.00	1,323
	9	2020	0	GHDL	WALL	96	1.00	1.00	NV	0.00	1.00	0.89	1.00	0
Total Building Value:													136,622	

Sale Date: 02/12/2024
Sale Price: 154,900

Deed Date: 02/26/2024
Volume:

File#: 2401009
Page:

Buyer: GOVELLA MELINDA
Seller: GOLDEN SHARON EST

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
152,217	123,412	0.7967	0.9827		TRES	MLS	11,250	0.258	136,622

Parcel Id: 22864
Sale #: 6

Acct Number: 40045-00003-00000-000000
Cat Code: A1 **Loc Code:** 05 **Address:** 704 SPRUCE
Legal 1: OTS TEAGUE E 1/2 2 & ALL 3 BLK 45

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RTR01			0.24	10,500	75.00				1.00	14,629		0	14,629
Total Land Taxable Value:															14,629
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	1945	1994	RF02	LA	816	1.00	1.00	A	0.66	1.00	0.89	1.00	46,039	
	2	1945	1994	PORCH02	OPEN	72	1.00	1.00	A	0.66	1.00	0.89	1.00	1,329	
	3	1945	1994	RF02	ST	55	1.00	1.00	A	0.66	1.00	0.89	1.00	1,054	
	4	2010	0	DECK01	W	120	1.00	1.00	NV	0.00	1.00	0.89	1.00	0	
	5	2010	0	MPBDL	SHEL	120	1.00	1.00	NV	0.00	1.00	0.89	1.00	0	
Total Building Value:															48,422

Sales Ratio Detail

Sale Date: 09/17/2024
Sale Price: 66,500

Deed Date: 09/17/2024
Volume:

File#: 2405252
Page:

Buyer: ARAUJO BERNICE LERMA & JENDER ALDAHIR VASQUEZ
Seller: HUFFMAN DAVID D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
63,051	57,606	0.8663	0.9481		TRES	MLS	10,500	0.241	48,422

Parcel Id: 22922
Sale #:7

Acct Number: 40052-00006-00000-000000

Cat Code: A1

Loc Code: 05

Address: 712 OAK ST

Legal 1: OTS TEAGUE LOTS 6 THRU 8 BLK 52

Land	Seq	Class	Ag Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01			0.24	10,500	75.00				1.00	14,629	0	14,629
Total Land Taxable Value:														14,629
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	1999	RF03	LA	973	1.00	1.00	A	0.73	1.00	0.89	1.00	68,829
	2	1945	1999	RF03	LA	75	1.00	1.00	A	0.73	1.00	0.89	1.00	5,305
	3	2015	1999	RF03	LA	60	1.00	1.00	A	0.73	1.00	0.89	1.00	4,244
	4	2015	1999	PORCH03	OPEN	80	1.00	1.00	A	0.73	1.00	0.89	1.00	1,765
	5	1945	1999	PORCH03	OPEN	112	1.00	1.00	A	0.73	1.00	0.89	1.00	2,380
	6	2007	0	RF03	DG	576	1.00	1.00	A	0.84	1.00	0.89	1.00	20,239
Total Building Value:														102,762

Sale Date: 07/12/2024
Sale Price: 122,436

Deed Date: 07/16/2024
Volume:

File#: 2403818
Page:

Buyer: VENABLE ARIANNE
Seller: YEAMAN NETTIE M EST

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
117,391	128,680	1.0510	0.9588		TRES	MLS	10,500	0.241	102,762

Parcel Id: 23007
Sale #:7

Acct Number: 40062-00015-00000-000000

Cat Code: A1

Loc Code: 05

Address: 615 OAK ST

Legal 1: OTS TEAGUE LOTS 15 THRU 17 BLK 62

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.24	10,500		75.00		1.00	14,629	0	14,629	
Total Land Taxable Value:													14,629	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	2012	RF03	LA	1,252	1.00	1.00	A	0.90	1.00	0.89	1.00	106,854
	2	1945	2012	PORCH03	OPEN	245	1.00	1.00	A	0.90	1.00	0.89	1.00	5,876
	3	0	2019	PFBG	SHEL	320	1.00	1.00	20G	0.86	1.00	0.89	1.00	4,465
Total Building Value:														117,195

Sale Date: 11/18/2024
Sale Price: 136,600

Deed Date: 11/20/2024
Volume:

File#: 2406298
Page:

Buyer: ADAMS CHRISTIAN JOHN & COURTNEY E
Seller: COOPER PAUL DAVID & JEREMY MESSMER

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
131,824	94,496	0.6918	0.9650		TRES	MLS	10,500	0.241	117,195

Sales Ratio Detail

Parcel Id: 23109
Sale #:5

Acct Number: 40074-00002-00000-000000

Cat Code: A1

Loc Code: 05

Address: 508 CYPRESS ST

Legal 1: OTS TEAGUE LOTS 2 & 3 BLK 74

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	19,100	0	19,100	
Total Land Taxable Value:													19,100	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	1975	RF03	LA	1,260	1.00	1.00	A	0.42	1.00	0.89	1.00	47,085
	2	1945	1975	RF03	LA12	456	1.00	1.00	A	0.42	1.00	0.89	1.00	15,879
	3	1945	1975	PORCH03	OPEN	28	1.00	1.00	A	0.42	1.00	0.89	1.00	425
	4	0	1975	DECK01	W	48	1.00	1.00	A	0.42	1.00	0.89	1.00	645
	5	1945	1975	CARPORT01	FRAM	240	1.00	1.00	A	0.42	1.00	0.89	1.00	1,576
	6	0	2015	PFBL	SHEL	80	1.00	1.00	10A	0.21	1.00	0.89	1.00	174
Total Building Value:													65,784	

Sale Date: 04/05/2024
Sale Price: 90,000

Deed Date: 04/12/2024
Volume:

File#: 2402013
Page:

Buyer: WHITAKER BRANDON WAYNE & ANGELA
Seller: GEORGE BERLE LAURA EST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
84,884	59,082	0.6565	0.9432		TRES	MLS	14,000	0.321	65,784

Parcel Id: 23113
Sale #:9

Acct Number: 40074-00010-00000-000000

Cat Code: A1

Loc Code: 05

Address: 501 PECAN ST

Legal 1: OTS TEAGUE W 1/2 10 & ALL 11 & 12 BLK 74

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.40	17,500	125.00			1.00	23,393	0	23,393	
Total Land Taxable Value:													23,393	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1920	1990	RF05	LA	1,932	1.00	1.00	A	0.59	1.00	0.89	1.00	124,448
	2	1920	1990	RF05	LA02	1,208	1.00	1.00	A	0.59	1.00	0.89	1.00	72,604
	3	1920	1990	PORCH05	OPEN	200	1.00	1.00	A	0.59	1.00	0.89	1.00	3,948
	4	1920	1990	FIREPLAC05	MAS	1	1.00	1.00	A	0.59	1.00	0.89	1.00	3,555
	5	1920	1990	FIREPLAC05	MET	1	1.00	1.00	A	0.59	1.00	0.89	1.00	1,759
	6	0	1990	RF03	DG	760	1.00	1.00	A	0.59	1.00	0.89	1.00	17,396
Total Building Value:													223,710	

Sale Date: 04/12/2024
Sale Price: 249,000

Deed Date: 04/15/2024
Volume:

File#: 2402037
Page:

Buyer: MARTIN JAMES & RAQUEL PILAR GARCIA
Seller: RYAN MICHAEL STEPHEN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
247,103	259,941	1.0439	0.9924		TRES	DSL	17,500	0.402	223,710

Parcel Id: 23119
Sale #:6

Acct Number: 40075-00006-00000-000000

Cat Code: A1

Loc Code: 05

Address: 520 PECAN ST

Legal 1: OTS TEAGUE LOTS 6 & E 1/2 OF LOT 5 BLK 75

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.24	10,500	75.00			1.00	14,629	0	14,629	
Total Land Taxable Value:													14,629	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1940	1990	RF03	LA	1,276	1.00	1.00	A	0.59	1.00	0.89	1.00	71,231
	2	1940	1990	PORCH03	OPEN	352	1.00	1.00	A	0.59	1.00	0.89	1.00	5,344
	3	1940	1990	PORCH03	OPEN	20	1.00	1.00	A	0.59	1.00	0.89	1.00	433
	4	1940	1990	RF02	DG	400	1.00	1.00	A	0.59	1.00	0.89	1.00	5,451
	5	1940	1990	RF02	LA02	600	1.00	1.00	A	0.59	1.00	0.89	1.00	27,832
	6	1940	1990	RF02	ST	200	1.00	1.00	A	0.59	1.00	0.89	1.00	3,427
	7	1940	1990	PORCH02	OPEN	25	1.00	1.00	A	0.59	1.00	0.89	1.00	495
	8	0	1987	MPBDA	SHEL	384	1.00	1.00	25A	0.20	1.00	0.89	1.00	2,118
Total Building Value:													116,331	

Sale Date: 01/06/2025
Sale Price: 115,000

Deed Date: 01/06/2025
Volume:

File#: 2500026
Page:

Buyer: FRENZEL ROBERT
Seller: WALKER MARTHA & BARBARA HAWKINS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
130,960	141,691	1.2321	1.1388		TRES	MLS	10,500	0.241	116,331

Parcel Id: 23296
Sale #:5

Acct Number: 40097-00005-00000-000000

Cat Code: A1

Loc Code: 05

Address: 521 N 5TH AVE

Legal 1: OTS TEAGUE LOTS 5 & 6 BLK 97

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	19,100	0	19,100
Total Land Taxable Value:															19,100
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	1965	1990	RB03	LA	2,138	1.00	1.00	A	0.59	1.00	0.89	0.50	53,478	
	2	1965	1990	PORCH03	OPEN	18	1.00	1.00	A	0.59	1.00	0.89	0.50	195	
	3	1965	1990	RF03	AG	580	1.00	1.00	A	0.59	1.00	0.89	0.50	6,055	
	4	1965	1990	RF03	ST	110	1.00	1.00	A	0.59	1.00	0.89	0.50	1,446	
	5	0	1980	MPBDL	SHEL	780	1.00	1.00	NV	0.00	1.00	0.89	0.50	0	
	6	0	2010	PFBL	SHEL	72	1.00	1.00	NV	0.00	1.00	0.89	0.50	0	
Total Building Value:															61,174

Sale Date: 02/10/2025
Sale Price: 74,500

Deed Date: 02/13/2025
Volume:

File#: 2500652
Page:

Buyer: CARRILLO FELIX
Seller: MOORE MARK DAVID

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
80,274	147,918	1.9855	1.0775		TRES	MLS	14,000	0.321	61,174

Parcel Id: 23301
Sale #:8

Acct Number: 40097-00012-00000-000000

Cat Code: A1

Loc Code: 05

Address: 401 CYPRESS ST

Legal 1: OTS TEAGUE LOT 12 & W 1/2 OF LOT 11 BLK 97

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.24	10,500	75.00			1.00	14,629	0	14,629
Total Land Taxable Value:												14,629

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	0	RF03	LA	1,477	1.00	1.00	P	0.26	1.00	0.89	1.00	35,316
	2	1945	0	PORCH03	OPEN	140	1.00	1.00	P	0.26	1.00	0.89	1.00	1,038
	3	1945	0	PORCH03	SCRN	84	1.00	1.00	P	0.26	1.00	0.89	1.00	924
	4	1945	0	CARPORT02	MET	259	1.00	1.00	P	0.26	1.00	0.89	1.00	896
Total Building Value:														38,174

Sale Date: 10/04/2024
Sale Price: 45,000

Deed Date: 10/04/2024
Volume:

File#: 2405521
Page:

Buyer: CARRILLO FELIX
Seller: HRIZON PROPERTIES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
52,803	58,484	1.2996	1.1734		TRES	MLS	10,500	0.241	38,174

Parcel Id: 23977
Sale #:12

Acct Number: 41040-00301-01000-000000

Cat Code: A1

Loc Code: 05

Address: 409 S 11TH AVE

Legal 1: CHUMNEY I ADDN

TEAGUE PT LOTS 1 & 2 BLK 3

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.37	16,000		100.00		1.00	21,722	0	21,722
Total Land Taxable Value:												21,722

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1935	1980	RF03	LA	1,050	1.00	1.00	A	0.46	1.00	0.89	1.00	47,299
	2	1935	1980	PORCH03	OPEN	98	1.00	1.00	A	0.46	1.00	0.89	1.00	1,328
	3	1935	1980	PORCH03	OPEN	140	1.00	1.00	A	0.46	1.00	0.89	1.00	1,837
	4	0	2011	PFBL	SHEL	64	1.00	1.00	10A	0.20	1.00	0.89	1.00	133
	5	2020	0	PFBL	SHEL	100	1.00	1.00	10E	0.68	1.00	0.89	1.00	705
	6	2020	0	PFBA	CAR	360	1.00	1.00	15E	0.86	1.00	0.89	1.00	1,885
	7	2020	0	CARPORT01	MET	400	1.00	1.00	25E	1.00	1.00	0.89	1.00	3,514
	8	2020	0	MPBSL	SHEL	320	1.00	1.00	15E	0.86	1.00	0.89	1.00	3,319
Total Building Value:														60,020

Sale Date: 05/20/2024
Sale Price: 75,000

Deed Date: 05/20/2024
Volume:

File#: 2402805
Page:

Buyer: LACKEY STEPHEN D & VICKY L
Seller: EDWARDS DAVID E & PATRICIA A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
81,742	99,825	1.3310	1.0899		TRES	MLS	16,000	0.370	60,020

Parcel Id: 9828
Sale #:8

Acct Number: 41050-00201-02000-000000

Cat Code: A1

Loc Code: 05

Address: 200 CRESTVIEW

Legal 1: CHUMNEY II ADDN

TEAGUE PT OF LOT 1 BLK 2

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.68	0		0.00		1.00	36,561	0	36,561
Total Land Taxable Value:												36,561

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	0	RF02	LA	1,326	1.00	1.00	UN	0.10	1.00	0.89	1.00	9,945
	2	1945	0	PORCH02	OPEN	48	1.00	1.00	UN	0.10	1.00	0.89	1.00	141
	3	1945	0	PORCH02	OPEN	140	1.00	1.00	UN	0.10	1.00	0.89	1.00	364
	4	1945	0	PORCH02	SCRN	120	1.00	1.00	UN	0.10	1.00	0.89	1.00	427
	5	0	0	MPBDL	SHEL	224	1.00	1.00	NV	0.00	1.00	0.89	1.00	0
	6	2010	0	MPBDL	SHEL	100	1.00	1.00	NV	0.00	1.00	0.89	1.00	0
	7	2011	0	MPBDL	CAN	240	1.00	1.00	NV	0.00	1.00	0.89	1.00	0
	8	1945	0	RF02	DG	384	1.00	1.00	NV	0.00	1.00	0.89	1.00	0
	9	2011	0	MPBDL	SHEL	160	1.00	1.00	NV	0.00	1.00	0.89	1.00	0
Total Building Value:														10,877

Sale Date: 10/22/2024
Sale Price: 42,701

Deed Date: 10/22/2024
Volume:

File#: 2405780
Page:

Buyer: RAMIREZ PABLO & LYLY
Seller: RASBEARY JACKIE LEE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
47,438	64,237	1.5043	1.1109		TRES	DSL	0	0.680	10,877

Parcel Id: 24030
Sale #:9

Acct Number: 41050-00301-04000-000000

Cat Code: A1

Loc Code: 05

Address: 1303 E POPLAR ST

Legal 1: CHUMNEY II ADDN

TEAGUE SE PT LOT 1 & S PT LOT 2 BLK 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		1.27	0	0.00	1.00	56,379	0	56,379
Total Land Taxable Value:										56,379

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	2005	RB04	LA	1,756	1.00	1.00	G	0.84	0.88	0.89	1.00	149,593
	2	1982	2005	PORCH04	OPEN	48	1.00	1.00	G	0.84	0.88	0.89	1.00	1,281
	3	1982	2005	FIREPLAC04	MAS	1	1.00	1.00	G	0.84	1.00	0.89	1.00	4,000
	4	1982	2005	RF03	DG	660	1.00	1.00	G	0.84	1.00	0.89	1.00	22,347
	5	1982	2005	SLAB		48	1.00	1.00	G	0.84	1.00	0.89	1.00	285
	6	1982	2005	SLAB		165	1.00	1.00	G	0.84	1.00	0.89	1.00	979
Total Building Value:														178,485

Sale Date: 07/03/2024
Sale Price: 230,000

Deed Date: 07/03/2024
Volume:

File#: 2403640
Page:

Buyer: WINKLER ERIE & WANDA
Seller: TAYLOR JOHN R EST & JEANNIE J

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
234,864	178,966	0.7781	1.0211		TRES	MLS	0	1.270	178,485

Parcel Id: 41150
Sale #:9

Acct Number: 41070-00204-00000-000000

Cat Code: A1

Loc Code: 05

Address: 104 WILDFLOWER LN

Legal 1: COUNTRY EAST ADDN

TEAGUE BLK 2 LOT 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.25	10,921	118.00	1.00	15,312	0	15,312
Total Land Taxable Value:										15,312

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1994	0	RB05	LA	2,119	1.00	1.00	G	0.69	1.00	0.95	1.00	201,170
	2	1994	0	PORCH05	OPEN	102	1.00	1.00	G	0.69	1.00	0.95	1.00	2,661
	3	1994	0	RB05	AG	528	1.00	1.00	G	0.69	1.00	0.95	1.00	19,119
	4	1994	0	PORCH05	SCRN	336	1.00	1.00	G	0.69	1.00	0.95	1.00	9,854
	5	2021	0	PFBG	SHEL	240	1.00	1.00	20E	1.00	1.00	0.95	1.00	4,156
	6	2021	0	PFBA	CAR	240	1.00	1.00	20E	1.00	1.00	0.95	1.00	1,560
Total Building Value:														238,520

Sale Date: 08/06/2024
Sale Price: 249,000

Deed Date: 08/06/2024
Volume:

File#: 2404355
Page:

Buyer: JIMENEZ PABLO A JR & JANE E CRUZ JIMENEZ
Seller: KENNEDY MONTE J

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
253,832	225,056	0.9038	1.0194		CEAST	MLS	10,921	0.253	238,520

Parcel Id: 24247
Sale #:7

Acct Number: 41120-00308-00000-000000

Cat Code: A1

Loc Code: 05

Address: 811N 8TH AVE

Legal 1: I G KING ADDN

TEAGUE LOT 8 BLK 3

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	19,100	0	19,100
Total Land Taxable Value:												19,100

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	1990	RB03	LA	1,313	1.00	1.00	A	0.59	1.00	0.89	1.00	78,501
	2	1970	1990	PORCH03	OPEN	110	1.00	1.00	A	0.59	1.00	0.89	1.00	1,892
	3	1970	1990	RB03	AG	441	1.00	1.00	A	0.59	1.00	0.89	1.00	10,154
	4	1970	1990	RB03	ST	81	1.00	1.00	A	0.59	1.00	0.89	1.00	2,372
	5	1970	1990	PORCH01	OPEN	420	1.00	1.00	A	0.59	1.00	0.89	1.00	3,822
	6	0	1996	MPBDA	WALL	640	1.00	1.00	15A	0.20	1.00	0.89	1.00	2,000
Total Building Value:														98,741

Sale Date: 01/17/2025
Sale Price: 128,000

Deed Date: 01/17/2025
Volume:

File#: 2500190
Page:

Buyer: TAYLOR JIMMY & LEILA
Seller: MCSWANE WILLIAM B & KATHERINE R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
117,841	126,599	0.9891	0.9206		TRES	MLS	14,000	0.321	98,741

Parcel Id: 24284
Sale #:8

Acct Number: 41130-00029-00000-000000

Cat Code: A1

Loc Code: 05

Address: 208 JULIET ST

Legal 1: LOVERS LANE ADDN

TEAGUE LOT 29

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTLLP		1.16	50,400		180.00		1.00	25,258	0	25,258
Total Land Taxable Value:												25,258

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	1998	RB04	LA	1,981	1.00	1.00	A	0.72	1.00	0.95	1.00	171,096
	2	1984	1998	RB04	AG	556	1.00	1.00	A	0.72	1.00	0.95	1.00	18,007
	3	1984	1998	PORCH04	OPEN	480	1.00	1.00	A	0.72	1.00	0.95	1.00	10,510
	4	1984	1998	PORCH04	OPEN	16	1.00	1.00	A	0.72	1.00	0.95	1.00	511
	5	0	2005	PFBA	SHEL	240	1.00	1.00	15A	0.20	1.00	0.95	1.00	664
Total Building Value:														200,788

Sale Date: 10/04/2024
Sale Price: 230,000

Deed Date: 10/08/2024
Volume:

File#: 2405559
Page:

Buyer: HENSON CAYE CLARK
Seller: HAMILTON DENNIS ETAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
226,046	189,297	0.8230	0.9828		LOVPK	MLS	50,400	1.157	200,788

Parcel Id: 51178
Sale #:5

Acct Number: 41135-00007-00000-000000

Cat Code: A1

Loc Code: 05

Address: 113 CARROLL

Legal 1: MEADOW RIDGE I LOT 7

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTMR01		0.28	0		0.00		0.00	15,750	0	15,750
Total Land Taxable Value:												15,750

Sale Date: 01/24/2024
Sale Price: 15,750

Deed Date: 01/24/2024
Volume:

File#: 2400533
Page:

Buyer: GAUNTT WILLIAM E & PATRICIA P
Seller: LONG JESSICA CATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
15,750	13,000	0.8254	1.0000	L	TRES	MLS	0	0.276	222,890

Parcel Id: 51195
Sale #:5

Acct Number: 41135-00022-00000-000000

Cat Code: A1

Loc Code: 05

Address: 222 CARROLL DR

Legal 1: MEADOW RIDGE I LOT 22 & 20B

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RTMR01		0.04	0		0.00		0.00	2,376	0	2,376
	1	RTMR01		0.29	0		0.00		1.00	15,604	0	15,604
Total Land Taxable Value:												17,980

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RB04	LA	1,963	1.00	1.00	VG	0.91	1.00	0.89	1.00	186,790
	2	2012	0	RB04	LA	280	1.00	1.00	VG	0.91	1.00	0.89	1.00	26,643
	3	2014	0	RB04	LA	525	1.00	1.00	VG	0.93	1.00	0.89	1.00	51,054
	4	2012	0	RB04	AG	441	1.00	1.00	VG	0.91	1.00	0.89	1.00	18,194
	5	2012	0	PORCH04	OPEN	180	1.00	1.00	VG	0.91	1.00	0.89	1.00	5,029
	6	2014	0	PORCH04	OPEN	390	1.00	1.00	VG	0.93	1.00	0.89	1.00	10,333
	7	2014	0	RB04	ST	100	1.00	1.00	VG	0.93	1.00	0.89	1.00	5,306
	8	2014	0	PORCH04	OPEN	150	1.00	1.00	VG	0.93	1.00	0.89	1.00	4,370
	9	2012	0	FIREPLAC04	MET	1	1.00	1.00	VG	0.91	1.00	0.89	1.00	2,227
Total Building Value:														309,946

Sales Ratio Detail

Sale Date: 07/10/2024
Sale Price: 320,100

Deed Date: 07/22/2024
Volume:

File#: 2403976
Page:

Buyer: OLIVER GERALD & CHAMETRA
Seller: ENLOW RYAN ERICK & ASHLEY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,926	341,439	1.0667	1.0244		TRES	MLS	0	0.333	309,946

Parcel Id: 24334
Sale #:7

Acct Number: 41140-00020-00000-000000

Cat Code: A1

Loc Code: 05

Address: 1603 BARBARA DR

Legal 1: MCGEE ADDN

TEAGUE LOT 20

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RTR01			0.23	10,200		85.00		1.00	14,242	0	14,242	
Total Land Taxable Value:													14,242	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	1970	RF03	LA	1,248	1.00	1.00	P	0.29	1.00	0.89	1.00	34,330
	2	1960	1970	PORCH03	OPEN	44	1.00	1.00	P	0.29	1.00	0.89	1.00	421
	3	1960	1970	PORCH03	SCRN	264	1.00	1.00	P	0.29	1.00	0.89	1.00	2,537
	4	1960	1970	FIREPLAC03	MAS	1	1.00	1.00	P	0.29	1.00	0.89	1.00	1,138
	5	1960	0	RF02	DG	288	1.00	1.00	NV	0.00	1.00	0.89	1.00	0
Total Building Value:														38,426

Sale Date: 11/14/2024
Sale Price: 55,000

Deed Date: 11/20/2024
Volume:

File#: 2406313
Page:

Buyer: CARLON FELIPE CARDENAS & ERICK DANIEL CARDENAS
Seller: HOGAN MILLER III

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
52,668	23,249	0.4227	0.9576		TRES	MLS	10,200	0.234	38,426

Parcel Id: 24451
Sale #:9

Acct Number: 41180-00009-00000-000000

Cat Code: A1

Loc Code: 05

Address: 22 MIMOSA LANE

Legal 1: TURTLE CREEK ADDN

TEAGUE LOT 9

Land	Seq	Class	Ag		Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01				0.08	3,375			45.00		1.00	4,774	0	4,774
Total Land Taxable Value:															4,774
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	1980	2011	RB04	LA	1,491	1.00	1.00	G	0.90	1.00	0.89	1.00	160,250	
	2	1980	2011	PORCH04	OPEN	45	1.00	1.00	G	0.90	1.00	0.89	1.00	1,491	
	3	1980	2011	PORCH04	OPEN	48	1.00	1.00	G	0.90	1.00	0.89	1.00	1,559	
	4	1980	2011	PORCH04	OPEN	36	1.00	1.00	G	0.90	1.00	0.89	1.00	1,262	
	5	1980	2011	FIREPLAC04	MAS	1	1.00	1.00	G	0.90	1.00	0.89	1.00	4,285	
	6	1980	2011	SLAB		80	1.00	1.00	G	0.90	1.00	0.89	1.00	509	
	7	1980	2011	RB04	AG	440	1.00	1.00	G	0.90	1.00	0.89	1.00	17,964	
	8	1980	2011	PORCH04	OPEN	140	1.00	1.00	G	0.90	1.00	0.89	1.00	3,978	
	9	2005	2011	PORCH04	OPEN	32	1.00	1.00	G	0.90	1.00	0.89	1.00	1,150	
Total Building Value:															192,448

Sales Ratio Detail

Sale Date: 01/22/2025
Sale Price: 207,005
Notes:

Deed Date: 01/23/2025
Volume:

File#: 2500273
Page:

Buyer: REQUEJO JOSUE DAVID & COURTNEY LEA BROCKMAN
Seller: REID MICHAEL MARC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
197,222	169,277	0.8177	0.9527		TRES	MLS	3,375	0.077	192,448

Parcel Id: 24538
Sale #: 8

Acct Number: 43006-00001-00000-000000
Cat Code: A1 **Loc Code:** 07 **Address:** 409 S AVE B
Legal 1: OTS WORTHAM LTS 1-5 & LTS 14-16 BLK 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RWRG			0.66	28,750	250.00			1.00	14,583		0	14,583
Total Land Taxable Value:														14,583
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	1975	RF03	LA	1,670	1.00	1.00	A	0.42	1.00	0.92	1.00	64,806
	2	1945	1975	PORCH03	OPEN	140	1.00	1.00	A	0.42	1.00	0.92	1.00	1,734
	3	1945	1975	PORCH03	OPEN	10	1.00	1.00	A	0.42	1.00	0.92	1.00	159
	4	2011	0	MPBDL	SHEL	320	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
Total Building Value:														66,699

Sale Date: 11/06/2024
Sale Price: 80,000

Deed Date: 11/12/2024
Volume:

File#: 2406180
Page:

Buyer: LKS INVESTMENTS PROPERTIES LLC
Seller: CHILCOAT BLAKE & JESSICA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
81,282	113,890	1.4236	1.0160		WRES	MLS	28,750	0.660	66,699

Parcel Id: 24651
Sale #: 7

Acct Number: 43047-00008-00000-000000
Cat Code: A1 **Loc Code:** 07 **Address:** 401 S SECOND ST
Legal 1: OTS WORTHAM LOTS 8 THRU 10 BLK 47

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RWRG			0.40	17,250	150.00		1.00		11,850	0	11,850	
Total Land Taxable Value:													11,850	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	2022	RF04	LA	1,356	1.00	1.00	VG	0.99	1.00	0.92	1.00	140,116
	2	1960	2022	RF04	LA02	920	1.00	1.00	VG	0.99	1.00	0.92	1.00	87,129
	3	1960	2022	PORCH04	OPEN	264	1.00	1.00	VG	0.99	1.00	0.92	1.00	7,872
Total Building Value:													235,117	

Sale Date: 08/30/2024
Sale Price: 251,700

Deed Date: 08/30/2024
Volume:

File#: 2404942
Page:

Buyer: HEBERT IVAN EDWARD & ASHTON
Seller: PORTILLO RUBIA E & JOSE YOSSET AMAYA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
246,967	190,223	0.7558	0.9812		WRES	MLS	17,250	0.396	235,117

Parcel Id: 24653
Sale #: 13

Acct Number: 43048-00001-00000-000000
Cat Code: A1 **Loc Code:** 07 **Address:** 309 S SECOND ST
Legal 1: OTS WORTHAM LOT 1 & 2 & PT 3 BLK 48

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWRG		0.30	12,880	112.00		1.00	8,849	0	8,849

Total Land Taxable Value: 8,849

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	2015	RF04	LA	1,952	1.00	1.00	G	0.94	1.00	0.92	1.00	196,933
	2	1960	2015	PORCH04	OPEN	32	1.00	1.00	G	0.94	1.00	0.92	1.00	1,241
	3	1960	2015	CARPORT04	FRAM	540	1.00	1.00	G	0.94	1.00	0.92	1.00	13,921
	4	1960	2015	FIREPLAC04	MAS	1	1.00	1.00	G	0.94	1.00	0.92	1.00	4,627
	5	2011	0	PFBL	SHEL	80	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	6	1975	1990	RF03	LA	1,520	1.00	1.00	A	0.59	1.00	0.92	1.00	78,587
	7	1975	1990	PORCH03	OPEN	24	1.00	1.00	A	0.59	1.00	0.92	1.00	537

Total Building Value: 295,846

Sale Date: 04/12/2024

Deed Date: 04/15/2024

File#: 2402040

Buyer: CARR RYAN & ASHLEY

Sale Price: 295,000

Volume:

Page:

Seller: JOHNSON BRYAN CALVIN & AMBER N

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
304,695	271,352	0.9198	1.0329		WRES	MLS	12,880	0.296	295,846

Parcel Id: 24723

Acct Number: 43072-00006-00000-000000

Cat Code: A1

Loc Code: 07

Address: 209 SAN SABA ST

Sale #:12

Legal 1: OTS WORTHAM ALL 6 & 7 PT 8 & 10 FT OF ALLEY BLK 72

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWRG		0.33	14,375	115.00		1.00	9,875	0	9,875

Total Land Taxable Value: 9,875

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1930	2003	RF03	LA	1,977	1.00	1.00	A	0.79	1.00	0.92	1.00	139,938
	2	1930	2003	RF03	LA	84	1.00	1.00	A	0.79	1.00	0.92	1.00	7,503
	3	1930	2003	PORCH03	OPEN	244	1.00	1.00	A	0.79	1.00	0.92	1.00	5,313
	4	1930	2003	PORCH03	OPEN	40	1.00	1.00	A	0.79	1.00	0.92	1.00	1,103
	5	1930	2003	RF02	LA02	600	1.00	1.00	A	0.79	1.00	0.92	1.00	40,682
	6	1930	2003	RF02	DG	600	1.00	1.00	A	0.79	1.00	0.92	1.00	12,720
	7	1930	2003	PORCH02	OPEN	45	1.00	1.00	A	0.79	1.00	0.92	1.00	1,101

Total Building Value: 208,360

Sale Date: 07/19/2024

Deed Date: 07/24/2024

File#: 2404006

Buyer: JOHNSON KRISTI

Sale Price: 192,700

Volume:

Page:

Seller: DELUCA MARIA LUISA

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
218,235	93,365	0.4845	1.1325		WRES	MLS	14,375	0.330	208,360

Parcel Id: 24880

Acct Number: 44004-00001-03000-000000

Cat Code: A1

Loc Code: 07

Address: 101N 5TH ST

Sale #:9

Legal 1: OTS WORTHAM PT LOT 1 DIV 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWRG		0.24	0	0.00		1.00	7,182	0	7,182

Total Land Taxable Value: 7,182

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	0	RB03	LA	1,474	1.00	1.00	A	0.36	1.00	0.92	1.00	54,448
	2	1965	0	PORCH03	OPEN	120	1.00	1.00	A	0.36	1.00	0.92	1.00	1,292
	3	1965	0	FIREPLAC03	MAS	1	1.00	1.00	A	0.36	1.00	0.92	1.00	1,461
	4	1965	0	CARPORT02	FRAM	210	1.00	1.00	A	0.36	1.00	0.92	1.00	2,305
	5	0	2000	MPBDA	SHEL	240	1.00	1.00	25A	0.21	1.00	0.92	1.00	1,436
	6	0	2000	MPBDA	CAN	120	1.00	1.00	15A	0.20	1.00	0.92	1.00	284
Total Building Value:														61,226

Sale Date: 10/25/2024
Sale Price: 70,000

Deed Date: 10/29/2024
Volume:

File#: 2405910
Page:

Buyer: GRAHAM MARCUS & MICHELLE
Seller: WALKER JOELLA ELAINE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
68,408	101,769	1.4538	0.9773		WRES	DSL	0	0.240	61,226

Parcel Id: 24910
Sale #:11

Acct Number: 44005-00012-00000-000000

Cat Code: A1

Loc Code: 07

Address: 201N 4TH ST

Legal 1: OTS WORTHAM LOT 12 DIV 5

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RWRG			1.00	0	0.00	1.00	21,539	0	21,539			
Total Land Taxable Value:											21,539			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1937	1990	RB03	LA	1,964	1.00	1.00	A	0.59	1.00	0.92	1.00	99,826
	2	1937	1990	RB03	LA02	1,488	1.00	1.00	A	0.59	1.00	0.92	1.00	70,438
	3	1937	1990	PORCH03	OPEN	476	1.00	1.00	A	0.59	1.00	0.92	1.00	7,470
	4	1937	1990	PORCH03	OPEN	24	1.00	1.00	A	0.59	1.00	0.92	1.00	537
	5	1937	1990	PORCH03	OPEN	136	1.00	1.00	A	0.59	1.00	0.92	1.00	2,373
	6	1937	1990	PORCH03	OPEN	30	1.00	1.00	A	0.59	1.00	0.92	1.00	653
	7	1937	1990	FIREPLAC03	MAS	1	1.00	1.00	A	0.59	1.00	0.92	1.00	2,394
	8	1980	1990	RF03	AG	868	1.00	1.00	A	0.59	1.00	0.92	1.00	17,046
	9	2023	0	PFBA	SHEL	96	1.00	1.00	15A	0.90	1.00	0.92	1.00	1,157
	10	0	1995	MPBDL	WALL	2,400	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	11	0	1995	MPBDL	SHEL	80	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
Total Building Value:														201,894

Sale Date: 02/12/2024
Sale Price: 210,000

Deed Date: 02/14/2024
Volume:

File#: 2400815
Page:

Buyer: SHIREY DONALD F & GEORGE A
Seller: JONES DAVID & PAMELA L THOMPSON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
223,433	205,286	0.9776	1.0640		WRES	MLS	0	1.000	201,894

Parcel Id: 24929
Sale #:6

Acct Number: 44005-00017-00000-000000

Cat Code: A1

Loc Code: 07

Address: 411W COMAL AVE

Legal 1: OTS WORTHAM LOT 15-15.5 FT OFF W END & N 1/2 OF E 1/2 LOT 17 DIV 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWRG		0.28	0	0.00	1.00	8,379	0	8,379
Total Land Taxable Value:										8,379

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2011	RF02	LA	1,232	1.00	1.00	A	0.89	1.00	0.92	1.00	83,596
	2	2006	2011	RF02	LA	560	1.00	1.00	A	0.89	1.00	0.92	1.00	34,582
	3	0	2011	RF02	LA	240	1.00	1.00	A	0.89	1.00	0.92	1.00	14,821
	4	1965	2011	PORCH02	OPEN	272	1.00	1.00	A	0.89	1.00	0.92	1.00	5,958
	5	1965	2011	PORCH02	OPEN	120	1.00	1.00	A	0.89	1.00	0.92	1.00	2,914
Total Building Value:														141,871

Sale Date: 08/02/2024

Deed Date: 09/03/2024

File#: 2404972

Buyer: FLEENOR COLTON & MEGAN HENSON

Sale Price: 151,488

Volume:

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Seller: TEXAS RURAL INVESTING FUND NO. 1 LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
150,250	111,207	0.7341	0.9918		WRES	MLS	0	0.280	141,871

Parcel Id: 25157

Acct Number: 44013-00007-00000-000000

Cat Code: A1

Loc Code: 07

Address: 212 S AVE C

Sale #:5

Legal 1: OTS WORTHAM PT OF 7 DIV 13

Land	Seq	Class	Ag	Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG			0.51	0			0.00		1.00	12,811	0	12,811
Total Land Taxable Value:														12,811
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	2004	RB03	LA	1,240	1.00	1.00	A	0.80	1.00	0.92	1.00	102,042
	2	1975	2004	RF03	LA	220	1.00	1.00	A	0.80	1.00	0.92	1.00	16,759
	3	1975	2004	PORCH03	OPEN	280	1.00	1.00	A	0.80	1.00	0.92	1.00	6,036
	4	1975	2004	PORCH03	OPEN	36	1.00	1.00	A	0.80	1.00	0.92	1.00	1,028
	5	0	2000	PFBA	SHEL	160	1.00	1.00	15A	0.20	1.00	0.92	1.00	429
Total Building Value:														126,294

Sale Date: 08/20/2024

Deed Date: 08/23/2024

File#: 2404673

Buyer: BUSCHMAN ROBERT L & KATHRYN A

Sale Price: 143,000

Volume:

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Seller: PEREZ CHRISTOPHER WILLIAM

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
139,105	125,410	0.8770	0.9728		WRES	MLS	0	0.508	126,294

Parcel Id: 25164

Acct Number: 44013-00010-00000-000000

Cat Code: A1

Loc Code: 07

Address: 108 S AVE C

Sale #:14

Legal 1: OTS WORTHAM PT LOT 10 DIV 13

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.66	0		0.00		1.00	14,583	0	14,583
Total Land Taxable Value:												14,583

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2001	RF02	LA	1,858	1.00	1.00	A	0.76	1.00	0.92	1.00	107,021
	2	1950	2001	RF02	LA	224	1.00	1.00	A	0.76	1.00	0.92	1.00	12,902
	3	1950	2001	PORCH02	OPEN	182	1.00	1.00	A	0.76	1.00	0.92	1.00	3,614
	4	0	2001	DECK01	W	32	1.00	1.00	A	0.76	1.00	0.92	1.00	1,038
	5	1975	0	CARPORT01	FRAM	640	1.00	1.00	25A	0.20	1.00	0.92	1.00	1,432
	6	2023	0	PFBG	SHEL	1,000	1.00	1.00	20E	1.00	1.00	0.92	1.00	16,772
Total Building Value:														142,779

Sale Date: 10/13/2024

Deed Date: 10/14/2024

File#: 2405642

Buyer: PETERSEN CAREY EARL

Sale Price: 148,000

Volume:

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Seller: PALSA KRISTIN B

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
157,362	175,247	1.1841	1.0633		WRES	MLS	0	0.660	142,779

Parcel Id: 69285

Acct Number: 44013-00014-04000-000000

Cat Code: C1

Loc Code: 07

Address: N AVE C

Sale #:10

Multi Parcel Sale

Legal 1: OTS WORTHAM S 1/2 LOT 14 DIV 13

Land	Seq	Class	Ag Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWRG		0.46	0	0.00	1.00	12,661	0	12,661
Total Land Taxable Value:										12,661

Parcel Id: 25168

Acct Number: 44013-00013-01000-000000

Cat Code: A1

Loc Code: 07

Address: 108 N AVE C

Sale #:8

Multi Parcel Sale *Primary Parcel*

Legal 1: OTS WORTHAM LOT 13 DIV 13

Land	Seq	Class	Ag Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWRG		1.07	0	0.00	1.00	22,924	0	22,924
Total Land Taxable Value:										22,924

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	1980	RF02	LA	1,274	1.00	1.00	F	0.41	1.00	0.92	1.00	40,924
	2	1950	1980	PORCH02	OPEN	120	1.00	1.00	F	0.41	1.00	0.92	1.00	1,343
	3	0	2000	PFBA	CAR	400	1.00	1.00	15A	0.20	1.00	0.92	1.00	503
	4	0	0	PFBL	SHEL	192	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	5	2011	0	MPBCA	CAN	192	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	6	0	0	MPBDL	WALL	864	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	7	2011	0	GHDL	WALL	60	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
Total Building Value:														42,770

Sale Date: 05/13/2024

Deed Date: 05/15/2024

File#: 2402738

Buyer: BENNETT JIMMY & DONNA

Sale Price: 82,750

Volume:

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Seller: CHAPMAN LARRY ETAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
78,355	114,118	1.3791	0.9469		WRES	MLS	0	1.530	42,770

Parcel Id: 25169

Acct Number: 44013-00014-00000-000000

Cat Code: A1

Loc Code: 07

Address: 307 E SAN SABA ST

Sale #:14

Legal 1: OTS WORTHAM PT LOT 14 & LOT 15 DIV 13

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.44	0	0.00		1.00	9,563	0	9,563
	2	RWRG		0.44	0	0.00		1.00	9,563	0	9,563

Total Land Taxable Value: 19,126

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1971	1994	RB03	LA	2,428	1.00	1.00	A	0.66	0.85	0.92	1.00	126,367
	2	1971	1994	PORCH03	OPEN	128	1.00	1.00	A	0.66	1.00	0.92	1.00	2,513
	3	1994	0	CARPORT03	FRAM	624	1.00	1.00	A	0.66	1.00	0.92	1.00	9,722
	4	1994	0	PORCH03	OPEN	150	1.00	1.00	A	0.66	1.00	0.92	1.00	2,898
	5	1994	0	MPBSA	SHEL	600	1.00	1.00	25A	0.20	1.00	0.92	1.00	3,431
	6	1994	0	MPBSL	WALL	900	1.00	1.00	10A	0.20	1.00	0.92	1.00	1,845
	7	2011	0	PFBL	SHEL	64	1.00	1.00	NV	0.00	1.00	0.92	1.00	0

Total Building Value: 146,776

Sale Date: 01/31/2025

Deed Date: 02/03/2025

File#: 2500444

Buyer: VARGAS JOSE FRANCISCO & RUBI NARIO BUSTOS

Sale Price: 167,000

Volume:

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Seller: WILLIAMS HARVEY B

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
165,902	152,652	0.9141	0.9934		WRES	MLS	0	0.880	146,776

Parcel Id: 25183

Acct Number: 44013-00018-00000-000000

Cat Code: A2

Loc Code: 07

Address: 103 S AVE D

Sale #:10

Multi Parcel Sale

Legal 1: OTS WORTHAM PT OF LOT 18 DIV 13

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.17	0	0.00		1.00	5,087	0	5,087

Total Land Taxable Value: 5,087

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2000	MPBDL	CAN	96	1.00	1.00	10A	0.20	1.00	0.92	1.00	107
	2	0	2000	MPBDL	SHEL	64	1.00	1.00	15A	0.20	1.00	0.92	1.00	163
	3	0	2000	MPBDL	CAN	160	1.00	1.00	10A	0.20	1.00	0.92	1.00	179

Total Building Value: 449

Parcel Id: 56080

Acct Number: 44013-00018-00160-002010

Cat Code: A2

Loc Code: 07

Address: 103 S AVE D

Sale #:1

Multi Parcel Sale *Primary Parcel*

Legal 1: MOBILE HOME ONLY

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2010	2015	MH216	LA	1,216	1.00	1.00	MH2G	0.84	1.00	0.92	1.00	65,536
	2	0	2010	DECK02	W	128	1.00	1.00	MH2G	0.72	1.00	0.92	1.00	2,149

Total Building Value: 67,685

Sale Date: 12/10/2024

Deed Date: 12/12/2024

File#: 2406615

Buyer: NOTTINGHAM RANDAL A & TAMMI

Sale Price: 75,000

Volume:

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Seller: MEYERS ALLEN & MARY LIFE ESTATE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
73,221	53,994	0.7199	0.9763		WRES	MLS	0	0.170	68,134

Sales Ratio Detail

Parcel Id: 25184
Sale #:10

Acct Number: 44013-00018-01000-000000

Cat Code: A2

Loc Code: 07

Address: 317 E MAIN ST

Legal 1: OTS WORTHAM W 1/2 OF LOT 18 DIV 13

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RWRG			0.43	0	0.00		1.00	12,455	0	12,455		
Total Land Taxable Value:											12,455			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	2020	MH228	LA	1,120	1.00	1.00	MH2G	0.92	1.00	0.92	1.00	81,127
	2	1998	2020	FIREPLAC02	MOB	1	1.00	1.00	MH2G	0.92	1.00	0.92	1.00	1,955
	3	1998	2020	DECK02	W	48	1.00	1.00	MH2G	0.92	1.00	0.92	1.00	1,619
	4	2017	0	RF01	DG	440	1.00	1.00	F	0.94	1.00	0.92	1.00	8,120
	5	0	2008	PFBG	SHEL	288	1.00	1.00	20A	0.27	1.00	0.92	1.00	1,304
Total Building Value:											94,125			

Sale Date: 06/18/2024

Deed Date: 06/20/2024

File#: 2403417

Buyer: PEREZ ANTHONY

Sale Price: 112,520

Volume:

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Seller: SANDLIN DALTON

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
106,580	49,623	0.4410	0.9472		WRES	MLS	0	0.430	94,125

Parcel Id: 25205
Sale #:7

Acct Number: 45020-00207-00000-000000

Cat Code: A1

Loc Code: 07

Address: 416 W SAN MARCOS

Legal 1: CHUMNEY ADDN

WORTHAM LOT 7 BLK 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RWRG			0.14	6,000	50.00		1.00	4,130	0	4,130		
Total Land Taxable Value:												4,130		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1951	1990	RB03	LA	2,020	1.00	1.00	A	0.59	1.00	0.92	1.00	113,911
	2	1951	1990	PORCH03	OPEN	32	1.00	1.00	A	0.59	1.00	0.92	1.00	689
	3	1951	1990	PORCH03	SCRN	72	1.00	1.00	A	0.59	1.00	0.92	1.00	1,915
	4	1951	1990	PORCH03	SCRN	112	1.00	1.00	A	0.59	1.00	0.92	1.00	2,729
	5	1951	1990	FIREPLAC03	MAS	1	1.00	1.00	A	0.59	1.00	0.92	1.00	2,394
	6	1951	1970	RF02	DG	276	1.00	1.00	F	0.32	1.00	0.92	1.00	3,315
	7	1951	1970	RF02	ST	252	1.00	1.00	F	0.32	1.00	0.92	1.00	2,282
Total Building Value:												127,235		

Sale Date: 07/29/2024

Deed Date: 07/31/2024

File#: 2404150

Buyer: DAVIS CHRISTINA

Sale Price: 119,900

Volume:

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Seller: BRAJOR VENTURES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
131,365	75,577	0.6303	1.0956		WRES	MLS	6,000	0.138	127,235

Parcel Id: 19725
Sale #:5

Acct Number: 63013-00029-00000-000000

Cat Code: A1

Loc Code: 11

Address: 215 PELICAN POINT

Legal 1: APRIL COVE II LOT 29

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFAC01			1.23	53,622	101.59			1.00	72,081	0	72,081	
Total Land Taxable Value:													72,081	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1989	2006	RB07	LA	1,604	1.00	1.00	G	0.85	1.00	1.72	1.00	447,904
	2	1989	2006	RB07	AG	565	1.00	1.00	G	0.85	1.00	1.72	1.00	55,517
	3	1989	2006	PORCH07	SCRN	300	1.00	1.00	G	0.85	1.00	1.72	1.00	23,461
	4	1989	2006	FIREPLAC07	MAS	1	1.00	1.00	G	0.85	1.00	1.72	1.00	12,573
	5	0	0	MPBDA	SHEL	240	1.00	1.00		0.45	1.00	1.72	1.00	5,755
	6	0	0	MPBDA	SHEL	80	1.00	1.00		0.90	1.00	1.72	1.00	3,837
	7	1989	2005	PIERMM	AVG	120	1.00	1.00	25A	0.32	1.00	1.72	1.00	4,299
	8	1989	2005	BHOUSEMW	AVG	750	1.00	1.00	25A	0.32	1.00	1.72	1.00	17,313
	9	0	2005	PIERWW	AVG	150	1.00	1.00	25A	0.32	1.00	1.72	1.00	2,452
	10	0	2005	RETWALL8	S	74	1.00	1.00	25A	0.32	1.00	1.72	1.00	16,290
Total Building Value:													589,401	

Sale Date: 02/27/2025

Deed Date: 03/05/2025

File#: 2501002

Buyer: MOORE BRYAN E & THERESA M

Sale Price: 666,900

Volume:

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Seller: MCKAHAN RICHARD & MARY JANE MITCH

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
661,482	722,359	1.0832	0.9919		WAT1	MLS	53,622	1.231	589,401

Parcel Id: 19729

Acct Number: 63013-00033-00000-000000

Cat Code: C1

Loc Code: 11

Address: PELICAN CIR

Sale #:7

Multi Parcel Sale

Legal 1: APRIL COVE II LOT 33

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFAC03		1.07	46,739	165.15			1.00	84,236	0	84,236
Total Land Taxable Value:												84,236

Parcel Id: 19730

Acct Number: 63013-00034-00000-000000

Cat Code: C1

Loc Code: 11

Address: PELICAN CIR

Sale #:6

Multi Parcel Sale

Legal 1: APRIL COVE II LOT 34

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVAC06		0.52	0	0.00			1.00	16,000	0	16,000
Total Land Taxable Value:												16,000

Parcel Id: 19731

Acct Number: 63013-00035-00000-000000

Cat Code: C1

Loc Code: 11

Address: PELICAN POINT

Sale #:6

Multi Parcel Sale

Legal 1: APRIL COVE II LOT 35

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVAC06		0.85	0	0.00			1.00	16,000	0	16,000
Total Land Taxable Value:												16,000

Parcel Id: 19732

Acct Number: 63013-00036-00000-000000

Cat Code: A3

Loc Code: 11

Address: PELICAN POINT

Sale #:7

Multi Parcel Sale *Primary Parcel*

Legal 1: APRIL COVE II LOT 36A 36B AND 36C

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFAC01			10.02	436,477	1,619.82		1.00	1,109,447	0	1,109,447		
Total Land Taxable Value:											1,109,447			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	BHOUSEMW	AVG	1,223	1.00	1.00	25A	0.32	1.00	1.72	1.00	28,231
	2	2005	0	PIERMW	AVG	512	1.00	1.00	25A	0.32	1.00	1.72	1.00	13,358
	3	2005	0	RETWALL8	S	1,400	1.00	1.00	25A	0.32	1.00	1.72	1.00	308,193
Total Building Value:											349,782			

Sale Date: 10/15/2024

Deed Date: 10/18/2024

File#: 2405720

Buyer: DLP TRUST 05/18/2022

Sale Price: 1,500,000

Volume:

Page:

Seller: KING FAMILY TRUST

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,575,465	1,041,391	0.6943	1.0503		WAT1	MLS	0	0.000	349,782

Parcel Id: 19737

Sale #:11

Acct Number: 63014-00041-00000-000000

Cat Code: A1

Loc Code: 11

Address: 140 PELICAN POINT

Legal 1: APRIL COVE III LOT 41& 42

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FVAC06			0.59	0		0.00		1.00	18,500	0	18,500	
	2	FVAC06			0.58	0		0.00		1.00	16,000	0	16,000	
Total Land Taxable Value:													34,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	0	RB05	LA	1,677	1.00	1.00	G	0.87	1.00	1.23	1.00	271,875
	2	2011	0	RB05	DG	600	1.00	1.00	G	0.90	1.00	1.23	1.00	45,863
	3	2008	0	PORCH05	OPEN	16	1.00	1.00	G	0.87	1.00	1.23	1.00	825
	4	2011	0	PORCH05	OPEN	20	1.00	1.00	G	0.90	1.00	1.23	1.00	1,067
	5	2018	0	PORCH05	SCRN	310	1.00	1.00	G	0.96	1.00	1.23	1.00	16,377
	6	2018	0	DECK02	W	250	1.00	1.00	25G	0.89	1.00	1.23	1.00	5,055
	7	2008	0	PIERWW	LOW	90	1.00	1.00	25A	0.44	1.00	1.23	1.00	1,230
	8	2008	0	PIERWW	LOW	100	1.00	1.00	25A	0.44	1.00	1.23	1.00	1,367
Total Building Value:													343,659	

Sale Date: 02/20/2025

Deed Date: 02/21/2025

File#: 2500813

Buyer: HEAD KENNETH BRYANT

Sale Price: 360,000

Volume:

Page:

Seller: NYMAN DEBORAH L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
378,159	345,029	0.9584	1.0504		RCRES	MLS	0	1.166	343,659

Parcel Id: 19775

Sale #:7

Multi Parcel Sale

Acct Number: 63014-00079-00000-000000

Cat Code: C1

Loc Code: 11

Address: TALL OAKS

Legal 1: APRIL COVE III LOT 79

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFAC03		0.92	40,162	125.06		1.00	63,788	0	63,788
Total Land Taxable Value:											63,788

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	0	RETWALL8	S	125	1.00	1.00	25E	1.00	1.00	1.27	1.00	63,494
Total Building Value:														63,494

Parcel Id: 19774 Acct Number: 63014-00078-00000-000000 Cat Code: A3 Loc Code: 11 Address: TALL OAKS
 Sale #:9 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: APRIL COVE III LOT 78

Land	Seq	Class	Ag Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFAC03		0.88	38,507	124.93	1.00	63,722	0	63,722
Total Land Taxable Value:										63,722

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	0	RETWALL8	S	125	1.00	1.00	25E	1.00	1.00	1.27	1.00	63,494
Total Building Value:														63,494

Sale Date: 03/22/2024 Deed Date: 03/27/2024 File#: 2401753 **Buyer: NELSON AARON MONTE**
 Sale Price: 225,000 Volume: Page: **Seller: BIRKHEAD BOBBY & JANICE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
254,498	209,489	0.9311	1.1311		WAT3	MLS	78,669	1.806	126,988

Parcel Id: 19789 Acct Number: 63015-00092-00000-000000 Cat Code: A1 Loc Code: 11 Address: 180 HIGHVIEW
 Sale #:9 Legal 1: APRIL COVE IV LOT 92 & 93

Land	Seq	Class	Ag Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFAC03		0.53	23,217	115.09	1.00	61,203	0	61,203
	2	FFAC03		0.59	25,482	264.89	1.00	135,110	0	135,110
Total Land Taxable Value:										196,313

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	2012	RF05	LA	1,478	1.00	1.00	G	0.91	1.00	1.27	1.00	235,721
	2	2002	2012	RF05	LA12	215	1.00	1.00	G	0.91	1.00	1.27	1.00	30,627
	3	2002	2012	RF05	LA02	576	1.00	1.00	G	0.91	1.00	1.27	1.00	93,276
	4	2002	2012	RF05	LA	576	1.00	1.00	G	0.91	1.00	1.27	1.00	98,574
	5	2002	0	PORCH05	OPEN	234	1.00	1.00	G	0.80	1.00	1.27	1.00	8,782
	6	2002	0	DECK02	W	221	1.00	1.00	G	0.80	1.00	1.27	1.00	4,513
	7	2002	0	DECK02	W	260	1.00	1.00	G	0.80	1.00	1.27	1.00	4,728
	8	2002	0	DECK02	W	192	1.00	1.00	G	0.80	1.00	1.27	1.00	4,239
	9	2002	0	DECK02	W	88	1.00	1.00	G	0.80	1.00	1.27	1.00	2,656
	10	2002	0	BHOUSEMW	AVG	690	1.00	1.00	25A	0.25	1.00	1.27	1.00	9,188
	11	2002	0	PIERMW	AVG	36	1.00	1.00	25A	0.25	1.00	1.27	1.00	542
	12	0	2003	RETWALL8	S	380	1.00	1.00	25A	0.27	1.00	1.27	1.00	52,116
	13	2021	0	MPBDA	SHEL	100	1.00	1.00	25E	1.00	1.00	1.27	1.00	3,934
Total Building Value:														548,896

Sales Ratio Detail

Sale Date: 04/12/2024
Sale Price: 744,900

Deed Date: 04/18/2024
Volume:

File#: 2402286
Page:

Buyer: BEIGHEY JERRY DEAN JR & KRISTEN EMILY
Seller: JACOBS THOMAS WILLIAM & JERRI LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
745,209	744,900	1.0000	1.0004		WAT3	MLS	48,700	1.118	548,896

Parcel Id: 66909

Acct Number: 63030-00005-00002-000000

Cat Code: A3

Loc Code: 11

Address: 308 FM 416

Sale #:3

Multi Parcel Sale

Legal 1: CHERRY MOUNTAIN J THOMAS

A-603 TRACT 5

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFLAKE01			3.90	169,884	1,441.16		1.00	909,804	0	909,804		
Total Land Taxable Value:												909,804		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	0	BHOUSEWW	AVG	900	1.00	1.00	25G	0.23	1.00	1.72	1.00	17,396
	2	2000	0	PIERWW	AVG	360	1.00	1.00	25G	0.23	1.00	1.72	1.00	4,230
	3	0	2000	PIERWW	AVG	360	1.00	1.00	25G	0.23	1.00	1.72	1.00	4,230
	4	0	2008	RETWALL8	C	326	1.00	1.00	25G	0.48	1.00	1.72	1.00	75,140
	5	0	2014	RETWALL8	C	359	1.00	1.00	25G	0.75	1.00	1.72	1.00	129,291
	6	0	2014	RETWALL8	C	293	1.00	1.00	25G	0.75	1.00	1.72	1.00	105,522
Total Building Value:												335,809		

Parcel Id: 54350

Acct Number: 63030-00005-00000-000000

Cat Code: E1 E2

Loc Code: 11

Address: 308 FM 416

Sale #:3

Multi Parcel Sale *Primary Parcel*

Legal 1: CHERRY MOUNTAIN J THOMAS

A-603 TRACT 5

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value		Ag Value	Total Value
	1	FFLAKE01			1.16	50,530	203.61				1.00	128,539		0	128,539
Total Land Taxable Value:															128,539
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	0	2014	RETWALL8	C	204	1.00	1.00	25G	0.75	1.00	1.72	1.00	73,469	
	2	0	0	FVO		320	1.00	1.00		1.00	1.00	1.72	1.00	0	
Total Building Value:															73,469

Sale Date: 07/09/2024
Sale Price: 1,450,000

Deed Date: 07/15/2024
Volume:

File#: 2403786
Page:

Buyer: BLYTHE CHANCE WAYNE & ALICIA NICOLE
Seller: ANGELINA ISLAND LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,447,621	1,123,109	0.7746	0.9984		WAT1	MLS	220,415	5.060	409,278

Parcel Id: 20028

Acct Number: 63055-00304-00000-000000

Cat Code: A1

Loc Code: 11

Address: 138 KINGSWOOD DR

Sale #:20

Legal 1: KINGSWOOD LOT 4 BLK 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVKW06		0.51	0	0.00		1.00	12,500	0	12,500
Total Land Taxable Value:											12,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	2010	RS03	LA	800	1.00	1.00	VG	0.90	1.00	1.23	1.00	100,950
	2	2007	2010	RS03	LA12	50	1.00	1.00	VG	0.90	1.00	1.23	1.00	5,686
	3	2007	2010	MPBSG	SHEL	1,600	1.00	1.00	VG	0.90	1.00	1.23	1.00	69,289
	4	2007	2010	PORCH03	OPEN	360	1.00	1.00	VG	0.90	1.00	1.23	1.00	11,521
	5	2007	2010	PORCH03	OPEN	56	1.00	1.00	VG	0.90	1.00	1.23	1.00	2,193
	6	2023	0	SLAB		176	1.00	1.00	E	1.00	1.00	1.23	1.00	1,719
	7	2023	0	SLAB		560	1.00	1.00	E	1.00	1.00	1.23	1.00	5,469
	8	2023	0	SLAB		588	1.00	1.00	E	1.00	1.00	1.23	1.00	5,743
	9	2023	0	SLAB		200	1.00	1.00	E	1.00	1.00	1.23	1.00	1,953
Total Building Value:														204,523

Sale Date: 08/16/2024
Sale Price: 220,000

Deed Date: 08/23/2024
Volume:

File#: 2404677
Page:

Buyer: SMILEY TIMOTHY
Seller: GRAY MATTHEW JORDAN & CARLY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
217,023	150,302	0.6832	0.9865		RCRES	MLS	0	0.508	204,523

Parcel Id: 20057
Sale #:7

Acct Number: 63055-00408-00000-000000

Cat Code: A2

Loc Code: 11

Address: 251 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 8 & 9 BLK 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FVKW04		0.60	0	0.00	1.00	12,500	0	12,500
	2	FVKW04		0.60	0	0.00	1.00	10,000	0	10,000
Total Land Taxable Value:										22,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	2000	MH328	LA	1,680	1.00	1.00	MH3A	0.50	1.00	1.23	1.00	87,233
	2	2006	0	MH328	TAG	200	1.00	1.00	MH3A	0.61	1.00	1.23	1.00	16,445
	3	2000	0	PORCH03	OPEN	444	1.00	1.00	MH3A	0.50	1.00	1.23	1.00	7,894
	4	2006	0	PORCH03	OPEN	32	1.00	1.00	MH3A	0.61	1.00	1.23	1.00	953
	5	1995	2000	FIREPLAC03	MOB	1	1.00	1.00	MH3A	0.50	1.00	1.23	1.00	1,636
	6	0	1995	DECK01	W	160	1.00	1.00	25A	0.20	1.00	1.23	1.00	825
	7	0	1995	PFBA	SHEL	200	1.00	1.00	15A	0.20	1.00	1.23	1.00	716
	8	0	1995	PFBA	SHEL	192	1.00	1.00	15A	0.20	1.00	1.23	1.00	688
	9	0	1995	PFBL	SHEL	80	1.00	1.00	10A	0.20	1.00	1.23	1.00	229
	10	1995	0	PFBA	CAR	400	1.00	1.00	15A	0.20	1.00	1.23	1.00	673
	11	0	1995	MPBDL	WALL	40	1.00	1.00	10A	0.20	1.00	1.23	1.00	105
	12	0	1995	MPBDL	CAN	320	1.00	1.00	10A	0.20	1.00	1.23	1.00	479
Total Building Value:														117,876

Sale Date: 08/02/2024
Sale Price: 127,500

Deed Date: 08/23/2024
Volume:

File#: 2404675
Page:

Buyer: PRICE GREG A
Seller: CASTLEBERRY LAUREN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
140,376	116,536	0.9140	1.1010		RCRES	MLS	0	1.200	117,876

Sales Ratio Detail

Parcel Id: 20059
Sale #:4

Acct Number: 63055-00501-00000-000000

Cat Code: A1

Loc Code: 11

Address: KNIGHTS CIR

Legal 1: KINGSWOOD LOT 1 BLK 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFKW01		0.50	21,780	114.77	1.00	100,000	0	100,000
Total Land Taxable Value:										100,000

Sale Date: 03/25/2024
Sale Price: 100,000

Deed Date: 03/25/2024
Volume:

File#: 2401645
Page:

Buyer: FERGUSON KAREN
Seller: VAN DYKE BRAD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
100,000	105,818	1.0582	1.0000	L	WAT2	DSL	21,780	0.500	0

Parcel Id: 20061
Sale #:11

Acct Number: 63055-00503-00000-000000

Cat Code: A1

Loc Code: 11

Address: 116 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 3 BLK 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFKW01		0.60	26,162	178.68	1.00	158,186	0	158,186
Total Land Taxable Value:										158,186

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	0	RF05	LA	1,360	1.00	1.00	G	0.72	1.00	1.72	1.00	235,808
	2	1996	0	RF05	LA12	192	1.00	1.00	G	0.72	1.00	1.72	1.00	29,831
	3	1996	0	FIREPLAC05	MET	1	1.00	1.00	G	0.72	1.00	1.72	1.00	4,149
	4	1996	0	DECK03	W	604	1.00	1.00	G	0.72	1.00	1.72	1.00	13,254
	5	2007	0	RF05	DG	480	1.00	1.00	G	0.86	1.00	1.72	1.00	44,717
	6	2001	0	PIERMW	AVG	612	1.00	1.00	25G	0.25	1.00	1.72	1.00	12,474
	7	0	2005	RETWALL8	S	185	1.00	1.00	25G	0.35	1.00	1.72	1.00	44,544
	8	2001	0	BHOUSEMW	AVG	924	1.00	1.00	25G	0.25	1.00	1.72	1.00	16,664
	9	0	1996	PERG	DECK	144	1.00	1.00	G	0.72	1.00	1.72	1.00	1,612
	10	0	1996	PERG	DECK	144	1.00	1.00	G	0.72	1.00	1.72	1.00	1,612
	11	2024	0	PFBG	SHEL	128	1.00	1.00	20E	1.00	1.00	1.72	1.00	4,014
Total Building Value:														408,679

Sale Date: 05/23/2024
Sale Price: 593,896

Deed Date: 05/29/2024
Volume:

File#: 2402956
Page:

Buyer: MOUNT BONNELL HOLDINGS TRUST
Seller: BUSBY FAMILY TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
566,865	467,416	0.7870	0.9545		WAT1	MLS	26,162	0.601	408,679

Parcel Id: 20066
Sale #:8

Acct Number: 63055-00508-00000-000000

Cat Code: A3

Loc Code: 11

Address: KNIGHTS CIRCLE

Legal 1: KINGSWOOD E 1/2 LOT 8 BLK 5

Multi Parcel Sale

Parcel Id: 20065
Sale #:7

Acct Number: 63055-00507-00000-000000

Cat Code: A1

Loc Code: 11

Address: 140 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 7 & E 1/2 8 BLK 5

Multi Parcel Sale *Primary Parcel*

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FFKW01			0.50	21,780	60.70			1.00	55,389	0	55,389	
	2	FFKW01			0.25	10,890	33.73			1.00	29,389	0	29,389	
Total Land Taxable Value:													84,778	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	2004	RF03	LA	1,008	1.00	1.00	A	0.80	1.00	1.72	1.00	153,764
	2	1996	2004	PORCH03	OPEN	144	1.00	1.00	A	0.80	1.00	1.72	1.00	6,333
	3	2001	0	RF03	DG	780	1.00	1.00	A	0.76	1.00	1.72	1.00	44,098
	4	2005	0	DECK03	W	224	1.00	1.00	A	0.82	1.00	1.72	1.00	7,083
	5	0	2005	DECK03	W	528	1.00	1.00	A	0.82	1.00	1.72	1.00	13,196
	6	0	1996	MPBDL	CAN	80	1.00	1.00	10A	0.20	1.00	1.72	1.00	167
	7	0	1996	MPBDL	SHEL	64	1.00	1.00	15A	0.20	1.00	1.72	1.00	304
	8	0	2005	RETWALL8	S	49	1.00	1.00	25A	0.32	1.00	1.72	1.00	10,787
	9	1996	2010	BHOUSEMW	AVG	420	1.00	1.00	25A	0.52	1.00	1.72	1.00	15,755
	10	0	2005	RETWALL8	S	54	1.00	1.00	25A	0.32	1.00	1.72	1.00	11,887
	11	1996	2010	PIERMW	AVG	120	1.00	1.00	25A	0.52	1.00	1.72	1.00	5,087
	12	1996	2010	PIERMW	AVG	160	1.00	1.00	25A	0.52	1.00	1.72	1.00	6,783
	13	0	0	PFBA	SHEL	120	1.00	1.00	15A	0.60	1.00	1.72	1.00	1,803
	14	0	0	MPBDL	CAN	150	1.00	1.00	10A	0.60	1.00	1.72	1.00	941
Total Building Value:													277,988	

Sale Date: 11/26/2024

Deed Date: 12/04/2024

File#: 2406496

Buyer: PUCCI DAVID M & LIBBI

Sale Price: 370,000

Volume:

Page:

Seller: LASATER SUSAN E & CHRISTOPHER T

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
362,766	306,158	0.8275	0.9804		WAT2	MLS	32,670	0.750	277,988

Parcel Id: 20074

Acct Number: 63055-00516-00000-000000

Cat Code: A1

Loc Code: 11

Address: 222 KNIGHTS CIRCLE

Sale #:13

Legal 1: KINGSWOOD LOT 16 BLK 5

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FVKW04			0.60	0	0.00			1.00	12,500	0	12,500	
Total Land Taxable Value:													12,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2010	RB04	LA	1,080	1.00	1.00	G	0.89	1.00	1.23	1.00	146,023
	2	2008	2010	RB04	LA02	1,080	1.00	1.00	G	0.89	1.00	1.23	1.00	138,338
	3	2008	2022	PORCH04	OPEN	520	1.00	1.00	G	0.99	1.00	1.23	1.00	28,550
	4	2008	2010	PORCH04	OPEN	60	1.00	1.00	G	0.89	1.00	1.23	1.00	2,576
	5	2008	2010	PORCH04	OPEN	36	1.00	1.00	G	0.89	1.00	1.23	1.00	1,725
	6	2023	0	PORCH04	OPEN	140	1.00	1.00	G	1.00	1.00	1.23	1.00	6,108
	7	2008	2010	RF04	DG	572	1.00	1.00	G	0.89	1.00	1.23	1.00	32,886
	8	2018	0	SLAB		1,318	1.00	1.00	G	0.96	1.00	1.23	1.00	12,357
Total Building Value:													368,563	

Sales Ratio Detail

Sale Date: 06/13/2024
Sale Price: 392,850

Deed Date: 06/17/2024
Volume:

File#: 2403344
Page:

Buyer: ROSEBERRY JACOB & ALEXANDRIA
Seller: GRAY MATTHEW JORDAN & CARLY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
381,063	218,291	0.5557	0.9700		RCRES	MLS	0	0.600	368,563

Parcel Id: 20087
Sale #:5

Acct Number: 63055-00529-00000-000000

Cat Code: A1

Loc Code: 11

Address: 340 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 29 BLK 5

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	FFKW01			0.80	34,905	178.35				1.00	157,898	0	157,898
Total Land Taxable Value:														157,898
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RB05	LA	2,795	1.00	1.00	G	0.66	1.00	1.72	1.00	410,857
	2	1992	0	RB05	LA02	800	1.00	1.00	G	0.66	1.00	1.72	1.00	110,369
	3	1992	0	RB05	LA02	144	1.00	1.00	G	0.66	1.00	1.72	1.00	19,866
	4	1992	0	FIREPLAC05	MAS	1	1.00	1.00	G	0.66	1.00	1.72	1.00	7,685
	5	1992	0	PORCH05	OPEN	84	1.00	1.00	G	0.66	1.00	1.72	1.00	3,877
	6	1992	0	PORCH05	OPEN	30	1.00	1.00	G	0.66	1.00	1.72	1.00	1,605
	7	1992	0	RB05	AG	972	1.00	1.00	G	0.66	1.00	1.72	1.00	52,953
	8	1992	0	RETWALL8	S	179	1.00	1.00	25G	0.22	1.00	1.72	1.00	27,091
	9	1992	0	BHOUSEMW	AVG	756	1.00	1.00	25G	0.22	1.00	1.72	1.00	11,998
	10	1992	0	PIERMW	AVG	88	1.00	1.00	25G	0.22	1.00	1.72	1.00	1,578
	11	0	0	SLAB		438	1.00	1.00		1.00	1.00	1.72	1.00	5,982
Total Building Value:														653,861

Sale Date: 09/23/2024
Sale Price: 800,000

Deed Date: 09/27/2024
Volume:

File#: 2405389
Page:

Buyer: FRANK JIM & TERRI
Seller: MEDDERS CROSS & KATHLEEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
811,759	768,502	0.9606	1.0147		WAT1	MLS	34,905	0.801	653,861

Parcel Id: 20093
Sale #:11

Acct Number: 63055-00536-00000-000000

Cat Code: A2

Loc Code: 11

Address: 307 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 36 BLK 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFKW01		0.55	24,019	55.00		1.00		50,422	0	50,422
Total Land Taxable Value:												50,422

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	2015	MH332	LA	1,664	1.00	1.00	MH3G	0.86	1.00	1.72	1.00	200,111
	2	2000	2015	PORCH03	OPEN	150	1.00	1.00	MH3G	0.86	1.00	1.72	1.00	7,060
	3	0	2015	DECK02	W	150	1.00	1.00	MH3G	0.86	1.00	1.72	1.00	5,338
	4	0	0	SLAB		100	1.00	1.00		1.00	1.00	1.72	1.00	1,366
	5	2021	0	MPBDA	SHEL	450	1.00	1.00	25E	1.00	1.00	1.72	1.00	23,979
	6	2011	0	PFBL	SHEL	100	1.00	1.00	10A	0.20	1.00	1.72	1.00	401
	7	2000	2010	BHOUSEMW	AVG	436	1.00	1.00	25G	0.57	1.00	1.72	1.00	17,927
	8	2000	2010	PIERMW	AVG	160	1.00	1.00	25G	0.57	1.00	1.72	1.00	7,435
	9	0	2005	RETWALL8	S	50	1.00	1.00	25G	0.35	1.00	1.72	1.00	12,039
Total Building Value:														275,656

Sale Date: 05/31/2024

Deed Date: 06/06/2024

File#: 2403114

Buyer: RATTERREE MARK & TAMI

Sale Price: 358,500

Volume:

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Seller: ISENBURG SIDNEY LYNN & MARY JO / TOD

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
326,078	245,776	0.6856	0.9096		WAT2	MLS	24,019	0.551	275,656

Parcel Id: 20494

Acct Number: 63085-00106-00000-000000

Cat Code: A3

Loc Code: 11

Address: CAMBRIDGE DR

Sale #:11

Legal 1: SOUTHSIDE SHORES LOT 6 BLK 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FVSS06			0.35	0	0.00			1.00	17,000	0	17,000	
Total Land Taxable Value:													17,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	PFBL	SHEL	192	1.00	1.00	10E	0.68	1.00	1.23	1.00	1,871
	2	2020	0	MPBDL	SHEL	192	1.00	1.00	15E	0.86	1.00	1.23	1.00	2,809
	3	2023	0	RF01	ST	360	1.00	1.00	E	1.00	1.00	1.23	1.00	7,860
	4	2023	0	MPBDL	CAN	360	1.00	1.00	10E	0.99	1.00	1.23	1.00	2,665
Total Building Value:														15,205

Sale Date: 01/31/2025

Deed Date: 02/03/2025

File#: 2500456

Buyer: DIXON DARRELL

Sale Price: 26,500

Volume:

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Seller: STRUCK KENNETH E & DIANE M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
32,205	55,669	2.1007	1.2153		RCRES	MLS	0	0.351	15,205

Parcel Id: 20512

Acct Number: 63085-00206-00000-000000

Cat Code: A1

Loc Code: 11

Address: 233 SOUTHSIDE DR

Sale #:10

Legal 1: SOUTHSIDE SHORES LOT 6 & N 1/2 OF 7 BLK 2

Land	Seq	Class	Ag Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFSS02		0.62	27,007	100.81	1.00	95,447	0	95,447
Total Land Taxable Value:										95,447

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1993	2015	RB06	LA	2,025	1.00	1.00	G	0.94	1.00	1.27	1.00	391,022
	2	1993	2015	RB06	AG	596	1.00	1.00	G	0.94	1.00	1.27	1.00	41,616
	3	1993	2015	SLAB		41	1.00	1.00	G	0.94	1.00	1.27	1.00	389
	4	1993	2015	PORCH06	SCRN	310	1.00	1.00	G	0.94	1.00	1.27	1.00	18,289
	5	1993	2015	FIREPLAC06	MAS	1	1.00	1.00	G	0.94	1.00	1.27	1.00	8,930
	6	0	2015	DECK01	W	160	1.00	1.00	G	0.94	1.00	1.27	1.00	4,005
	7	0	2015	DECK01	W	140	1.00	1.00	G	0.94	1.00	1.27	1.00	3,677
	8	0	2015	SLAB		790	1.00	1.00	G	0.94	1.00	1.27	1.00	7,488
	9	1993	2005	RETWALL8	S	107	1.00	1.00	25G	0.35	1.00	1.27	1.00	19,023
	10	1993	2010	BHOUSEMW	AVG	500	1.00	1.00	25G	0.57	1.00	1.27	1.00	15,180
	11	2021	0	PIERWW	AVG	36	1.00	1.00	25E	1.00	1.00	1.27	1.00	1,358
	12	0	2010	PIERWW	AVG	128	1.00	1.00	25G	0.57	1.00	1.27	1.00	2,752
	13	0	1993	MPBDL	SHEL	64	1.00	1.00	15G	0.22	1.00	1.27	1.00	247
Total Building Value:														513,976

Sale Date: 09/06/2024

Deed Date: 09/09/2024

File#: 2405093

Buyer: PRAYTOR ROYCE JR & AMANDA & JEANNE PRAYTOR

Sale Price: 640,000

Volume:

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Seller: STENFTENAGEL MICHAEL & TONIA &

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
609,423	437,232	0.6832	0.9522		WAT3	MLS	27,006	0.620	513,976

Parcel Id: 20724

Acct Number: 63087-03008-00000-000000

Cat Code: C1

Loc Code: 11

Address: 140 ASHLEY AVE

Sale #:8 **Multi Parcel Sale** Legal 1: SOUTHERN OAKS I LOT 8 BLK 3

Parcel Id: 20723

Acct Number: 63087-03007-00000-000000

Cat Code: A2

Loc Code: 11

Address: 140 ASHLEY AVE

Sale #:9 **Multi Parcel Sale *Primary Parcel*** Legal 1: SOUTHERN OAKS I LOT 7 BLK 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FVSO06			0.09	4,050			45.00		1.00	10,207		0	10,207
	2	FVSO06			0.09	4,050			45.00		1.00	7,707		0	7,707
Total Land Taxable Value:															17,914
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2022	0	MH416	LA	750	1.00	1.00	MH4G	0.94	1.00	1.23	1.00	96,557	
Total Building Value:															96,557

Sale Date: 06/18/2024

Deed Date: 06/21/2024

File#: 2403440

Buyer: STANFILL JAXON

Sale Price: 122,200

Volume:

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Seller: PHILLIPS AMANDA

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
114,471	24,216	0.1982	0.9368		SOAK	MLS	8,100	0.186	96,557

Parcel Id: 21033

Acct Number: 63088-01003-00000-000000

Cat Code: A2

Loc Code: 11

Address: 373 BRANDYWINE AVE

Sale #:7 Legal 1: SOUTHERN OAKS II LOT 3 BLK 1

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FVSO05			0.35	12,740	91.00		1.00	22,527	0	22,527		
Total Land Taxable Value:											22,527			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	2013	MH216	LA	1,216	1.00	1.00	MH2A	0.71	1.00	1.23	1.00	74,059
	2	1997	2013	PORCH02	OPEN	128	1.00	1.00	MH2A	0.71	1.00	1.23	1.00	3,296
	3	0	2013	PORCH02	OPEN	80	1.00	1.00	MH2A	0.71	1.00	1.23	1.00	2,168
	4	0	2012	PFBA	CAR	240	1.00	1.00	A	0.90	1.00	1.23	1.00	1,817
	5	0	2012	PFBA	CAR	540	1.00	1.00	15A	0.26	1.00	1.23	1.00	1,181
	6	2017	0	MPBSA	SHEL	360	1.00	1.00	25A	0.78	1.00	1.23	1.00	10,956
Total Building Value:											93,477			

Sale Date: 05/10/2024

Deed Date: 05/10/2024

File#: 2402665

Buyer: PEDERSON ROBIN & IRVING VORCE

Sale Price: 125,000

Volume:

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Seller: FLIPPO LARRY & KAREN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
116,004	58,461	0.4677	0.9280		SOAK	MLS	12,740	0.350	93,477

Parcel Id: 21049

Sale #:8

Acct Number: 63088-02004-00000-000000

Cat Code: A3

Loc Code: 11

Address: 364 BRANDYWINE AVE

Legal 1: SOUTHERN OAKS II LOT 4 BLK 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FVSO05			0.34	12,740		91.00		1.00	22,527	0	22,527	
Total Land Taxable Value:													22,527	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	0	PFBA	CAR	770	1.00	1.00	15A	0.43	1.00	1.23	1.00	2,786
	2	2015	0	DECK02	W	210	1.00	1.00	25A	0.71	1.00	1.23	1.00	3,802
	3	2022	0	PFBA	SHEL	216	1.00	1.00	15G	0.94	1.00	1.23	1.00	3,636
	4	0	2015	MPBDA	SHEL	96	1.00	1.00	25A	0.71	1.00	1.23	1.00	2,597
	5	2022	0	MPBSL	CAN	800	1.00	1.00	10G	0.84	1.00	1.23	1.00	6,398
Total Building Value:													19,219	

Sale Date: 05/10/2024

Deed Date: 05/10/2024

File#: 2402664

Buyer: HORSLEY SHAYHALA & SAMANTHA GOUGH &

Sale Price: 34,045

Volume:

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Seller: BOSS NORMAN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
41,746	29,662	0.8713	1.2262		SOAK	MLS	12,740	0.344	19,219

Parcel Id: 21056

Sale #:7

Acct Number: 63088-02011-00000-000000

Cat Code: A1

Loc Code: 11

Address: 316 BRANDYWINE AVE

Legal 1: SOUTHERN OAKS II LOT 11- 13 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.29	12,740	91.00		1.00	22,527	0	22,527
	2	FVSO05		0.29	12,740	91.00		1.00	20,027	0	20,027
	3	FVSO05		0.29	12,740	91.00		1.00	20,027	0	20,027
Total Land Taxable Value:											62,581

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RS03	LA	1,890	1.00	1.00	A	0.79	1.00	1.23	1.00	178,619
	2	2003	0	MPBSG	SHEL	1,935	1.00	1.08	A	0.79	1.00	1.23	1.00	75,979
	3	2003	0	PORCH03	OPEN	160	1.00	1.00	A	0.79	1.00	1.23	1.00	4,914
	4	2003	0	PORCH03	OPEN	72	1.00	1.00	A	0.79	1.00	1.23	1.00	2,405
	5	2003	0	MPBDL	SHEL	160	1.00	1.00	15A	0.20	1.00	1.23	1.00	544

Total Building Value: 262,461

Sale Date: 10/31/2024

Deed Date: 11/01/2024

File#: 2405983

Buyer: BEDFORD LYNDON

Sale Price: 250,267

Volume:

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Seller: MARSH DAVID JR & SUSANNE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
325,042	266,192	1.0636	1.2988		SOAK	MLS	38,220	0.878	262,461

Parcel Id: 21085

Acct Number: 63088-03009-00000-000000

Cat Code: A3

Loc Code: 11

Address: 336 TEAKWOOD AVE

Sale #:4

Legal 1: SOUTHERN OAKS II LOT 9 BLK 3

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.34	12,740		91.00		1.00	22,527	0	22,527

Total Land Taxable Value: 22,527

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	0	MPBSA	SHEL	1,200	1.00	1.04	25A	0.71	1.00	1.23	1.00	30,306
	2	0	2015	PFBA	CAR	600	1.00	1.00	15A	0.43	1.00	1.23	1.00	2,171
	3	2015	0	MPBDL	SHEL	128	1.00	1.00	15A	0.43	1.00	1.23	1.00	936
	4	2015	0	MPBSA	SHEL	600	1.00	1.00	25A	0.71	1.00	1.23	1.00	16,285

Total Building Value: 49,698

Sale Date: 04/25/2024

Deed Date: 04/25/2024

File#: 2402442

Buyer: MARONEY LAUD & ROSITHA

Sale Price: 68,000

Volume:

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Seller: MELTON JOEY LEE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
72,225	80,003	1.1765	1.0621		SOAK	DSL	12,740	0.344	49,698

Parcel Id: 21264

Acct Number: 63089-01031-00000-000000

Cat Code: C1

Loc Code: 11

Address: LAKEVIEW DR

Sale #:6

Multi Parcel Sale

Legal 1: SOUTHERN OAKS III LOT 31 BLK 1

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO02		0.38	16,530		95.00		1.00	39,000	0	39,000

Total Land Taxable Value: 39,000

Parcel Id: 21266

Acct Number: 63089-01033-00000-000000

Cat Code: C1

Loc Code: 11

Address: LAKEVIEW DR

Sale #:6

Multi Parcel Sale

Legal 1: SOUTHERN OAKS III LOT 33 BLK 1

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO02		0.37	16,125		75.00		1.00	39,000	0	39,000

Total Land Taxable Value: 39,000

Sales Ratio Detail

Parcel Id: 21265 Acct Number: 63089-01032-00000-000000 Cat Code: A1 Loc Code: 11 Address: 133 LAKEVIEW DR
 Sale #:9 **Multi Parcel Sale *Primary Parcel*** Legal 1: SOUTHERN OAKS III LOT 32 BLK 1

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FVSO02			0.38	16,575	75.00			1.00	41,500	0	41,500	
Total Land Taxable Value:													41,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	2020	RF06	LA	1,228	1.00	1.00	G	0.98	1.00	1.23	1.00	239,146
	2	2007	2020	FIREPLAC06	MET	1	1.00	1.00	G	0.98	1.00	1.23	1.00	4,460
	3	2007	2020	PORCH06	OPEN	28	1.00	1.00	G	0.98	1.00	1.23	1.00	1,773
	4	2007	2022	DECK03	W	540	1.00	1.00	G	0.99	1.00	1.23	1.00	11,652
	5	2004	2023	BHOUSEWW	AVG	600	1.00	1.00	G	1.00	1.00	1.23	1.00	36,059
	6	2004	2022	PIERWW	AVG	40	1.00	1.00	25G	1.00	1.00	1.23	1.00	1,461
	7	2004	2022	PIERWW	AVG	200	1.00	1.00	25G	1.00	1.00	1.23	1.00	7,306
	8	2004	0	RETWALL8	S	146	1.00	1.00	25G	0.32	1.00	1.23	1.00	22,984
	9	0	2007	PFBA	CAR	400	1.00	1.00	15G	0.22	1.00	1.23	1.00	740
Total Building Value:													325,581	

Sale Date: 06/26/2024 Deed Date: 06/28/2024 File#: 2403554 **Buyer: LSR PARTNERS LLC**
 Sale Price: 518,827 Volume: Page: **Seller: BALLEW JOEL**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
445,081	382,604	0.7374	0.8579		SOAK	MLS	0	0.000	325,581

Parcel Id: 43997 Acct Number: 63106-00010-00000-000000 Cat Code: A1 Loc Code: 11 Address: 187 BULL RUN DR
 Sale #:8 Legal 1: THE WILDERNESS LOT 10

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFWLO			1.45	63,117	298.95		1.00	439,652	0	439,652		
Total Land Taxable Value:												439,652		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	2009	RB06	LA	2,339	1.00	1.00	G	0.88	1.00	1.60	1.00	515,370
	2	1999	2009	PORCH06	OPEN	32	1.00	1.00	G	0.88	1.00	1.60	1.00	2,325
	3	1999	2009	PORCH06	OPEN	380	1.00	1.00	G	0.88	1.00	1.60	1.00	21,086
	4	1999	2009	CARPORT05	FRAM	336	1.00	1.00	G	0.88	1.00	1.60	1.00	18,294
	5	1999	2009	RB06	AG	575	1.00	1.00	G	0.88	1.00	1.60	1.00	47,985
	6	2008	0	RB04	DG	875	1.00	1.00	G	0.87	1.00	1.60	1.00	65,431
	7	0	2009	PORCH06	OPEN	221	1.00	1.00	G	0.88	1.00	1.60	1.00	12,783
	8	1999	2010	BHOUSEMW	AVG	1,200	1.00	1.00	25A	0.52	1.00	1.60	1.00	41,873
	9	1999	2010	PIERMW	AVG	416	1.00	1.00	25A	0.52	1.00	1.60	1.00	16,406
	10	1999	0	RETWALL8	S	250	1.00	1.00	25A	0.20	1.00	1.60	1.00	31,997
	11	0	2009	DECK02	W	64	1.00	1.00	G	0.88	1.00	1.60	1.00	3,179
	12	1999	2010	PIERMW	AVG	240	1.00	1.00	25A	0.52	1.00	1.60	1.00	9,465
Total Building Value:												786,194		

Sales Ratio Detail

Sale Date: 10/11/2024
Sale Price: 1,060,000

Deed Date: 10/14/2024
Volume:

File#: 2405639
Page:

Buyer: CESANDER LAURENCE P & PATRICIA L
Seller: OLIVEIRA LIVING TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,225,846	1,000,269	0.9436	1.1565		WNES2	MLS	63,117	1.449	786,194

Parcel Id: 44000
Sale #:8

Acct Number: 63106-00013-01000-000000

Cat Code: A1

Loc Code: 11

Address: 171 BULL RUN DR

Legal 1: THE WILDERNESS LOT 13A-R

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	FFWLI			1.04	45,303	156.04			1.00		152,723	0	152,723
Total Land Taxable Value:														152,723
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	0	RL06	LA	1,872	1.00	1.00	G	0.77	1.00	1.60	1.00	370,600
	2	2000	0	RL06	LA02	970	1.00	1.00	G	0.77	1.00	1.60	1.00	180,630
	3	2000	0	CARPORT06	FRAM	252	1.00	1.00	G	0.77	1.00	1.60	1.00	12,838
	4	2000	0	RF06	DG	567	1.00	1.00	G	0.77	1.00	1.60	1.00	46,041
	5	2000	0	FIREPLAC06	MAS	1	1.00	1.00	G	0.77	1.00	1.60	1.00	9,215
	6	2000	0	PORCH06	OPEN	1,683	1.00	1.00	G	0.77	1.00	1.60	1.00	81,715
	7	2000	0	BHOUSEMW	AVG	548	1.00	1.00	25A	0.21	1.00	1.60	1.00	7,722
	8	2000	0	PORCH08	OPEN	180	1.00	1.00	VG	0.79	1.00	1.60	1.00	11,394
	9	2000	0	PIERMW	AVG	352	1.00	1.00	25A	0.21	1.00	1.60	1.00	5,606
	10	0	2000	DECK02	W	120	1.00	1.00	G	0.77	1.00	1.60	1.00	3,816
	11	2005	0	RETWALL8	S	121	1.00	1.00	25A	0.32	1.00	1.60	1.00	24,778
	12	2022	0	POOL	GUNN	65	1.00	1.00	15VG	0.97	1.00	1.60	1.00	49,130
Total Building Value:														803,485

Sale Date: 04/15/2024
Sale Price: 928,500

Deed Date: 04/18/2024
Volume:

File#: 2402288
Page:

Buyer: DITTERLINE ANDREW FISHER JR & VALERIE L
Seller: SKAGGS WAYNE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
956,208	1,102,458	1.1874	1.0298		WNES3	MLS	45,303	1.040	803,485

Parcel Id: 44046
Sale #:14

Acct Number: 63106-00032-00000-000000

Cat Code: A1

Loc Code: 11

Address: 152 STONEWALL DRIVE

Legal 1: THE WILDERNESS LOT 32-R

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFWLI		1.49	64,905	204.60		1.00		197,261	0	197,261
Total Land Taxable Value:												197,261

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	2012	RB07	LA	2,980	1.00	1.00	G	0.91	1.00	1.60	1.00	683,504
	2	2012	0	RB07	LA	1,087	1.00	1.00	G	0.91	1.00	1.60	1.00	249,318
	3	2007	2012	RB07	AG	849	1.00	1.00	G	0.91	1.00	1.60	1.00	75,232
	4	2011	2012	RB07	AG	1,011	1.00	1.00	G	0.91	1.00	1.60	1.00	85,892
	5	2007	2012	PORCH07	OPEN	110	1.00	1.00	G	0.91	1.00	1.60	1.00	7,499
	6	2007	2012	PORCH07	OPEN	178	1.00	1.00	G	0.91	1.00	1.60	1.00	11,691
	7	2023	0	PORCH07	OPEN	296	1.00	1.00	G	1.00	1.00	1.60	1.00	20,142
	8	2007	2012	FIREPLAC07	MAS	1	1.00	1.00	G	0.91	1.00	1.60	1.00	12,522
	9	2007	0	BHOUSEMW	AVG	810	1.00	1.00	25A	0.40	1.00	1.60	1.00	21,742
	10	2007	0	PIERMW	AVG	525	1.00	1.00	25A	0.40	1.00	1.60	1.00	15,926
	11	0	2007	DECK03	W	304	1.00	1.00	VG	0.86	1.00	1.60	1.00	7,412
Total Building Value:														1,190,880

Sale Date: 07/19/2024

Deed Date: 07/19/2024

File#: 2403927

Buyer: BENTON EDWARD G & EMILY

Sale Price: 1,450,000

Volume:

Page:

Seller: SILLS MILFORD J & CYNTHIA M

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,388,141	1,347,605	0.9294	0.9573		WNES1	DSL	64,905	1.490	1,190,880

Parcel Id: 44048

Acct Number: 63106-00034-00000-000000

Cat Code: A1

Loc Code: 11

Address: 106 MANASSAS SQUARE

Sale #:10

Legal 1: THE WILDERNESS LOT 34

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFWLI			0.93	40,467	93.78			1.00	110,160	0	110,160	
Total Land Taxable Value:													110,160	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	2015	RB07	LA	2,028	1.00	1.00	G	0.94	1.00	1.60	1.00	554,144
	2	1998	2015	PORCH07	OPEN	160	1.00	1.00	G	0.94	1.00	1.60	1.00	10,954
	3	1998	2015	PORCH07	OPEN	42	1.00	1.00	G	0.94	1.00	1.60	1.00	3,334
	4	1998	2015	RB07	AG	522	1.00	1.00	G	0.94	1.00	1.60	1.00	54,124
	5	1998	2015	FIREPLAC07	MET	1	1.00	1.00	G	0.94	1.00	1.60	1.00	6,272
	6	1998	2015	DECK02	W	304	1.00	1.00	G	0.94	1.00	1.60	1.00	7,151
	7	1998	0	PIERMW	AVG	312	1.00	1.00	25A	0.20	1.00	1.60	1.00	4,732
	8	1998	0	BHOUSEMW	AVG	540	1.00	1.00	25A	0.20	1.00	1.60	1.00	7,247
	9	1998	0	RETWALL8	S	64	1.00	1.00	25A	0.20	1.00	1.60	1.00	8,191
	10	2011	0	SLAB		0	1.00	1.00	NV	0.00	1.00	1.60	1.00	0
Total Building Value:														656,149

Sale Date: 09/04/2024

Deed Date: 09/10/2024

File#: 2405122

Buyer: MALOY ERIC & DIANA

Sale Price: 800,000

Volume:

Page:

Seller: BENTON ED & EMILY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
766,309	632,994	0.7912	0.9579		WNES1	MLS	40,467	0.929	656,149

Sales Ratio Detail

Parcel Id: 43187
Sale #:8

Acct Number: 63106-00047-00000-000000

Cat Code: A1

Loc Code: 11

Address: 252 STONEWALL DRIVE

Legal 1: THE WILDERNESS LOT 47-R

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	FFWLO			1.03	44,866	182.28				1.00	282,178	0	282,178
Total Land Taxable Value:														282,178
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	2010	RB08	LA	1,989	1.00	1.00	G	0.89	1.00	1.60	1.00	570,631
	2	1997	2010	PORCH08	OPEN	660	1.00	1.00	G	0.89	1.00	1.60	1.00	44,313
	3	1997	2010	PORCH08	OPEN	42	1.00	1.00	G	0.89	1.00	1.60	1.00	3,508
	4	1997	2010	RB08	AG	514	1.00	1.00	G	0.89	1.00	1.60	1.00	56,330
	5	0	2010	DECK03	W	322	1.00	1.00	G	0.89	1.00	1.60	1.00	8,125
	6	1997	2010	PORCH07	OPEN	144	1.00	1.00	G	0.89	1.00	1.60	1.00	9,412
	7	1997	2010	FIREPLAC08	MAS	1	1.00	1.00	G	0.89	1.00	1.60	1.00	13,599
	8	2007	0	RB03	ST	615	1.00	1.00	G	0.86	1.00	1.60	1.00	32,699
	9	2007	0	RB03	ST	615	1.00	1.00	G	0.86	1.00	1.60	1.00	32,699
	10	2007	0	DECK02	W	300	1.00	1.00	G	0.86	1.00	1.60	1.00	6,456
	11	2007	0	PORCH03	OPEN	56	1.00	1.00	G	0.86	1.00	1.60	1.00	2,725
	12	1997	0	GAZ04	OPEN	111	1.00	1.00	G	0.74	1.00	1.60	1.00	8,264
	13	1997	0	RETWALL8	S	157	1.00	1.00	25A	0.20	1.00	1.60	1.00	20,094
	14	2023	0	BHOUSEMW	GOOD	762	1.00	1.00	25E	1.00	1.00	1.60	1.00	61,070
	15	2023	0	PIERMW	GOOD	216	1.00	1.00	25E	1.00	1.00	1.60	1.00	20,100
	16	2023	0	PIERMW	GOOD	192	1.00	1.00	25E	1.00	1.00	1.60	1.00	17,867
	17	2023	0	PIERMW	GOOD	444	1.00	1.00	25E	1.00	1.00	1.60	1.00	41,317
Total Building Value:														949,209

Sale Date: 08/22/2024
Sale Price: 1,175,500

Deed Date: 08/23/2024
Volume:

File#: 2404667
Page:

Buyer: TATE GREGORY SCOTT & ANDREA FREDERICA
Seller: LUTTRELL CLIFFORD DEAN & SHERRY ANN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,231,387	1,125,707	0.9576	1.0475		WNES1	MLS	44,866	1.030	949,209

Parcel Id: 43162
Sale #:4

Acct Number: 63106-00049-00000-000000

Cat Code: A1

Loc Code: 11

Address: 264 STONEWALL DRIVE

Legal 1: THE WILDERNESS LOT 49 AND 48-R

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFWLO		1.67	72,658	195.57			1.00	300,963	0	300,963
Total Land Taxable Value:												300,963

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	0	RB08	LA	2,487	1.00	1.00	G	0.77	1.00	1.60	1.00	543,765
	2	2000	0	RB08	LA02	444	1.00	1.00	G	0.77	1.00	1.60	1.00	93,905
	3	2018	0	RB08	LA	600	1.00	1.00	G	0.96	1.00	1.60	1.00	163,556
	4	2000	0	RB08	AG	506	1.00	1.00	G	0.77	1.00	1.60	1.00	48,201
	5	2000	0	RB04	DG	1,496	1.00	1.00	G	0.77	1.00	1.60	1.00	96,135
	6	2000	0	PORCH08	OPEN	63	1.00	1.00	G	0.77	1.00	1.60	1.00	4,286
	7	2000	0	RB08	LA	166	1.00	1.00	G	0.77	1.00	1.60	1.00	36,295
	8	2000	0	PORCH08	OPEN	100	1.00	1.00	G	0.77	1.00	1.60	1.00	11,321
	9	2011	0	PORCH08	OPEN	44	1.00	1.00	G	0.90	1.00	1.60	1.00	3,680
	10	0	2000	DECK04	W	688	1.00	1.00	G	0.77	1.00	1.60	1.00	19,300
	11	2000	0	FIREPLAC08	MAS	2	1.00	1.00	G	0.77	1.00	1.60	1.00	23,531
	12	2000	0	BHOUSEMW	AVG	1,360	1.00	1.00	25A	0.21	1.00	1.60	1.00	19,165
	13	2000	0	PIERMW	AVG	474	1.00	1.00	25A	0.21	1.00	1.60	1.00	7,549
	14	2005	0	RETWALL8	S	100	1.00	1.00	25A	0.32	1.00	1.60	1.00	20,478
	15	2005	0	RETWALL8	S	99	1.00	1.00	25A	0.32	1.00	1.60	1.00	20,273
	16	0	2000	GHDL	WALL	200	1.00	1.00	10G	0.22	1.00	1.60	1.00	562
	17	0	2000	GHDL	WALL	144	1.00	1.00	NV	0.00	1.00	1.60	1.00	0
Total Building Value:														1,112,002

Sale Date: 05/31/2024

Deed Date: 06/03/2024

File#: 2403025

Buyer: 8Z IBUYER LLC

Sale Price: 1,400,000

Volume:

Page:

Seller: TIMMERMAN DAVID W & LINDA D LIFE ESTATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,412,965	1,474,001	1.0529	1.0093		WNES1	MLS	72,658	1.668	1,112,002

Parcel Id: 43283

Acct Number: 63106-00050-00000-000000

Cat Code: A1

Loc Code: 11

Address: 270 STONEWALL DRIVE

Sale #:7

Legal 1: THE WILDERNESS LOT 50

Land	Seq	Class	Ag Class		Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value		
	1	FFWLO			1.14	49,789		82.86		1.00	206,595	0	206,595	
Total Land Taxable Value:													206,595	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2013	2025	RF07	LA	2,524	1.00	1.00	VG	1.00	1.00	1.60	1.00	612,504
	2	2013	2025	RF07	LA12	1,001	1.00	1.00	VG	1.00	1.00	1.60	1.00	222,510
	3	2013	2025	RF07	AG	742	1.00	1.00	VG	1.00	1.00	1.60	1.00	70,413
	4	2013	2025	RF07	AG	344	1.00	1.00	VG	1.00	1.00	1.60	1.00	40,625
	5	2013	2025	PORCH07	OPEN	432	1.00	1.00	VG	1.00	1.00	1.60	1.00	29,335
	6	2013	2025	PORCH07	OPEN	183	1.00	1.00	VG	1.00	1.00	1.60	1.00	13,176
	7	2013	2025	PORCH07	OPEN	20	1.00	1.00	VG	1.00	1.00	1.60	1.00	1,828
	8	2013	2025	FIREPLAC07	MAS	1	1.00	1.00	VG	1.00	1.00	1.60	1.00	13,760
	9	1997	2010	PIERWW	AVG	180	1.00	1.00	25G	0.57	1.00	1.60	1.00	4,876
	10	1997	2010	PIERWW	AVG	528	1.00	1.00	25G	0.57	1.00	1.60	1.00	14,302
	11	1997	2010	BHOUSEWW	AVG	748	1.00	1.00	25G	0.57	1.00	1.60	1.00	33,331
	12	1997	2010	RETWALL8	S	93	1.00	1.00	25G	0.57	1.00	1.60	1.00	33,923
Total Building Value:													1,090,583	

Sales Ratio Detail

Sale Date: 02/21/2025
Sale Price: 1,380,000

Deed Date: 02/25/2025
Volume:

File#: 2500856
Page:

Buyer: CHIPPOS LLC
Seller: JONES THOMAS ANDERSON & PAULA DIANE LIFE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,297,178	1,205,117	0.8733	0.9400		WNES1	MLS	49,789	1.143	1,090,583

Parcel Id: 46791
Sale #:8

Acct Number: 63108-00017-00000-000000

Cat Code: A1

Loc Code: 11

Address: 214 LINCOLN DR

Legal 1: THE WILDERNESS II LOT 17-R

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	FFWLI			1.98	86,248	280.69				1.00	264,937	0	264,937
Total Land Taxable Value:														264,937
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2020	RB08	LA	3,394	1.00	1.00	VG	0.98	1.00	1.60	1.00	912,794
	2	2004	2020	RB08	LA02	904	1.00	1.00	VG	0.98	1.00	1.60	1.00	234,903
	3	2004	2020	RB08	AG	1,392	1.00	1.00	VG	0.98	1.00	1.60	1.00	141,523
	4	2004	2020	PORCH08	OPEN	704	1.00	1.00	VG	0.98	1.00	1.60	1.00	52,048
	5	2004	2020	PORCH08	OPEN	90	1.00	1.00	VG	0.98	1.00	1.60	1.00	7,486
	6	2008	2020	DECK03	W	1,200	1.00	1.00	VG	0.98	1.00	1.60	1.00	33,342
	7	2004	2010	PIERMW	AVG	1,040	1.00	1.00	25A	0.52	1.00	1.60	1.00	41,014
	8	2004	2010	BHOUSEMW	AVG	900	1.00	1.00	25A	0.52	1.00	1.60	1.00	31,405
	9	2004	2020	FIREPLAC08	MAS	1	1.00	1.00	VG	0.98	1.00	1.60	1.00	14,974
	10	2020	0	SLAB		20	1.00	1.00	40A	0.95	1.00	1.60	1.00	241
	11	2005	2010	RETWALL8	S	266	1.00	1.00	25A	0.52	1.00	1.60	1.00	88,516
Total Building Value:														1,558,246

Sale Date: 07/12/2024
Sale Price: 1,950,000

Deed Date: 07/12/2024
Volume:

File#: 2403771
Page:

Buyer: SILLS MILFORD J & CYNTHIA M
Seller: PHILLEY STEVEN M & CATHRYN K

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,823,183	1,523,849	0.7815	0.9350		WNES2	DSL	86,248	1.980	1,558,246

Parcel Id: 50340
Sale #:6

Multi Parcel Sale

Acct Number: 63112-00114-00000-000000

Cat Code: C1

Loc Code: 11

Address: LINCOLN DR

Legal 1: THE WILDERNESS V LOT 114

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVWLD51		1.00	43,472	143.00		1.00		39,167	0	39,167
Total Land Taxable Value:												39,167

Parcel Id: 50341
Sale #:5

Multi Parcel Sale

Acct Number: 63112-00115-00000-000000

Cat Code: C1

Loc Code: 11

Address: LINCOLN DR

Legal 1: THE WILDERNESS V LOT 115

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVWLD51		1.00	43,472	143.00		1.00		39,167	0	39,167
Total Land Taxable Value:												39,167

Sales Ratio Detail

Parcel Id: 46796 Acct Number: 63108-00036-00000-000000 Cat Code: A1 Loc Code: 11 Address: 290 LINCOLN DR
 Sale #:12 Multi Parcel Sale *Primary Parcel* Legal 1: THE WILDERNESS II LOT 36R

Land	Seq	Class	Ag Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFWLO			2.62	114,126	334.66			1.00	484,491	0	484,491	
Total Land Taxable Value:													484,491	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	0	RB08	LA	3,806	1.00	1.00	VG	0.83	1.00	1.60	1.00	891,540
	2	2004	0	RB08	AG	840	1.00	1.00	VG	0.83	1.00	1.60	1.00	75,621
	3	2004	0	PORCH08	SCRN	312	1.00	1.00	VG	0.83	1.00	1.60	1.00	24,624
	4	2004	0	PORCH08	OPEN	340	1.00	1.00	VG	0.83	1.00	1.60	1.00	21,289
	5	2004	0	DECK02	W	555	1.00	1.00	VG	0.83	1.00	1.60	1.00	11,527
	6	2004	0	DECK02	W	108	1.00	1.00	VG	0.83	1.00	1.60	1.00	3,802
	7	2004	0	DECK02	W	1,261	1.00	1.00	VG	0.83	1.00	1.60	1.00	26,191
	8	2004	0	FIREPLAC08	MAS	4	1.00	1.00	VG	0.83	1.00	1.60	1.00	50,730
	9	2004	0	RB08	ST	364	1.00	1.00	VG	0.83	1.00	1.60	1.00	41,886
	10	2001	2010	RETWALL8	S	111	1.00	1.00	25A	0.52	1.00	1.60	1.00	36,937
	11	2001	2010	RETWALL8	S	125	1.00	1.00	25A	0.52	1.00	1.60	1.00	41,596
	12	2002	2010	BHOUSEMW	AVG	1,360	1.00	1.00	25A	0.52	1.00	1.60	1.00	47,456
	13	2002	2010	PIERMW	AVG	515	1.00	1.00	25A	0.52	1.00	1.60	1.00	20,310
	14	2002	2010	PIERMW	AVG	112	1.00	1.00	25A	0.52	1.00	1.60	1.00	4,417
Total Building Value:													1,297,926	

Sale Date: 06/20/2024 Deed Date: 06/21/2024 File#: 2403450 Buyer: CRENSHAW GLENN & VICKIE
 Sale Price: 1,865,000 Volume: Page: Seller: HARGRAVE JEFFREY DAVID

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,860,751	1,706,376	0.9149	0.9977		WNES1	MLS	201,070	4.620	1,297,926

Parcel Id: 46803 Acct Number: 63108-00041-00000-000000 Cat Code: A1 Loc Code: 11 Address: 310 LINCOLN DR
 Sale #:7 Legal 1: THE WILDERNESS II LOT 41R

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFWLO		1.17	50,965	150.69		1.00	239,879	0	239,879
Total Land Taxable Value:											239,879

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	0	RB08	LA	4,195	1.00	1.00	G	0.85	1.00	1.60	1.00	945,580
	2	2006	0	RB08	LA12	834	1.00	1.00	G	0.85	1.00	1.60	1.00	170,964
	3	2006	0	RB08	AG	900	1.00	1.00	G	0.85	1.00	1.60	1.00	81,629
	4	2006	0	SLAB		1,036	1.00	1.00	G	0.85	1.00	1.60	1.00	11,187
	5	2006	0	PORCH08	OPEN	182	1.00	1.00	G	0.85	1.00	1.60	1.00	12,383
	6	2006	0	FIREPLAC08	MET	1	1.00	1.00	G	0.85	1.00	1.60	1.00	6,297
	7	2006	0	PORCH08	OPEN	47	1.00	1.00	G	0.85	1.00	1.60	1.00	3,658
	8	2006	0	RETWALL8	S	140	1.00	1.00	25A	0.36	1.00	1.60	1.00	32,253
	9	2006	0	PIERMW	AVG	756	1.00	1.00	25A	0.36	1.00	1.60	1.00	20,641
	10	2006	0	BHOUSEMW	AVG	1,278	1.00	1.00	25A	0.36	1.00	1.60	1.00	30,873
	11	2006	0	GAZ02	OPEN	300	1.00	1.00	A	0.83	1.00	1.60	1.00	12,247
	12	2006	0	PIERMW	AVG	100	1.00	1.00	25A	0.36	1.00	1.60	1.00	2,730
Total Building Value:														1,330,442

Sale Date: 08/23/2024
Sale Price: 1,600,000

Deed Date: 08/26/2024
Volume:

File#: 2404695
Page:

Buyer: MARLIN JOHN & DANA
Seller: BYERLY WALTER & JUDITH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,570,321	1,547,312	0.9671	0.9815		WNES1	MLS	50,965	1.170	1,330,442

Parcel Id: 50398
Sale #:5

Acct Number: 63113-00169-00000-000000

Cat Code: A1

Loc Code: 11

Address: 231 STONEWALL DR

Legal 1: THE WILDERNESS VI LOT 169

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFWLD		1.27	55,297		121.00		1.00	35,344	0	35,344
Total Land Taxable Value:												35,344

Sale Date: 02/16/2024
Sale Price: 35,000

Deed Date: 02/22/2024
Volume:

File#: 2400954
Page:

Buyer: CONTEMPORARY MODERN HOMES INC
Seller: CIRCLEONE DEVELOPEMENT LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
35,344	9,000	0.2571	1.0098	L	RCRES	MLS	55,297	1.270	403,117

Parcel Id: 66365
Sale #:4

Acct Number: 63130-00004-00000-000000

Cat Code: A1

Loc Code: 11

Address: 112 PR MASON

Legal 1: TWIN CEDARS 1 TRACT 4

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		1.25	0		0.00		0.00	27,019	0	27,019
Total Land Taxable Value:												27,019

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	RF04	LA	1,628	1.00	1.00	E	0.99	1.00	1.18	1.00	229,323
	2	2022	0	PORCH04	OPEN	186	1.00	1.00	E	0.99	1.00	1.18	1.00	7,466
	3	2022	0	PORCH04	OPEN	200	1.00	1.00	E	0.99	1.00	1.18	1.00	7,951
	4	2022	0	CARPORT04	FRAM	484	1.00	1.00	E	0.99	1.00	1.18	1.00	17,415
	5	2022	0	MPBDA	SHEL	96	1.00	1.00	25E	1.00	1.00	1.18	1.00	3,509
	6	2022	0	FIREPLAC04	MET	1	1.00	1.00	E	0.99	1.00	1.18	1.00	3,213
Total Building Value:														268,877

Sale Date: 06/11/2024
Sale Price: 345,000

Deed Date: 06/17/2024
Volume:

File#: 2403335
Page:

Buyer: BARRETT MICHAEL & RONDA
Seller: EDWARDS HARDWARE INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
295,896	268,029	0.7769	0.8577		FISD	DSL	0	1.245	268,877

Parcel Id: 42909

Acct Number: 63201-00119-00000-000000

Cat Code: C1

Loc Code: 11

Address: JUNE BLVD

Sale #:4

Multi Parcel Sale

Legal 1: CAPE ESTES I LOT 19R BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFCEI01		0.52	22,652	229.83	1.00	211,903	0	211,903
Total Land Taxable Value:										211,903

Parcel Id: 42908

Acct Number: 63201-00118-00000-000000

Cat Code: A1

Loc Code: 11

Address: 155 JUNE BLVD

Sale #:6

Multi Parcel Sale *Primary Parcel*

Legal 1: CAPE ESTES I LOT 18R BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFCEI01		1.70	74,051	839.29	1.00	391,948	0	391,948
Total Land Taxable Value:										391,948

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	0	RB06	LA	3,335	1.00	1.00	G	0.86	1.00	1.72	1.00	719,744
	2	2007	0	RB06	AG	876	1.00	1.00	G	0.86	1.00	1.72	1.00	70,775
	3	2007	0	PORCH06	SCRN	183	1.00	1.00	G	0.86	1.00	1.72	1.00	14,793
	4	2007	0	PORCH06	OPEN	118	1.00	1.00	G	0.86	1.00	1.72	1.00	7,605
	5	2007	0	PORCH06	OPEN	374	1.00	1.00	G	0.86	1.00	1.72	1.00	21,802
	6	2007	0	PORCH06	SCRN	132	1.00	1.00	G	0.86	1.00	1.72	1.00	11,456
	7	0	2007	PFBA	SHEL	192	1.00	1.00	15A	0.20	1.00	1.72	1.00	962
	8	0	2007	MPBDL	SHEL	192	1.00	1.00	25A	0.40	1.00	1.72	1.00	1,827
	9	2007	0	BHOUSEMW	AVG	1,216	1.00	1.00	25A	0.40	1.00	1.72	1.00	35,087
	10	2007	0	PIERMM	AVG	300	1.00	1.00	25A	0.40	1.00	1.72	1.00	13,435
Total Building Value:														897,486

Sales Ratio Detail

Sale Date: 08/22/2024
Sale Price: 1,346,840

Deed Date: 08/23/2024
Volume:

File#: 2404670
Page:

Buyer: WILKING RICK & SHARON
Seller: SUGGS SUSAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,501,337	1,476,793	1.0965	1.1147		WAT1	MLS	96,703	2.220	897,486

Parcel Id: 42912
Sale #:6

Acct Number: 63201-00122-00000-000000

Cat Code: A1

Loc Code: 11

Address: 122 JUNE BLVD

Legal 1: CAPE ESTES I LOT 22 BLK 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FFCEI01			0.59	25,762	44.51			1.00	43,538	0	43,538	
Total Land Taxable Value:													43,538	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	2011	RB06	LA	1,687	1.00	1.00	G	0.90	1.00	1.72	1.00	420,448
	2	1996	2011	RB06	LA	378	1.00	1.00	G	0.90	1.00	1.72	1.00	94,208
	3	1996	2011	RB06	AG	504	1.00	1.00	G	0.90	1.00	1.72	1.00	48,309
	4	1996	2011	PORCH06	OPEN	72	1.00	1.00	G	0.90	1.00	1.72	1.00	5,088
	5	1996	2011	PORCH06	SCRN	100	1.00	1.00	G	0.90	1.00	1.72	1.00	9,604
	6	1996	0	RETWALL8	S	84	1.00	1.00	25G	0.22	1.00	1.72	1.00	12,713
	7	1996	0	BHOUSEWW	AVG	300	1.00	1.00	25G	0.22	1.00	1.72	1.00	5,547
	8	1996	0	PIERWW	AVG	200	1.00	1.00	25G	0.22	1.00	1.72	1.00	2,248
	9	0	1996	SLAB		258	1.00	1.00	G	0.72	1.00	1.72	1.00	2,537
	10	0	1996	PFBA	FIN	240	1.00	1.00	15G	0.22	1.00	1.72	1.00	3,755
	11	0	1996	DECK01	W	100	1.00	1.00	15G	0.22	1.00	1.72	1.00	910
	12	0	1996	PFBL	SHEL	64	1.00	1.00	10G	0.22	1.00	1.72	1.00	282
	13	0	1996	SLAB		80	1.00	1.00	G	0.72	1.00	1.72	1.00	787
	14	0	1996	PFBA	SHEL	192	1.00	1.00	15G	0.22	1.00	1.72	1.00	1,058
Total Building Value:													607,494	

Sale Date: 03/03/2025
Sale Price: 656,250

Deed Date: 03/05/2025
Volume:

File#: 2500985
Page:

Buyer: SHEPHERD LINDA J
Seller: WOLF THOMAS E & CONSTANCE M LIFE ESTATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
651,032	556,958	0.8487	0.9920		WAT1	MLS	25,762	0.591	607,494

Parcel Id: 42925
Sale #:8

Acct Number: 63201-00135-00000-000000

Cat Code: A1

Loc Code: 11

Address: 471 SUSAN GROVE BLVD

Legal 1: CAPE ESTES I LOT 35 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFCEI02		0.61	26,650		79.51		1.00	60,383	0	60,383
Total Land Taxable Value:												60,383

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	2011	RF06	LA	1,568	1.00	1.00	VG	0.91	1.00	1.72	1.00	361,288
	2	2000	2011	RF06	LA12	384	1.00	1.00	VG	0.91	1.00	1.72	1.00	78,958
	3	2000	2011	RF06	LA	96	1.00	1.00	VG	0.91	1.00	1.72	1.00	22,120
	4	2000	2011	RF06	DG	816	1.00	1.00	VG	0.91	1.00	1.72	1.00	75,406
	5	2000	2011	PORCH06	OPEN	288	1.00	1.00	VG	0.91	1.00	1.72	1.00	17,878
	6	2000	2011	PORCH06	OPEN	304	1.00	1.00	VG	0.91	1.00	1.72	1.00	18,752
	7	2000	2011	FIREPLAC06	MET	1	1.00	1.00	VG	0.91	1.00	1.72	1.00	5,791
	8	2000	2005	PIERMW	AVG	112	1.00	1.00	25A	0.32	1.00	1.72	1.00	2,922
	9	2000	2024	BHOUSEWM	AVG	375	1.00	1.00	25E	1.00	1.00	1.72	1.00	54,341
	10	2000	0	PFBL	SHEL	144	1.00	1.00		0.90	1.00	1.72	1.00	2,597
	11	0	2005	PIERMW	AVG	99	1.00	1.00	25A	0.32	1.00	1.72	1.00	2,583
	12	0	2005	RETWALL8	S	82	1.00	1.00	25A	0.32	1.00	1.72	1.00	18,051

Total Building Value: 660,687

Sale Date: 01/02/2025
Sale Price: 765,000

Deed Date: 01/08/2025
Volume:

File#: 2500054
Page:

Buyer: HUFF HEATH & LORI
Seller: TATE LIVING TRUST / 09-22-2021

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
721,070	635,044	0.8301	0.9426		WAT1	MLS	26,650	0.612	660,687

Parcel Id: 42933
Sale #:7

Acct Number: 6320100205-00000-000000

Cat Code: A3

Loc Code: 11

Address: SUSAN GROVE

Legal 1: CAPE ESTES I LOT 5 BLK 2

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RVCEI05		0.58	0		0.00		1.00	30,000	0	30,000

Total Land Taxable Value: 30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	0	MPBDA	SHEL	96	1.00	1.00	25E	1.00	1.00	1.23	1.00	3,658
	2	2021	0	GAZ04	OPEN	120	1.00	1.00	25E	1.00	1.00	1.23	1.00	9,163

Total Building Value: 12,821

Sale Date: 01/30/2025
Sale Price: 58,000

Deed Date: 02/03/2025
Volume:

File#: 2500449
Page:

Buyer: ARNETT CHRISTA N
Seller: SCRUGGS KEVIN & PENNY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
42,821	25,546	0.4404	0.7383		RCRES	MLS	0	0.584	12,821

Parcel Id: 59935
Sale #:1

Acct Number: 63202-00127-01160-002013

Cat Code: M1

Loc Code: 11

Address: 147 WALKER TRACE RD

Multi Parcel Sale

Legal 1: MOBILE HOME ONLY

Parcel Id: 42975
Sale #:3

Acct Number: 63202-00127-00000-000000

Cat Code: A2

Loc Code: 11

Address: 147 WALKER TRACE RD

Multi Parcel Sale *Primary Parcel*

Legal 1: CAPE ESTES II LOT 27 BLK 1

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVCEI06		0.50	0	0.00		1.00	30,000	0	30,000

Total Land Taxable Value: 30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	MH328	LA	1,144	1.00	1.00	MH3G	0.80	1.00	1.23	1.00	110,904
	2	2012	0	PORCH03	OPEN	112	1.00	1.00	MH3G	0.80	1.00	1.23	1.00	3,605
	3	2012	0	PORCH03	OPEN	484	1.00	1.00	MH3G	0.80	1.00	1.23	1.00	13,769
	4	2012	0	FIREPLAC03	MOB	1	1.00	1.00	MH3G	0.80	1.00	1.23	1.00	2,617
	5	0	2012	PFBA	SHEL	120	1.00	1.00	15G	0.29	1.00	1.23	1.00	623

Total Building Value: 131,518

Sale Date: 06/28/2024

Deed Date: 06/28/2024

File#: 2403560

Buyer: VANBUSKIRK DENISE M

Sale Price: 165,000

Volume:

Page:

Seller: SUTHERLAND SCOTT & GEORGINA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
161,518	123,046	0.7457	0.9789		RCRES	MLS	0	0.500	131,518