

## Sales Ratio Recap Selection Page

Run Date 4/15/2025  
10:26:27AM

Description:

Order: Parcel Id

### 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 D\*, E\*

## Sales Ratio One Line List

| <u>Account Number</u>    | <u>Parcel ID</u> | <u>Current<br/>Ratio</u> | <u>Current<br/>Median</u> | <u>Current<br/>Deviation</u> | <u>Sale<br/>Ratio</u> | <u>Sale<br/>Median</u> | <u>Sale<br/>Deviation</u> | <u>Adjusted Price</u> | <u>Appraised Value</u> |
|--------------------------|------------------|--------------------------|---------------------------|------------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|
| 00002-00030-00000-000000 | 1071             | 0.8656                   | 1.03                      | 0.17                         | 0.1690                | 0.94                   | 0.77                      | 573,802               | 496,681                |
| 00002-00105-00000-000000 | 1161             | 1.2715                   | 1.03                      | 0.24                         | 1.1245                | 0.94                   | 0.19                      | 122,000               | 155,126                |
| 00002-00147-38000-000000 | 1237             | 1.2849                   | 1.03                      | 0.25                         | 1.1433                | 0.94                   | 0.21                      | 140,000               | 179,892                |
| 00003-00008-00000-000000 | 1623             | 0.9219                   | 1.03                      | 0.11                         | 0.7824                | 0.94                   | 0.16                      | 252,000               | 232,326                |
| 00004-00038-00000-000000 | 1950             | 0.8173                   | 1.03                      | 0.22                         | 0.7280                | 0.94                   | 0.21                      | 275,000               | 224,756                |
| 00005-00020-00000-000000 | 2169             | 1.0700                   | 1.03                      | 0.04                         | 1.0375                | 0.94                   | 0.10                      | 675,000               | 722,244                |
| 00006-00025-03000-000000 | 2675             | 1.0956                   | 1.03                      | 0.06                         | 1.3636                | 0.94                   | 0.43                      | 135,000               | 147,912                |
| 00006-00038-01000-000000 | 2701             | 1.0177                   | 1.03                      | 0.02                         | 1.0335                | 0.94                   | 0.10                      | 410,000               | 417,245                |
| 00007-00093-00000-000000 | 2923             | 1.0761                   | 1.03                      | 0.04                         | 0.9594                | 0.94                   | 0.02                      | 300,000               | 322,841                |
| 00007-00115-00000-000000 | 2951             | 1.2131                   | 1.03                      | 0.18                         | 0.7890                | 0.94                   | 0.15                      | 183,500               | 222,604                |
| 00008-00005-00000-000000 | 3064             | 1.0792                   | 1.03                      | 0.05                         | 0.9493                | 0.94                   | 0.01                      | 215,000               | 232,035                |
| 00008-00059-00000-000000 | 3123             | 1.1206                   | 1.03                      | 0.09                         | 1.0807                | 0.94                   | 0.14                      | 349,000               | 391,099                |
| 00010-00043-00000-000000 | 3273             | 0.9726                   | 1.03                      | 0.06                         | 1.0092                | 0.94                   | 0.07                      | 550,000               | 534,932                |
| 00015-00054-00000-000000 | 4395             | 0.4634                   | 1.03                      | 0.57                         | 1.3994                | 0.94                   | 0.46                      | 62,600                | 29,010                 |
| 00016-09081-00000-000000 | 4609             | 1.2857                   | 1.03                      | 0.25                         | 1.2514                | 0.94                   | 0.31                      | 70,000                | 90,000                 |
| 00017-00011-00000-000000 | 4670             | 1.3333                   | 1.03                      | 0.30                         | 1.0000                | 0.94                   | 0.06                      | 12,750                | 17,000                 |
| 00018-00091-00000-000000 | 4828             | 0.8469                   | 1.03                      | 0.19                         | 0.7409                | 0.94                   | 0.20                      | 405,000               | 342,983                |
| 00018-00137-00000-000000 | 4893             | 1.3077                   | 1.03                      | 0.27                         | 1.6531                | 0.94                   | 0.71                      | 295,000               | 385,758                |
| 00023-00012-00000-000000 | 5206             | 1.0000                   | 1.03                      | 0.03                         | 0.3878                | 0.94                   | 0.55                      | 57,000                | 57,000                 |
| 00023-00802-01000-000000 | 5368             | 1.0509                   | 1.03                      | 0.02                         | 0.9691                | 0.94                   | 0.03                      | 162,500               | 170,770                |
| 00025-00134-00000-000000 | 6275             | 1.1430                   | 1.03                      | 0.11                         | 0.9633                | 0.94                   | 0.03                      | 297,945               | 340,566                |
| 00028-00059-00000-000000 | 6667             | 1.0148                   | 1.03                      | 0.02                         | 1.1406                | 0.94                   | 0.20                      | 148,725               | 150,931                |
| 00032-00039-01000-000000 | 7354             | 1.1433                   | 1.03                      | 0.11                         | 1.1216                | 0.94                   | 0.18                      | 200,000               | 228,668                |
| 00039-00065-00000-000000 | 7919             | 0.9494                   | 1.03                      | 0.08                         | 1.5175                | 0.94                   | 0.58                      | 814,027               | 772,831                |
| 00044-00003-02000-000000 | 8015             | 1.1677                   | 1.03                      | 0.13                         | 1.2690                | 0.94                   | 0.33                      | 205,000               | 239,376                |
| 00055-00046-00000-000000 | 8388             | 1.1477                   | 1.03                      | 0.11                         | 0.9756                | 0.94                   | 0.04                      | 349,000               | 400,561                |
| 00077-00007-00000-000000 | 8826             | 0.8671                   | 1.03                      | 0.17                         | 0.7358                | 0.94                   | 0.20                      | 841,500               | 729,699                |
| 00083-00009-00000-000000 | 8888             | 0.8919                   | 1.03                      | 0.14                         | 0.7875                | 0.94                   | 0.15                      | 224,400               | 200,144                |
| 00115-00002-00000-000000 | 9346             | 1.3443                   | 1.03                      | 0.31                         | 0.7070                | 0.94                   | 0.23                      | 180,000               | 241,974                |
| 00120-00018-00000-000000 | 9674             | 0.8440                   | 1.03                      | 0.19                         | 0.6704                | 0.94                   | 0.27                      | 455,000               | 384,016                |
| 00181-00007-00000-000000 | 10550            | 1.2300                   | 1.03                      | 0.20                         | 1.1031                | 0.94                   | 0.16                      | 127,000               | 156,210                |
| 00229-00004-00000-000000 | 11079            | 1.1243                   | 1.03                      | 0.09                         | 0.7665                | 0.94                   | 0.17                      | 305,000               | 342,906                |
| 00231-00004-00000-000000 | 11090            | 1.0953                   | 1.03                      | 0.06                         | 0.8995                | 0.94                   | 0.04                      | 378,499               | 414,572                |
| 00267-00006-00000-000000 | 11325            | 1.1156                   | 1.03                      | 0.08                         | 0.9107                | 0.94                   | 0.03                      | 350,000               | 390,452                |
| 00298-00015-01000-000000 | 11713            | 0.9182                   | 1.03                      | 0.11                         | 0.6908                | 0.94                   | 0.25                      | 22,799                | 20,934                 |
| 00351-00021-00000-000000 | 12234            | 1.0077                   | 1.03                      | 0.03                         | 1.4929                | 0.94                   | 0.55                      | 99,950                | 100,717                |
| 00351-00035-00000-000000 | 12253            | 1.0355                   | 1.03                      | 0.00                         | 1.1437                | 0.94                   | 0.21                      | 499,500               | 517,240                |
| 00362-00057-00000-000000 | 12445            | 1.1510                   | 1.03                      | 0.12                         | 1.3102                | 0.94                   | 0.37                      | 618,000               | 711,320                |
| 00365-00126-00000-000000 | 12870            | 0.9700                   | 1.03                      | 0.06                         | 0.8160                | 0.94                   | 0.12                      | 365,000               | 354,058                |
| 00374-00007-00000-000000 | 13031            | 0.9248                   | 1.03                      | 0.11                         | 0.9234                | 0.94                   | 0.01                      | 295,000               | 272,808                |

## Sales Ratio One Line List

| <u>Account Number</u>    | <u>Parcel ID</u> | <u>Current<br/>Ratio</u> | <u>Current<br/>Median</u> | <u>Current<br/>Deviation</u> | <u>Sale<br/>Ratio</u> | <u>Sale<br/>Median</u> | <u>Sale<br/>Deviation</u> | <u>Adjusted Price</u> | <u>Appraised Value</u> |
|--------------------------|------------------|--------------------------|---------------------------|------------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|
| 00375-00027-01000-000000 | 13078            | 1.2621                   | 1.03                      | 0.23                         | 0.6396                | 0.94                   | 0.30                      | 490,000               | 618,426                |
| 00449-00008-00000-000000 | 14338            | 0.7513                   | 1.03                      | 0.28                         | 0.5712                | 0.94                   | 0.37                      | 1,300,000             | 976,683                |
| 00488-00008-00000-000000 | 14791            | 0.9920                   | 1.03                      | 0.04                         | 0.9381                | 0.94                   | 0.00                      | 678,247               | 672,834                |
| 00495-00010-00000-000000 | 14832            | 0.8795                   | 1.03                      | 0.15                         | 0.7775                | 0.94                   | 0.16                      | 403,470               | 354,852                |
| 00532-00007-00000-000000 | 15570            | 1.0001                   | 1.03                      | 0.03                         | 1.0545                | 0.94                   | 0.12                      | 547,837               | 547,891                |
| 00536-00036-00000-000000 | 15626            | 0.9158                   | 1.03                      | 0.12                         | 0.8449                | 0.94                   | 0.09                      | 450,000               | 412,107                |
| 00539-00001-00000-000000 | 15644            | 1.0000                   | 1.03                      | 0.03                         | 0.8000                | 0.94                   | 0.14                      | 293,505               | 293,505                |
| 00558-00003-00000-000000 | 15943            | 1.1125                   | 1.03                      | 0.08                         | 0.9871                | 0.94                   | 0.05                      | 139,800               | 155,528                |
| 00564-00011-00000-000000 | 16067            | 0.6953                   | 1.03                      | 0.34                         | 0.3467                | 0.94                   | 0.59                      | 264,990               | 184,240                |
| 00575-00003-01000-000000 | 16130            | 1.0640                   | 1.03                      | 0.03                         | 0.9175                | 0.94                   | 0.02                      | 450,000               | 478,810                |
| 33025-00010-00000-000000 | 16352            | 0.7388                   | 1.03                      | 0.29                         | 0.5080                | 0.94                   | 0.43                      | 265,000               | 195,789                |
| 00605-00003-02000-000000 | 16470            | 1.2040                   | 1.03                      | 0.17                         | 1.2343                | 0.94                   | 0.30                      | 295,000               | 355,179                |
| 00613-00005-00000-000000 | 16556            | 1.3158                   | 1.03                      | 0.28                         | 1.3158                | 0.94                   | 0.38                      | 57,000                | 75,000                 |
| 00625-00005-00000-000000 | 16707            | 1.0694                   | 1.03                      | 0.04                         | 0.6535                | 0.94                   | 0.28                      | 225,000               | 240,619                |
| 00632-00004-00000-000000 | 16817            | 1.0375                   | 1.03                      | 0.00                         | 0.4430                | 0.94                   | 0.50                      | 86,000                | 89,221                 |
| 00632-00014-00000-000000 | 16830            | 1.1700                   | 1.03                      | 0.14                         | 0.9750                | 0.94                   | 0.04                      | 40,000                | 46,800                 |
| 00645-00002-00000-000000 | 16984            | 0.6551                   | 1.03                      | 0.38                         | 1.0066                | 0.94                   | 0.07                      | 193,000               | 126,438                |
| 00648-00002-00000-000000 | 17006            | 0.9708                   | 1.03                      | 0.06                         | 0.9437                | 0.94                   | 0.01                      | 760,000               | 737,846                |
| 00656-00005-00000-000000 | 17080            | 1.0691                   | 1.03                      | 0.04                         | 1.3170                | 0.94                   | 0.38                      | 330,000               | 352,815                |
| 00751-00011-00000-000000 | 17567            | 1.0670                   | 1.03                      | 0.03                         | 1.0951                | 0.94                   | 0.16                      | 1,000,000             | 1,066,952              |
| 00874-00016-01000-000000 | 18097            | 1.0486                   | 1.03                      | 0.02                         | 1.0947                | 0.94                   | 0.16                      | 247,419               | 259,445                |
| 33107-00217-01000-000000 | 21930            | 1.1005                   | 1.03                      | 0.07                         | 1.5197                | 0.94                   | 0.58                      | 170,000               | 187,088                |
| 33107-00098-01000-000000 | 21957            | 1.2121                   | 1.03                      | 0.18                         | 1.1234                | 0.94                   | 0.19                      | 115,000               | 139,390                |
| 33107-00118-00000-000000 | 21965            | 1.0281                   | 1.03                      | 0.01                         | 0.9382                | 0.94                   | 0.00                      | 42,000                | 43,179                 |
| 33107-00083-00000-000000 | 22039            | 1.0070                   | 1.03                      | 0.03                         | 1.0308                | 0.94                   | 0.09                      | 134,565               | 135,512                |
| 33107-00130-01000-000000 | 22078            | 0.9684                   | 1.03                      | 0.06                         | 0.9460                | 0.94                   | 0.01                      | 240,000               | 232,410                |
| 33107-00109-00000-000000 | 22088            | 1.0255                   | 1.03                      | 0.01                         | 1.0457                | 0.94                   | 0.11                      | 125,000               | 128,188                |
| 33107-00073-00000-000000 | 22148            | 1.1050                   | 1.03                      | 0.07                         | 1.3748                | 0.94                   | 0.44                      | 85,000                | 93,927                 |
| 33107-00032-00000-000000 | 22194            | 1.1316                   | 1.03                      | 0.10                         | 0.9821                | 0.94                   | 0.04                      | 19,000                | 21,500                 |
| 33107-00076-00000-000000 | 22200            | 0.7718                   | 1.03                      | 0.26                         | 1.2536                | 0.94                   | 0.32                      | 100,000               | 77,184                 |
| 33107-00039-01000-000000 | 22251            | 1.0647                   | 1.03                      | 0.03                         | 1.6021                | 0.94                   | 0.66                      | 244,205               | 259,993                |
| 00003-00208-01000-000000 | 41423            | 0.8242                   | 1.03                      | 0.21                         | 0.8204                | 0.94                   | 0.12                      | 350,000               | 288,458                |
| 00638-00004-02000-000000 | 41676            | 0.9578                   | 1.03                      | 0.08                         | 0.8776                | 0.94                   | 0.06                      | 243,500               | 233,220                |
| 00002-00026-04000-000000 | 41991            | 0.9044                   | 1.03                      | 0.13                         | 0.8458                | 0.94                   | 0.09                      | 1,200,000             | 1,085,308              |
| 00003-00107-01000-000000 | 43110            | 1.0707                   | 1.03                      | 0.04                         | 0.8605                | 0.94                   | 0.08                      | 338,700               | 362,637                |
| 00034-00068-01000-000000 | 44165            | 1.2349                   | 1.03                      | 0.20                         | 1.1110                | 0.94                   | 0.17                      | 100,000               | 123,490                |
| 00002-00026-05001-000000 | 45545            | 1.0770                   | 1.03                      | 0.04                         | 1.0322                | 0.94                   | 0.09                      | 150,000               | 161,545                |
| 00057-00002-03000-000000 | 45607            | 1.0922                   | 1.03                      | 0.06                         | 0.9810                | 0.94                   | 0.04                      | 475,000               | 518,793                |
| 00165-00017-00100-000000 | 45656            | 0.8760                   | 1.03                      | 0.16                         | 0.8065                | 0.94                   | 0.13                      | 1,350,000             | 1,182,626              |
| 33310-00050-00000-000000 | 46068            | 0.9482                   | 1.03                      | 0.08                         | 0.7980                | 0.94                   | 0.14                      | 569,000               | 539,547                |

## Sales Ratio One Line List

| <u>Account Number</u>    | <u>Parcel ID</u> | <u>Current<br/>Ratio</u> | <u>Current<br/>Median</u> | <u>Current<br/>Deviation</u> | <u>Sale<br/>Ratio</u> | <u>Sale<br/>Median</u> | <u>Sale<br/>Deviation</u> | <u>Adjusted Price</u> | <u>Appraised Value</u> |
|--------------------------|------------------|--------------------------|---------------------------|------------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|
| 00437-00010-00000-000000 | 46277            | 0.8308                   | 1.03                      | 0.20                         | 0.1235                | 0.94                   | 0.81                      | 243,000               | 201,875                |
| 00527-00087-01000-000000 | 46400            | 1.0364                   | 1.03                      | 0.00                         | 0.8947                | 0.94                   | 0.04                      | 199,000               | 206,241                |
| 33340-00005-00000-000000 | 47065            | 0.7886                   | 1.03                      | 0.24                         | 0.8432                | 0.94                   | 0.10                      | 75,000                | 59,142                 |
| 00409-00016-01000-000000 | 49362            | 1.0625                   | 1.03                      | 0.03                         | 1.1120                | 0.94                   | 0.17                      | 275,000               | 292,185                |
| 00409-00044-01000-000000 | 49400            | 0.9302                   | 1.03                      | 0.10                         | 1.0234                | 0.94                   | 0.09                      | 968,000               | 900,459                |
| 00007-00150-01000-000000 | 51141            | 0.9509                   | 1.03                      | 0.08                         | 0.8545                | 0.94                   | 0.08                      | 190,000               | 180,662                |
| 00058-00032-02000-000000 | 51537            | 1.0406                   | 1.03                      | 0.01                         | 0.9977                | 0.94                   | 0.06                      | 300,000               | 312,176                |
| 33365-00018-00000-000000 | 51864            | 0.8762                   | 1.03                      | 0.16                         | 1.4634                | 0.94                   | 0.53                      | 68,000                | 59,585                 |
| 00330-00002-03000-010000 | 52996            | 0.8016                   | 1.03                      | 0.23                         | 0.8813                | 0.94                   | 0.06                      | 90,000                | 72,145                 |
| 00034-00076-04000-020000 | 54172            | 1.0399                   | 1.03                      | 0.01                         | 1.3104                | 0.94                   | 0.37                      | 262,035               | 272,490                |
| 00418-00039-04100-000000 | 54359            | 0.6689                   | 1.03                      | 0.36                         | 0.5017                | 0.94                   | 0.44                      | 29,900                | 20,000                 |
| 00023-00470-01000-000000 | 54399            | 1.2869                   | 1.03                      | 0.25                         | 1.1346                | 0.94                   | 0.20                      | 490,000               | 630,557                |
| 00294-00003-01000-000000 | 54777            | 1.1260                   | 1.03                      | 0.09                         | 1.0910                | 0.94                   | 0.15                      | 400,000               | 450,384                |
| 00727-00009-01000-000000 | 55751            | 0.8723                   | 1.03                      | 0.16                         | 0.5366                | 0.94                   | 0.40                      | 350,000               | 305,315                |
| 00423-00015-02000-000000 | 55761            | 0.9430                   | 1.03                      | 0.09                         | 0.5569                | 0.94                   | 0.38                      | 313,000               | 295,147                |
| 00797-00009-01100-000000 | 60935            | 0.8902                   | 1.03                      | 0.14                         | 0.7039                | 0.94                   | 0.23                      | 601,000               | 535,040                |
| 00001-00001-02100-000000 | 61062            | 0.9174                   | 1.03                      | 0.12                         | 0.8510                | 0.94                   | 0.09                      | 1,080,000             | 990,819                |
| 00462-00005-03000-000000 | 61101            | 0.8503                   | 1.03                      | 0.18                         | 0.7231                | 0.94                   | 0.22                      | 847,200               | 720,392                |
| 00351-00042-00000-000000 | 61349            | 0.8835                   | 1.03                      | 0.15                         | 0.8619                | 0.94                   | 0.08                      | 328,257               | 290,005                |
| 00044-00003-00008-000000 | 61461            | 0.9904                   | 1.03                      | 0.04                         | 0.6461                | 0.94                   | 0.29                      | 151,500               | 150,050                |
| 00041-00005-01100-000000 | 61588            | 0.9092                   | 1.03                      | 0.12                         | 0.9383                | 0.94                   | 0.00                      | 745,000               | 677,376                |
| 00224-00008-01100-000000 | 66539            | 0.9506                   | 1.03                      | 0.08                         | 0.9060                | 0.94                   | 0.03                      | 128,000               | 121,683                |
| 33038-00009-00000-000000 | 66884            | 1.2500                   | 1.03                      | 0.22                         | 1.2500                | 0.94                   | 0.31                      | 60,000                | 75,000                 |
| 33038-00014-00000-000000 | 66890            | 1.2649                   | 1.03                      | 0.23                         | 1.2311                | 0.94                   | 0.29                      | 71,153                | 90,000                 |
| 00025-00214-01100-000000 | 67110            | 0.8974                   | 1.03                      | 0.14                         | 0.8480                | 0.94                   | 0.09                      | 245,600               | 220,399                |
| 00414-00010-01000-000000 | 67707            | 0.8495                   | 1.03                      | 0.18                         | 0.7241                | 0.94                   | 0.21                      | 541,500               | 460,023                |
| 00583-00045-01000-000000 | 67767            | 1.3397                   | 1.03                      | 0.31                         | 1.1808                | 0.94                   | 0.24                      | 43,000                | 57,609                 |
| 00023-00324-01100-000000 | 67875            | 1.0020                   | 1.03                      | 0.03                         | 1.0017                | 0.94                   | 0.06                      | 75,000                | 75,150                 |
| 00001-00088-04000-000000 | 68389            | 1.1160                   | 1.03                      | 0.08                         | 1.0060                | 0.94                   | 0.07                      | 140,000               | 156,242                |
| 33200-04000-00000-000000 | 68967            | 0.9557                   | 1.03                      | 0.08                         | 0.8839                | 0.94                   | 0.05                      | 44,000                | 42,049                 |
| 00022-00004-03000-000000 | 69015            | 1.1500                   | 1.03                      | 0.12                         | 0.7356                | 0.94                   | 0.20                      | 135,000               | 155,250                |
| 33700-00003-00000-000000 | 69256            | 1.0460                   | 1.03                      | 0.01                         | 0.3876                | 0.94                   | 0.55                      | 75,000                | 78,450                 |
| 00034-00033-01100-000000 | 69376            | 1.0625                   | 1.03                      | 0.03                         | 0.5917                | 0.94                   | 0.35                      | 150,000               | 159,379                |
| 00034-00136-04100-000000 | 69474            | 1.1805                   | 1.03                      | 0.15                         | 0.5069                | 0.94                   | 0.43                      | 90,000                | 106,245                |
| 00615-00017-01200-000000 | 69517            | 1.3422                   | 1.03                      | 0.31                         | 1.3008                | 0.94                   | 0.36                      | 356,000               | 477,829                |
| 00004-00033-04000-000000 | 69722            | 1.1328                   | 1.03                      | 0.10                         | 0.9368                | 0.94                   | 0.00                      | 142,000               | 160,855                |
| 00656-00004-01100-000000 | 70065            | 0.9346                   | 1.03                      | 0.10                         | 0.6476                | 0.94                   | 0.29                      | 246,680               | 230,559                |
| 00001-00088-06300-000000 | 70080            | 1.0331                   | 1.03                      | 0.00                         | 0.4074                | 0.94                   | 0.53                      | 69,000                | 71,284                 |
| 00702-00001-02200-000000 | 70118            | 0.8526                   | 1.03                      | 0.18                         | 0.6488                | 0.94                   | 0.29                      | 298,400               | 254,404                |
| 00848-00002-01000-000000 | 70123            | 1.1236                   | 1.03                      | 0.09                         | 1.0079                | 0.94                   | 0.07                      | 160,556               | 180,400                |

## Sales Ratio One Line List

| <u>Account Number</u>    | <u>Parcel ID</u> | <u>Current<br/>Ratio</u> | <u>Current<br/>Median</u> | <u>Current<br/>Deviation</u> | <u>Sale<br/>Ratio</u> | <u>Sale<br/>Median</u> | <u>Sale<br/>Deviation</u> | <u>Adjusted Price</u> | <u>Appraised Value</u> |
|--------------------------|------------------|--------------------------|---------------------------|------------------------------|-----------------------|------------------------|---------------------------|-----------------------|------------------------|
| 33107-00118-01000-000000 | 70179            | 0.9598                   | 1.03                      | 0.07                         | 0.8760                | 0.94                   | 0.06                      | 44,999                | 43,192                 |
| 00603-00021-02000-000000 | 70381            | 1.1804                   | 1.03                      | 0.15                         | 0.8946                | 0.94                   | 0.04                      | 207,000               | 244,344                |
| 00015-00054-01000-000000 | 70445            | 0.8217                   | 1.03                      | 0.21                         | 0.7624                | 0.94                   | 0.18                      | 80,000                | 65,737                 |

Sale Ratio Recap Summary

| Description               | Current    | Sale       |                   |
|---------------------------|------------|------------|-------------------|
| Sum of Current Ratio      | 125.7398   | 114.7143   | Sum of Sale Ratio |
| Total Number Sales        | 123        | 123        |                   |
| Low Ratio                 | 0.4634     | 0.1235     |                   |
| Highest Ratio             | 1.3443     | 1.6531     |                   |
| Range                     | 0.88       | 1.53       |                   |
| Mean                      | 1.0223     | 0.9326     |                   |
| Median                    | 1.0331     | 0.9382     |                   |
| Absolute Deviation        | 15.6451    | 26.3975    |                   |
| Average Deviation         | 0.1272     | 0.2146     |                   |
| Standard Deviation        | 0.1616     | 0.2832     |                   |
| Coefficient of Dispersion | 12.3121    | 22.8751    |                   |
| Total Sale Prices         | 37,997,515 | 37,997,515 |                   |
| Total Mkt Value           | 37,545,300 | 34,555,253 |                   |
| Weighted Mean             | 0.9881     | 0.9094     |                   |

## Sales Ratio Selection Page

Run Date: 4/15/2025 10:27:06AM

Description:

Order:          Parcel Id

### 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 D\*, E\*

## Sales Ratio Detail

**Parcel Id: 1071**      Acct Number: 00002-00030-00000-000000      Cat Code: D1 E1      Loc Code: 11      Address: FM 489  
 Sale #:6      Legal 1: J Y AGUILERA      A-2

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | AIPP     | 41.60 | 0    | 0.00         | 1.00      | 266,262    | 4,739    | 266,262        |
|                                  | 2   | RRF   |          | 36.00 | 0    | 0.00         | 1.00      | 230,419    | 0        | 230,419        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>496,681</b> |

**Sale Date: 01/22/2025**      Deed Date: 01/24/2025      File#: 2500296      **Buyer: TESORIERO ALBERT**  
 Sale Price: 573,802      Volume:      Page:      **Seller: BLAIR CLEOPHAS SR**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 496,681         | 96,986         | 0.1690 | 0.8656        | L            | FISD      | MLS         | 0            | 77.600      | 0          |

**Parcel Id: 1161**      Acct Number: 00002-00105-00000-000000      Cat Code: E1      Loc Code: 11      Address: 115 FCR 272  
 Sale #:8      Legal 1: J Y AGUILERA      A-2

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   |          | 11.44 | 0    | 0.00         | 1.00      | 155,126    | 0        | 155,126        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>155,126</b> |

**Sale Date: 02/29/2024**      Deed Date: 03/01/2024      File#: 2401150      **Buyer: WOOD FAMILY INVESTMENTS LLC**  
 Sale Price: 122,000      Volume:      Page:      **Seller: WANKER JON PATRICK & VANESSA D**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 155,126         | 137,188        | 1.1245 | 1.2715        | L            | FISD      | DSL         | 0            | 11.440      | 0          |

**Parcel Id: 1237**      Acct Number: 00002-00147-38000-000000      Cat Code: E1 E2      Loc Code: 11      Address: 261 FCR 257  
 Sale #:6      Legal 1: J Y AGUILERA      A-2

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | AT2H     | 11.05 | 0    | 0.00         | 1.00      | 156,648    | 1,074    | 156,648        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>156,648</b> |

| Bldg                         | Seq | Year | Effyr | Type  | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|-------|-------|------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 2017 | 0     | MH216 | TAG   | 416  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0             |
|                              | 2   | 2017 | 1980  | PFBL  | SHEL  | 180  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0             |
|                              | 3   | 2017 | 1980  | PFBL  | SHEL  | 180  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0             |
|                              | 4   | 2017 | 1980  | MPBDL | WALL  | 64   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0             |
|                              | 5   | 2023 | 0     | MPBSA | SHEL  | 480  | 1.00 | 1.00 | 25E  | 1.00 | 1.00 | 1.18 | 1.00 | 17,966        |
|                              | 6   | 2019 | 0     | PFBA  | SHEL  | 384  | 1.00 | 1.00 | 15E  | 0.80 | 1.00 | 1.18 | 1.00 | 5,278         |
| <b>Total Building Value:</b> |     |      |       |       |       |      |      |      |      |      |      |      |      | <b>23,244</b> |



# Sales Ratio Detail

**Sale Date: 11/07/2024**  
Sale Price: 140,000

Deed Date: 11/07/2024  
Volume:

File#: 2406129  
Page:

**Buyer: COOKSEY PAUL & DIANA**  
**Seller: AMY LOUIE JOHN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 179,892         | 160,060        | 1.1433 | 1.2849        |              | FISD      | DSL         | 0            | 11.050      | 23,244     |

**Parcel Id: 1623**  
Sale #:12

Acct Number: 00003-00008-00000-000000

Cat Code: D1

Loc Code: 18

Address: FM 489

Legal 1: D AVANT

A-3

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRBDO | AWPP     | 3.79  | 0    | 0.00         | 1.00      | 35,263     | 330      | 35,263         |
|                                  | 2   | RRBDO | AIPP     | 21.18 | 0    | 0.00         | 1.00      | 197,063    | 2,413    | 197,063        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>232,326</b> |

**Sale Date: 09/13/2024**  
Sale Price: 252,000

Deed Date: 09/13/2024  
Volume:

File#: 2405188  
Page:

**Buyer: J & M LAND & CATTLE LLC**  
**Seller: WHITE DAVID**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 232,326         | 197,165        | 0.7824 | 0.9219        | L            | DISD      | DSL         | 0            | 24.970      | 0          |

**Parcel Id: 1950**  
Sale #:9

Acct Number: 00004-00038-00000-000000

Cat Code: E1 E2M

Loc Code: 11

Address: 441 FCR 161

Legal 1: H AWALT

A-4

| Land                      | Seq | Class | Ag_Class |         | Acres | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |      |      |             |
|---------------------------|-----|-------|----------|---------|-------|-------|--------------|-----------|------------|----------|-------------|------|------|-------------|
|                           | 1   | RRF   |          |         | 14.76 | 0     | 0.00         | 1.00      | 153,642    | 0        | 153,642     |      |      |             |
| Total Land Taxable Value: |     |       |          |         |       |       |              |           |            |          | 153,642     |      |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type    | Class | Area  | Wall         | Perm      | Cond       | %GD      | %FC         | %EC  | %CP  | Total Value |
|                           | 1   | 1997  | 0        | MH228   | LA    | 1,456 | 1.00         | 1.00      | MH2G       | 0.42     | 1.00        | 1.18 | 1.00 | 55,916      |
|                           | 2   | 1997  | 0        | PORCH02 | OPEN  | 192   | 1.00         | 1.00      | MH2G       | 0.42     | 1.00        | 1.18 | 1.00 | 2,684       |
|                           | 3   | 1997  | 0        | PORCH02 | OPEN  | 48    | 1.00         | 1.00      | MH2G       | 0.42     | 1.00        | 1.18 | 1.00 | 786         |
|                           | 4   | 1998  | 0        | RF02    | DG    | 400   | 1.00         | 1.00      | G          | 0.75     | 1.00        | 1.18 | 1.00 | 11,728      |
|                           | 5   | 0     | 0        | MPBSL   | SHEL  | 400   | 1.00         | 1.00      | NV         | 0.00     | 1.00        | 1.18 | 1.00 | 0           |
|                           | 6   | 0     | 0        | MPBSL   | WALL  | 200   | 1.00         | 1.00      | NV         | 0.00     | 1.00        | 1.18 | 1.00 | 0           |
| Total Building Value:     |     |       |          |         |       |       |              |           |            |          |             |      |      | 71,114      |

**Sale Date: 11/21/2024**  
Sale Price: 275,000

Deed Date: 01/16/2025  
Volume:

File#: 2400171  
Page:

**Buyer: SOTO JOEL**  
**Seller: DILLARD THEODIS**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 224,756         | 200,191        | 0.7280 | 0.8173        |              | FISD      | MLS         | 0            | 14.760      | 71,114     |

**Parcel Id: 2169**  
Sale #:7

Acct Number: 00005-00020-00000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 110 FCR 865

Legal 1: G BREWER

A-5

## Sales Ratio Detail

| 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 | 18,165     | 0        | 18,165      |             |
|                           | 2   | RRT   | AIPP     |            | 37.56 | 0     | 0.00     |      |       | 1.00 | 294,186    | 4,279    | 294,186     |             |
| Total Land Taxable Value: |     |       |          |            |       |       |          |      |       |      |            |          | 312,351     |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area  | Wall     | Perm | Cond  | %GD  | %FC        | %EC      | %CP         | Total Value |
|                           | 1   | 1976  | 1990     | RB07       | LA    | 3,332 | 1.00     | 1.00 | A     | 0.59 | 1.00       | 1.04     | 1.00        | 335,464     |
|                           | 2   | 1976  | 1990     | PORCH07    | OPEN  | 328   | 1.00     | 1.00 | A     | 0.59 | 1.00       | 1.04     | 1.00        | 8,542       |
|                           | 3   | 1976  | 1990     | RB03       | DG    | 672   | 1.00     | 1.00 | A     | 0.59 | 1.00       | 1.04     | 1.00        | 21,141      |
|                           | 4   | 1990  | 0        | POOL       | VINL  | 87    | 1.00     | 1.00 | 15A   | 0.20 | 1.00       | 1.04     | 1.00        | 6,198       |
|                           | 5   | 1976  | 1990     | FIREPLAC07 | MAS   | 1     | 1.00     | 1.00 | A     | 0.59 | 1.00       | 1.04     | 1.00        | 5,277       |
|                           | 6   | 0     | 1995     | MPBSG      | SHEL  | 2,088 | 1.00     | 1.00 | 30A   | 0.21 | 1.00       | 1.04     | 1.00        | 16,918      |
|                           | 7   | 0     | 1995     | MPBDA      | SHEL  | 2,232 | 1.00     | 1.00 | 25A   | 0.20 | 1.00       | 1.04     | 1.00        | 11,370      |
|                           | 8   | 0     | 1995     | MPBDA      | SHEL  | 744   | 1.00     | 1.00 | 25A   | 0.20 | 1.00       | 1.04     | 1.00        | 4,556       |
|                           | 9   | 0     | 1995     | PFBL       | SHEL  | 80    | 1.00     | 1.00 | 10A   | 0.20 | 1.00       | 1.04     | 1.00        | 194         |
|                           | 10  | 2011  | 0        | PFBL       | SHEL  | 24    | 1.00     | 1.00 | NV    | 0.00 | 1.00       | 1.04     | 1.00        | 0           |
|                           | 11  | 0     | 1995     | PFBL       | SHEL  | 96    | 1.00     | 1.00 | 10A   | 0.20 | 1.00       | 1.04     | 1.00        | 233         |
| Total Building Value:     |     |       |          |            |       |       |          |      |       |      |            |          | 409,893     |             |

**Sale Date: 09/19/2024**

Deed Date: 09/19/2024

File#: 2405278

**Buyer: BODDAPATI SUDHA & RAVIKIRAN VENIGALLA**

Sale Price: 675,000

Volume:

Page:

**Seller: MEHL ROBERT W EST**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 722,244         | 700,339        | 1.0375 | 1.0700        |              | TISD      | MLS         | 0            | 39.560      | 409,893    |

**Parcel Id: 2675**

Acct Number: 00006-00025-03000-000000

Cat Code: D1 E2S

Loc Code: 11

Address: 431 FCR 1090

Sale #:7

Legal 1: H BURLESON

A-6

| Land                      | Seq | Class | Ag_Class | Acres      | Sqft  | Front Ft | Avg Depth | Per  | Real Value | Ag Value | Total Value |      |      |             |
|---------------------------|-----|-------|----------|------------|-------|----------|-----------|------|------------|----------|-------------|------|------|-------------|
|                           | 1   | RRF   |          | 0.66       | 0     | 0.00     |           | 1.00 | 7,608      | 0        | 7,608       |      |      |             |
|                           | 2   | RRF   | AIPP     | 10.00      | 0     | 0.00     |           | 1.00 | 77,392     | 1,139    | 77,392      |      |      |             |
| Total Land Taxable Value: |     |       |          |            |       |          |           |      |            |          | 85,000      |      |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area     | Wall      | Perm | Cond       | %GD      | %FC         | %EC  | %CP  | Total Value |
|                           | 1   | 1990  | 0        | RF02       | LA    | 1,152    | 1.00      | 1.00 | VP         | 0.35     | 1.00        | 1.18 | 1.00 | 37,025      |
|                           | 2   | 1990  | 0        | RF02       | LA02  | 640      | 1.00      | 1.00 | VP         | 0.35     | 1.00        | 1.18 | 1.00 | 19,969      |
|                           | 3   | 1990  | 0        | PORCH02    | OPEN  | 192      | 1.00      | 1.00 | VP         | 0.35     | 1.00        | 1.18 | 1.00 | 2,237       |
|                           | 4   | 1990  | 0        | PORCH02    | OPEN  | 256      | 1.00      | 1.00 | VP         | 0.35     | 1.00        | 1.18 | 1.00 | 2,859       |
|                           | 5   | 1990  | 0        | FIREPLAC02 | MET   | 1        | 1.00      | 1.00 | VP         | 0.35     | 1.00        | 1.18 | 1.00 | 822         |
| Total Building Value:     |     |       |          |            |       |          |           |      |            |          |             |      |      | 62,912      |

**Sale Date: 12/10/2024**

Deed Date: 12/13/2024

File#: 2406626

**Buyer: ELLIOTT LONNIE EARL & PAMELA RENEE**

Sale Price: 135,000

Volume:

Page:

**Seller: THORNTON SHANE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 147,912         | 184,086        | 1.3636 | 1.0956        |              | FISD      | MLS         | 0            | 10.660      | 62,912     |

## Sales Ratio Detail

**Parcel Id: 2701**      Acct Number: 00006-00038-01000-000000      Cat Code: D1 E2S      Loc Code: 11      Address: 180 FCR 1094  
 Sale #:11      Legal 1: H BURLESON      A-6

| Land                      | Seq | Class | Ag_Class |            | Acres | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |         |      |             |
|---------------------------|-----|-------|----------|------------|-------|-------|--------------|-----------|------------|----------|-------------|---------|------|-------------|
|                           | 1   | RRF   |          |            | 1.00  | 0     | 0.00         |           | 1.00       | 13,280   | 0           | 13,280  |      |             |
|                           | 2   | RRF   | ANPP     |            | 13.22 | 0     | 0.00         |           | 1.00       | 142,512  | 1,440       | 142,512 |      |             |
| Total Land Taxable Value: |     |       |          |            |       |       |              |           |            |          | 155,792     |         |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area  | Wall         | Perm      | Cond       | %GD      | %FC         | %EC     | %CP  | Total Value |
|                           | 1   | 1984  | 0        | RB05       | LA    | 2,217 | 1.00         | 1.00      | A          | 0.51     | 1.00        | 1.18    | 1.00 | 191,083     |
|                           | 2   | 1984  | 0        | PORCH05    | OPEN  | 174   | 1.00         | 1.00      | A          | 0.51     | 1.00        | 1.18    | 1.00 | 3,997       |
|                           | 3   | 1984  | 0        | PORCH05    | OPEN  | 126   | 1.00         | 1.00      | A          | 0.51     | 1.00        | 1.18    | 1.00 | 2,977       |
|                           | 4   | 1984  | 0        | RB05       | AG    | 244   | 1.00         | 1.00      | A          | 0.51     | 1.00        | 1.18    | 1.00 | 10,915      |
|                           | 5   | 1984  | 0        | RF05       | DG    | 544   | 1.00         | 1.00      | A          | 0.51     | 1.00        | 1.18    | 1.00 | 19,820      |
|                           | 6   | 1984  | 0        | CARPORT05  | FRAM  | 544   | 1.00         | 1.00      | A          | 0.51     | 1.00        | 1.18    | 1.00 | 10,826      |
|                           | 7   | 1984  | 0        | FIREPLAC05 | MAS   | 1     | 1.00         | 1.00      | A          | 0.51     | 1.00        | 1.18    | 1.00 | 4,074       |
|                           | 8   | 0     | 2000     | MPBSL      | WALL  | 1,500 | 1.00         | 1.00      | 10A        | 0.20     | 1.00        | 1.18    | 1.00 | 3,636       |
|                           | 9   | 0     | 2000     | MPBSA      | SHEL  | 1,500 | 1.00         | 1.00      | 25A        | 0.21     | 1.00        | 1.18    | 1.00 | 9,995       |
|                           | 10  | 0     | 1995     | MPBDL      | SHEL  | 1,500 | 1.00         | 1.00      | 15P        | 0.15     | 1.00        | 1.18    | 1.00 | 3,112       |
|                           | 11  | 0     | 2005     | MPBDL      | CAN   | 800   | 1.00         | 1.00      | 10P        | 0.15     | 1.00        | 1.18    | 1.00 | 861         |
|                           | 12  | 0     | 2005     | MPBDL      | SHEL  | 64    | 1.00         | 1.00      | 15P        | 0.15     | 1.00        | 1.18    | 1.00 | 157         |
| Total Building Value:     |     |       |          |            |       |       |              |           |            |          | 261,453     |         |      |             |

**Sale Date: 06/04/2024**      Deed Date: 06/05/2024      File#: 2403109      **Buyer: GLENN RONALD JAKE & AMY S TURNER**  
 Sale Price: 410,000      Volume:      Page:      **Seller: MILLER JOHNNY R**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 417,245         | 423,719        | 1.0335 | 1.0177        |              | FISD      | MLS         | 0            | 14.220      | 261,453    |

**Parcel Id: 61792**      Acct Number: 00007-00093-01160-002015      Cat Code: M1      Loc Code: 20      Address: 704 FM 1366  
 Sale #:1      **Multi Parcel Sale**      Legal 1: MOBILE HOME ONLY

**Parcel Id: 2923**      Acct Number: 00007-00093-00000-000000      Cat Code: E1 E2M      Loc Code: 20      Address: 704 FM 1366  
 Sale #:5      **Multi Parcel Sale \*Primary Parcel\***      Legal 1: M DECONTANA      A-7

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRT   |          | 0.25  | 0    | 0.00         | 1.00      | 5,000      | 0        | 5,000          |
|                                  | 2   | RRT   | AT4M     | 19.57 | 0    | 0.00         | 1.00      | 195,700    | 1,007    | 195,700        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>200,700</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type    | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|---------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2012 | 0     | MH332   | LA    | 1,664 | 1.00 | 1.00 | MH3G | 0.80 | 1.00 | 1.04 | 1.00 | 112,556        |
|                              | 2   | 2021 | 0     | PORCH03 | OPEN  | 96    | 1.00 | 1.00 | MH3G | 0.92 | 1.00 | 1.04 | 1.00 | 3,048          |
|                              | 3   | 0    | 2017  | MPBSA   | WALL  | 560   | 1.00 | 1.00 | 15A  | 0.55 | 1.00 | 1.04 | 1.00 | 6,089          |
|                              | 4   | 1970 | 0     | MH114   | LA    | 1,120 | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 5   | 1970 | 0     | PFBA    | SHEL  | 80    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 6   | 2014 | 0     | PFBA    | SHEL  | 80    | 1.00 | 1.00 | 15A  | 0.37 | 1.00 | 1.04 | 1.00 | 448            |
|                              | 7   | 1970 | 0     | MH112   | LA    | 912   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 8   | 0    | 1970  | PORCH01 | OPEN  | 192   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
| <b>Total Building Value:</b> |     |      |       |         |       |       |      |      |      |      |      |      |      | <b>122,141</b> |

**Sale Date: 01/18/2024**  
Sale Price: 300,000

Deed Date: 01/22/2024  
Volume:

File#: 2400515  
Page:

**Buyer: TOVAR DANIEL**  
**Seller: ANDERSON WILLIAM S**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 322,841         | 287,832        | 0.9594 | 1.0761        |              | TISD      | MLS         | 0            | 19.820      | 122,141    |

**Parcel Id: 2951**  
Sale #:6

Acct Number: 00007-00115-00000-000000

Cat Code: D1 E2S Loc Code: 20  
Legal 1: M DECANTONA A-7

Address: 1634 W HWY 84

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|----------------|
|                                  | 1   | RRT   | AO3      | 9.00  | 0    |       | 0.00   |       | 1.00 | 134,620    | 2,311    | 134,620        |
|                                  | 2   | RRT   | AO3      | 1.32  | 0    |       | 0.00   |       | 1.00 | 19,378     | 339      | 19,378         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>153,998</b> |

| Bldg                         | Seq | Year | Effyr | Type    | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|---------|-------|-------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 1993 | 0     | RF02    | LA    | 1,159 | 1.00 | 1.00 | F    | 0.60 | 1.00 | 1.04 | 1.00 | 63,238        |
|                              | 2   | 1993 | 0     | PORCH02 | OPEN  | 210   | 1.00 | 1.00 | F    | 0.60 | 1.00 | 1.04 | 1.00 | 3,652         |
|                              | 3   | 1993 | 0     | PORCH02 | OPEN  | 90    | 1.00 | 1.00 | F    | 0.60 | 1.00 | 1.04 | 1.00 | 1,716         |
| <b>Total Building Value:</b> |     |      |       |         |       |       |      |      |      |      |      |      |      | <b>68,606</b> |

**Sale Date: 08/02/2024**  
Sale Price: 183,500

Deed Date: 08/05/2024  
Volume:

File#: 2404315  
Page:

**Buyer: FERNANDEZ MAXIMINO ANTONIO**  
**Seller: PARLOUR KATHERINE S**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 222,604         | 144,774        | 0.7890 | 1.2131        |              | TISD      | MLS         | 0            | 10.320      | 68,606     |

**Parcel Id: 3064**  
Sale #:6

Acct Number: 00008-00005-00000-000000

Cat Code: E1 Loc Code: 18  
Legal 1: C CHAMAR A-8

Address: FCR 421

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|----------------|
|                                  | 1   | RRBDO |          | 24.92 | 0    |       | 0.00   |       | 1.00 | 232,035    | 0        | 232,035        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>232,035</b> |

# Sales Ratio Detail

Sale Date: 02/04/2025  
Sale Price: 215,000

Deed Date: 02/05/2025  
Volume:

File#: 2500503  
Page:

Buyer: VICKNAR SHAWN & HEIDI  
Seller: CAPRIGLIONE ELISA ETAL

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 232,035         | 204,105        | 0.9493 | 1.0792        | L            | DISD      | MLS         | 0            | 24.920      | 0          |

Parcel Id: 10840 Acct Number: 00200-00020-00000-000000 Cat Code: E1 Loc Code: 18 Address: 160 E FCR 421  
Sale #:8 Multi Parcel Sale Legal 1: S DEFIR A-200

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRBDO |          | 6.08  | 0    | 0.00         | 1.00      | 84,147     | 0        | 84,147      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 84,147      |

Parcel Id: 62998 Acct Number: 00008-00059-02000-000000 Cat Code: E1 Loc Code: 11 Address: 160 E FCR 421  
Sale #:4 Multi Parcel Sale Legal 1: C CHAMAR A-8

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRBDO |          | 0.23  | 0    | 0.00         | 0.00      | 3,183      | 0        | 3,183       |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 3,183       |

Parcel Id: 3123 Acct Number: 00008-00059-00000-000000 Cat Code: E1 E2S Loc Code: 18 Address: 160 E FCR 421  
Sale #:8 Multi Parcel Sale \*Primary Parcel\* Legal 1: C CHAMAR A-8

| Land                      | Seq | Class | Ag Class |            | Acres | Sqft  | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value |             |
|---------------------------|-----|-------|----------|------------|-------|-------|-------|--------|-------|------|------------|----------|-------------|-------------|
|                           | 1   | RRBDO |          |            | 4.85  | 0     |       | 0.00   |       | 1.00 | 69,624     | 0        | 69,624      |             |
| Total Land Taxable Value: |     |       |          |            |       |       |       |        |       |      |            |          | 69,624      |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area  | Wall  | Perm   | Cond  | %GD  | %FC        | %EC      | %CP         | Total Value |
|                           | 1   | 1998  | 2000     | RB04       | LA    | 1,928 | 1.00  | 1.00   | A     | 0.75 | 1.00       | 0.99     | 1.00        | 181,505     |
|                           | 2   | 1998  | 2000     | PORCH04    | OPEN  | 1,368 | 1.00  | 1.00   | A     | 0.75 | 1.00       | 0.99     | 1.00        | 32,514      |
|                           | 3   | 1998  | 2000     | CARPORT04  | FRAM  | 440   | 1.00  | 1.00   | A     | 0.75 | 1.00       | 0.99     | 1.00        | 10,320      |
|                           | 4   | 1998  | 2000     | FIREPLAC04 | MAS   | 1     | 1.00  | 1.00   | A     | 0.75 | 1.00       | 0.99     | 1.00        | 3,972       |
|                           | 5   | 1998  | 0        | SLAB       |       | 576   | 1.00  | 1.00   | A     | 0.72 | 1.00       | 0.99     | 1.00        | 3,260       |
|                           | 6   | 2021  | 0        | PFBA       | SHEL  | 192   | 1.00  | 1.00   | 15E   | 0.93 | 1.00       | 0.99     | 1.00        | 2,574       |
| Total Building Value:     |     |       |          |            |       |       |       |        |       |      |            |          | 234,145     |             |

Sale Date: 01/09/2024  
Sale Price: 349,000

Deed Date: 01/09/2024  
Volume:

File#: 2400076  
Page:

Buyer: SNODGRASS SEAN PATRICK & JESSICA MARIE  
Seller: PARKER DUSTIN & MELANI

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 391,099         | 377,165        | 1.0807 | 1.1206        |              | DISD      | MLS         | 0            | 11.160      | 234,145    |

Parcel Id: 3273 Acct Number: 00010-00043-00000-000000 Cat Code: D1 E2S Loc Code: 20 Address: 390 HWY 164  
Sale #:9 Legal 1: J L CHAVERT A-10

## Sales Ratio Detail

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|-------------|
|      | 1   | RRT   |          | 1.36  | 0    | 0.00         |       | 1.00 | 16,100     | 0        | 16,100      |
|      | 2   | RRT   | AIPP     | 13.03 | 0    | 0.00         |       | 1.00 | 130,300    | 1,485    | 130,300     |
|      | 3   | RRT   | AWPP     | 1.92  | 0    | 0.00         |       | 0.00 | 19,200     | 167      | 19,200      |

**Total Land Taxable Value: 165,600**

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 1994 | 0     | RB06       | LA    | 2,450 | 1.00 | 1.00 | G    | 0.69 | 1.00 | 1.04 | 1.00 | 262,452     |
|      | 2   | 1994 | 0     | RB06       | LA    | 240   | 1.00 | 1.00 | G    | 0.69 | 1.00 | 1.04 | 1.00 | 25,710      |
|      | 3   | 1994 | 0     | RB06       | LA    | 286   | 1.00 | 1.00 | G    | 0.69 | 1.00 | 1.04 | 1.00 | 30,637      |
|      | 4   | 1994 | 0     | PORCH06    | OPEN  | 180   | 1.00 | 1.00 | G    | 0.69 | 1.00 | 1.04 | 1.00 | 5,428       |
|      | 5   | 1994 | 0     | RB06       | AG    | 726   | 1.00 | 1.00 | G    | 0.69 | 1.00 | 1.04 | 1.00 | 29,592      |
|      | 6   | 1994 | 0     | FIREPLAC06 | MAS   | 1     | 1.00 | 1.00 | G    | 0.69 | 1.00 | 1.04 | 1.00 | 5,368       |
|      | 7   | 0    | 1994  | SLAB       |       | 1,518 | 1.00 | 1.00 | G    | 0.69 | 1.00 | 1.04 | 1.00 | 8,649       |
|      | 8   | 0    | 2005  | PFBA       | CAR   | 360   | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 1.04 | 1.00 | 512         |
|      | 9   | 0    | 1995  | MPBSA      | CAN   | 320   | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 1.04 | 1.00 | 984         |
|      | 10  | 0    | 1995  | MPBDL      | WALL  | 1,160 | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0           |
|      | 11  | 0    | 1995  | MPBDL      | WALL  | 240   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0           |

**Total Building Value: 369,332**

**Sale Date: 01/26/2024**

Deed Date: 01/29/2024

File#: 2400617

**Buyer: KANTOR THEODORE LEE & ANNA SCHUSTER**

Sale Price: 550,000

Volume:

Page:

**Seller: HOLMES MARCUS R**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 534,932         | 555,051        | 1.0092 | 0.9726        |              | TISD      | MLS         | 0            | 16.310      | 369,332    |

**Parcel Id: 4395**

Acct Number: 00015-00054-00000-000000

Cat Code: E1

Loc Code: 11

Address: E HWY 84

Sale #:5

Legal 1: J KORN

A-15

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|-------------|
|      | 1   | RRF   |          | 1.40  | 0    | 0.00         |       | 1.00 | 21,000     | 0        | 21,000      |
|      | 2   | RRF   |          | 0.53  | 0    | 0.00         |       | 0.00 | 8,010      | 0        | 8,010       |

**Total Land Taxable Value: 29,010**

**Sale Date: 03/14/2024**

Deed Date: 03/18/2024

File#: 2401375

**Buyer: DODGE WILLIAM DUSTIN**

Sale Price: 62,600

Volume:

Page:

**Seller: THE LAND STATION**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 29,010          | 87,600         | 1.3994 | 0.4634        | L            | FISD      | MLS         | 0            | 6.000       | 0          |

**Parcel Id: 4609**

Acct Number: 00016-09081-00000-000000

Cat Code: D1

Loc Code: 07

Address: FCR 1010

Sale #:4

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  | AWPB     | 6.00  | 0    | 0.00         |       | 1.00 | 90,000     | 507      | 90,000      |

**Total Land Taxable Value: 90,000**

# Sales Ratio Detail

**Sale Date: 04/19/2024**  
Sale Price: 70,000

Deed Date: 04/25/2024  
Volume:

File#: 2402447  
Page:

**Buyer: CRAIG KELLY & RHONDA**  
**Seller: LAZARUS MARY CATHRYN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 90,000          | 87,600         | 1.2514 | 1.2857        | L            | WRES      | MLS         | 0            | 6.000       | 0          |

**Parcel Id: 4670**  
Sale #:12

Acct Number: 00017-00011-00000-000000

Cat Code: E1

Loc Code: 11

Address: FCR 111

Legal 1: R B LONGBOTHAM A-17

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   |          | 0.85  | 0    | 0.00         | 1.00      | 17,000     | 0        | 17,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>17,000</b> |

**Sale Date: 02/05/2025**  
Sale Price: 12,750

Deed Date: 02/10/2025  
Volume:

File#: 2500577  
Page:

**Buyer: CABRERA HECTOR M**  
**Seller: AWALT DELORIS SISSY**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 17,000          | 12,750         | 1.0000 | 1.3333        | L            | FISD      | DSL         | 0            | 0.850       | 0          |

**Parcel Id: 4828**  
Sale #:11

Acct Number: 00018-00091-00000-000000

Cat Code: E1

Loc Code: 20

Address: 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   | ANPP     | 27.89 | 0    | 0.00         | 1.00      | 199,446    | 3,038    | 199,446        |
|                                  | 2   | RRT   | AWPP     | 19.93 | 0    | 0.00         | 1.00      | 142,522    | 1,737    | 142,522        |
|                                  | 3   | RX13  | ABP      | 2.03  | 0    | 0.00         | 0.00      | 1,015      | 177      | 1,015          |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>342,983</b> |

**Sale Date: 11/13/2024**  
Sale Price: 405,000

Deed Date: 11/13/2024  
Volume:

File#: 2406210  
Page:

**Buyer: FLORES VICENTE & ELEAZAR NAVARRETE**  
**Seller: SMART JOE L & NATALIE L**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 342,983         | 300,069        | 0.7409 | 0.8469        | L            | TISD      | MLS         | 0            | 49.850      | 0          |

**Parcel Id: 4893**  
Sale #:3

Acct Number: 00018-00137-00000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 815 W FM 489

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   |          | 1.00  | 0    | 0.00         | 1.00      | 17,500     | 0        | 17,500         |
|                                  | 2   | RRT   | ANPP     | 6.51  | 0    | 0.00         | 1.00      | 97,650     | 709      | 97,650         |
|                                  | 3   | RX13  | ABP      | 1.50  | 0    | 0.00         | 0.00      | 750        | 131      | 750            |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>115,900</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 1984 | 0     | RB05       | LA    | 2,872 | 1.00 | 1.00 | A    | 0.51 | 1.00 | 1.04 | 1.00 | 207,200        |
|                              | 2   | 1984 | 0     | PORCH05    | OPEN  | 216   | 1.00 | 1.00 | A    | 0.51 | 1.00 | 1.04 | 1.00 | 4,271          |
|                              | 3   | 1984 | 0     | PORCH05    | OPEN  | 108   | 1.00 | 1.00 | A    | 0.51 | 1.00 | 1.04 | 1.00 | 2,272          |
|                              | 4   | 1984 | 0     | PORCH05    | OPEN  | 78    | 1.00 | 1.00 | A    | 0.51 | 1.00 | 1.04 | 1.00 | 1,695          |
|                              | 5   | 1984 | 0     | RB05       | DG    | 864   | 1.00 | 1.00 | A    | 0.51 | 1.00 | 1.04 | 1.00 | 28,394         |
|                              | 6   | 1984 | 0     | CARPORT02  | MET   | 640   | 1.00 | 1.00 | A    | 0.51 | 1.00 | 1.04 | 1.00 | 5,075          |
|                              | 7   | 1984 | 0     | FIREPLAC05 | MAS   | 1     | 1.00 | 1.00 | A    | 0.51 | 1.00 | 1.04 | 1.00 | 3,591          |
|                              | 8   | 0    | 1984  | MPBDL      | SHEL  | 64    | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 1.04 | 1.00 | 184            |
|                              | 9   | 0    | 2005  | MPBDA      | SHEL  | 384   | 1.00 | 1.00 | 25A  | 0.32 | 1.00 | 1.04 | 1.00 | 3,959          |
|                              | 10  | 0    | 2005  | PFBL       | SHEL  | 192   | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.04 | 1.00 | 465            |
|                              | 11  | 0    | 2005  | GAZ01      | OPEN  | 478   | 1.00 | 1.00 | 25A  | 0.32 | 1.00 | 1.04 | 1.00 | 4,362          |
|                              | 12  | 1990 | 0     | MPBSA      | SHEL  | 1,500 | 1.00 | 1.00 | 25A  | 0.20 | 1.00 | 1.04 | 1.00 | 8,390          |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>269,858</b> |

**Sale Date: 02/20/2024**  
Sale Price: 295,000

Deed Date: 02/23/2024  
Volume:

File#: 2400991  
Page:

**Buyer: SALAS ROMAN NAVARRETE**  
**Seller: WILLIAMS ENGLE DELL**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 385,758         | 487,667        | 1.6531 | 1.3077        |              | TISD      | MLS         | 0            | 9.010       | 269,858    |

**Parcel Id: 7486**

Acct Number: 00034-00002-00000-000000

Cat Code: A1

Loc Code: 11

Address: 111 FCR 111

Sale #:8

**Multi Parcel Sale**

Legal 1: H SHEPHERD

A-34

| Land                             | Seq | Class  | Ag Class | Acres | Sqft | Front Ft | Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|--------|----------|-------|------|----------|-----|-----------|------------|----------|---------------|
| 1                                | 1   | RFFR01 |          | 1.00  | 0    | 0.00     |     | 1.00      | 43,611     | 0        | 43,611        |
| <b>Total Land Taxable Value:</b> |     |        |          |       |      |          |     |           |            |          | <b>43,611</b> |

**Parcel Id: 5206**

Acct Number: 00023-00012-00000-000000

Cat Code: E1

Loc Code: 11

Address: FCR 111

Sale #:8

**Multi Parcel Sale \*Primary Parcel\***

Legal 1: I H REED

A-23

| Land                             | Seq | Class  | Ag Class | Acres | Sqft | Front Ft | Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|--------|----------|-------|------|----------|-----|-----------|------------|----------|---------------|
| 1                                | 1   | RFFR01 |          | 0.31  | 0    | 0.00     |     | 1.00      | 13,389     | 0        | 13,389        |
| <b>Total Land Taxable Value:</b> |     |        |          |       |      |          |     |           |            |          | <b>13,389</b> |

**Sale Date: 09/06/2024**  
Sale Price: 57,000

Deed Date: 09/06/2024  
Volume:

File#: 2405054  
Page:

**Buyer: DODY GLENN R & ALMA RUTH**  
**Seller: D & S COUNTRY PROPERTIES LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 57,000          | 22,105         | 0.3878 | 1.0000        | L            | FISD      | MLS         | 0            | 1.307       | 0          |

**Parcel Id: 5368**

Acct Number: 00023-00802-01000-000000

Cat Code: D1

Loc Code: 11

Address: FCR 946

Sale #:10

Legal 1: I H REED

A-23 TRACT 11



## Sales Ratio Detail

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value                         | Total Value    |
|------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------------------------------|----------------|
|      | 1   | RRF   | ANPP     | 3.00  | 0    | 0.00     |     | 1.00  |     | 30,000     | 327                              | 30,000         |
|      | 2   | RRF   | AWWP     | 12.90 | 0    | 0.00     |     | 0.00  |     | 128,970    | 1,124                            | 128,970        |
|      | 3   | RRFL  | AWWP     | 1.18  | 0    | 0.00     |     | 0.00  |     | 11,800     | 103                              | 11,800         |
|      |     |       |          |       |      |          |     |       |     |            | <b>Total Land Taxable Value:</b> | <b>170,770</b> |

**Sale Date: 02/15/2024**  
Sale Price: 162,500

Deed Date: 02/16/2024  
Volume:

File#: 2400850  
Page:

**Buyer: RODRIGUEZ RAUL & JULIA**  
**Seller: ROSA STEPHEN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 170,770         | 157,479        | 0.9691 | 1.0509        | L            | FISD      | DSL         | 0            | 17.077      | 0          |

**Parcel Id: 56173**

Acct Number: 00025-00134-01000-000000

Cat Code: D1

Loc Code: 11

Address: FM 1364

Sale #:4 **Multi Parcel Sale**

Legal 1: M RIONDO

A-25

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value                         | Total Value   |
|------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------------------------------|---------------|
|      | 1   | RRF   | AWWE     | 0.60  | 0    | 0.00     |     | 0.00  |     | 12,000     | 48                               | 12,000        |
|      |     |       |          |       |      |          |     |       |     |            | <b>Total Land Taxable Value:</b> | <b>12,000</b> |

**Parcel Id: 6275**

Acct Number: 00025-00134-00000-000000

Cat Code: D1

Loc Code: 11

Address: FM 1364

Sale #:7 **Multi Parcel Sale \*Primary Parcel\***

Legal 1: M RIONDO

A-25

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value                         | Total Value    |
|------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------------------------------|----------------|
|      | 1   | RRF   | AWWE     | 19.00 | 0    | 0.00     |     | 1.00  |     | 143,380    | 1,507                            | 143,380        |
|      | 2   | RRF   | ANWE     | 24.54 | 0    | 0.00     |     | 0.00  |     | 185,186    | 2,433                            | 185,186        |
|      |     |       |          |       |      |          |     |       |     |            | <b>Total Land Taxable Value:</b> | <b>328,566</b> |

**Sale Date: 09/09/2024**  
Sale Price: 297,945

Deed Date: 09/11/2024  
Volume:

File#: 2405158  
Page:

**Buyer: NYLEC RAVEN HOLDINGS LLC**  
**Seller: PULLEN JEANA C**

User Code 2: EA

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 340,566         | 287,025        | 0.9633 | 1.1430        | L            | FISD      | MLS         | 0            | 44.140      | 0          |

**Parcel Id: 6667**

Acct Number: 00028-00059-00000-000000

Cat Code: E1

Loc Code: 11

Address: FCR 316

Sale #:8

Legal 1: S SANCHEZ

A-28

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value                         | Total Value    |
|------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------------------------------|----------------|
|      | 1   | RRF   |          | 20.17 | 0    | 0.00     |     | 1.00  |     | 150,931    | 0                                | 150,931        |
|      |     |       |          |       |      |          |     |       |     |            | <b>Total Land Taxable Value:</b> | <b>150,931</b> |

**Sale Date: 02/04/2025**  
Sale Price: 148,725

Deed Date: 02/19/2025  
Volume:

File#: 2500768  
Page:

**Buyer: SAXTON JAMES E & SUZANNE**  
**Seller: ALI KRISTOPHER X & KRISTEN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 150,931         | 169,632        | 1.1406 | 1.0148        | L            | FISD      | MLS         | 0            | 20.173      | 0          |

## Sales Ratio Detail

**Parcel Id: 7353**      Acct Number: 00033-00100-00000-000000      Cat Code: D1 E2S      Loc Code: 15      Address: FCR 300  
 Sale #:4      **Multi Parcel Sale**      Legal 1: S SANCHEZ      A-33

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRBDO | ANWE     | 2.00  | 0    | 0.00         | 0.00      | 19,493     | 198      | 19,493        |
|                                  | 2   | RRBDO | AWWE     | 8.20  | 0    | 0.00         | 0.00      | 79,922     | 650      | 79,922        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>99,415</b> |

**Parcel Id: 7354**      Acct Number: 00032-00039-01000-000000      Cat Code: D1 E2S      Loc Code: 15      Address: 123 FCR 300  
 Sale #:4      **Multi Parcel Sale**      **\*Primary Parcel\***      Legal 1: S SANCHEZ      A-32

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRBDO |          | 0.50  | 0    | 0.00         | 1.00      | 7,373      | 0        | 7,373          |
|                                  | 2   | RRBDO | AIWE     | 7.16  | 0    | 0.00         | 0.00      | 69,786     | 816      | 69,786         |
|                                  | 3   | RRBDO | AWWE     | 3.95  | 0    | 0.00         | 0.00      | 38,499     | 313      | 38,499         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>115,658</b> |

| Bldg                         | Seq | Year | Effyr | Type    | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|---------|-------|------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 1950 | 0     | RB02    | LA    | 999  | 1.00 | 1.00 | UN   | 0.10 | 1.00 | 0.99 | 1.00 | 9,844         |
|                              | 2   | 1950 | 0     | PORCH02 | OPEN  | 98   | 1.00 | 1.00 | UN   | 0.10 | 1.00 | 0.99 | 1.00 | 293           |
|                              | 3   | 1950 | 0     | PORCH02 | OPEN  | 144  | 1.00 | 1.00 | UN   | 0.10 | 1.00 | 0.99 | 1.00 | 416           |
|                              | 4   | 0    | 0     | MPBDL   | WALL  | 64   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.99 | 1.00 | 0             |
|                              | 5   | 2019 | 0     | MPBDL   | WALL  | 600  | 1.00 | 1.00 | 10A  | 0.49 | 1.00 | 0.99 | 1.00 | 3,042         |
| <b>Total Building Value:</b> |     |      |       |         |       |      |      |      |      |      |      |      |      | <b>13,595</b> |

**Sale Date: 11/15/2024**      Deed Date: 11/18/2024      File#: 2406254      **Buyer: SHIRLEY LARRY**  
 Sale Price: 200,000      Volume:      Page:      **Seller: LAMB RAYBURN E & MARY A**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 228,668         | 224,326        | 1.1216 | 1.1433        |              | OISD      | DSL         | 0            | 21.810      | 13,595     |

**Parcel Id: 17548**      Acct Number: 00749-00013-00000-000000      Cat Code: D1      Loc Code: 20      Address: FCR 971  
 Sale #:2      **Multi Parcel Sale**      Legal 1: S GARRISON      A-749

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRT   | AWPB     | 11.48 | 0    | 0.00         | 1.00      | 51,225     | 970      | 51,225        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>51,225</b> |

**Parcel Id: 7919**      Acct Number: 00039-00065-00000-000000      Cat Code: D1 E2S      Loc Code: 20      Address: FCR 971  
 Sale #:2      **Multi Parcel Sale**      **\*Primary Parcel\***      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    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 3   | RRT   | AWPB     | 23.90 | 0    | 0.00         | 0.00      | 106,644    | 2,020    | 106,644        |
|                                  | 1   | RRT   |          | 1.00  | 0    | 0.00         | 1.00      | 6,962      | 0        | 6,962          |
|                                  | 2   | RRT   | ANPP     | 97.13 | 0    | 0.00         | 1.00      | 433,396    | 10,580   | 433,396        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>547,002</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 1985 | 0     | RF03       | LA    | 1,760 | 1.00 | 1.00 | A    | 0.53 | 1.00 | 1.04 | 1.00 | 96,565         |
|                              | 2   | 1985 | 0     | PORCH03    | OPEN  | 440   | 1.00 | 1.00 | A    | 0.53 | 1.00 | 1.04 | 1.00 | 7,011          |
|                              | 3   | 1985 | 0     | PORCH03    | OPEN  | 440   | 1.00 | 1.00 | A    | 0.53 | 1.00 | 1.04 | 1.00 | 7,011          |
|                              | 4   | 1985 | 0     | FIREPLAC03 | MAS   | 1     | 1.00 | 1.00 | A    | 0.53 | 1.00 | 1.04 | 1.00 | 2,431          |
|                              | 5   | 0    | 1996  | MPBDA      | WALL  | 1,200 | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 6   | 0    | 1996  | MPBSL      | WALL  | 2,250 | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.04 | 1.00 | 4,474          |
|                              | 7   | 0    | 1996  | MPBSL      | WALL  | 1,825 | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.04 | 1.00 | 3,743          |
|                              | 8   | 0    | 2020  | MPBDA      | CAN   | 64    | 1.00 | 1.00 | 25A  | 0.87 | 1.00 | 1.04 | 1.00 | 744            |
|                              | 9   | 0    | 0     | MPBDA      | SHEL  | 240   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 10  | 0    | 0     | GHDL       | WALL  | 144   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 11  | 0    | 0     | MPBDL      | CAN   | 144   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 12  | 2011 | 0     | MPBSL      | SHEL  | 48    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0              |
|                              | 13  | 1985 | 0     | RF03       | LA    | 672   | 1.00 | 1.00 | A    | 0.53 | 1.00 | 1.04 | 1.00 | 44,467         |
|                              | 14  | 1985 | 0     | PORCH03    | OPEN  | 168   | 1.00 | 1.00 | A    | 0.53 | 1.00 | 1.04 | 1.00 | 2,912          |
|                              | 15  | 1985 | 0     | PORCH03    | OPEN  | 168   | 1.00 | 1.00 | A    | 0.53 | 1.00 | 1.04 | 1.00 | 2,912          |
|                              | 16  | 0    | 2020  | MPBSL      | CAN   | 500   | 1.00 | 1.00 | 10A  | 0.58 | 1.00 | 1.04 | 1.00 | 2,334          |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>174,604</b> |

**Sale Date: 01/07/2025**  
Sale Price: 814,027

Deed Date: 01/14/2025  
Volume:

File#: 2500110  
Page:

**Buyer: BI-STONE RANCH PARTNERS LLC**  
**Seller: NORTON IRENE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 772,831         | 1,235,314      | 1.5175 | 0.9494        |              | TISD      | MLS         | 0            | 189.774     | 174,604    |

**Parcel Id: 8015**  
Sale #:8

Acct Number: 00044-00003-02000-000000

Cat Code: E1 E2S

Loc Code: 11

Address: 759 N HWY 75

Legal 1: M ANDERSON

A-44 TRACTS 1 & 2

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front Ft | Avg Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|----------|-----------|------|------------|----------|----------------|
|                                  | 1   | RRF   |          | 11.06 | 0    | 0.00     |           | 1.00 | 148,381    | 0        | 148,381        |
|                                  | 2   | RX13  |          | 0.75  | 0    | 0.00     |           | 0.00 | 375        | 0        | 375            |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |          |           |      |            |          | <b>148,756</b> |

| Bldg                         | Seq | Year | Effyr | Type   | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|--------|-------|------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 2006 | 0     | RF02   | LA    | 912  | 1.00 | 1.00 | A    | 0.83 | 1.00 | 1.18 | 1.00 | 83,247        |
|                              | 2   | 0    | 2006  | DECK02 | W     | 32   | 1.00 | 1.00 | A    | 0.83 | 1.00 | 1.18 | 1.00 | 1,556         |
|                              | 3   | 2006 | 0     | MPBDA  | SHEL  | 48   | 1.00 | 1.00 | 25A  | 0.36 | 1.00 | 1.18 | 1.00 | 632           |
|                              | 4   | 0    | 2006  | MPBSL  | WALL  | 80   | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.18 | 1.00 | 229           |
|                              | 5   | 0    | 0     | TSPACE | LOW   | 2    | 1.00 | 1.00 |      | 1.00 | 1.00 | 1.18 | 1.00 | 4,956         |
| <b>Total Building Value:</b> |     |      |       |        |       |      |      |      |      |      |      |      |      | <b>90,620</b> |

**Sale Date: 03/15/2024**  
Sale Price: 205,000

Deed Date: 03/15/2024  
Volume:

File#: 2401366  
Page:

**Buyer: MARTINEZ JUAN MIGUEL**  
**Seller: GLASS BRYAN Q & JANIS D**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 239,376         | 260,149        | 1.2690 | 1.1677        |              | FISD      | MLS         | 0            | 11.810      | 90,620     |

## Sales Ratio Detail

Parcel Id: 8388

Acct Number: 00055-00046-00000-000000

Cat Code: E1 D2

Loc Code: 11

Address: FM 3059

Sale #:8

Legal 1: J L BENNETT

A-55

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | AT3H     | 52.94 | 0    | 0.00         | 1.00      | 365,258    | 2,992    | 365,258     |
|                           | 2   | RRFL  | AT3H     | 2.30  | 0    | 0.00         | 0.00      | 15,869     | 130      | 15,869      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 381,127     |

| Bldg                  | Seq | Year | Effyr | Type | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|-----------------------|-----|------|-------|------|-------|------|------|------|------|------|------|------|------|-------------|
|                       | 1   | 0    | 2017  | PFBG | FIN   | 384  | 1.00 | 1.00 | 20G  | 0.77 | 1.00 | 1.18 | 1.00 | 19,434      |
| Total Building Value: |     |      |       |      |       |      |      |      |      |      |      |      |      | 19,434      |

Sale Date: 11/20/2024

Deed Date: 12/30/2024

File#: 2406887

Buyer: COLEMAN ALAN

Sale Price: 349,000

Volume:

Page:

Seller: SYKES WESLEY & GUDRUN

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 400,561         | 340,493        | 0.9756 | 1.1477        |              | FISD      | MLS         | 0            | 55.240      | 19,434     |

|                                  |            |                                       |                 |                   |             |                     |                  |                   |                 |                    |
|----------------------------------|------------|---------------------------------------|-----------------|-------------------|-------------|---------------------|------------------|-------------------|-----------------|--------------------|
| <b>Parcel Id: 14771</b>          |            | Acct Number: 00486-00006-00000-000000 |                 | Cat Code: D1      |             | Loc Code: 11        |                  | Address: CR 121   |                 |                    |
| Sale #:9                         |            | <b>Multi Parcel Sale</b>              |                 | Legal 1: F OLIVER |             | A-486               |                  |                   |                 |                    |
| <b>Land</b>                      | <b>Seq</b> | <b>Class</b>                          | <b>Ag_Class</b> | <b>Acres</b>      | <b>Sqft</b> | <b>Front_Ft_Avg</b> | <b>Depth Per</b> | <b>Real Value</b> | <b>Ag Value</b> | <b>Total Value</b> |
|                                  | 1          | RRF                                   | AIPP            | 47.20             | 0           | 0.00                | 1.00             | 213,209           | 5,377           | 213,209            |
|                                  | 2          | RRF                                   | AWPP            | 16.57             | 0           | 0.00                | 0.00             | 74,849            | 1,444           | 74,849             |
| <b>Total Land Taxable Value:</b> |            |                                       |                 |                   |             |                     |                  |                   |                 | <b>288,058</b>     |

|                                  |            |                                       |                 |                     |             |                     |                  |                   |                 |                    |
|----------------------------------|------------|---------------------------------------|-----------------|---------------------|-------------|---------------------|------------------|-------------------|-----------------|--------------------|
| <b>Parcel Id: 14790</b>          |            | Acct Number: 00488-00007-00000-000000 |                 | Cat Code: D1        |             | Loc Code: 11        |                  | Address: CR 121   |                 |                    |
| Sale #:9                         |            | <b>Multi Parcel Sale</b>              |                 | Legal 1: J E OLIVER |             | A-488               |                  |                   |                 |                    |
| <b>Land</b>                      | <b>Seq</b> | <b>Class</b>                          | <b>Ag_Class</b> | <b>Acres</b>        | <b>Sqft</b> | <b>Front_Ft_Avg</b> | <b>Depth Per</b> | <b>Real Value</b> | <b>Ag Value</b> | <b>Total Value</b> |
|                                  | 1          | RRF                                   | AIPP            | 3.95                | 0           | 0.00                | 1.00             | 17,843            | 450             | 17,843             |
|                                  | 2          | RRF                                   | AWPP            | 0.81                | 0           | 0.00                | 1.00             | 3,659             | 71              | 3,659              |
| <b>Total Land Taxable Value:</b> |            |                                       |                 |                     |             |                     |                  |                   |                 | <b>21,502</b>      |

|                                  |            |                                              |                 |                    |              |                  |            |                  |                   |                 |                    |
|----------------------------------|------------|----------------------------------------------|-----------------|--------------------|--------------|------------------|------------|------------------|-------------------|-----------------|--------------------|
| <b>Parcel Id: 8826</b>           |            | Acct Number: 00077-00007-00000-000000        |                 | Cat Code: D1       | Loc Code: 11 | Address: FCR 121 |            |                  |                   |                 |                    |
| Sale #:                          |            | <b>Multi Parcel Sale    *Primary Parcel*</b> |                 | Legal 1: W A BROWN |              | A-77             |            |                  |                   |                 |                    |
| <b>Land</b>                      | <b>Seq</b> | <b>Class</b>                                 | <b>Ag_Class</b> | <b>Acres</b>       | <b>Sqft</b>  | <b>Front_Ft</b>  | <b>Avg</b> | <b>Depth Per</b> | <b>Real Value</b> | <b>Ag Value</b> | <b>Total Value</b> |
|                                  | 1          | RRF                                          | ANPP            | 20.66              | 0            |                  | 0.00       | 1.00             | 93,324            | 2,250           | 93,324             |
|                                  | 2          | RRF                                          | ANPP            | 5.80               | 0            |                  | 0.00       | 0.00             | 26,199            | 632             | 26,199             |
|                                  | 3          | RRF                                          | AWPP            | 66.55              | 0            |                  | 0.00       | 0.00             | 300,616           | 5,799           | 300,616            |
| <b>Total Land Taxable Value:</b> |            |                                              |                 |                    |              |                  |            |                  |                   |                 | <b>420,139</b>     |

# Sales Ratio Detail

Sale Date: 02/14/2025  
Sale Price: 841,500

Deed Date: 02/17/2025  
Volume:

File#: 2500705  
Page:

Buyer: PICKETT RANCH STEWARDS MILL DIVISION LLC  
Seller: THORNTON MARY SUE EST

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 729,699         | 619,215        | 0.7358 | 0.8671        | L            | FISD      | MLS         | 0            | 161.540     | 0          |

Parcel Id: 68149  
Sale #:8

Acct Number: 00083-00009-01000-000000

Cat Code: D1

Loc Code: 11

Address: 209 FCR 221

**Multi Parcel Sale**

Legal 1: M BATEMAN

A-83 TRACT 66

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | AWPP     | 2.16  | 0    | 0.00         | 0.00      | 21,594     | 188      | 21,594      |
|                           | 2   | RRF   | AIPP     | 7.85  | 0    | 0.00         | 1.00      | 78,478     | 894      | 78,478      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 100,072     |

Parcel Id: 8888  
Sale #:10

Acct Number: 00083-00009-00000-000000

Cat Code: D1

Loc Code: 11

Address: FM 833

**Multi Parcel Sale \*Primary Parcel\***

Legal 1: M BATEMAN

A-83 TRACT 65

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | AIPP     | 7.86  | 0    | 0.00         | 1.00      | 78,578     | 895      | 78,578      |
|                           | 2   | RRF   | AWPP     | 2.15  | 0    | 0.00         | 0.00      | 21,494     | 187      | 21,494      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 100,072     |

Sale Date: 07/08/2024  
Sale Price: 224,400

Deed Date: 07/09/2024  
Volume:

File#: 2403674  
Page:

Buyer: GARCIA JUAN FRANCISCO JR & MAYRA YESENIA  
Seller: GLESMANN DOROTHY

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 200,144         | 176,724        | 0.7875 | 0.8919        | L            | FISD      | MLS         | 0            | 20.020      | 0          |

Parcel Id: 9346  
Sale #:10

Acct Number: 00115-00002-00000-000000

Cat Code: E1

Loc Code: 11

Address: INTERSTATE 45

Legal 1: W CARTER

A-115

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | AIPP     | 22.12 | 0    | 0.00         | 1.00      | 198,970    | 2,520    | 198,970     |
|                           | 2   | RRF   | AWPP     | 4.78  | 0    | 0.00         | 0.00      | 43,004     | 417      | 43,004      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 241,974     |

Sale Date: 01/30/2024  
Sale Price: 180,000

Deed Date: 01/30/2024  
Volume:

File#: 2400633  
Page:

Buyer: ANDERSON SETH ALIN & SANDAHL LESLIE  
Seller: WILLARD DARRYL JR

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 241,974         | 127,256        | 0.7070 | 1.3443        | L            | FISD      | DSL         | 0            | 26.896      | 0          |

Parcel Id: 9674  
Sale #:6

Acct Number: 00120-00018-00000-000000

Cat Code: E1 E2S

Loc Code: 11

Address: CR 140

Legal 1: A COREO

A-120

## Sales Ratio Detail

| Land                      | Seq | Class | Ag_Class |         | Acres | Sqft | Front_Ft | Avg  | Depth | Per  | Real Value | Ag Value | Total Value |             |
|---------------------------|-----|-------|----------|---------|-------|------|----------|------|-------|------|------------|----------|-------------|-------------|
|                           | 1   | RRF   |          |         | 27.68 | 0    | 0.00     |      |       | 1.00 | 248,055    | 0        | 248,055     |             |
| Total Land Taxable Value: |     |       |          |         |       |      |          |      |       |      |            |          | 248,055     |             |
| Bldg                      | Seq | Year  | Effyr    | Type    | Class | Area | Wall     | Perm | Cond  | %GD  | %FC        | %EC      | %CP         | Total Value |
|                           | 1   | 2018  | 0        | RS02    | LA    | 750  | 1.00     | 1.00 | VG    | 0.97 | 1.00       | 1.18     | 1.00        | 90,111      |
|                           | 2   | 2018  | 0        | PORCH02 | OPEN  | 250  | 1.00     | 1.00 | VG    | 0.97 | 1.00       | 1.18     | 1.00        | 7,769       |
|                           | 3   | 2018  | 0        | MPBSG   | SHEL  | 750  | 1.00     | 1.00 | VG    | 0.97 | 1.00       | 1.18     | 1.00        | 38,081      |
| Total Building Value:     |     |       |          |         |       |      |          |      |       |      |            |          | 135,961     |             |

**Sale Date: 05/10/2024**  
Sale Price: 455,000

Deed Date: 05/15/2024  
Volume:

File#: 2402753  
Page:

**Buyer: BENSON LAWRENCE & CHERYL**  
**Seller: DOUCET TERRY & JULIE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 384,016         | 305,048        | 0.6704 | 0.8440        |              | FISD      | MLS         | 0            | 27.680      | 135,961    |

**Parcel Id: 10550**  
Sale #:6

Acct Number: 00181-00007-00000-000000

Cat Code: E1  
Legal 1: T DOYNE

Loc Code: 02  
A-181

Address: CR 351

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------|----------------|
|                                  | 1   | RRBDO |          | 12.30 | 0    | 0.00     |     | 1.00  |     | 156,210    | 0        | 156,210        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |          |     |       |     |            |          | <b>156,210</b> |

**Sale Date: 02/21/2024**  
Sale Price: 127,000

Deed Date: 02/21/2024  
Volume:

File#: 2400947  
Page:

**Buyer: LOGAN JUSTIN & KATRINA**  
**Seller: RAMAUTARSINGH SHAUN & ANISAH**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 156,210         | 140,097        | 1.1031 | 1.2300        | L            | BISD      | MLS         | 0            | 12.300      | 0          |

**Parcel Id: 11079**  
Sale #:19

Acct Number: 00229-00004-00000-000000

Cat Code: D1  
Legal 1: S P FLINT

Loc Code: 25  
A-229

Address: FCR 1080

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------|----------------|
|                                  | 1   | RRW   | AIPP     | 11.04 | 0    | 0.00     |     | 1.00  |     | 81,168     | 1,258    | 81,168         |
|                                  | 2   | RRW   | AWPP     | 35.60 | 0    | 0.00     |     | 1.00  |     | 261,738    | 3,102    | 261,738        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |          |     |       |     |            |          | <b>342,906</b> |

**Sale Date: 12/20/2024**  
Sale Price: 305,000

Deed Date: 12/23/2024  
Volume:

File#: 2406787  
Page:

**Buyer: CLOPTON RAY & SUZANNE**  
**Seller: ROSSER JIMMIE W**

User Code 2: EA

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 342,906         | 233,795        | 0.7665 | 1.1243        | L            | WISD      | MLS         | 0            | 46.780      | 0          |

**Parcel Id: 11090**  
Sale #:8

Acct Number: 00231-00004-00000-000000

Cat Code: D1 E2S  
Legal 1: WM FAIN

Loc Code: 11  
A-231

Address: 161 FCR 510

## Sales Ratio Detail

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------|-------------|
|      | 1   | RRF   |          | 2.00  | 0    | 0.00     |     | 1.00  |     | 32,500     | 0        | 32,500      |
|      | 2   | RRF   | ANPP     | 8.00  | 0    | 0.00     |     | 1.00  |     | 120,000    | 871      | 120,000     |

**Total Land Taxable Value: 152,500**

| Bldg | Seq | Year | Effyr | Type      | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|-----------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 1985 | 1990  | RL04      | LA    | 1,600 | 1.00 | 1.00 | A    | 0.59 | 1.00 | 1.18 | 1.00 | 141,100     |
|      | 2   | 1985 | 1990  | RL04      | LA02  | 440   | 1.00 | 1.00 | A    | 0.59 | 1.00 | 1.18 | 1.00 | 36,508      |
|      | 3   | 1985 | 1990  | PORCH04   | OPEN  | 400   | 1.00 | 1.00 | A    | 0.59 | 1.00 | 1.18 | 1.00 | 8,914       |
|      | 4   | 1985 | 1990  | PORCH04   | OPEN  | 400   | 1.00 | 1.00 | A    | 0.59 | 1.00 | 1.18 | 1.00 | 8,914       |
|      | 5   | 1995 | 1990  | PORCH04   | OPEN  | 384   | 1.00 | 1.00 | A    | 0.59 | 1.00 | 1.18 | 1.00 | 8,558       |
|      | 6   | 1985 | 1990  | PORCH04   | OPEN  | 240   | 1.00 | 1.00 | A    | 0.59 | 1.00 | 1.18 | 1.00 | 5,551       |
|      | 7   | 2001 | 0     | CARPORT02 | FRAM  | 200   | 1.00 | 1.00 | A    | 0.76 | 1.00 | 1.18 | 1.00 | 6,018       |
|      | 8   | 2001 | 0     | CARPORT02 | FRAM  | 400   | 1.00 | 1.00 | A    | 0.76 | 1.00 | 1.18 | 1.00 | 9,122       |
|      | 9   | 0    | 0     | PFBL      | SHEL  | 140   | 1.00 | 1.00 |      | 0.15 | 1.00 | 1.18 | 1.00 | 289         |
|      | 10  | 2001 | 0     | MPBSG     | SHEL  | 1,200 | 1.00 | 1.00 | 30A  | 0.34 | 1.00 | 1.18 | 1.00 | 19,753      |
|      | 11  | 0    | 0     | MPBDL     | CAN   | 960   | 1.00 | 1.00 |      | 0.30 | 1.00 | 1.18 | 1.00 | 2,066       |
|      | 12  | 0    | 0     | MPBDL     | WALL  | 2,880 | 1.00 | 1.00 |      | 0.30 | 1.00 | 1.18 | 1.00 | 8,411       |
|      | 13  | 0    | 0     | GAZ01     | OPEN  | 328   | 1.00 | 1.00 |      | 0.20 | 1.00 | 1.18 | 1.00 | 2,123       |
|      | 14  | 0    | 0     | PIERWW    | LOW   | 98    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0           |
|      | 15  | 0    | 0     | PFBA      | CAR   | 240   | 1.00 | 1.00 |      | 0.10 | 1.00 | 1.18 | 1.00 | 194         |
|      | 16  | 0    | 0     | PIERWW    | LOW   | 48    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0           |
|      | 17  | 0    | 0     | MPBDL     | CAN   | 144   | 1.00 | 1.00 |      | 0.20 | 1.00 | 1.18 | 1.00 | 207         |
|      | 18  | 0    | 0     | MPBDL     | WALL  | 120   | 1.00 | 1.00 |      | 0.20 | 1.00 | 1.18 | 1.00 | 302         |
|      | 19  | 0    | 0     | MPBDL     | SHEL  | 36    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0           |
|      | 20  | 0    | 0     | RL01      | ST    | 192   | 1.00 | 1.00 |      | 0.65 | 1.00 | 1.18 | 1.00 | 3,461       |
|      | 21  | 0    | 0     | PFBA      | CAR   | 240   | 1.00 | 1.00 |      | 0.30 | 1.00 | 1.18 | 1.00 | 581         |

**Total Building Value: 262,072**

**Sale Date: 02/28/2025**

Deed Date: 02/28/2025

File#: 2500933

**Buyer: CARTWRIGHT JAMES & TASHIA**

Sale Price: 378,499

Volume:

Page:

**Seller: SZYMANSKI JOSEPHINE ANN**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 414,572         | 340,461        | 0.8995 | 1.0953        |              | FISD      | MLS         | 0            | 10.000      | 262,072    |

**Parcel Id: 11325**

Acct Number: 00267-00006-00000-000000

Cat Code: E1 E2M

Loc Code: 11

Address: 210 FCR 1110

Sale #:6

Legal 1: H HOWARD

A-267

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------|-------------|
|      | 1   | RRF   |          | 0.50  | 0    | 0.00     |     | 1.00  |     | 10,000     | 0        | 10,000      |
|      | 2   | RRF   | ANPP     | 14.26 | 0    | 0.00     |     | 1.00  |     | 142,600    | 1,553    | 142,600     |
|      | 3   | RRF   | AWPP     | 3.60  | 0    | 0.00     |     | 1.00  |     | 36,000     | 314      | 36,000      |

**Total Land Taxable Value: 188,600**

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type   | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|--------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2015 | 0     | MH332  | LA    | 2,040 | 1.00 | 1.00 | MH3G | 0.86 | 1.00 | 1.18 | 1.00 | 155,720        |
|                              | 2   | 0    | 2023  | DECK02 | W     | 240   | 1.00 | 1.00 | MH3G | 0.96 | 1.00 | 1.18 | 1.00 | 5,174          |
|                              | 3   | 1996 | 0     | RF02   | DG    | 576   | 1.00 | 1.00 | A    | 0.69 | 1.00 | 1.18 | 1.00 | 13,905         |
|                              | 4   | 2015 | 0     | MPBDL  | SHEL  | 168   | 1.00 | 1.00 | 15A  | 0.43 | 1.00 | 1.18 | 1.00 | 1,179          |
|                              | 5   | 2023 | 0     | GHSL   | HOOP  | 1,600 | 1.00 | 1.00 | 10E  | 0.99 | 1.00 | 1.18 | 1.00 | 17,887         |
|                              | 6   | 2021 | 0     | GHSL   | HOOP  | 800   | 1.00 | 1.00 | 10E  | 0.79 | 1.00 | 1.18 | 1.00 | 7,987          |
|                              | 7   | 2011 | 0     | MPBDL  | WALL  | 1,600 | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0              |
|                              | 8   | 0    | 0     | MPBDL  | CAN   | 400   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0              |
| <b>Total Building Value:</b> |     |      |       |        |       |       |      |      |      |      |      |      |      | <b>201,852</b> |

**Sale Date: 04/17/2024**  
Sale Price: 350,000

Deed Date: 04/19/2024  
Volume:

File#: 2402303  
Page:

**Buyer: MONTIEL TEODULO & MARIDELY**  
**Seller: WEST JAMES S**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 390,452         | 318,750        | 0.9107 | 1.1156        |              | FISD      | MLS         | 0            | 18.360      | 201,852    |

**Parcel Id: 11713**  
Sale #:13

Acct Number: 00298-00015-01000-000000

Cat Code: E1

Loc Code: 11

Address: FM 1580

Legal 1: E HINES

A-298

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   | AIPP     | 1.05  | 0    | 0.00         | 1.00      | 20,934     | 120      | 20,934        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>20,934</b> |

**Sale Date: 11/01/2024**  
Sale Price: 22,799

Deed Date: 11/04/2024  
Volume:

File#: 2406011  
Page:

**Buyer: RODRIGUEZ LUIS FERNANDO**  
**Seller: RLV22 LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 20,934          | 15,750         | 0.6908 | 0.9182        | L            | FISD      | MLS         | 0            | 1.050       | 0          |

**Parcel Id: 12234**  
Sale #:17

Acct Number: 00351-00021-00000-000000

Cat Code: E1 E2

Loc Code: 20

Address: 674 FCR 601

Legal 1: R P KELLY

A-351TRACT 4

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRT   |          | 3.00  | 0    | 0.00         | 1.00      | 55,000     | 0        | 55,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>55,000</b> |

| Bldg                         | Seq | Year | Effyr | Type  | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|-------|-------|-------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 2005 | 0     | MPBSG | SHEL  | 2,000 | 1.00 | 1.00 | 30G  | 0.52 | 1.00 | 1.04 | 1.00 | 40,246        |
|                              | 2   | 2005 | 0     | MPBSG | CAN   | 960   | 1.00 | 1.00 | 20G  | 0.23 | 1.00 | 1.04 | 1.00 | 4,113         |
|                              | 3   | 2021 | 0     | GHDL  | WALL  | 140   | 1.00 | 1.00 | 10E  | 0.79 | 1.00 | 1.04 | 1.00 | 919           |
|                              | 4   | 2017 | 0     | MPBDL | WALL  | 120   | 1.00 | 1.00 | 10G  | 0.33 | 1.00 | 1.04 | 1.00 | 439           |
| <b>Total Building Value:</b> |     |      |       |       |       |       |      |      |      |      |      |      |      | <b>45,717</b> |



# Sales Ratio Detail

Sale Date: 02/15/2024  
Sale Price: 99,950

Deed Date: 02/16/2024  
Volume:

File#: 2400853  
Page:

Buyer: ARREOLA MARIA E & ARTURO HUACUJA  
Seller: REVELS LISA B

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 100,717         | 149,211        | 1.4929 | 1.0077        |              | TISD      | MLS         | 0            | 3.010       | 45,717     |

Parcel Id: 12253  
Sale #:6

Acct Number: 00351-00035-00000-000000

Cat Code: D1

Loc Code: 20

Address: CR 630

Legal 1: R P KELLY

A-351

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRT   | ANPP     | 50.38 | 0    | 0.00         | 1.00      | 317,400    | 5,488    | 317,400     |
|                           | 2   | RRT   | AWPP     | 31.72 | 0    | 0.00         | 1.00      | 199,840    | 2,764    | 199,840     |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 517,240     |

Sale Date: 03/07/2025  
Sale Price: 499,500

Deed Date: 03/11/2025  
Volume:

File#: 2501100  
Page:

Buyer: TEAGUE RANCH LAND COMPANY LLC  
Seller: PMW-CWE LLC

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 517,240         | 571,290        | 1.1437 | 1.0355        | L            | TISD      | MLS         | 0            | 82.100      | 0          |

Parcel Id: 14305  
Sale #:7

**Multi Parcel Sale**

Acct Number: 00444-00017-00000-000000

Cat Code: E1

Loc Code: 11

Address: CR 141

Legal 1: I MARTIN

A-444

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | AWPP     | 5.37  | 0    | 0.00         | 1.00      | 23,814     | 468      | 23,814      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 23,814      |

Parcel Id: 70086  
Sale #:6

**Multi Parcel Sale**

Acct Number: 00362-00057-01000-000000

Cat Code: E1

Loc Code: 11

Address: CR 141

Legal 1: J LOVE

A-362

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | AWPP     | 55.00 | 0    | 0.00         | 1.00      | 243,954    | 4,793    | 243,954     |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 243,954     |

Parcel Id: 12445  
Sale #:8

**Multi Parcel Sale \*Primary Parcel\***

Acct Number: 00362-00057-00000-000000

Cat Code: E1

Loc Code: 11

Address: CR 141

Legal 1: J LOVE

A-362

| Land                      | Seq | Class | Ag_Class | Acres  | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|--------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | AWPP     | 100.00 | 0    | 0.00         | 1.00      | 443,552    | 8,714    | 443,552     |
| Total Land Taxable Value: |     |       |          |        |      |              |           |            |          | 443,552     |

# Sales Ratio Detail

Sale Date: 08/30/2024  
Sale Price: 618,000

Deed Date: 09/05/2024  
Volume:

File#: 2405029  
Page:

Buyer: INDERMAN LANCE  
Seller: STEWARD H L

User Code 2: EA

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 711,320         | 809,699        | 1.3102 | 1.1510        | L            | FISD      | MLS         | 0            | 162.200     | 0          |

Parcel Id: 12870  
Sale #:8

Acct Number: 00365-00126-00000-000000

Cat Code: E1 E2S

Loc Code: 20

Address: 1249 W HWY 84

Legal 1: J LAWRENCE

A-365

| Land                      | Seq | Class | Ag_Class |         | Acres | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |         |      |             |
|---------------------------|-----|-------|----------|---------|-------|-------|--------------|-----------|------------|----------|-------------|---------|------|-------------|
|                           | 1   | RRT   |          |         | 11.91 | 0     | 0.00         |           | 1.00       | 158,402  | 0           | 158,402 |      |             |
| Total Land Taxable Value: |     |       |          |         |       |       |              |           |            |          | 158,402     |         |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type    | Class | Area  | Wall         | Perm      | Cond       | %GD      | %FC         | %EC     | %CP  | Total Value |
|                           | 1   | 1967  | 2006     | RB03    | LA    | 1,588 | 1.00         | 1.00      | G          | 0.85     | 1.00        | 1.04    | 1.00 | 153,406     |
|                           | 2   | 1967  | 2006     | PORCH03 | OPEN  | 384   | 1.00         | 1.00      | G          | 0.85     | 1.00        | 1.04    | 1.00 | 9,814       |
|                           | 3   | 1967  | 2006     | PORCH03 | SCRN  | 325   | 1.00         | 1.00      | G          | 0.85     | 1.00        | 1.04    | 1.00 | 10,357      |
|                           | 4   | 1967  | 2006     | RB03    | AG    | 462   | 1.00         | 1.00      | G          | 0.85     | 1.00        | 1.04    | 1.00 | 17,782      |
|                           | 5   | 0     | 2008     | MPBDL   | SHEL  | 480   | 1.00         | 1.00      | 25A        | 0.44     | 1.00        | 1.04    | 1.00 | 3,038       |
|                           | 6   | 0     | 2008     | MPBDL   | WALL  | 576   | 1.00         | 1.00      | 10A        | 0.20     | 1.00        | 1.04    | 1.00 | 1,259       |
| Total Building Value:     |     |       |          |         |       |       |              |           |            |          | 195,656     |         |      |             |

Sale Date: 04/01/2025  
Sale Price: 365,000

Deed Date: 04/01/2025  
Volume:

File#: 2501460  
Page:

Buyer: FOWLER JAMES DALLAS & AMBERLY  
Seller: EVANS DARRELL & NADINE

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 354,058         | 297,828        | 0.8160 | 0.9700        |              | TISD      | MLS         | 0            | 11.910      | 195,656    |

Parcel Id: 13031  
Sale #:12

Acct Number: 00374-00007-00000-000000

Cat Code: E1 E2S

Loc Code: 20

Address: 141 FCR 611

Legal 1: S J LAUDERDALE

A-374

| Land                      | Seq | Class | Ag    |         | Class | Acres | Sqft | Front | Ft   | Avg  | Depth | Per  | Real Value | Ag Value    | Total Value |
|---------------------------|-----|-------|-------|---------|-------|-------|------|-------|------|------|-------|------|------------|-------------|-------------|
|                           | 1   | RRT   |       |         |       | 4.95  | 0    |       |      | 0.00 |       | 1.00 | 77,059     | 0           | 77,059      |
| Total Land Taxable Value: |     |       |       |         |       |       |      |       |      |      |       |      |            |             | 77,059      |
| Bldg                      | Seq | Year  | Effyr | Type    | Class | Area  | Wall | Perm  | Cond | %GD  | %FC   | %EC  | %CP        | Total Value |             |
|                           | 1   | 1973  | 2000  | RB03    | LA    | 1,664 | 1.00 | 1.00  | G    | 0.77 | 1.00  | 1.04 | 1.00       | 144,460     |             |
|                           | 2   | 1973  | 2000  | PORCH03 | OPEN  | 144   | 1.00 | 1.00  | G    | 0.77 | 1.00  | 1.04 | 1.00       | 3,685       |             |
|                           | 3   | 1973  | 2000  | RB03    | ST    | 72    | 1.00 | 1.00  | G    | 0.77 | 1.00  | 1.04 | 1.00       | 3,215       |             |
|                           | 4   | 1973  | 2000  | RB03    | AG    | 240   | 1.00 | 1.00  | G    | 0.77 | 1.00  | 1.04 | 1.00       | 10,282      |             |
|                           | 5   | 2022  | 0     | MPBSA   | SHEL  | 875   | 1.00 | 1.04  | 25E  | 1.00 | 1.00  | 1.04 | 1.00       | 27,686      |             |
|                           | 6   | 2022  | 0     | MPBSA   | CAN   | 350   | 1.00 | 1.00  | 15E  | 1.00 | 1.00  | 1.04 | 1.00       | 5,380       |             |
|                           | 7   | 2020  | 0     | MPBDL   | CAN   | 80    | 1.00 | 1.00  | 10E  | 0.68 | 1.00  | 1.04 | 1.00       | 344         |             |
|                           | 8   | 2011  | 0     | PFBA    | SHEL  | 200   | 1.00 | 1.00  | 15A  | 0.23 | 1.00  | 1.04 | 1.00       | 697         |             |
| Total Building Value:     |     |       |       |         |       |       |      |       |      |      |       |      |            |             | 195,749     |

# Sales Ratio Detail

**Sale Date: 06/27/2024**  
Sale Price: 295,000

Deed Date: 06/28/2024  
Volume:

File#: 2403556  
Page:

**Buyer: MCCAIN ROY LEE & BAILEY**  
**Seller: STEWART HOSEA JR**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 272,808         | 272,409        | 0.9234 | 0.9248        |              | TISD      | MLS         | 0            | 4.950       | 195,749    |

**Parcel Id: 13078**  
Sale #:5

Acct Number: 00375-00027-01000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 229 E HWY 179

Legal 1: R LAWSON

A-375

| 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      | 15,946     | 0        | 15,946      |
|      | 2   | RRT   | ANPP     | 10.83 | 0    | 0.00         | 1.00      | 72,810     | 1,180    | 72,810      |
|      | 3   | RRT   | AWPP     | 47.32 | 0    | 0.00         | 0.00      | 318,131    | 4,123    | 318,131     |
|      | 4   | RX13  | ABP      | 3.00  | 0    | 0.00         | 0.00      | 1,500      | 261      | 1,500       |

**Total Land Taxable Value: 408,387**

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 1983 | 0     | RB05       | LA    | 2,334 | 1.00 | 1.00 | A    | 0.50 | 1.00 | 1.04 | 1.00 | 172,015     |
|      | 2   | 1983 | 0     | RB05       | AG    | 575   | 1.00 | 1.00 | A    | 0.50 | 1.00 | 1.04 | 1.00 | 16,041      |
|      | 3   | 1983 | 0     | RB05       | ST    | 184   | 1.00 | 1.00 | A    | 0.50 | 1.00 | 1.04 | 1.00 | 7,511       |
|      | 4   | 1983 | 0     | PORCH05    | SCRN  | 260   | 1.00 | 1.00 | A    | 0.50 | 1.00 | 1.04 | 1.00 | 6,252       |
|      | 5   | 1983 | 0     | FIREPLAC05 | MAS   | 1     | 1.00 | 1.00 | A    | 0.50 | 1.00 | 1.04 | 1.00 | 3,520       |
|      | 6   | 0    | 1995  | MPBDL      | SHEL  | 1,200 | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 1.04 | 1.00 | 3,033       |
|      | 7   | 0    | 1995  | MPBDL      | WALL  | 800   | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.04 | 1.00 | 1,667       |

**Total Building Value: 210,039**

**Sale Date: 11/06/2024**  
Sale Price: 490,000

Deed Date: 11/07/2024  
Volume:

File#: 2406127  
Page:

**Buyer: WEEKS LESLIE & JACLYN**  
**Seller: ROANE GERALD BRUCE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 618,426         | 313,416        | 0.6396 | 1.2621        |              | TISD      | MLS         | 0            | 63.150      | 210,039    |

**Parcel Id: 14338**  
Sale #:9

Acct Number: 00449-00008-00000-000000

Cat Code: E1 E2S

Loc Code: 15

Address: 435 FCR 300

Legal 1: J MASON

A-449

| Land | Seq | Class  | Ag_Class | Acres  | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|------|-----|--------|----------|--------|------|--------------|-----------|------------|----------|-------------|
|      | 2   | RRBDOL | ANWE     | 10.00  | 0    | 0.00         | 1.00      | 102,494    | 991      | 102,494     |
|      | 3   | RRBDO  | ANWE     | 23.20  | 0    | 0.00         | 1.00      | 118,893    | 2,300    | 118,893     |
|      | 4   | RRBDO  | AWWE     | 101.27 | 0    | 0.00         | 0.00      | 518,987    | 8,031    | 518,987     |
|      | 1   | RRBDO  |          | 0.25   | 0    | 0.00         | 1.00      | 3,781      | 0        | 3,781       |

**Total Land Taxable Value: 744,155**

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type    | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|---------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2000 | 2011  | RS03    | LA    | 1,000 | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 85,687         |
|                              | 2   | 2000 | 2011  | RS03    | LA02  | 1,000 | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 81,571         |
|                              | 3   | 2000 | 2011  | MPBSG   | SHEL  | 1,240 | 1.00 | 1.08 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 48,596         |
|                              | 4   | 2000 | 2011  | PORCH03 | OPEN  | 240   | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 6,424          |
|                              | 5   | 2000 | 2011  | DECK02  | W     | 288   | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 4,188          |
|                              | 6   | 2020 | 0     | MPBSL   | SHEL  | 64    | 1.00 | 1.00 | 15E  | 0.86 | 1.00 | 0.99 | 1.00 | 738            |
|                              | 7   | 2012 | 0     | PIERWW  | LOW   | 300   | 1.00 | 1.00 | 25E  | 0.71 | 1.00 | 0.99 | 1.00 | 5,324          |
| <b>Total Building Value:</b> |     |      |       |         |       |       |      |      |      |      |      |      |      | <b>232,528</b> |

**Sale Date: 12/05/2024**  
Sale Price: 1,300,000

Deed Date: 12/09/2024  
Volume:

File#: 2406573  
Page:

**Buyer: SUTHERLAND SOLUTIONS LLC**  
**Seller: HIDDEN TALLMAN LAKE LLC**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 976,683         | 742,539        | 0.5712 | 0.7513        |              | OISD      | MLS         | 0            | 134.722     | 232,528    |

**Parcel Id: 14791**  
Sale #:7

Acct Number: 00488-00008-00000-000000

Cat Code: D1

Loc Code: 11

Address: CR 131

Legal 1: J E OLIVER

A-488

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front_Ft | Avg Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|----------|-----------|------|------------|----------|----------------|
|                                  | 2   | RRF   | AWPP     | 13.29 | 0    | 0.00     |           | 0.00 | 69,773     | 1,158    | 69,773         |
|                                  | 3   | RX13  | ABP      | 1.14  | 0    | 0.00     |           | 0.00 | 570        | 99       | 570            |
|                                  | 4   | RRF   | AWPP     | 11.28 | 0    | 0.00     |           | 1.00 | 59,220     | 983      | 59,220         |
|                                  | 5   | RRF   | AWPP     | 10.99 | 0    | 0.00     |           | 1.00 | 57,698     | 958      | 57,698         |
|                                  | 1   | RRF   | ANPP     | 72.49 | 0    | 0.00     |           | 1.00 | 380,573    | 7,896    | 380,573        |
|                                  | 6   | RRF   | ANPP     | 20.00 | 0    | 0.00     |           | 1.00 | 105,000    | 2,179    | 105,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |          |           |      |            |          | <b>672,834</b> |

**Sale Date: 02/14/2025**  
Sale Price: 678,247

Deed Date: 02/17/2025  
Volume:

File#: 2500705  
Page:

**Buyer: PICKETT RANCH STEWARDS MILL DIVISION LLC**  
**Seller: THORNTON MARY SUE EST**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 672,834         | 636,275        | 0.9381 | 0.9920        | L            | FISD      | MLS         | 0            | 129.190     | 0          |

**Parcel Id: 70125**  
Sale #:7

**Multi Parcel Sale**

Acct Number: 00495-00010-05000-000000

Cat Code: D1

Loc Code: 18

Address: INTERSTATE 45

Legal 1: R H PORTER

A-495

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front_Ft | Avg Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|----------|-----------|------|------------|----------|----------------|
|                                  | 1   | RRBDO | AWWP     | 22.60 | 0    | 0.00     |           | 1.00 | 158,658    | 1,969    | 158,658        |
|                                  | 2   | RX13  | ABP      | 1.50  | 0    | 0.00     |           | 1.00 | 750        | 131      | 750            |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |          |           |      |            |          | <b>159,408</b> |

**Parcel Id: 14832**  
Sale #:14

**Multi Parcel Sale \*Primary Parcel\***

Acct Number: 00495-00010-00000-000000

Cat Code: D1

Loc Code: 18

Address: INTERSTATE 45

Legal 1: R H PORTER

A-495

## Sales Ratio Detail

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
| 1                                |     | RRBDO | AWWP     | 27.84 | 0    | 0.00         | 1.00      | 195,444    | 2,426    | 195,444        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>195,444</b> |

**Sale Date: 10/07/2024**

Deed Date: 10/15/2024

File#: 2405645

**Buyer: MIRANDA JOSE**

Sale Price: 403,470

Volume:

Page:

**Seller: IRONGATE RANCH HOLDINGS LLC**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 354,852         | 313,717        | 0.7775 | 0.8795        | L            | DISD      | MLS         | 0            | 51.940      | 0          |

**Parcel Id: 16632**

Acct Number: 00617-00003-00000-000000

Cat Code: D1

Loc Code: 11

Address: CR 131

Sale #:24

**Multi Parcel Sale**

Legal 1: W H TISDALE

A-617

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
| 1                                |     | RRF   | ANPP     | 8.21  | 0    | 0.00         | 1.00      | 43,103     | 894      | 43,103         |
| 2                                |     | RRF   | ANPP     | 29.67 | 0    | 0.00         | 0.00      | 155,768    | 3,232    | 155,768        |
| 3                                |     | RRF   | AWPP     | 13.80 | 0    | 0.00         | 0.00      | 72,450     | 1,203    | 72,450         |
| 4                                |     | RRF   | AWPP     | 35.32 | 0    | 0.00         | 0.00      | 185,430    | 3,078    | 185,430        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>456,751</b> |

**Parcel Id: 15570**

Acct Number: 00532-00007-00000-000000

Cat Code: D1

Loc Code: 11

Address: FCR 131

Sale #:5

**Multi Parcel Sale \*Primary Parcel\***

Legal 1: JOHN RYAN

A-532

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
| 1    |     | RRF   | ANPP     | 17.36 | 0    | 0.00         | 1.00      | 91,140     | 1,891    | 91,140      |

**Total Land Taxable Value: 91,140**

**Sale Date: 02/14/2025**

Deed Date: 02/17/2025

File#: 2500705

**Buyer: PICKETT RANCH STEWARDS MILL DIVISION LLC**

Sale Price: 547,837

Volume:

Page:

**Seller: THORNTON MARY SUE EST**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 547,891         | 577,679        | 1.0545 | 1.0001        | L            | FISD      | MLS         | 0            | 104.360     | 0          |

**Parcel Id: 15626**

Acct Number: 00536-00036-00000-000000

Cat Code: D1

Loc Code: 11

Address: CR 185

Sale #:6

Legal 1: J RICHARDS

A-536

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
| 2    |     | RRF   | AWPP     | 53.09 | 0    | 0.00         | 0.00      | 359,671    | 4,626    | 359,671     |
| 1    |     | RRF   | ANPP     | 7.74  | 0    | 0.00         | 1.00      | 52,436     | 843      | 52,436      |

**Total Land Taxable Value: 412,107**

# Sales Ratio Detail

**Sale Date: 02/28/2025**  
Sale Price: 450,000

Deed Date: 03/04/2025  
Volume:

File#: 2500962  
Page:

**Buyer: MARSHALL BRYAN KELLEY & TRACEY LEIGH**  
**Seller: THORNTON MARY SUE EST**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 412,107         | 380,188        | 0.8449 | 0.9158        | L            | FISD      | MLS         | 0            | 60.830      | 0          |

**Parcel Id: 15644**  
Sale #:8

Acct Number: 00539-00001-00000-000000

Cat Code: D1

Loc Code: 11

Address: FM 416

Legal 1: J RICHARDS

A-539

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | AWWP     | 34.53 | 0    | 0.00         | 1.00      | 293,505    | 3,009    | 293,505        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>293,505</b> |

**Sale Date: 01/22/2025**  
Sale Price: 293,505

Deed Date: 01/23/2025  
Volume:

File#: 2500277  
Page:

**Buyer: EDWARDS RICHARD W & KIMBERLY K**  
**Seller: BCP LAND LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 293,505         | 234,804        | 0.8000 | 1.0000        | L            | FISD      | MLS         | 0            | 34.530      | 0          |

**Parcel Id: 15943**  
Sale #:8

Acct Number: 00558-00003-00000-000000

Cat Code: D1

Loc Code: 11

Address: 528 FM 3059

Legal 1: L H SMITH

A-558

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | AIPP     | 11.65 | 0    | 0.00         | 1.00      | 155,528    | 1,327    | 155,528        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>155,528</b> |

**Sale Date: 05/16/2024**  
Sale Price: 139,800

Deed Date: 05/16/2024  
Volume:

File#: 2402770  
Page:

**Buyer: 4N LAND & CATTLE LLC**  
**Seller: ROBINSON KENNETH RAY**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 155,528         | 137,994        | 0.9871 | 1.1125        | L            | FISD      | MLS         | 0            | 11.650      | 0          |

**Parcel Id: 16067**  
Sale #:7

Acct Number: 00564-00011-00000-000000

Cat Code: E1

Loc Code: 11

Address: FM 833

Legal 1: E SIMILAR

A-564

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | ANPP     | 18.42 | 0    | 0.00         | 0.00      | 184,240    | 2,007    | 184,240        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>184,240</b> |

**Sale Date: 03/27/2024**  
Sale Price: 264,990

Deed Date: 03/27/2024  
Volume:

File#: 2401751  
Page:

**Buyer: LOPEZ EDUARDO**  
**Seller: EMMONS STEVE & CINDY**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 184,240         | 91,866         | 0.3467 | 0.6953        | L            | FISD      | MLS         | 0            | 18.424      | 0          |

# Sales Ratio Detail

**Parcel Id: 16130**  
Sale #:9

Acct Number: 00575-00003-01000-000000

Cat Code: E1 E2S  
Legal 1: A SLOAN

Loc Code: 11  
A-575

Address: 283 FM 2547

| Land                      | Seq | Class | Ag_Class | Acres     | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |      |      |      |             |
|---------------------------|-----|-------|----------|-----------|-------|--------------|-----------|------------|----------|-------------|------|------|------|-------------|
|                           | 1   | RRF   |          | 2.00      | 0     | 0.00         | 1.00      | 19,459     | 0        | 19,459      |      |      |      |             |
|                           | 2   | RRF   | AIPP     | 10.68     | 0     | 0.00         | 1.00      | 90,561     | 1,217    | 90,561      |      |      |      |             |
|                           | 3   | RRF   | AWPP     | 22.46     | 0     | 0.00         | 1.00      | 190,450    | 1,957    | 190,450     |      |      |      |             |
| Total Land Taxable Value: |     |       |          |           |       |              |           |            |          | 300,470     |      |      |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type      | Class | Area         | Wall      | Perm       | Cond     | %GD         | %FC  | %EC  | %CP  | Total Value |
|                           | 1   | 1980  | 1990     | RB04      | LA    | 1,650        | 1.00      | 1.00       | G        | 0.63        | 1.00 | 1.18 | 1.00 | 160,723     |
|                           | 2   | 1980  | 1990     | PORCH04   | OPEN  | 108          | 1.00      | 1.00       | G        | 0.63        | 1.00 | 1.18 | 1.00 | 2,918       |
|                           | 3   | 1980  | 1990     | PORCH04   | OPEN  | 294          | 1.00      | 1.00       | G        | 0.63        | 1.00 | 1.18 | 1.00 | 7,022       |
|                           | 4   | 1980  | 1990     | CARPORT04 | FRAM  | 260          | 1.00      | 1.00       | G        | 0.63        | 1.00 | 1.18 | 1.00 | 7,347       |
|                           | 5   | 0     | 2005     | PFBA      | SHEL  | 96           | 1.00      | 1.00       | 15A      | 0.20        | 1.00 | 1.18 | 1.00 | 330         |
|                           | 6   | 0     | 2005     | MPBSL     | SHEL  | 240          | 1.00      | 1.00       | NV       | 0.00        | 1.00 | 1.18 | 1.00 | 0           |
| Total Building Value:     |     |       |          |           |       |              |           |            |          | 178,340     |      |      |      |             |

**Sale Date: 11/19/2024**  
Sale Price: 450,000

Deed Date: 11/19/2024  
Volume:

File#: 2406293  
Page:

**Buyer: STONER DARREN & OOWALA**  
**Seller: EASTERLING ROBERT B & JAMES L EASTERLING**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 478,810         | 412,883        | 0.9175 | 1.0640        |              | FISD      | MLS         | 0            | 35.140      | 178,340    |

**Parcel Id: 16401**  
Sale #:5

**Multi Parcel Sale**

Acct Number: 33025-00017-00000-000000

Cat Code: E1  
Legal 1: BURLESON LAKE

Loc Code: 11  
A-598/524 UND 1/60 INT

Address: 179 PR 367

| 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        |
| <b>Total Land Taxable Value:</b> |     |         |          |       |      |              |           |            |          | <b>15,000</b> |

**Parcel Id: 16352**  
Sale #:6

**Multi Parcel Sale \*Primary Parcel\***

Acct Number: 33025-00010-00000-000000

Cat Code: E1 E2S  
Legal 1: BURLESON LAKE

Loc Code: 11  
A-598/524 UND 1/60 INT

Address: 179 PR 367

| 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   | 1950    | 2011     | RF04       | LA    | 384  | 1.00         | 1.00      | G          | 0.90     | 1.00        | 1.13   | 1.00 | 53,135      |
|                           | 2   | 1950    | 2011     | RF04       | LA    | 480  | 1.00         | 1.00      | G          | 0.90     | 1.00        | 1.13   | 1.00 | 66,419      |
|                           | 3   | 1975    | 2011     | PORCH04    | OPEN  | 216  | 1.00         | 1.00      | G          | 0.90     | 1.00        | 1.13   | 1.00 | 7,405       |
|                           | 4   | 2017    | 0        | PORCH04    | OPEN  | 24   | 1.00         | 1.00      | G          | 0.95     | 1.00        | 1.13   | 1.00 | 1,204       |
|                           | 5   | 1975    | 2011     | FIREPLAC04 | MAS   | 1    | 1.00         | 1.00      | G          | 0.90     | 1.00        | 1.13   | 1.00 | 5,441       |
|                           | 6   | 1970    | 2024     | RF02       | LA    | 192  | 1.00         | 1.00      | G          | 1.00     | 1.00        | 1.13   | 1.00 | 24,809      |
|                           | 7   | 0       | 0        | MPBDL      | SHEL  | 120  | 1.00         | 1.00      |            | 1.00     | 1.00        | 1.13   | 1.00 | 1,875       |
|                           | 8   | 0       | 0        | MPBDL      | SHEL  | 192  | 1.00         | 1.00      |            | 1.00     | 1.00        | 1.13   | 1.00 | 3,001       |
| Total Building Value:     |     |         |          |            |       |      |              |           |            |          | 163,289     |        |      |             |

## Sales Ratio Detail

**Sale Date: 03/31/2025**  
Sale Price: 265,000

Deed Date: 04/01/2025  
Volume:

File#: 2501451  
Page:

**Buyer: LEACHMAN DAVID STEWART & TINA MICHELLE**  
**Seller: FIRSCHING JAY F & AMELIA P**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 195,789         | 134,619        | 0.5080 | 0.7388        |              | BLAKE     | MLS         | 0            | 8.200       | 163,289    |

**Parcel Id: 16470**  
Sale #:9

Acct Number: 00605-00003-02000-000000

Cat Code: E1 E2S  
Legal 1: J TELANO

Loc Code: 02  
A-605

Address: 1075 E FM 489

| Land                      | Seq | Class | Ag_Class |         | Acres | Sqft  | Front_Ft | Avg  | Depth | Per  | Real Value | Ag Value | Total Value |             |
|---------------------------|-----|-------|----------|---------|-------|-------|----------|------|-------|------|------------|----------|-------------|-------------|
|                           | 1   | RRBDO |          |         | 14.85 | 0     |          | 0.00 |       | 1.00 | 155,728    | 0        | 155,728     |             |
| Total Land Taxable Value: |     |       |          |         |       |       |          |      |       |      |            |          | 155,728     |             |
| Bldg                      | Seq | Year  | Effyr    | Type    | Class | Area  | Wall     | Perm | Cond  | %GD  | %FC        | %EC      | %CP         | Total Value |
|                           | 1   | 2021  | 0        | RS03    | LA    | 2,160 | 1.00     | 1.00 | VG    | 0.98 | 1.00       | 0.99     | 0.50        | 99,522      |
|                           | 2   | 2021  | 0        | PORCH03 | OPEN  | 600   | 1.00     | 1.00 | VG    | 0.98 | 1.00       | 0.99     | 0.50        | 8,415       |
|                           | 3   | 2021  | 0        | PORCH03 | OPEN  | 600   | 1.00     | 1.00 | VG    | 0.98 | 1.00       | 0.99     | 0.50        | 8,415       |
|                           | 4   | 2021  | 0        | PFBG    | SHEL  | 96    | 1.00     | 1.00 | 10VG  | 0.76 | 1.00       | 0.99     | 1.00        | 841         |
|                           | 5   | 2021  | 0        | PFBG    | FIN   | 448   | 1.00     | 1.00 | 20VG  | 0.98 | 1.00       | 0.99     | 1.00        | 24,210      |
|                           | 6   | 2021  | 0        | PFBG    | SHEL  | 96    | 1.00     | 1.00 | 10VG  | 0.76 | 1.00       | 0.99     | 1.00        | 841         |
|                           | 7   | 2021  | 0        | PFBG    | FIN   | 800   | 1.00     | 1.00 | 20VG  | 0.98 | 1.00       | 0.99     | 1.00        | 43,232      |
|                           | 8   | 2021  | 0        | PORCH02 | OPEN  | 240   | 1.00     | 1.00 | 20VG  | 0.98 | 1.00       | 0.99     | 1.00        | 6,364       |
|                           | 9   | 2021  | 0        | PORCH02 | OPEN  | 120   | 1.00     | 1.00 | 20VG  | 0.98 | 1.00       | 0.99     | 1.00        | 3,453       |
|                           | 10  | 0     | 0        | TSPACE  | LOW   | 2     | 1.00     | 1.00 |       | 1.00 | 1.00       | 0.99     | 1.00        | 4,158       |
| Total Building Value:     |     |       |          |         |       |       |          |      |       |      |            |          |             | 199,451     |

**Sale Date: 03/13/2024**  
Sale Price: 295,000

Deed Date: 03/13/2024  
Volume:

File#: 2401276  
Page:

**Buyer: CHAPMAN ERIC B & AUBREY & DEBORAH CHAPMAN**  
**Seller: TARRANT DAVID W & MARTHA**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 355,179         | 364,127        | 1.2343 | 1.2040        |              | BISD      | MLS         | 0            | 14.850      | 199,451    |

**Parcel Id: 16556**  
Sale #:3

Acct Number: 00613-00005-00000-000000

Cat Code: E1  
Legal 1: T R THURMAN

Loc Code: 11  
A-613

Address: FM 489

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------|---------------|
|                                  | 1   | RRF   |          | 5.00  | 0    | 0.00     |     | 1.00  |     | 75,000     | 0        | 75,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |          |     |       |     |            |          | <b>75,000</b> |

**Sale Date: 09/10/2024**  
Sale Price: 57,000

Deed Date: 09/12/2024  
Volume:

File#: 2405173  
Page:

**Buyer: WILLIAMS KENNETH D**  
**Seller: ERVIN BESSIE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 75,000          | 75,000         | 1.3158 | 1.3158        | L            | FISD      | MLS         | 0            | 5.000       | 0          |



## Sales Ratio Detail

**Parcel Id: 51411**      Acct Number: 00100-00002-02000-000000      Cat Code: D1      Loc Code: 11      Address: 380 FCR 500  
 Sale #:7      **Multi Parcel Sale**      Legal 1: J P BORDEN      A-100

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   | ANPP     | 1.23  | 0    | 0.00         | 1.00      | 10,571     | 134      | 10,571        |
|                                  | 2   | RRF   | AWPP     | 1.20  | 0    | 0.00         | 0.00      | 10,313     | 105      | 10,313        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>20,884</b> |

**Parcel Id: 16707**      Acct Number: 00625-00005-00000-000000      Cat Code: D1      Loc Code: 11      Address: FCR 505  
 Sale #:13      **Multi Parcel Sale**      **\*Primary Parcel\***      Legal 1: WM VAN      A-625

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | ANPP     | 25.48 | 0    | 0.00         | 0.00      | 218,985    | 2,776    | 218,985        |
|                                  | 2   | RX13  | ABP      | 1.50  | 0    | 0.00         | 1.00      | 750        | 131      | 750            |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>219,735</b> |

**Sale Date: 02/22/2024**      Deed Date: 02/22/2024      File#: 2400957      **Buyer: TURNER JAMES KEITH & JASON BRANDON SPRABERRY**  
 Sale Price: 225,000      Volume:      Page:      **Seller: BLALOCK RAYMOND & DEBRA**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 240,619         | 147,029        | 0.6535 | 1.0694        | L            | FISD      | MLS         | 0            | 29.410      | 0          |

**Parcel Id: 16817**      Acct Number: 00632-00004-00000-000000      Cat Code: E1 E2S      Loc Code: 20      Address: 261 FCR 930  
 Sale #:16      Legal 1: HENRY WISE      A-632

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRT   |          | 1.33  | 0    | 0.00         | 1.00      | 24,040     | 0        | 24,040        |
|                                  | 2   | RRT   |          | 1.21  | 0    | 0.00         | 0.00      | 21,871     | 0        | 21,871        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>45,911</b> |

| Bldg                         | Seq | Year | Effyr | Type    | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|---------|-------|------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 2020 | 0     | PFBG    | FIN   | 512  | 1.00 | 1.00 | 20E  | 0.97 | 1.00 | 1.04 | 1.00 | 28,769        |
|                              | 2   | 2020 | 0     | PORCH02 | OPEN  | 160  | 1.00 | 1.00 | 20E  | 0.97 | 1.00 | 1.04 | 1.00 | 4,653         |
|                              | 3   | 2020 | 0     | PORCH02 | OPEN  | 240  | 1.00 | 1.00 | 20E  | 0.97 | 1.00 | 1.04 | 1.00 | 6,617         |
|                              | 4   | 2023 | 0     | PFBA    | SHEL  | 216  | 1.00 | 1.00 | 15E  | 1.00 | 1.00 | 1.04 | 1.00 | 3,271         |
| <b>Total Building Value:</b> |     |      |       |         |       |      |      |      |      |      |      |      |      | <b>43,310</b> |

**Sale Date: 07/08/2024**      Deed Date: 07/12/2024      File#: 2403739      **Buyer: QUEZADA CARLOS**  
 Sale Price: 86,000      Volume:      Page:      **Seller: RASMUSSEN ELIZABETH & XIOMARA MADRIZ**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 89,221          | 38,100         | 0.4430 | 1.0375        |              | TISD      | MLS         | 0            | 2.540       | 43,310     |

**Parcel Id: 16830**      Acct Number: 00632-00014-00000-000000      Cat Code: D1      Loc Code: 20      Address: 257 FCR 930  
 Sale #:6      Legal 1: HENRY WISE      A-632

## Sales Ratio Detail

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRT   | AIPP     | 0.90  | 0    | 0.00         | 1.00      | 16,200     | 103      | 16,200        |
|                                  | 2   | RRT   | AWPP     | 1.70  | 0    | 0.00         | 0.00      | 30,600     | 148      | 30,600        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>46,800</b> |

**Sale Date: 03/27/2024**

Sale Price: 40,000

Deed Date: 04/01/2024

Volume:

File#: 2401825

Page:

**Buyer: NOEL ANTONISE**

**Seller: WYLIE JOHN WILLIAM**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 46,800          | 39,000         | 0.9750 | 1.1700        | L            | TISD      | MLS         | 0            | 2.600       | 162,539    |

**Parcel Id: 16984**

Sale #:6

Acct Number: 00645-00002-00000-000000

Cat Code: D1

Legal 1: J J WRIGHT

Loc Code: 11

A-645

Address: PR 215

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | AT3H     | 21.22 | 0    | 0.00         | 1.00      | 116,501    | 1,199    | 116,501        |
|                                  | 2   | RRF   | AT3H     | 1.81  | 0    | 0.00         | 1.00      | 9,937      | 102      | 9,937          |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>126,438</b> |

**Sale Date: 02/12/2024**

Sale Price: 193,000

Deed Date: 02/15/2024

Volume:

File#: 2400834

Page:

**Buyer: ORMS J MICHAEL & REBECCA**

**Seller: HUDSON GREGORY & PATRICIA ROY**

User Code 2: EA

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 126,438         | 194,283        | 1.0066 | 0.6551        | L            | FISD      | MLS         | 0            | 23.030      | 0          |

**Parcel Id: 17006**

Sale #:6

Acct Number: 00648-00002-00000-000000

Cat Code: D1 E2S

Legal 1: A WHITE

Loc Code: 25

A-648

Address: 150 FAIRFIELD ST

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRW   |          | 1.00  | 0    | 0.00         | 1.00      | 9,307      | 0        | 9,307          |
|                                  | 2   | RRW   | AIPP     | 33.07 | 0    | 0.00         | 1.00      | 225,118    | 3,768    | 225,118        |
|                                  | 3   | RRW   | AWPP     | 22.00 | 0    | 0.00         | 1.00      | 149,761    | 1,917    | 149,761        |
|                                  | 4   | RRW   | ANPP     | 3.30  | 0    | 0.00         | 1.00      | 22,464     | 359      | 22,464         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>406,650</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2000 | 2005  | RB04       | LA    | 1,791 | 1.00 | 1.00 | G    | 0.84 | 1.00 | 1.04 | 1.00 | 202,055        |
|                              | 2   | 2000 | 2005  | PORCH04    | OPEN  | 92    | 1.00 | 1.00 | G    | 0.84 | 1.00 | 1.04 | 1.00 | 2,976          |
|                              | 3   | 2000 | 2005  | PORCH04    | OPEN  | 192   | 1.00 | 1.00 | G    | 0.84 | 1.00 | 1.04 | 1.00 | 5,740          |
|                              | 4   | 2000 | 2005  | FIREPLAC04 | MET   | 1     | 1.00 | 1.00 | G    | 0.84 | 1.00 | 1.04 | 1.00 | 2,402          |
|                              | 5   | 2014 | 0     | PERG       | MAS   | 240   | 1.00 | 1.00 | G    | 0.93 | 1.00 | 1.04 | 1.00 | 2,098          |
|                              | 6   | 2014 | 0     | SLAB       |       | 336   | 1.00 | 1.00 | G    | 0.93 | 1.00 | 1.04 | 1.00 | 2,580          |
|                              | 7   | 1998 | 0     | MPBSL      | CAN   | 870   | 1.00 | 1.00 | G    | 0.75 | 1.00 | 1.04 | 1.00 | 5,252          |
|                              | 8   | 0    | 1998  | MPBSL      | SHEL  | 450   | 1.00 | 1.00 | G    | 0.75 | 1.00 | 1.04 | 1.00 | 4,756          |
|                              | 9   | 0    | 1998  | MPBSL      | CAN   | 406   | 1.00 | 1.00 | G    | 0.75 | 1.00 | 1.04 | 1.00 | 2,451          |
|                              | 10  | 2017 | 0     | RF02       | LA    | 348   | 1.00 | 1.00 | G    | 0.95 | 1.00 | 1.04 | 1.00 | 39,316         |
|                              | 11  | 0    | 1998  | MPBDL      | CAN   | 256   | 1.00 | 1.00 | G    | 0.75 | 1.00 | 1.04 | 1.00 | 1,214          |
|                              | 12  | 1998 | 0     | MPBSL      | SHEL  | 100   | 1.00 | 1.00 |      | 0.89 | 1.00 | 1.04 | 1.00 | 1,254          |
|                              | 13  | 2017 | 0     | DECK02     | W     | 264   | 1.00 | 1.00 | G    | 0.95 | 1.00 | 1.04 | 1.00 | 4,609          |
|                              | 14  | 2005 | 0     | MPBSG      | SHEL  | 2,000 | 1.00 | 1.08 | 30G  | 0.52 | 1.00 | 1.04 | 1.00 | 43,345         |
|                              | 15  | 2005 | 0     | MPBSG      | CAN   | 500   | 1.00 | 1.08 | 30G  | 0.52 | 1.00 | 1.04 | 1.00 | 5,216          |
|                              | 16  | 0    | 2015  | MPBSL      | WALL  | 1,440 | 1.00 | 1.00 | 10A  | 0.21 | 1.00 | 1.04 | 1.00 | 3,252          |
|                              | 17  | 0    | 2015  | PFBA       | CAR   | 640   | 1.00 | 1.00 | 15A  | 0.43 | 1.00 | 1.04 | 1.00 | 1,958          |
|                              | 18  | 2023 | 0     | MPBDL      | CAN   | 136   | 1.00 | 1.00 | 10A  | 0.84 | 1.00 | 1.04 | 1.00 | 722            |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>331,196</b> |

**Sale Date: 08/21/2024**  
Sale Price: 760,000

Deed Date: 08/20/2024  
Volume:

File#: 2404594  
Page:

**Buyer: VERMILYEA MATTHEW DAVID & LINDSEY RAE**  
**Seller: BOSWELL BART**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 737,846         | 717,203        | 0.9437 | 0.9708        |              | WISD      | MLS         | 0            | 59.370      | 331,196    |

**Parcel Id: 17088**  
Sale #:3

Acct Number: 00657-00001-00000-000000

Cat Code: D1  
Legal 1: J WILSON

Loc Code: 25  
A-657

Address: X

**Multi Parcel Sale**

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRW   | AWPP     | 21.30 | 0    | 0.00         | 0.00      | 156,908    | 1,856    | 156,908        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>156,908</b> |

**Parcel Id: 17080**  
Sale #:3

Acct Number: 00656-00005-00000-000000

Cat Code: D1 E2S  
Legal 1: J A WEAVER

Loc Code: 25  
A-656

Address: 107 PR 962

**Multi Parcel Sale \*Primary Parcel\***

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRW   |          | 0.70  | 0    | 0.00         | 1.00      | 7,657      | 0        | 7,657          |
|                                  | 2   | RRW   | ANPP     | 13.41 | 0    | 0.00         | 1.00      | 98,786     | 1,461    | 98,786         |
|                                  | 3   | RRW   | AWPP     | 11.00 | 0    | 0.00         | 0.00      | 60,774     | 959      | 60,774         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>167,217</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|------------|-------|------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 1970 | 0     | RF02       | LA    | 938  | 1.00 | 1.00 | P    | 0.29 | 1.00 | 1.04 | 1.00 | 26,149        |
|                              | 2   | 1970 | 0     | PORCH02    | SCRN  | 176  | 1.00 | 1.00 | P    | 0.29 | 1.00 | 1.04 | 1.00 | 1,941         |
|                              | 3   | 1970 | 0     | FIREPLAC02 | MET   | 1    | 1.00 | 1.00 | P    | 0.29 | 1.00 | 1.04 | 1.00 | 600           |
|                              | 4   | 2011 | 0     | MPBSL      | SHEL  | 96   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0             |
|                              | 5   | 2011 | 0     | MPBSL      | WALL  | 360  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0             |
|                              | 6   | 2011 | 0     | MPBSL      | WALL  | 288  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0             |
| <b>Total Building Value:</b> |     |      |       |            |       |      |      |      |      |      |      |      |      | <b>28,690</b> |

**Sale Date: 02/20/2025**  
Sale Price: 330,000

Deed Date: 02/24/2025  
Volume:

File#: 2500847  
Page:

**Buyer: WILLIAMS DOUGLAS MURL & ANDREA MICHELLE**  
**Seller: HULTQUIST MICHAEL R ETAL**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 352,815         | 434,599        | 1.3170 | 1.0691        |              | WISD      | MLS         | 0            | 46.410      | 28,690     |

**Parcel Id: 17567**  
Sale #:9

Acct Number: 00751-00011-00000-000000

Cat Code: D1 E2S Loc Code: 25  
Legal 1: S MC ANULTY A-751

Address: CR 991

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|----------------|
|                                  | 2   | RRW   | ANPB     | 88.00 | 0    |       | 0.00   |       | 1.00 | 462,000    | 9,298    | 462,000        |
|                                  | 3   | RRW   | AWPB     | 18.00 | 0    |       | 0.00   |       | 0.00 | 94,500     | 1,522    | 94,500         |
|                                  | 4   | RRWL  | ANPB     | 2.00  | 0    |       | 0.00   |       | 0.00 | 10,500     | 211      | 10,500         |
|                                  | 1   | RRW   |          | 3.63  | 0    |       | 0.00   |       | 1.00 | 21,558     | 0        | 21,558         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>588,558</b> |

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 1865 | 2000  | RF07       | LA    | 1,876 | 1.00 | 0.90 | G    | 0.77 | 1.00 | 1.04 | 1.00 | 197,078        |
|                              | 2   | 1865 | 2000  | RF07       | LA02  | 2,076 | 1.00 | 0.90 | G    | 0.77 | 1.00 | 1.04 | 1.00 | 206,537        |
|                              | 3   | 1865 | 2000  | PORCH07    | OPEN  | 300   | 1.50 | 0.85 | G    | 0.77 | 1.00 | 1.04 | 1.00 | 13,000         |
|                              | 4   | 0    | 2000  | FIREPLAC07 | MAS   | 2     | 1.00 | 0.85 | G    | 0.77 | 1.00 | 1.04 | 1.00 | 11,708         |
|                              | 5   | 1865 | 2000  | RF07       | LA    | 336   | 1.00 | 0.60 | G    | 0.77 | 1.00 | 1.04 | 1.00 | 23,532         |
|                              | 6   | 2008 | 0     | MPBSA      | SHEL  | 1,200 | 1.00 | 1.00 | 25A  | 0.44 | 1.00 | 1.04 | 1.00 | 15,298         |
|                              | 7   | 2008 | 0     | POOL       | GUNN  | 95    | 1.00 | 1.00 | 15G  | 0.22 | 1.00 | 1.04 | 1.00 | 10,501         |
|                              | 8   | 0    | 2012  | PFBA       | CAR   | 400   | 1.00 | 1.00 | 15A  | 0.26 | 1.00 | 1.04 | 1.00 | 740            |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>478,394</b> |

**Sale Date: 03/25/2024**  
Sale Price: 1,000,000

Deed Date: 03/28/2024  
Volume:

File#: 2401758  
Page:

**Buyer: FITZSIMMONS DANIEL P & MALLORY M**  
**Seller: LEFEVRE JOSHUA KNOX & SUSAN ANNETTE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 1,066,952       | 1,095,123      | 1.0951 | 1.0670        |              | WISD      | MLS         | 0            | 111.630     | 478,394    |

**Parcel Id: 18097**  
Sale #:14

Acct Number: 00874-00016-01000-000000

Cat Code: E1 E2S Loc Code: 02  
Legal 1: G W FRYER A-874

Address: 1310 S HWY 75

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|----------------|
|                                  | 1   | RRBDO |          | 15.07 | 0    |       | 0.00   |       | 1.00 | 153,210    | 0        | 153,210        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>153,210</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type      | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|-----------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 1974 | 1990  | RB03      | LA    | 1,476 | 1.00 | 1.00 | A    | 0.59 | 1.00 | 0.99 | 1.00 | 96,128         |
|                              | 2   | 1974 | 1990  | PORCH03   | OPEN  | 96    | 1.00 | 1.00 | A    | 0.59 | 1.00 | 0.99 | 1.00 | 1,861          |
|                              | 3   | 1974 | 1990  | CARPORT03 | FRAM  | 520   | 1.00 | 1.00 | A    | 0.59 | 1.00 | 0.99 | 1.00 | 8,246          |
|                              | 4   | 0    | 1995  | MPBSL     | WALL  | 1,800 | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.99 | 1.00 | 0              |
| <b>Total Building Value:</b> |     |      |       |           |       |       |      |      |      |      |      |      |      | <b>106,235</b> |

**Sale Date: 03/13/2024**  
Sale Price: 247,419

Deed Date: 03/19/2024  
Volume:

File#: 2401398  
Page:

**Buyer: MOSCOSO DOMINIC**  
**Seller: FOSON INVESTMENTS LLC**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 259,445         | 270,839        | 1.0947 | 1.0486        |              | BISD      | MLS         | 0            | 15.071      | 106,235    |

**Parcel Id: 21930**  
Sale #:7

Acct Number: 33107-00217-01000-000000

Cat Code: E1 E2S

Loc Code: 11

Address: 105 FCR 530

Legal 1: WILDWOOD - J KORN

A-15 PT OF TR 217

| 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 | 17,685     | 0        | 17,685         |
|                                  | 2   | RWILD | AWPP     | 5.99  | 0    |       | 0.00   |       | 0.00 | 90,912     | 522      | 90,912         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>108,597</b> |

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 1976 | 0     | RB04       | LA    | 1,350 | 1.00 | 1.00 | F    | 0.36 | 1.00 | 0.95 | 1.00 | 61,457        |
|                              | 2   | 1976 | 0     | RB04       | LA    | 195   | 1.00 | 1.00 | F    | 0.36 | 1.00 | 0.95 | 1.00 | 8,877         |
|                              | 3   | 1976 | 0     | PORCH04    | OPEN  | 99    | 1.00 | 1.00 | F    | 0.36 | 1.00 | 0.95 | 1.00 | 1,240         |
|                              | 4   | 1976 | 0     | PORCH04    | OPEN  | 135   | 1.00 | 1.00 | F    | 0.36 | 1.00 | 0.95 | 1.00 | 1,644         |
|                              | 5   | 1976 | 0     | FIREPLAC04 | MAS   | 1     | 1.00 | 1.00 | F    | 0.36 | 1.00 | 0.95 | 1.00 | 1,830         |
|                              | 6   | 2000 | 0     | MPBSL      | SHEL  | 1,200 | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 0.95 | 1.00 | 2,713         |
|                              | 7   | 2005 | 0     | MPBDL      | WALL  | 360   | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 0.95 | 1.00 | 730           |
|                              | 8   | 0    | 0     | MPBDL      | SHEL  | 144   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0             |
|                              | 9   | 2011 | 0     | MPBDL      | WALL  | 240   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0             |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>78,491</b> |

**Sale Date: 08/21/2024**  
Sale Price: 170,000

Deed Date: 08/22/2024  
Volume:

File#: 2404604  
Page:

**Buyer: SCIRES CASLEB CHRISTOPHER & DANIELLE SAGE GERMAN**  
**Seller: WHALON MORGAN & BRANDYCE RAWLES**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 187,088         | 258,348        | 1.5197 | 1.1005        |              | WILD      | MLS         | 0            | 6.987       | 78,491     |

**Parcel Id: 21957**  
Sale #:6

Acct Number: 33107-00098-01000-000000

Cat Code: E1

Loc Code: 11

Address: 108 FCR 525

Legal 1: WILDWOOD - J KORN

A-15 TR 98

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|----------------|
|                                  | 1   | RWILD |          | 0.40  | 0    |       | 0.00   |       | 1.00 | 8,025      | 0        | 8,025          |
|                                  | 2   | RWILD |          | 9.51  | 0    |       | 0.00   |       | 1.00 | 131,365    | 0        | 131,365        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>139,390</b> |

# Sales Ratio Detail

**Sale Date: 03/12/2024**  
Sale Price: 115,000

Deed Date: 03/14/2024  
Volume:

File#: 2401343  
Page:

**Buyer: ERLER TERRY & ELIZABETH**  
**Seller: OLTREMARI BARBARA**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 139,390         | 129,186        | 1.1234 | 1.2121        | L            | WILD      | MLS         | 0            | 9.910       | 0          |

**Parcel Id: 21965**  
Sale #:4

Acct Number: 33107-00118-00000-000000

Cat Code: E1

Loc Code: 11

Address: 129 FCR 523

Legal 1: WILDWOOD - J KORN A-15 PT TR 118

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RWILD |          | 2.44  | 0    | 0.00         | 1.00      | 43,179     | 0        | 43,179        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>43,179</b> |

**Sale Date: 12/04/2024**  
Sale Price: 42,000

Deed Date: 12/05/2024  
Volume:

File#: 2406521  
Page:

**Buyer: LATHAM BILLY JOHN & DEANDREA KAY**  
**Seller: RLV22 LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 43,179          | 39,406         | 0.9382 | 1.0281        | L            | WILD      | MLS         | 0            | 2.442       | 79,379     |

**Parcel Id: 22039**  
Sale #:4

Acct Number: 33107-00083-00000-000000

Cat Code: E1

Loc Code: 11

Address: 200 FCR 536

Legal 1: WILDWOOD - J KORN A-15 TR 83

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RWILD |          | 9.26  | 0    | 0.00         | 1.00      | 135,512    | 0        | 135,512        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>135,512</b> |

**Sale Date: 01/24/2025**  
Sale Price: 134,565

Deed Date: 01/27/2025  
Volume:

File#: 2500304  
Page:

**Buyer: NADER FAMILY PARTNERSHIP LP**  
**Seller: WALLACE SAMMY D JR**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 135,512         | 138,706        | 1.0308 | 1.0070        | L            | WILD      | MLS         | 0            | 9.260       | 0          |

**Parcel Id: 22078**  
Sale #:6

Acct Number: 33107-00130-01000-000000

Cat Code: E1 E2S

Loc Code: 11

Address: 103 FCR 523

Legal 1: WILDWOOD - J KORN A-15 TR 130

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RWILD |          | 1.49  | 0    | 0.00         | 1.00      | 22,376     | 0        | 22,376         |
|                                  | 2   | RWILD |          | 8.98  | 0    | 0.00         | 1.00      | 119,777    | 0        | 119,777        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>142,153</b> |

## Sales Ratio Detail

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 1964 | 1980  | RF02       | LA    | 1,452 | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 39,300      |
|      | 2   | 1993 | 1980  | RF02       | LA    | 736   | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 19,921      |
|      | 3   | 1993 | 1980  | RF02       | LA    | 576   | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 15,590      |
|      | 4   | 1964 | 1980  | PORCH02    | OPEN  | 154   | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 1,575       |
|      | 5   | 1993 | 1980  | PORCH02    | OPEN  | 416   | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 4,253       |
|      | 6   | 1993 | 1980  | PORCH02    | OPEN  | 592   | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 6,053       |
|      | 7   | 1964 | 1980  | CARPORT01  | FRAM  | 286   | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 1,395       |
|      | 8   | 1993 | 1980  | CARPORT01  | FRAM  | 286   | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 1,395       |
|      | 9   | 1964 | 1980  | FIREPLAC02 | MET   | 1     | 1.00 | 1.00 | F    | 0.41 | 1.00 | 0.95 | 1.00 | 775         |
|      | 10  | 2011 | 0     | MPBDA      | SHEL  | 1,200 | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |
|      | 11  | 2011 | 0     | MPBDL      | SHEL  | 192   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |
|      | 12  | 2011 | 0     | MPBDL      | SHEL  | 0     | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |

**Total Building Value: 90,257**

**Sale Date: 06/14/2024**  
Sale Price: 240,000

Deed Date: 06/14/2024  
Volume:

File#: 2403295  
Page:

**Buyer: NGUYEN HEIN & NORA**  
**Seller: BENAVIDES RICHARD JR & BETTY R**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 232,410         | 227,041        | 0.9460 | 0.9684        |              | WILD      | DSL         | 0            | 10.469      | 90,257     |

**Parcel Id: 22088**  
Sale #:5

Acct Number: 33107-00109-00000-000000

Cat Code: E1

Loc Code: 11

Address: 113 FCR 525

Legal 1: WILDWOOD - J KORN A-15 TR 109

| Land | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|-------------|
|      | 1   | RWILD |          | 8.21  | 0    |       | 0.00   |       | 1.00 | 120,415    | 0        | 120,415     |
|      | 2   | RWILD |          | 0.53  | 0    |       | 0.00   |       | 0.00 | 7,773      | 0        | 7,773       |

**Total Land Taxable Value: 128,188**

**Sale Date: 08/09/2024**  
Sale Price: 125,000

Deed Date: 08/12/2024  
Volume:

File#: 2404448  
Page:

**Buyer: MANUEL ANTONIO NOREZ & TYRA OSHEANA**  
**Seller: SANDERS MIKA DAWN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 128,188         | 130,711        | 1.0457 | 1.0255        | L            | WILD      | MLS         | 0            | 8.740       | 0          |

**Parcel Id: 22148**  
Sale #:9

Acct Number: 33107-00073-00000-000000

Cat Code: E1

Loc Code: 11

Address: 103 FCR 527

Legal 1: WILDWOOD - J KORN A-15 TR 73

| Land | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|-------------|
|      | 1   | RWILD |          | 5.00  | 0    |       | 0.00   |       | 1.00 | 81,360     | 0        | 81,360      |

**Total Land Taxable Value: 81,360**

## Sales Ratio Detail

| Bldg | Seq | Year | Effyr | Type       | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|------|------|------|------|------|------|------|------|-------------|
|      | 1   | 1973 | 0     | RF02       | ST    | 768  | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 1,705       |
|      | 2   | 1973 | 0     | RF02       | ST    | 288  | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 640         |
|      | 3   | 1973 | 0     | PORCH02    | OPEN  | 50   | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 171         |
|      | 4   | 1972 | 0     | RF02       | DG    | 576  | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 1,785       |
|      | 5   | 1973 | 0     | FIREPLAC01 | MET   | 1    | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 137         |
|      | 6   | 1972 | 0     | MH112      | LA    | 600  | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 4,053       |
|      | 7   | 1972 | 0     | MH116      | LA    | 416  | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 2,378       |
|      | 8   | 1972 | 0     | PORCH01    | SCRN  | 190  | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 470         |
|      | 9   | 1972 | 0     | PORCH01    | OPEN  | 128  | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 260         |
|      | 10  | 1972 | 0     | PORCH01    | OPEN  | 32   | 1.00 | 1.00 | UN   | 0.11 | 1.00 | 0.95 | 1.00 | 80          |
|      | 11  | 1980 | 0     | CARPORT01  | FRAM  | 576  | 1.00 | 1.00 | UN   | 0.13 | 1.00 | 0.95 | 1.00 | 888         |
|      | 12  | 2011 | 0     | CARPORT01  | FRAM  | 160  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |
|      | 13  | 0    | 0     | MPBDL      | SHEL  | 384  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |
|      | 14  | 0    | 0     | MPBDA      | SHEL  | 378  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |
|      | 15  | 0    | 0     | PFBL       | SHEL  | 96   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |
|      | 16  | 2011 | 0     | MPBDA      | SHEL  | 120  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0           |

**Total Building Value: 12,567**

**Sale Date: 02/29/2024**

Deed Date: 02/29/2024

File#: 2401130

**Buyer: ESTRADA MARINO**

Sale Price: 85,000

Volume:

Page:

**Seller: PLANK SANDRA JEAN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 93,927          | 116,861        | 1.3748 | 1.1050        |              | WILD      | MLS         | 0            | 5.000       | 12,567     |

**Parcel Id: 22194**

Acct Number: 33107-00032-00000-000000

Cat Code: E2

Loc Code: 11

Address: FCR 540

Sale #:7

Legal 1: WILDWOOD - J KORN

A-15 TR 32

| Land | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth Per | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|-------|--------|-----------|------------|----------|-------------|
|      | 1   | RWILD |          | 0.50  | 0    |       | 0.00   | 1.00      | 12,000     | 0        | 12,000      |
|      | 2   | RWILD |          | 0.50  | 0    |       | 0.00   | 1.00      | 9,500      | 0        | 9,500       |

**Total Land Taxable Value: 21,500**

**Sale Date: 01/26/2024**

Deed Date: 02/08/2024

File#: 2400753

**Buyer: HUGHEY MORGAN & RICKY**

Sale Price: 19,000

Volume:

Page:

**Seller: RLV22 LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 21,500          | 18,660         | 0.9821 | 1.1316        | L            | WILD      | MLS         | 0            | 1.000       | 0          |

**Parcel Id: 22200**

Acct Number: 33107-00076-00000-000000

Cat Code: E1 E2

Loc Code: 11

Address: 112 FCR 536

Sale #:9

Legal 1: WILDWOOD - J KORN

A-15 TR 76

| Land | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth Per | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|-------|--------|-----------|------------|----------|-------------|
|      | 1   | RWILD |          | 4.12  | 0    |       | 0.00   | 1.00      | 68,552     | 0        | 68,552      |

**Total Land Taxable Value: 68,552**



## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type  | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value  |
|------------------------------|-----|------|-------|-------|-------|-------|------|------|------|------|------|------|------|--------------|
|                              | 1   | 1999 | 0     | MPBSA | SHEL  | 1,740 | 1.00 | 1.00 | 25A  | 0.20 | 1.00 | 0.95 | 1.00 | 8,632        |
| <b>Total Building Value:</b> |     |      |       |       |       |       |      |      |      |      |      |      |      | <b>8,632</b> |

**Sale Date: 03/15/2024**  
Sale Price: 100,000

Deed Date: 03/19/2024  
Volume:

File#: 2401395  
Page:

**Buyer: ESTRADA BISMAR & HILDA**  
**Seller: STEWART CAROL A**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 77,184          | 125,363        | 1.2536 | 0.7718        |              | WILD      | DSL         | 0            | 4.120       | 8,632      |

**Parcel Id: 22251**  
Sale #:14

Acct Number: 33107-00039-01000-000000

Cat Code: E1 E2S

Loc Code: 11

Address: 129 FCR 540

Legal 1: WILDWOOD - J KORN

A-15 PT TR 39

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|----------------|
|                                  | 1   | RWILD |          | 8.25  | 0    |       | 0.00   |       | 1.00 | 124,696    | 0        | 124,696        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>124,696</b> |

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 1976 | 0     | RB04       | LA    | 1,216 | 1.00 | 1.00 | A    | 0.42 | 1.00 | 0.95 | 1.00 | 58,615         |
|                              | 2   | 1976 | 0     | RB04       | LA02  | 1,216 | 1.00 | 1.00 | A    | 0.42 | 1.00 | 0.95 | 1.00 | 54,981         |
|                              | 3   | 1976 | 0     | RB04       | AG    | 672   | 1.00 | 1.00 | A    | 0.42 | 1.00 | 0.95 | 1.00 | 12,068         |
|                              | 4   | 1976 | 0     | PORCH04    | OPEN  | 140   | 1.00 | 1.00 | A    | 0.42 | 1.00 | 0.95 | 1.00 | 1,981          |
|                              | 5   | 1976 | 0     | PORCH04    | OPEN  | 432   | 1.00 | 1.00 | A    | 0.42 | 1.00 | 0.95 | 1.00 | 5,517          |
|                              | 6   | 1976 | 0     | FIREPLAC04 | MAS   | 1     | 1.00 | 1.00 | A    | 0.42 | 1.00 | 0.95 | 1.00 | 2,135          |
|                              | 7   | 0    | 0     | MPBDL      | WALL  | 600   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.95 | 1.00 | 0              |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>135,297</b> |

**Sale Date: 12/30/2024**  
Sale Price: 244,205

Deed Date: 01/08/2025  
Volume:

File#: 2500056  
Page:

**Buyer: DOUGLASS ANDREW & TAYLOR**  
**Seller: NEWREZ LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 259,993         | 391,252        | 1.6021 | 1.0647        |              | WILD      | MLS         | 0            | 8.250       | 135,297    |

**Parcel Id: 41424**  
Sale #:9

**Multi Parcel Sale**

Acct Number: 00003-00208-02000-000000

Cat Code: D1

Loc Code: 18

Address: INTERSTATE 45

Legal 1: D AVANT

A-3

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|----------------|
|                                  | 1   | RRBDO | ANPP     | 15.19 | 0    |       | 0.00   |       | 1.00 | 126,958    | 1,655    | 126,958        |
|                                  | 2   | RRBDO | AWPP     | 2.34  | 0    |       | 0.00   |       | 0.00 | 19,558     | 204      | 19,558         |
|                                  | 3   | RX13  | ABP      | 0.46  | 0    |       | 0.00   |       | 0.00 | 230        | 40       | 230            |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |       |        |       |      |            |          | <b>146,746</b> |

**Parcel Id: 41462**  
Sale #:8

**Multi Parcel Sale**

Acct Number: 00003-00208-04000-000000

Cat Code: D1

Loc Code: 18

Address: INTERSTATE 45

Legal 1: D AVANT

A-3

## Sales Ratio Detail

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RX13  | ABP      | 1.09  | 0    | 0.00         | 1.00      | 545        | 95       | 545           |
|                                  | 2   | RRBDO | ANPP     | 3.61  | 0    | 0.00         | 0.00      | 30,172     | 393      | 30,172        |
|                                  | 3   | RRBDO | AWPP     | 4.29  | 0    | 0.00         | 1.00      | 35,856     | 374      | 35,856        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>66,573</b> |

**Parcel Id: 41423**    Acct Number: 00003-00208-01000-000000    Cat Code: D1    Loc Code: 18    Address: INTERSTATE 45  
 Sale #:13    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: D AVANT    A-3

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRBDO | ANPP     | 6.98  | 0    | 0.00         | 1.00      | 58,339     | 760      | 58,339        |
|                                  | 2   | RRBDO | AWPP     | 2.01  | 0    | 0.00         | 0.00      | 16,800     | 175      | 16,800        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>75,139</b> |

**Sale Date: 01/31/2024**    Deed Date: 02/01/2024    File#: 2400681    **Buyer: HAMMODEH MUSTAFA**  
 Sale Price: 350,000    Volume:    Page:    **Seller: HULLUM LINDA KAREN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 288,458         | 287,152        | 0.8204 | 0.8242        | L            | DISD      | MLS         | 0            | 35.970      | 0          |

**Parcel Id: 41676**    Acct Number: 00638-00004-02000-000000    Cat Code: E1 E2S    Loc Code: 20    Address: 125 FM 1451  
 Sale #:9    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   |          |            | 1.33  | 0     | 0.00         |           | 1.00       | 28,516   | 0           | 28,516 |      |             |
| Total Land Taxable Value: |     |       |          |            |       |       |              |           |            |          | 28,516      |        |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area  | Wall         | Perm      | Cond       | %GD      | %FC         | %EC    | %CP  | Total Value |
|                           | 1   | 1994  | 1999     | RB04       | LA    | 1,920 | 1.00         | 1.00      | A          | 0.73     | 1.00        | 1.04   | 1.00 | 184,934     |
|                           | 2   | 1994  | 1999     | PORCH04    | OPEN  | 96    | 1.00         | 1.00      | A          | 0.73     | 1.00        | 1.04   | 1.00 | 2,682       |
|                           | 3   | 1994  | 1999     | PORCH04    | OPEN  | 136   | 1.00         | 1.00      | A          | 0.73     | 1.00        | 1.04   | 1.00 | 3,674       |
|                           | 4   | 1994  | 1999     | FIREPLAC04 | MAS   | 1     | 1.00         | 1.00      | A          | 0.73     | 1.00        | 1.04   | 1.00 | 4,062       |
|                           | 5   | 1994  | 0        | MPBSG      | SHEL  | 1,008 | 1.00         | 1.00      | 30A        | 0.20     | 1.00        | 1.04   | 1.00 | 8,793       |
|                           | 6   | 1994  | 0        | MPBDL      | WALL  | 252   | 1.00         | 1.00      | 10A        | 0.20     | 1.00        | 1.04   | 1.00 | 559         |
| Total Building Value:     |     |       |          |            |       |       |              |           |            |          | 204,704     |        |      |             |

**Sale Date: 02/28/2025**    Deed Date: 03/04/2025    File#: 2500977    **Buyer: STACKS RANDELL J**  
 Sale Price: 243,500    Volume:    Page:    **Seller: BROWN TYLER CHASE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 233,220         | 213,703        | 0.8776 | 0.9578        |              | TISD      | MLS         | 0            | 1.328       | 204,704    |

**Parcel Id: 56199**    Acct Number: 00002-00026-04400-000000    Cat Code: XUA    Loc Code: 11    Address: FM 489  
 Sale #:4    **Multi Parcel Sale**    Legal 1: J Y AGUILERA    A-2

## Sales Ratio Detail

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
| 1                                | RRF |       |          | 0.16  | 0    | 0.00         | 0.00      | 828        | 0        | 828         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>828</b>  |

**Parcel Id: 41991**    Acct Number: 00002-00026-04000-000000    Cat Code: D1 E2S    Loc Code: 11    Address: FM 489  
 Sale #:8    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: J Y AGUILERA    A-2

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
| 1                                | RRF |       |          | 6.12  | 0    | 0.00         | 1.00      | 33,602     | 0        | 33,602         |
| 2                                | RRF |       | ANWE     | 3.60  | 0    | 0.00         | 0.00      | 18,292     | 357      | 18,292         |
| 3                                | RRF |       | AWWE     | 2.60  | 0    | 0.00         | 0.00      | 13,211     | 206      | 13,211         |
| 5                                | RRF |       | ANWE     | 4.00  | 0    | 0.00         | 1.00      | 20,325     | 397      | 20,325         |
| 6                                | RRF |       | ANWE     | 0.74  | 0    | 0.00         | 0.00      | 3,760      | 73       | 3,760          |
| 7                                | RRF |       | AWWE     | 20.20 | 0    | 0.00         | 0.00      | 102,641    | 1,602    | 102,641        |
| 8                                | RRF |       | ANWE     | 9.60  | 0    | 0.00         | 0.00      | 48,780     | 952      | 48,780         |
| 9                                | RRF |       | AWWE     | 18.15 | 0    | 0.00         | 0.00      | 92,224     | 1,439    | 92,224         |
| 10                               | RRF |       | ANWE     | 13.12 | 0    | 0.00         | 0.00      | 66,671     | 1,301    | 66,671         |
| 11                               | RRF |       | AWWE     | 15.14 | 0    | 0.00         | 0.00      | 76,930     | 1,201    | 76,930         |
| 12                               | RRF |       | AWWE     | 28.51 | 0    | 0.00         | 0.00      | 144,861    | 2,261    | 144,861        |
| 4                                | RRF |       | AWWE     | 14.70 | 0    | 0.00         | 1.00      | 74,674     | 1,165    | 74,674         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>695,971</b> |

| Bldg                         | Seq  | Year | Effyr   | Type | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|------|------|---------|------|-------|-------|------|------|------|------|------|------|------|----------------|
| 1                            | 2014 | 0    | RB05    | LA   |       | 1,930 | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 312,296        |
| 2                            | 2014 | 0    | RB05    | AG   |       | 320   | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 23,577         |
| 3                            | 2014 | 0    | PORCH05 | OPEN |       | 56    | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 2,611          |
| 4                            | 2014 | 0    | PORCH05 | OPEN |       | 456   | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 17,850         |
| 5                            | 2017 | 0    | MPBSA   | SHEL |       | 1,040 | 1.00 | 1.04 | 25VG | 0.89 | 1.00 | 1.18 | 1.00 | 32,175         |
| <b>Total Building Value:</b> |      |      |         |      |       |       |      |      |      |      |      |      |      | <b>388,509</b> |

**Sale Date: 02/23/2024**    Deed Date: 02/26/2024    File#: 2401013    **Buyer: TESORIERO ALBERT & JANIE POLAN**  
 Sale Price: 1,200,000    Volume:    Page:    **Seller: ABERNATHY NANCY J**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 1,085,308       | 1,014,930      | 0.8458 | 0.9044        |              | FISD      | DSL         | 0            | 136.640     | 388,509    |

**Parcel Id: 43110**    Acct Number: 00003-00107-01000-000000    Cat Code: E1 E2M    Loc Code: 18    Address: 109 FCR 681  
 Sale #:9    Legal 1: D AVANT    A-3

| Land                             | Seq   | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-------|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
| 1                                | RRBDO |       | ANPP     | 7.17  | 0    | 0.00         | 1.00      | 110,050    | 781      | 110,050        |
| <b>Total Land Taxable Value:</b> |       |       |          |       |      |              |           |            |          | <b>110,050</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2018 | 0     | MH432      | LA    | 2,624 | 1.00 | 1.00 | MH4G | 0.89 | 1.00 | 0.99 | 1.00 | 203,110        |
|                              | 2   | 2018 | 0     | PORCH04    | OPEN  | 984   | 1.00 | 1.00 | MH4G | 0.89 | 1.00 | 0.99 | 1.00 | 27,753         |
|                              | 3   | 2018 | 0     | DECK01     | W     | 297   | 1.00 | 1.00 | MH4G | 0.89 | 1.00 | 0.99 | 1.00 | 3,653          |
|                              | 4   | 2018 | 0     | FIREPLAC04 | MOB   | 1     | 1.00 | 1.00 | MH4G | 0.89 | 1.00 | 0.99 | 1.00 | 3,119          |
|                              | 5   | 0    | 2023  | PFBA       | CAR   | 748   | 1.00 | 1.00 | 15E  | 1.00 | 1.00 | 0.99 | 1.00 | 5,065          |
|                              | 6   | 0    | 2023  | PFBA       | CAR   | 1,020 | 1.00 | 1.00 | 15E  | 1.00 | 1.00 | 0.99 | 1.00 | 6,907          |
|                              | 7   | 0    | 2023  | PFBA       | CAR   | 440   | 1.00 | 1.00 | 15E  | 1.00 | 1.00 | 0.99 | 1.00 | 2,980          |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>252,587</b> |

**Sale Date: 10/18/2024**

Deed Date: 10/21/2024

File#: 2405758

**Buyer: PRINGLE ANDRE & JOANNA DIMAS**

Sale Price: 338,700

Volume:

Page:

**Seller: KERES ETNA FERNANDA & ALEKSANDAR**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 362,637         | 291,436        | 0.8605 | 1.0707        |              | DISD      | MLS         | 0            | 7.170       | 252,587    |

**Parcel Id: 44165**

Acct Number: 00034-00068-01000-000000

Cat Code: E1

Loc Code: 11

Address: 211 FM 2547

Sale #:6

Legal 1: H SHEPHERD

A-34

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | ANPP     | 8.07  | 0    | 0.00         | 1.00      | 123,490    | 879      | 123,490        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>123,490</b> |

**Sale Date: 04/17/2024**

Deed Date: 04/18/2024

File#: 2402299

**Buyer: MCLAUGHIN CHRISTOPHER**

Sale Price: 100,000

Volume:

Page:

**Seller: WARD DOUGLAS W**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 123,490         | 111,098        | 1.1110 | 1.2349        | L            | FISD      | MLS         | 0            | 8.066       | 100,368    |

**Parcel Id: 45545**

Acct Number: 00002-00026-05001-000000

Cat Code: E1 E2M

Loc Code: 11

Address: 1898 E FM 489

Sale #:4

Legal 1: J Y AGUILERA

A-2

| Land                             | Seq | Class | Ag Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   |          | 2.80  | 0    | 0.00         | 1.00      | 31,368     | 0        | 31,368         |
|                                  | 2   | RRF   |          | 11.89 | 0    | 0.00         | 1.00      | 122,586    | 0        | 122,586        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>153,954</b> |

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value  |
|------------------------------|-----|------|-------|------------|-------|------|------|------|------|------|------|------|------|--------------|
|                              | 1   | 1994 | 0     | MH114      | LA    | 924  | 1.00 | 1.00 | MH1A | 0.10 | 1.00 | 1.18 | 0.50 | 3,380        |
|                              | 2   | 2006 | 0     | MPBDA      | SHEL  | 320  | 1.00 | 1.00 | 25A  | 0.36 | 1.00 | 1.18 | 1.00 | 4,211        |
|                              | 3   | 1986 | 0     | FVODRAWING | ONLY  | 240  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0            |
|                              | 4   | 1986 | 0     | FVODRAWING | ONLY  | 240  | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0            |
| <b>Total Building Value:</b> |     |      |       |            |       |      |      |      |      |      |      |      |      | <b>7,591</b> |

# Sales Ratio Detail

Sale Date: 12/12/2024  
Sale Price: 150,000

Deed Date: 12/16/2024  
Volume:

File#: 2406664  
Page:

Buyer: GRANIEZNY KENNETH & KAREN  
Seller: DE PRE JAN & WENDY

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 161,545         | 154,836        | 1.0322 | 1.0770        |              | FISD      | MLS         | 0            | 14.690      | 7,591      |

Parcel Id: 45607  
Sale #:12

Acct Number: 00057-00002-03000-000000

Cat Code: D1 E2S

Loc Code: 11

Address: 318 FM 27

Legal 1: H BURLESON

A-57

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 2   | RRF   | AT4M     | 10.53 | 0    | 0.00         | 1.00      | 141,836    | 542      | 141,836     |
|                           | 1   | RRF   |          | 1.00  | 0    | 0.00         | 1.00      | 15,971     | 0        | 15,971      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 157,807     |

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 2014 | 0     | RS04       | LA    | 2,032 | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 253,943     |
|      | 2   | 2014 | 0     | RS04       | AG    | 400   | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 20,859      |
|      | 3   | 2014 | 0     | PORCH04    | OPEN  | 200   | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 7,469       |
|      | 4   | 2014 | 0     | PORCH04    | SCRN  | 896   | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 39,537      |
|      | 5   | 2014 | 0     | FIREPLAC04 | MAS   | 1     | 1.00 | 1.00 | VG   | 0.93 | 1.00 | 1.18 | 1.00 | 5,871       |
|      | 6   | 0    | 2012  | PFBA       | CAR   | 360   | 1.00 | 1.00 | 15A  | 0.26 | 1.00 | 1.18 | 1.00 | 755         |
|      | 7   | 2008 | 2012  | MPBDL      | WALL  | 800   | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.18 | 1.00 | 1,892       |
|      | 8   | 0    | 2012  | PFBL       | SHEL  | 200   | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.18 | 1.00 | 550         |
|      | 9   | 2021 | 0     | DECK03     | W     | 1,440 | 1.00 | 1.00 | 25E  | 1.00 | 1.00 | 1.18 | 1.00 | 30,110      |

Total Building Value: 360,986

Sale Date: 01/16/2025  
Sale Price: 475,000

Deed Date: 01/21/2025  
Volume:

File#:  
Page: 2500213

Buyer: MCGHEE NEALI & JARRED SCOTT GRAY  
Seller: WOLFF WENDY YUILL

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 518,793         | 465,995        | 0.9810 | 1.0922        |              | FISD      | MLS         | 0            | 11.529      | 360,986    |

Parcel Id: 13262  
Sale #:6

Multi Parcel Sale

Acct Number: 00398-00001-00000-000000

Cat Code: D1

Loc Code: 18

Address: STATE HIGHWAY 75

Legal 1: J T LA PORTE

A-398

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRBDO | AWPP     | 0.42  | 0    | 0.00         | 1.00      | 2,205      | 37       | 2,205       |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 2,205       |

Parcel Id: 13263  
Sale #:4

Multi Parcel Sale

Acct Number: 00398-00001-01000-000000

Cat Code: D1 E2S

Loc Code: 18

Address: 631 S HWY 75

Legal 1: J T LA PORTE

A-398

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRBDO |          | 0.25  | 0    | 0.00         | 1.00      | 3,813      | 0        | 3,813       |
|                           | 2   | RRBDO | AWPP     | 7.89  | 0    | 0.00         | 1.00      | 41,423     | 688      | 41,423      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 45,236      |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type    | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|---------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 1988 | 2008  | RF04    | LA    | 672   | 1.00 | 1.00 | A    | 0.86 | 1.00 | 0.99 | 1.00 | 73,406         |
|                              | 2   | 1988 | 2008  | RF04    | LA02  | 336   | 1.00 | 1.00 | A    | 0.86 | 1.00 | 0.99 | 1.00 | 34,294         |
|                              | 3   | 2006 | 2008  | RF04    | LA    | 180   | 1.00 | 1.00 | A    | 0.86 | 1.00 | 0.99 | 1.00 | 19,662         |
|                              | 4   | 1988 | 2008  | PORCH04 | OPEN  | 224   | 1.00 | 1.00 | A    | 0.86 | 1.00 | 0.99 | 1.00 | 6,398          |
|                              | 5   | 1988 | 2008  | PORCH04 | OPEN  | 32    | 1.00 | 1.00 | A    | 0.86 | 1.00 | 0.99 | 1.00 | 1,222          |
|                              | 6   | 0    | 0     | MPBDL   | WALL  | 96    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.99 | 1.00 | 0              |
|                              | 7   | 0    | 0     | MPBDL   | CAN   | 128   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.99 | 1.00 | 0              |
|                              | 8   | 2019 | 0     | MPBDL   | WALL  | 1,200 | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.99 | 1.00 | 0              |
|                              | 9   | 0    | 0     | PIERWW  | AVG   | 120   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 0.99 | 1.00 | 0              |
| <b>Total Building Value:</b> |     |      |       |         |       |       |      |      |      |      |      |      |      | <b>134,982</b> |

**Parcel Id: 16700**      Acct Number: 00624-00002-01000-000000      Cat Code: D1      Loc Code: 18      Address: STATE HIGHWAY 75  
 Sale #:4      **Multi Parcel Sale**      Legal 1: J W TUTTLE      A-624

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRBDO | ANPP     | 25.73 | 0    | 0.00         | 1.00      | 135,083    | 2,803    | 135,083        |
|                                  | 2   | RRBDO | AWPP     | 12.53 | 0    | 0.00         | 0.00      | 65,783     | 1,092    | 65,783         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>200,866</b> |

**Parcel Id: 66628**      Acct Number: 00165-00009-03000-000000      Cat Code: D1      Loc Code: 18      Address: STATE HIGHWAY 75  
 Sale #:5      **Multi Parcel Sale**      Legal 1: J COPELAND      A-165

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRBDO | AWWP     | 14.82 | 0    | 0.00         | 1.00      | 77,805     | 1,291    | 77,805        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>77,805</b> |

**Parcel Id: 45656**      Acct Number: 00165-00017-00100-000000      Cat Code: D1 E2S      Loc Code: 18      Address: 631 S HWY 75  
 Sale #:6      **Multi Parcel Sale**      **\*Primary Parcel\***      Legal 1: J COPELAND      A-165

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRBDO |          | 0.25  | 0    | 0.00         | 1.00      | 3,813      | 0        | 3,813          |
|                                  | 2   | RRBDO | ANPP     | 47.03 | 0    | 0.00         | 1.00      | 246,908    | 5,123    | 246,908        |
|                                  | 3   | RRBDO | AWPP     | 15.96 | 0    | 0.00         | 0.00      | 83,790     | 1,391    | 83,790         |
|                                  | 4   | RX13  | ABP      | 1.66  | 0    | 0.00         | 0.00      | 830        | 145      | 830            |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>335,341</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 1997 | 2011  | RL05       | LA    | 1,518 | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 202,137        |
|                              | 2   | 1997 | 2011  | RL05       | LA12  | 945   | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 109,687        |
|                              | 3   | 1997 | 2011  | PORCH05    | OPEN  | 510   | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 16,209         |
|                              | 4   | 1997 | 2011  | CARPORT03  | FRAM  | 1,024 | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 20,501         |
|                              | 5   | 1997 | 2011  | FIREPLAC05 | MAS   | 1     | 1.00 | 1.00 | G    | 0.90 | 1.00 | 0.99 | 1.00 | 6,032          |
|                              | 6   | 2010 | 0     | POOL       | GUNN  | 87    | 1.00 | 1.00 | 15A  | 0.21 | 1.00 | 0.99 | 1.00 | 8,764          |
|                              | 7   | 2008 | 0     | MPBDA      | SHEL  | 1,400 | 1.00 | 1.00 | 25G  | 0.48 | 1.00 | 0.99 | 1.00 | 17,676         |
|                              | 8   | 2008 | 0     | MPBDA      | WALL  | 560   | 1.00 | 1.00 | 15G  | 0.22 | 1.00 | 0.99 | 1.00 | 2,217          |
|                              | 9   | 2008 | 0     | MPBDA      | WALL  | 560   | 1.00 | 1.00 | 15G  | 0.22 | 1.00 | 0.99 | 1.00 | 2,217          |
|                              | 10  | 0    | 1997  | MPBDL      | CAN   | 624   | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 0.99 | 1.00 | 751            |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>386,191</b> |

**Sale Date: 10/22/2024**  
Sale Price: 1,350,000

Deed Date: 10/22/2024  
Volume:

File#: 2405781  
Page:

**Buyer: IRWIN WILLIAM JR**  
**Seller: MOORE JOHN C & DEBBIE L**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 1,182,626       | 1,088,830      | 0.8065 | 0.8760        |              | DISD      | MLS         | 0            | 0.000       | 521,173    |

**Parcel Id: 46068**  
Sale #:7

Acct Number: 33310-00050-00000-000000

Cat Code: E1

Loc Code: 11

Address: PR 189

Legal 1: KEN LAND CO LOT 50

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   |          | 89.64 | 0    | 0.00         | 1.00      | 539,547    | 0        | 539,547        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>539,547</b> |

**Sale Date: 03/21/2024**  
Sale Price: 569,000

Deed Date: 03/26/2024  
Volume:

File#: 2401746  
Page:

**Buyer: MEDFORD DARRYL & SHANNON**  
**Seller: HEASLEY DAVID SR & KATHLEEN & DAVID**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 539,547         | 454,086        | 0.7980 | 0.9482        | L            | FISD      | MLS         | 0            | 89.640      | 0          |

**Parcel Id: 46277**  
Sale #:6

Acct Number: 00437-00010-00000-000000

Cat Code: E1 E2M

Loc Code: 11

Address: 144 FCR 196

Legal 1: M MOORE

A-437

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   |          | 2.06  | 0    | 0.00         | 1.00      | 40,906     | 0        | 40,906        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>40,906</b> |

| Bldg                         | Seq | Year | Effyr | Type    | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|---------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2021 | 0     | MH324   | LA    | 1,536 | 1.00 | 1.00 | MH3G | 0.92 | 1.00 | 1.18 | 1.00 | 152,158        |
|                              | 2   | 2024 | 0     | PORCH03 | OPEN  | 170   | 1.00 | 1.00 | MH3G | 0.98 | 1.00 | 1.18 | 1.00 | 6,175          |
|                              | 3   | 2024 | 0     | MPBDL   | SHEL  | 140   | 1.00 | 1.00 | 15E  | 1.00 | 1.00 | 1.18 | 1.00 | 2,285          |
|                              | 4   | 2024 | 0     | MPBDL   | SHEL  | 25    | 1.00 | 1.00 | 15F  | 0.86 | 1.00 | 1.18 | 1.00 | 351            |
| <b>Total Building Value:</b> |     |      |       |         |       |       |      |      |      |      |      |      |      | <b>160,969</b> |

# Sales Ratio Detail

**Sale Date: 04/12/2024**  
Sale Price: 243,000

Deed Date: 04/16/2024  
Volume:

File#: 2402260  
Page:

**Buyer: PAKULA TONY L & WILLIAM C**  
**Seller: DEAGEN CURTIS & TJH DEVELOPE LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 201,875         | 30,000         | 0.1235 | 0.8308        |              | FISD      | MLS         | 0            | 2.000       | 160,969    |

**Parcel Id: 46400**  
Sale #:11

Acct Number: 00527-00087-01000-000000 Cat Code: E1 E2M Loc Code: 25 Address: 1745 W FM 27  
Legal 1: WM RITCHIE A-527

| Land                      | Seq | Class | Ag_Class |        | Acres | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |         |      |             |
|---------------------------|-----|-------|----------|--------|-------|-------|--------------|-----------|------------|----------|-------------|---------|------|-------------|
|                           | 1   | RRW   |          |        | 8.11  | 0     | 0.00         |           | 1.00       | 124,150  | 0           | 124,150 |      |             |
| Total Land Taxable Value: |     |       |          |        |       |       |              |           |            |          | 124,150     |         |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type   | Class | Area  | Wall         | Perm      | Cond       | %GD      | %FC         | %EC     | %CP  | Total Value |
|                           | 1   | 2012  | 2019     | MH216  | LA    | 1,216 | 1.00         | 1.00      | MH2G       | 0.90     | 1.00        | 1.04    | 1.00 | 79,376      |
|                           | 2   | 2012  | 0        | DECK01 | W     | 36    | 1.00         | 1.00      | MH2G       | 0.77     | 1.00        | 1.04    | 1.00 | 1,263       |
|                           | 3   | 2012  | 0        | DECK01 | W     | 16    | 1.00         | 1.00      | MH2G       | 0.77     | 1.00        | 1.04    | 1.00 | 653         |
|                           | 4   | 0     | 2010     | MPBDL  | WALL  | 360   | 1.00         | 1.00      | 10A        | 0.20     | 1.00        | 1.04    | 1.00 | 799         |
| Total Building Value:     |     |       |          |        |       |       |              |           |            |          | 82,091      |         |      |             |

**Sale Date: 07/17/2024**  
Sale Price: 199,000

Deed Date: 08/06/2024  
Volume:

File#: 2404337  
Page:

**Buyer: VALLADARES RAMON D HERNANDEZ**  
**Seller: LANGLEY DUSTIN W & LINDSAY M HAYES**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 206,241         | 178,051        | 0.8947 | 1.0364        |              | WISD      | MLS         | 0            | 8.110       | 82,091     |

**Parcel Id: 47065**  
Sale #:6

Acct Number: 33340-00005-00000-000000 Cat Code: E1 Loc Code: 15 Address: US HIGHWAY 84  
Legal 1: OAKWOOD LAND CO LOT 5

| Land                             | Seq   | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-------|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
| 1                                | RRBDO |       |          | 3.31  | 0    | 0.00         | 1.00      | 59,142     | 0        | 59,142        |
| <b>Total Land Taxable Value:</b> |       |       |          |       |      |              |           |            |          | <b>59,142</b> |

**Sale Date: 12/18/2024**  
Sale Price: 75,000

Deed Date: 12/23/2024  
Volume:

File#: 2406796  
Page:

**Buyer: HOMEPLACE RV SITES LLC**  
**Seller: CARTER JAVORI E**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 59,142          | 63,240         | 0.8432 | 0.7886        | L            | OISD      | MLS         | 0            | 3.310       | 0          |

**Parcel Id: 49362**  
Sale #:5

Acct Number: 00409-00016-01000-000000 Cat Code: D1 D2 Loc Code: 18 Address: 270 FCR 661  
Legal 1: J MC ANULTY A-409

| Land                             | Seq   | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-------|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
| 1                                | RRBDO |       | ANPP     | 13.96 | 0    | 0.00         | 1.00      | 83,792     | 1,521    | 83,792         |
| 2                                | RRBDO |       | AWPP     | 34.45 | 0    | 0.00         | 0.00      | 206,778    | 3,002    | 206,778        |
| 3                                | RX13  |       | ABP      | 1.50  | 0    | 0.00         | 0.00      | 750        | 131      | 750            |
| <b>Total Land Taxable Value:</b> |       |       |          |       |      |              |           |            |          | <b>291,320</b> |



## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------------------------------|-----|------|-------|------|-------|------|------|------|------|------|------|------|------|-------------|
|                              | 1   | 0    | 2005  | PFBA | SHEL  | 300  | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 0.99 | 1.00 | 865         |
| <b>Total Building Value:</b> |     |      |       |      |       |      |      |      |      |      |      |      |      | <b>865</b>  |

**Sale Date: 12/09/2024**  
Sale Price: 275,000

Deed Date: 12/09/2024  
Volume:

File#: 2406571  
Page:

**Buyer: WHITE DAVID & MONIQUE**  
**Seller: REDMON RICKEY D**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 292,185         | 305,799        | 1.1120 | 1.0625        |              | DISD      | MLS         | 0            | 49.910      | 865        |

**Parcel Id: 49400**

Acct Number: 00409-00044-01000-000000

Cat Code: D1 E2S

Loc Code: 18

Address: 280 FCR 661

Sale #:4

**Multi Parcel Sale \*Primary Parcel\***

Legal 1: J MC ANULTY

A-409

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg  | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|----------|------|-------|------|------------|----------|-------------|
|      | 2   | RRBDO | ANPP     | 27.92 | 0    |          | 0.00 |       | 1.00 | 189,138    | 3,041    | 189,138     |
|      | 3   | RRBDO | AWPP     | 30.22 | 0    |          | 0.00 |       | 0.00 | 204,739    | 2,634    | 204,739     |
|      | 4   | RX13  | ABP      | 1.51  | 0    |          | 0.00 |       | 0.00 | 755        | 132      | 755         |
|      | 1   | RRBDO |          | 1.20  | 0    |          | 0.00 |       | 0.00 | 10,609     | 0        | 10,609      |

**Total Land Taxable Value: 405,241**

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 2004 | 0     | RB06       | LA    | 2,560 | 1.00 | 1.00 | VG   | 0.83 | 1.00 | 0.99 | 1.00 | 324,220     |
|      | 2   | 2004 | 0     | PORCH06    | OPEN  | 102   | 1.00 | 1.00 | VG   | 0.83 | 1.00 | 0.99 | 1.00 | 3,685       |
|      | 3   | 2004 | 0     | PORCH06    | OPEN  | 576   | 1.00 | 1.00 | VG   | 0.83 | 1.00 | 0.99 | 1.00 | 18,653      |
|      | 4   | 2004 | 0     | CARPORT06  | FRAM  | 650   | 1.00 | 1.00 | VG   | 0.83 | 1.00 | 0.99 | 1.00 | 16,434      |
|      | 5   | 2004 | 0     | FIREPLAC06 | MET   | 1     | 1.00 | 1.00 | VG   | 0.83 | 1.00 | 0.99 | 1.00 | 3,040       |
|      | 6   | 2001 | 0     | RS03       | LA    | 640   | 1.00 | 1.00 | G    | 0.78 | 1.00 | 0.99 | 1.00 | 52,030      |
|      | 7   | 2001 | 0     | RS03       | LA02  | 640   | 1.00 | 1.00 | G    | 0.78 | 1.00 | 0.99 | 1.00 | 49,357      |
|      | 8   | 2001 | 0     | MPBSG      | SHEL  | 1,760 | 1.00 | 1.12 | 30G  | 0.37 | 1.00 | 0.99 | 1.00 | 27,567      |
|      | 9   | 2001 | 0     | MPBSA      | CAN   | 36    | 1.00 | 1.00 | 15G  | 0.22 | 1.00 | 0.99 | 1.00 | 116         |
|      | 10  | 2001 | 0     | MPBSA      | CAN   | 36    | 1.00 | 1.00 | 15G  | 0.22 | 1.00 | 0.99 | 1.00 | 116         |

**Total Building Value: 495,218**

**Sale Date: 05/29/2024**  
Sale Price: 968,000

Deed Date: 05/31/2024  
Volume:

File#: 2403011  
Page:

**Buyer: WHITE TROY NEAL & ELICIA**  
**Seller: MADDEN KENDALL WILLIAM**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 900,459         | 990,655        | 1.0234 | 0.9302        |              | DISD      | MLS         | 0            | 0.000       | 495,218    |

**Parcel Id: 51141**

Acct Number: 00007-00150-01000-000000

Cat Code: E1 E2M

Loc Code: 20

Address: 1514 W HWY 84

Sale #:10

Legal 1: M DECONTANA

A-7

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg  | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|----------|------|-------|------|------------|----------|-------------|
|      | 1   | RRT   |          | 0.50  | 0    |          | 0.00 |       | 1.00 | 9,165      | 0        | 9,165       |
|      | 2   | RRT   | ANPP     | 11.17 | 0    |          | 0.00 |       | 0.00 | 148,896    | 1,217    | 148,896     |

**Total Land Taxable Value: 158,061**

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type      | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value   |
|------------------------------|-----|------|-------|-----------|-------|-------|------|------|------|------|------|------|------|---------------|
|                              | 1   | 1997 | 0     | CARPORT02 | FRAM  | 480   | 1.00 | 1.00 | MH2U | 0.15 | 1.00 | 1.04 | 1.00 | 1,826         |
|                              | 2   | 2008 | 0     | MPBDL     | WALL  | 144   | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.04 | 1.00 | 320           |
|                              | 3   | 2012 | 0     | MPBDL     | WALL  | 180   | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0             |
|                              | 4   | 0    | 2005  | MPBDL     | WALL  | 2,400 | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.04 | 1.00 | 4,183         |
|                              | 5   | 0    | 1996  | MPBDL     | SHEL  | 240   | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 1.04 | 1.00 | 690           |
|                              | 6   | 0    | 1996  | MPBDL     | CAN   | 80    | 1.00 | 1.00 | 10A  | 0.20 | 1.00 | 1.04 | 1.00 | 101           |
|                              | 7   | 2024 | 0     | PFBA      | FIN   | 360   | 1.00 | 1.00 | 15E  | 1.00 | 1.00 | 1.04 | 1.00 | 15,481        |
| <b>Total Building Value:</b> |     |      |       |           |       |       |      |      |      |      |      |      |      | <b>22,601</b> |

**Sale Date: 03/22/2024**  
Sale Price: 190,000

Deed Date: 03/27/2024  
Volume:

File#: 2401748  
Page:

**Buyer: HOWARD RITA KAY**  
**Seller: BROTHERTON BILLY JIM & TINA**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 180,662         | 162,360        | 0.8545 | 0.9509        |              | TISD      | MLS         | 0            | 11.670      | 22,601     |

**Parcel Id: 51537**  
Sale #:5

Acct Number: 00058-00032-02000-000000

Cat Code: E1 E2S Loc Code: 20  
Legal 1: T H BRENNAN A-58

Address: 109 FCR 841

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRT   |          | 0.50  | 0    | 0.00         | 1.00      | 7,500      | 0        | 7,500          |
|                                  | 2   | RRT   |          | 14.58 | 0    | 0.00         | 0.00      | 145,830    | 0        | 145,830        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>153,330</b> |

| Bldg                         | Seq | Year | Effyr | Type  | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|-------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2021 | 0     | RS03  | LA    | 800   | 1.00 | 1.00 | VG   | 0.98 | 1.00 | 1.04 | 1.00 | 93,750         |
|                              | 2   | 2021 | 0     | MPBSG | SHEL  | 1,600 | 1.00 | 1.00 | 30VG | 1.00 | 1.00 | 1.04 | 1.00 | 65,096         |
| <b>Total Building Value:</b> |     |      |       |       |       |       |      |      |      |      |      |      |      | <b>158,846</b> |

**Sale Date: 08/06/2024**  
Sale Price: 300,000

Deed Date: 08/06/2024  
Volume:

File#: 2404353  
Page:

**Buyer: KENNEDY MONTE & KASEY**  
**Seller: JOHNSON COLE J**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 312,176         | 299,308        | 0.9977 | 1.0406        |              | TISD      | MLS         | 0            | 15.083      | 158,846    |

**Parcel Id: 51864**  
Sale #:4

Acct Number: 33365-00018-00000-000000

Cat Code: D1 Loc Code: 11  
Legal 1: STEPPING STONE LAKES LOT 18A

Address: FM 3059

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   | AIPB     | 7.01  | 0    | 0.00         | 0.00      | 59,585     | 799      | 59,585        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>59,585</b> |

**Sale Date: 06/01/2024**  
Sale Price: 68,000

Deed Date: 10/31/2024  
Volume:

File#: 2405931  
Page:

**Buyer: LEVROS MARC**  
**Seller: ISAAC PAMELA & ALEXIS LEVROS**

User Code 2: EA

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 59,585          | 99,514         | 1.4634 | 0.8762        | L            | FISD      | MLS         | 0            | 7.010       | 0          |

## Sales Ratio Detail

**Parcel Id: 52996**  
Sale #:4

Acct Number: 00330-00002-03000-010000

Cat Code: E1 E2

Loc Code: 11

Address: 139 PR 1173

Legal 1: I & G N R R CO

A-330

| Land                      | Seq | Class | Ag_Class |       | Acres | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |        |      |             |
|---------------------------|-----|-------|----------|-------|-------|-------|--------------|-----------|------------|----------|-------------|--------|------|-------------|
|                           | 1   | RRF   |          |       | 3.50  | 0     | 0.00         |           | 0.00       | 56,752   | 0           | 56,752 |      |             |
|                           | 2   | RRF   |          |       | 0.52  | 0     | 0.00         |           | 1.00       | 8,439    | 0           | 8,439  |      |             |
| Total Land Taxable Value: |     |       |          |       |       |       |              |           |            |          | 65,191      |        |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type  | Class | Area  | Wall         | Perm      | Cond       | %GD      | %FC         | %EC    | %CP  | Total Value |
|                           | 1   | 0     | 2005     | MPBSL | WALL  | 1,000 | 1.00         | 1.00      | 10A        | 0.20     | 1.00        | 1.18   | 1.00 | 2,570       |
|                           | 2   | 0     | 2005     | MPBSL | CAN   | 2,400 | 1.00         | 1.00      | 10A        | 0.20     | 1.00        | 1.18   | 1.00 | 4,384       |
| Total Building Value:     |     |       |          |       |       |       |              |           |            |          | 6,954       |        |      |             |

**Sale Date: 11/22/2024**  
Sale Price: 90,000

Deed Date: 11/25/2024  
Volume:

File#: 2406387  
Page:

**Buyer: DIAZ MOISES ALCANTAR & TANIA**  
**Seller: NUNEZ LUIS RAUL**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 72,145          | 79,319         | 0.8813 | 0.8016        |              | FISD      | MLS         | 0            | 4.017       | 6,954      |

**Parcel Id: 51355**  
Sale #:6

**Multi Parcel Sale**

Acct Number: 00034-00075-02000-000000

Cat Code: E1

Loc Code: 11

Address: FM 2547

Legal 1: H SHEPHERD

A-34

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   | AIPP     | 4.00  | 0    | 0.00         | 1.00      | 60,000     | 456      | 60,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>60,000</b> |

**Parcel Id: 54172**  
Sale #:6

**Multi Parcel Sale \*Primary Parcel\***

Acct Number: 00034-00076-04000-020000

Cat Code: E1 E2S

Loc Code: 11

Address: 137 FM 2547

Legal 1: H SHEPHERD

A-34

| Land                      | Seq | Class | Ag_Class |       | Acres | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |      |      |             |
|---------------------------|-----|-------|----------|-------|-------|-------|--------------|-----------|------------|----------|-------------|------|------|-------------|
|                           | 1   | RRF   |          |       | 0.25  | 0     | 0.00         | 0.00      | 6,250      | 0        | 6,250       |      |      |             |
|                           | 2   | RRF   | AIPP     |       | 4.75  | 0     | 0.00         | 1.00      | 71,250     | 541      | 71,250      |      |      |             |
| Total Land Taxable Value: |     |       |          |       |       |       |              |           |            |          | 77,500      |      |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type  | Class | Area  | Wall         | Perm      | Cond       | %GD      | %FC         | %EC  | %CP  | Total Value |
|                           | 1   | 2010  | 0        | RS02  | LA    | 960   | 1.00         | 1.00      | G          | 0.89     | 1.00        | 1.18 | 1.00 | 92,129      |
|                           | 2   | 2012  | 0        | MPBSL | CAN   | 1,000 | 1.00         | 1.00      | 10G        | 0.22     | 1.00        | 1.18 | 1.00 | 2,009       |
|                           | 3   | 2010  | 0        | MPBSG | SHEL  | 1,040 | 1.00         | 1.04      | 30G        | 0.72     | 1.00        | 1.18 | 1.00 | 38,328      |
|                           | 4   | 2019  | 0        | MPBDL | WALL  | 168   | 1.00         | 1.00      | 10G        | 0.54     | 1.00        | 1.18 | 1.00 | 1,142       |
|                           | 5   | 2019  | 0        | MPBDL | WALL  | 120   | 1.00         | 1.00      | 10G        | 0.54     | 1.00        | 1.18 | 1.00 | 816         |
|                           | 6   | 2017  | 0        | MPBSL | WALL  | 120   | 1.00         | 1.00      | 10G        | 0.33     | 1.00        | 1.18 | 1.00 | 566         |
| Total Building Value:     |     |       |          |       |       |       |              |           |            |          | 134,990     |      |      |             |

# Sales Ratio Detail

**Sale Date:** 11/08/2024  
**Sale Price:** 262,035

**Deed Date:** 11/08/2024  
**Volume:**

**File#:** 2406151  
**Page:**

**Buyer:** HAGER JASON THOMAS & LANA LYNN  
**Seller:** JAMES JAMES MICHAEL ADMINISTRATION

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 272,490         | 343,371        | 1.3104 | 1.0399        |              | FISD      | MLS         | 0            | 9.000       | 134,990    |

**Parcel Id:** 54359  
**Sale #:** 4

**Acct Number:** 00418-00039-04100-000000

**Cat Code:** E1

**Loc Code:** 11

**Address:** 1348 FM 80

**Legal 1:** J MATHEWS

**A-418**

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   |          | 1.00  | 0    | 0.00         | 0.00      | 20,000     | 0        | 20,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>20,000</b> |

**Sale Date:** 02/06/2025  
**Sale Price:** 29,900

**Deed Date:** 02/07/2025  
**Volume:**

**File#:** 2500542  
**Page:**

**Buyer:** HARRELL TIFFANY ANN  
**Seller:** GRAB LAND TODAY

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 20,000          | 15,000         | 0.5017 | 0.6689        | L            | FISD      | MLS         | 0            | 1.000       | 0          |

**Parcel Id:** 54399  
**Sale #:** 3

**Acct Number:** 00023-00470-01000-000000

**Cat Code:** D1 E2S

**Loc Code:** 11

**Address:** 147 FCR 949

**Legal 1:** I H REED

**A-23 TRACT 18**

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   |          | 1.00  | 0    | 0.00         | 0.00      | 15,130     | 0        | 15,130         |
|                                  | 2   | RRF   | ANPP     | 5.14  | 0    | 0.00         | 1.00      | 64,918     | 560      | 64,918         |
|                                  | 3   | RRF   | AWPP     | 6.23  | 0    | 0.00         | 0.00      | 78,685     | 543      | 78,685         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>158,733</b> |

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2008 | 0     | RB05       | LA    | 2,693 | 1.00 | 1.00 | G    | 0.87 | 1.00 | 1.18 | 1.00 | 381,519        |
|                              | 2   | 2008 | 0     | PORCH05    | OPEN  | 240   | 1.00 | 1.00 | G    | 0.87 | 1.00 | 1.18 | 1.00 | 9,072          |
|                              | 3   | 2008 | 0     | PORCH05    | OPEN  | 662   | 1.00 | 1.00 | G    | 0.87 | 1.00 | 1.18 | 1.00 | 24,242         |
|                              | 4   | 2008 | 0     | RB05       | AG    | 572   | 1.00 | 1.00 | G    | 0.87 | 1.00 | 1.18 | 1.00 | 31,569         |
|                              | 5   | 2008 | 0     | FIREPLAC05 | MET   | 1     | 1.00 | 1.00 | G    | 0.87 | 1.00 | 1.18 | 1.00 | 3,439          |
|                              | 6   | 2014 | 0     | MPBSA      | SHEL  | 720   | 1.00 | 1.00 | 25A  | 0.68 | 1.00 | 1.18 | 1.00 | 17,511         |
|                              | 7   | 2014 | 0     | MPBSA      | CAN   | 384   | 1.00 | 1.00 | 15A  | 0.37 | 1.00 | 1.18 | 1.00 | 2,478          |
|                              | 8   | 2014 | 0     | MPBDL      | SHEL  | 80    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0              |
|                              | 9   | 0    | 0     | TSPACE     | LOW   | 1     | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.18 | 1.00 | 0              |
|                              | 10  | 0    | 2010  | MPBSA      | WALL  | 420   | 1.00 | 1.00 | 15A  | 0.21 | 1.00 | 1.18 | 1.00 | 1,994          |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>471,824</b> |

**Sale Date:** 05/21/2024  
**Sale Price:** 490,000

**Deed Date:** 05/22/2024  
**Volume:**

**File#:** 2402865  
**Page:**

**Buyer:** BROWNING JASON L & JONI S  
**Seller:** MACMILLAN WILLIAM J & JENNIFER L

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 630,557         | 555,943        | 1.1346 | 1.2869        |              | FISD      | MLS         | 0            | 12.370      | 471,824    |

## Sales Ratio Detail

**Parcel Id: 54777**  
Sale #:3

Acct Number: 00294-00003-01000-000000

Cat Code: D1 E2S  
Legal 1: J HALE

Loc Code: 20  
A-294

Address: 120 PR 614

| Land                      | Seq | Class | Ag_Class | Acres      | Sqft  | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |      |      |      |             |
|---------------------------|-----|-------|----------|------------|-------|--------------|-----------|------------|----------|-------------|------|------|------|-------------|
|                           | 1   | RRT   |          | 0.25       | 0     | 0.00         | 0.00      | 6,250      | 0        | 6,250       |      |      |      |             |
|                           | 2   | RRT   | AWPP     | 4.08       | 0     | 0.00         | 0.00      | 61,200     | 356      | 61,200      |      |      |      |             |
|                           | 3   | RRT   | ANPP     | 3.93       | 0     | 0.00         | 1.00      | 58,950     | 428      | 58,950      |      |      |      |             |
| Total Land Taxable Value: |     |       |          |            |       |              |           |            |          | 126,400     |      |      |      |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area         | Wall      | Perm       | Cond     | %GD         | %FC  | %EC  | %CP  | Total Value |
|                           | 1   | 2010  | 0        | RB05       | LA    | 1,944        | 1.00      | 1.00       | G        | 0.89        | 1.00 | 1.04 | 1.00 | 261,970     |
|                           | 2   | 2010  | 0        | RB05       | LA12  | 130          | 1.00      | 1.00       | G        | 0.89        | 1.00 | 1.04 | 1.00 | 15,485      |
|                           | 3   | 2010  | 0        | PORCH05    | OPEN  | 120          | 1.00      | 1.00       | G        | 0.89        | 1.00 | 1.04 | 1.00 | 4,375       |
|                           | 4   | 2010  | 0        | PORCH05    | OPEN  | 432          | 1.00      | 1.00       | G        | 0.89        | 1.00 | 1.04 | 1.00 | 14,263      |
|                           | 5   | 2010  | 0        | PORCH05    | OPEN  | 96           | 1.00      | 1.00       | G        | 0.89        | 1.00 | 1.04 | 1.00 | 3,559       |
|                           | 6   | 2010  | 0        | CARPORT05  | FRAM  | 462          | 1.00      | 1.00       | G        | 0.89        | 1.00 | 1.04 | 1.00 | 14,847      |
|                           | 7   | 2010  | 0        | FIREPLAC05 | MAS   | 1            | 1.00      | 1.00       | G        | 0.89        | 1.00 | 1.04 | 1.00 | 6,266       |
|                           | 8   | 2010  | 0        | MPBSL      | WALL  | 480          | 1.00      | 1.00       | 10A      | 0.20        | 1.00 | 1.04 | 1.00 | 1,210       |
|                           | 9   | 2010  | 0        | MPBSA      | WALL  | 480          | 1.00      | 1.00       | 15A      | 0.21        | 1.00 | 1.04 | 1.00 | 2,009       |
|                           | 10  | 0     | 0        | FVO        |       | 320          | 1.00      | 1.00       |          | 0.00        | 1.00 | 1.04 | 1.00 | 0           |
| Total Building Value:     |     |       |          |            |       |              |           |            |          | 323,984     |      |      |      |             |

**Sale Date: 06/20/2024**  
Sale Price: 400,000

Deed Date: 06/20/2024  
Volume:

File#: 2403429  
Page:

**Buyer: HURST CURTISS & KERRIE**  
**Seller: PRASIL THERESA ESTELL**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 450,384         | 436,397        | 1.0910 | 1.1260        |              | TISD      | MLS         | 0            | 8.260       | 323,984    |

**Parcel Id: 55751**  
Sale #:4

Acct Number: 00727-00009-01000-000000

Cat Code: E1  
Legal 1: F O NEAL

Loc Code: 18  
A-727

Address: 383 FCR 382

| Land                             | Seq | Class  | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|--------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRBDO  | ANPE     | 1.66  | 0    | 0.00         | 1.00      | 13,476     | 165      | 13,476         |
|                                  | 2   | RRBDO  | AWPE     | 3.23  | 0    | 0.00         | 0.00      | 26,221     | 256      | 26,221         |
|                                  | 3   | RRBDO  | AWPE     | 22.94 | 0    | 0.00         | 0.00      | 186,225    | 1,819    | 186,225        |
|                                  | 4   | RRBDOL | ANPE     | 2.62  | 0    | 0.00         | 0.00      | 21,269     | 260      | 21,269         |
|                                  | 5   | RRBDO  | ANPE     | 4.36  | 0    | 0.00         | 1.00      | 35,394     | 432      | 35,394         |
|                                  | 6   | RRBDO  | ANPE     | 2.80  | 0    | 0.00         | 1.00      | 22,730     | 278      | 22,730         |
| <b>Total Land Taxable Value:</b> |     |        |          |       |      |              |           |            |          | <b>305,315</b> |

**Sale Date: 05/24/2024**  
Sale Price: 350,000

Deed Date: 05/24/2024  
Volume:

File#: 2402920  
Page:

**Buyer: CRADDUCK COREY NATHAN**  
**Seller: HARTLEY MICHAEL KEITH & JANIE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 305,315         | 187,795        | 0.5366 | 0.8723        | L            | DISD      | MLS         | 0            | 37.610      | 0          |

# Sales Ratio Detail

**Parcel Id: 53045** Acct Number: 00432-00015-02160-002008 Cat Code: M1 Loc Code: 18 Address: 110 FCR 411  
 Sale #:2 **Multi Parcel Sale** Legal 1: MOBILE HOME ONLY

**Parcel Id: 55761** Acct Number: 00423-00015-02000-000000 Cat Code: D1 E2M Loc Code: 18 Address: 110 FCR 411  
 Sale #:3 **Multi Parcel Sale \*Primary Parcel\*** Legal 1: J P MOFFETT A-423

| Land                      | Seq | Class | Ag_Class |           | Acres | Sqft  | Front_Ft_Avg |      |      | Depth | Per  | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-----------|-------|-------|--------------|------|------|-------|------|------------|----------|-------------|
|                           | 1   | RRBDO |          |           | 1.00  | 0     | 0.00         |      |      | 1.00  |      | 17,500     | 0        | 17,500      |
|                           | 2   | RRBDO | ANPP     |           | 4.36  | 0     | 0.00         |      |      | 0.00  |      | 65,400     | 475      | 65,400      |
| Total Land Taxable Value: |     |       |          |           |       |       |              |      |      |       |      |            |          | 82,900      |
| Bldg                      | Seq | Year  | Effyr    | Type      | Class | Area  | Wall         | Perm | Cond | %GD   | %FC  | %EC        | %CP      | Total Value |
|                           | 1   | 2007  | 2015     | MH428     | LA    | 1,350 | 1.00         | 1.00 | MH4G | 0.88  | 1.00 | 0.99       | 1.00     | 135,983     |
|                           | 2   | 2007  | 2015     | PORCH04   | OPEN  | 870   | 1.00         | 1.00 | MH4G | 0.88  | 1.00 | 0.99       | 1.00     | 24,262      |
|                           | 3   | 2021  | 0        | CARPORT02 | MET   | 1,280 | 1.00         | 1.00 | 25E  | 1.00  | 1.00 | 0.99       | 1.00     | 18,945      |
|                           | 4   | 2008  | 0        | PFBA      | CAR   | 378   | 1.00         | 1.00 | 15A  | 0.20  | 1.00 | 0.99       | 1.00     | 512         |
|                           | 5   | 2020  | 0        | MPBDL     | SHEL  | 192   | 1.00         | 1.00 | 15VG | 0.83  | 1.00 | 0.99       | 1.00     | 2,182       |
|                           | 6   | 2023  | 0        | MPBSA     | CAN   | 300   | 1.00         | 1.00 | 15E  | 1.00  | 1.00 | 0.99       | 1.00     | 4,390       |
|                           | 7   | 2023  | 0        | MPBSA     | SHEL  | 900   | 1.00         | 1.00 | 25E  | 1.00  | 1.00 | 0.99       | 1.00     | 25,973      |
| Total Building Value:     |     |       |          |           |       |       |              |      |      |       |      |            |          | 212,247     |

**Sale Date: 03/18/2024** Deed Date: 03/19/2024 File#: 2401397 **Buyer: SIMPSON STEVE E & CINDY & RICHARD A BROWN**  
 Sale Price: 313,000 Volume: Page: **Seller: KENT DONALD**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 295,147         | 174,316        | 0.5569 | 0.9430        |              | DISD      | DSL         | 0            | 5.360       | 212,247    |

**Parcel Id: 60935** Acct Number: 00797-00009-01100-000000 Cat Code: D1 D2 Loc Code: 02 Address: 185 A FCR 353  
 Sale #:2 Legal 1: H F TRAHIN A-797

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|----------------|
|                                  | 1   | RRBDO | ANWE     | 6.19  | 0    | 0.00         |       | 1.00 | 39,315     | 614      | 39,315         |
|                                  | 2   | RRBDO | AWWE     | 73.61 | 0    | 0.00         |       | 0.00 | 467,529    | 5,837    | 467,529        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |       |      |            |          | <b>506,844</b> |

## Sales Ratio Detail

| Bldg | Seq | Year | Effyr | Type    | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|---------|-------|------|------|------|------|------|------|------|------|-------------|
|      | 1   | 2020 | 0     | PFBA    | FIN   | 240  | 1.00 | 1.00 | 15A  | 0.73 | 1.00 | 0.99 | 1.00 | 7,172       |
|      | 2   | 2020 | 0     | MPBDL   | WALL  | 400  | 1.00 | 1.00 | 10A  | 0.58 | 1.00 | 0.99 | 1.00 | 2,451       |
|      | 3   | 2020 | 0     | MPBDL   | CAN   | 64   | 1.00 | 1.00 | 10A  | 0.58 | 1.00 | 0.99 | 1.00 | 223         |
|      | 4   | 2020 | 0     | PIERWW  | LOW   | 300  | 1.00 | 1.00 | 25A  | 0.87 | 1.00 | 0.99 | 1.00 | 6,524       |
|      | 5   | 2020 | 0     | PORCH01 | OPEN  | 60   | 1.00 | 1.00 | 25A  | 0.87 | 1.00 | 0.99 | 1.00 | 1,095       |
|      | 6   | 2020 | 0     | MPBDL   | CAN   | 144  | 1.00 | 1.00 | 10A  | 0.58 | 1.00 | 0.99 | 1.00 | 503         |
|      | 7   | 2020 | 0     | MPBDL   | SHEL  | 144  | 1.00 | 1.00 | 15A  | 0.73 | 1.00 | 0.99 | 1.00 | 1,439       |
|      | 8   | 2020 | 0     | MPBDL   | SHEL  | 112  | 1.00 | 1.00 | 15A  | 0.73 | 1.00 | 0.99 | 1.00 | 1,119       |
|      | 9   | 2020 | 0     | MPBDL   | SHEL  | 448  | 1.00 | 1.00 | 15A  | 0.73 | 1.00 | 0.99 | 1.00 | 4,478       |
|      | 10  | 2020 | 0     | MPBDL   | CAN   | 100  | 1.00 | 1.00 | 10A  | 0.58 | 1.00 | 0.99 | 1.00 | 349         |
|      | 11  | 2020 | 0     | MPBDL   | CAN   | 130  | 1.00 | 1.00 | 10A  | 0.58 | 1.00 | 0.99 | 1.00 | 454         |
|      | 12  | 2020 | 0     | MPBDL   | WALL  | 390  | 1.00 | 1.00 | 10A  | 0.58 | 1.00 | 0.99 | 1.00 | 2,389       |

**Total Building Value: 28,196**

**Sale Date: 07/23/2024**

Deed Date: 07/24/2024

File#: 2404015

**Buyer: FAIRCHILD MICHAEL EDWARD & DAWN MICHELE**

Sale Price: 601,000

Volume:

Page:

**Seller: GOODSON CHRISTOPHER J & KATHY**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 535,040         | 423,052        | 0.7039 | 0.8902        |              | BISD      | MLS         | 0            | 79.800      | 28,196     |

**Parcel Id: 5014**

Acct Number: 00020-00001-00000-000000

Cat Code: D1 E2S

Loc Code: 11

Address: 218 FM 3285

Sale #:7

**Multi Parcel Sale**

Legal 1: M R PALACIOUS

A-20

| Land | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|-------------|
|      | 1   | RRF   | ANPP     | 40.91 | 0    |       | 0.00   |       | 1.00 | 283,901    | 4,456    | 283,901     |

**Total Land Taxable Value: 283,901**

| Bldg | Seq | Year | Effyr | Type  | Class | Area | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|-------|-------|------|------|------|------|------|------|------|------|-------------|
|      | 1   | 0    | 2021  | MPBDL | WALL  | 768  | 1.00 | 1.00 | 10A  | 0.67 | 1.00 | 1.18 | 1.00 | 6,126       |

**Total Building Value: 6,126**

**Parcel Id: 64557**

Acct Number: 00001-00001-02200-000000

Cat Code: D1

Loc Code: 11

Address: 218 FM 3285

Sale #:7

**Multi Parcel Sale**

Legal 1: J N ACOSTA

A-1

| Land | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|-------------|
|      | 1   | RRF   | ANPP     | 4.39  | 0    |       | 0.00   |       | 1.00 | 30,465     | 478      | 30,465      |
|      | 2   | RRF   | AWPP     | 3.60  | 0    |       | 0.00   |       | 0.00 | 24,983     | 314      | 24,983      |

**Total Land Taxable Value: 55,448**

**Parcel Id: 61062**

Acct Number: 00001-00001-02100-000000

Cat Code: E1 E2S

Loc Code: 11

Address: 230 FM 3285

Sale #:6

**Multi Parcel Sale \*Primary Parcel\***

Legal 1: J N ACOSTA

A-1

| Land | Seq | Class | Ag Class | Acres | Sqft | Front | Ft Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|-------|--------|-------|------|------------|----------|-------------|
|      | 1   | RRF   |          | 0.50  | 0    |       | 0.00   |       | 0.00 | 5,970      | 0        | 5,970       |
|      | 2   | RRF   |          | 4.04  | 0    |       | 0.00   |       | 0.00 | 28,036     | 0        | 28,036      |

**Total Land Taxable Value: 34,006**

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2015 | 0     | RB06       | LA    | 2,316 | 1.00 | 1.00 | G    | 0.94 | 1.00 | 1.18 | 1.00 | 384,822        |
|                              | 2   | 2015 | 0     | RB06       | LA    | 128   | 1.00 | 1.00 | G    | 0.94 | 1.00 | 1.18 | 1.00 | 21,268         |
|                              | 3   | 2015 | 0     | RB06       | LA    | 476   | 1.00 | 1.00 | G    | 0.94 | 1.00 | 1.18 | 1.00 | 79,091         |
|                              | 4   | 2015 | 0     | PORCH06    | OPEN  | 60    | 1.00 | 1.00 | G    | 0.94 | 1.00 | 1.18 | 1.00 | 3,103          |
|                              | 5   | 2015 | 0     | MPBDG      | SHEL  | 192   | 1.00 | 1.00 |      | 0.80 | 1.00 | 1.18 | 1.00 | 8,423          |
|                              | 6   | 2015 | 0     | POOL       | GUNN  | 78    | 1.00 | 1.00 | 15A  | 0.43 | 1.00 | 1.18 | 1.00 | 19,216         |
|                              | 7   | 2017 | 0     | MPBSL      | SHEL  | 960   | 1.00 | 1.00 | 40A  | 0.92 | 1.00 | 1.18 | 1.00 | 12,808         |
|                              | 8   | 2015 | 0     | FIREPLAC06 | MAS   | 2     | 1.00 | 1.00 | G    | 0.94 | 1.00 | 1.18 | 1.00 | 16,594         |
|                              | 9   | 2017 | 0     | PORCH06    | OPEN  | 144   | 1.00 | 1.00 | G    | 0.95 | 1.00 | 1.18 | 1.00 | 6,927          |
|                              | 10  | 2017 | 0     | PORCH06    | OPEN  | 288   | 1.00 | 1.00 | G    | 0.95 | 1.00 | 1.18 | 1.00 | 12,804         |
|                              | 11  | 2017 | 0     | PERG       | DECK  | 90    | 1.00 | 1.00 | G    | 0.95 | 1.00 | 1.18 | 1.00 | 912            |
|                              | 12  | 0    | 0     | MPBSA      | CAN   | 140   | 1.00 | 1.00 |      | 1.00 | 1.00 | 1.18 | 1.00 | 2,442          |
|                              | 13  | 2019 | 0     | MPBSA      | SHEL  | 1,200 | 1.00 | 1.00 | 40A  | 0.94 | 1.00 | 1.18 | 1.00 | 37,083         |
|                              | 14  | 2019 | 0     | MPBSL      | CAN   | 800   | 1.00 | 1.00 |      | 0.80 | 1.00 | 1.18 | 1.00 | 5,845          |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>611,338</b> |

**Sale Date: 08/23/2024**

Deed Date: 08/26/2024

File#: 2404682

**Buyer: RICHARDSON RANDALL R & BRENDA P**

Sale Price: 1,080,000

Volume:

Page:

**Seller: BEAGLES FREDERICK C JR & AMANDA J**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 990,819         | 919,096        | 0.8510 | 0.9174        |              | FISD      | MLS         | 0            | 53.440      | 617,464    |

**Parcel Id: 61101**

Acct Number: 00462-00005-03000-000000

Cat Code: E1 E2S

Loc Code: 20

Address: 404 FCR 930

Sale #:5

Legal 1: J A MITCHELL

A-462

| Land                      | Seq | Class | Ag_Class |            | Acres | Sqft  | Front | Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value |             |
|---------------------------|-----|-------|----------|------------|-------|-------|-------|--------|-------|------|------------|----------|-------------|-------------|
|                           | 1   | RRT   |          |            | 17.00 | 0     |       | 0.00   |       | 0.00 | 172,500    | 0        | 172,500     |             |
| Total Land Taxable Value: |     |       |          |            |       |       |       |        |       |      |            |          | 172,500     |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area  | Wall  | Perm   | Cond  | %GD  | %FC        | %EC      | %CP         | Total Value |
|                           | 1   | 1989  | 2015     | RF05       | LA    | 2,156 | 1.00  | 1.00   | G     | 0.94 | 1.00       | 1.04     | 1.00        | 261,124     |
|                           | 2   | 1989  | 2015     | RF05       | LA02  | 841   | 1.00  | 1.00   | G     | 0.94 | 1.00       | 1.04     | 1.00        | 94,614      |
|                           | 3   | 1989  | 2015     | RF05       | ST    | 240   | 1.00  | 1.00   | G     | 0.94 | 1.00       | 1.04     | 1.00        | 15,652      |
|                           | 4   | 1989  | 2015     | PORCH05    | OPEN  | 282   | 1.00  | 1.00   | G     | 0.94 | 1.00       | 1.04     | 1.00        | 9,930       |
|                           | 5   | 1989  | 2015     | PORCH05    | OPEN  | 576   | 1.00  | 1.00   | G     | 0.94 | 1.00       | 1.04     | 1.00        | 20,086      |
|                           | 6   | 1989  | 2015     | CARPORT05  | FRAM  | 484   | 1.00  | 1.00   | G     | 0.94 | 1.00       | 1.04     | 1.00        | 16,220      |
|                           | 7   | 1989  | 2015     | FIREPLAC05 | MAS   | 1     | 1.00  | 1.00   | G     | 0.94 | 1.00       | 1.04     | 1.00        | 6,618       |
|                           | 8   | 2011  | 0        | POOL       | GUNN  | 120   | 1.00  | 1.00   | 15VG  | 0.26 | 1.00       | 1.04     | 1.00        | 15,460      |
|                           | 9   | 2000  | 0        | GAZ02      | OPEN  | 478   | 1.00  | 1.00   | VG    | 0.79 | 1.00       | 1.04     | 1.00        | 12,072      |
|                           | 10  | 0     | 2014     | DECK02     | W     | 192   | 1.00  | 1.00   | 25G   | 0.75 | 1.00       | 1.04     | 1.00        | 3,254       |
|                           | 11  | 0     | 1995     | MPBSA      | WALL  | 900   | 1.00  | 1.00   | 15A   | 0.20 | 1.00       | 1.04     | 1.00        | 3,403       |
|                           | 12  | 0     | 1995     | MPBSA      | CAN   | 240   | 1.00  | 1.00   | 15A   | 0.20 | 1.00       | 1.04     | 1.00        | 738         |
|                           | 13  | 0     | 2010     | MPBDG      | SHEL  | 384   | 1.00  | 1.00   | 30A   | 0.65 | 1.00       | 1.04     | 1.00        | 12,063      |
|                           | 14  | 0     | 2017     | MPBDG      | SHEL  | 624   | 1.00  | 1.00   | 30A   | 0.84 | 1.00       | 1.04     | 1.00        | 24,694      |
|                           | 15  | 0     | 1995     | MPBSA      | SHEL  | 2,000 | 1.00  | 1.00   | 25A   | 0.20 | 1.00       | 1.04     | 1.00        | 10,508      |
|                           | 16  | 2021  | 0        | MPBSA      | CAN   | 2,900 | 1.00  | 1.00   | 15E   | 0.93 | 1.00       | 1.04     | 1.00        | 41,456      |
| Total Building Value:     |     |       |          |            |       |       |       |        |       |      |            |          | 547,892     |             |



# Sales Ratio Detail

Sale Date: 10/15/2024  
Sale Price: 847,200

Deed Date: 10/17/2024  
Volume:

File#: 2405711  
Page:

Buyer: HENNESSEY MONTY & KRISTI  
Seller: BRUMMETT CHARLES WAYNE II & DEVIN MICHELLE

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 720,392         | 612,604        | 0.7231 | 0.8503        |              | TISD      | MLS         | 0            | 17.000      | 547,892    |

Parcel Id: 70163 Acct Number: 00556-00036-01000-000000 Cat Code: D1 Loc Code: 20 Address: US HIGHWAY 84  
Sale #:4 Multi Parcel Sale Legal 1: J SANCHEZ A-556

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRT   | ANPP     | 25.19 | 0    | 0.00         | 1.00      | 132,227    | 2,744    | 132,227     |
|                           | 2   | RRT   | AWPP     | 10.70 | 0    | 0.00         | 0.00      | 56,175     | 932      | 56,175      |
|                           | 3   | RRT   | AWPP     | 17.08 | 0    | 0.00         | 1.00      | 89,670     | 1,488    | 89,670      |
|                           | 4   | RX13  | ABP      | 1.50  | 0    | 0.00         | 1.00      | 750        | 131      | 750         |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 278,822     |

Parcel Id: 61349 Acct Number: 00351-00042-00000-000000 Cat Code: D1 Loc Code: 20 Address: US HIGHWAY 84  
Sale #:2 Multi Parcel Sale Primary Parcel\* Legal 1: R P KELLY A-351

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRT   | AWPP     | 2.13  | 0    | 0.00         | 0.00      | 11,183     | 186      | 11,183      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 11,183      |

Sale Date: 10/22/2024 Deed Date: 10/24/2024 File#: 2405807 Buyer: BROWN BOBBY RAY & KELLI  
Sale Price: 328,257 Volume: Page: Seller: PMW-CWE LLC User Code 2: EA

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 290,005         | 282,929        | 0.8619 | 0.8835        | L            | TISD      | DSL         | 0            | 56.596      | 0          |

Parcel Id: 61461 Acct Number: 00044-00003-00008-000000 Cat Code: D1 Loc Code: 11 Address: FM 833  
Sale #:2 Legal 1: M ANDERSON A-44 TRACT 1

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | ANPP     | 4.51  | 0    | 0.00         | 0.00      | 67,605     | 491      | 67,605      |
|                           | 2   | RRF   | AWPP     | 5.50  | 0    | 0.00         | 0.00      | 82,445     | 479      | 82,445      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 150,050     |

Sale Date: 01/04/2024 Deed Date: 01/04/2024 File#: 2400033 Buyer: GRANT LINDA  
Sale Price: 151,500 Volume: Page: Seller: BROUDY DANNY J JR

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 150,050         | 97,888         | 0.6461 | 0.9904        | L            | FISD      | MLS         | 0            | 10.010      | 0          |

Parcel Id: 61588 Acct Number: 00041-00005-01100-000000 Cat Code: D1 E2S Loc Code: 20 Address: 180 FCR 941  
Sale #:4 Legal 1: WM AUSTIN A-41

## Sales Ratio Detail

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|-------------|
|      | 2   | RRT   | AWWP     | 68.04 | 0    | 0.00         |       | 0.00 | 335,228    | 5,929    | 335,228     |
|      | 1   | RRT   |          | 2.00  | 0    | 0.00         |       | 1.00 | 12,354     | 0        | 12,354      |

**Total Land Taxable Value: 347,582**

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 1976 | 2005  | RF04       | LA    | 2,276 | 1.00 | 1.00 | G    | 0.84 | 1.00 | 1.04 | 1.00 | 217,303     |
|      | 2   | 1976 | 2018  | RF04       | LA    | 420   | 1.00 | 1.00 | G    | 0.96 | 1.00 | 1.04 | 1.00 | 45,828      |
|      | 3   | 1976 | 2005  | PORCH04    | OPEN  | 220   | 1.00 | 1.00 | G    | 0.84 | 1.00 | 1.04 | 1.00 | 6,463       |
|      | 4   | 1976 | 2018  | PORCH04    | SCRN  | 476   | 1.00 | 1.00 | G    | 0.96 | 1.00 | 1.04 | 1.00 | 19,109      |
|      | 5   | 1976 | 1985  | MPBDL      | SHEL  | 728   | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 1.04 | 1.00 | 1,997       |
|      | 6   | 1976 | 2005  | FIREPLAC04 | MAS   | 2     | 1.00 | 1.00 | G    | 0.84 | 1.00 | 1.04 | 1.00 | 9,348       |
|      | 7   | 0    | 0     | MPBDL      | SHEL  | 96    | 1.00 | 1.00 |      | 0.20 | 1.00 | 1.04 | 1.00 | 276         |
|      | 8   | 0    | 2000  | MPBDL      | WALL  | 432   | 1.00 | 1.00 | 25A  | 0.21 | 1.00 | 1.04 | 1.00 | 1,007       |
|      | 9   | 2021 | 0     | PFBG       | FIN   | 360   | 1.00 | 1.00 | 20VG | 0.98 | 1.00 | 1.04 | 1.00 | 20,437      |
|      | 10  | 2021 | 0     | PORCH02    | OPEN  | 300   | 1.00 | 1.00 | 20VG | 0.98 | 1.00 | 1.04 | 1.00 | 8,026       |

**Total Building Value: 329,794**

**Sale Date: 02/10/2025**

Deed Date: 02/13/2025

File#: 2500665

**Buyer: FULLER JUSTIN & RHIANNON**

Sale Price: 745,000

Volume:

Page:

**Seller: DOWNING ANGELA RENEE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 677,376         | 699,031        | 0.9383 | 0.9092        |              | TISD      | MLS         | 0            | 70.040      | 329,794    |

**Parcel Id: 66539**

Acct Number: 00224-00008-01100-000000

Cat Code: E1 E2

Loc Code: 02

Address: FM 1848

Sale #:6

Legal 1: A J EMMONS

A-224

| Land | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value |
|------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|-------------|
|      | 1   | RRBDO |          | 3.94  | 0    | 0.00         |       | 1.00 | 61,600     | 0        | 61,600      |
|      | 2   | RRBDO |          | 1.79  | 0    | 0.00         |       | 1.00 | 26,850     | 0        | 26,850      |

**Total Land Taxable Value: 88,450**

| Bldg | Seq | Year | Effyr | Type      | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|-----------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 0    | 2022  | CARPORT02 | MET   | 360   | 1.00 | 1.00 | 25E  | 1.00 | 1.00 | 0.99 | 1.00 | 5,328       |
|      | 2   | 0    | 2022  | CARPORT02 | MET   | 880   | 1.00 | 1.00 | 25E  | 1.00 | 1.00 | 0.99 | 1.00 | 13,024      |
|      | 3   | 0    | 2022  | MPBSA     | SHEL  | 240   | 1.00 | 1.00 | 25E  | 1.00 | 1.00 | 0.99 | 1.00 | 7,537       |
|      | 4   | 0    | 2022  | CARPORT02 | MET   | 120   | 1.00 | 1.00 | 25E  | 1.00 | 1.00 | 0.99 | 1.00 | 1,776       |
|      | 5   | 0    | 1995  | MPBDL     | SHEL  | 2,604 | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 0.99 | 1.00 | 5,568       |

**Total Building Value: 33,233**

**Sale Date: 02/11/2025**

Deed Date: 02/14/2025

File#: 2500693

**Buyer: COX JACOB WAYNE**

Sale Price: 128,000

Volume:

Page:

**Seller: FIBRANZ MARK RENE & ANN HEJTMANCIK HALL**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 121,683         | 115,970        | 0.9060 | 0.9506        |              | BISD      | DSL         | 0            | 5.730       | 33,233     |

**Parcel Id: 66884**

Acct Number: 33038-00009-00000-000000

Cat Code: E1

Loc Code: 20

Address: CR 720

Sale #:6

Legal 1: CAT CREEK RIDGE LOT 9

## Sales Ratio Detail

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRT   |          | 5.00  | 0    | 0.00         | 1.00      | 75,000     | 0        | 75,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>75,000</b> |

**Sale Date: 05/30/2024**  
Sale Price: 60,000

Deed Date: 05/30/2024  
Volume:

File#: 2402972  
Page:

**Buyer: YANEZ RAFEL & JANETTE RAMOS**  
**Seller: PRICE KASEY NICOLE**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 75,000          | 75,000         | 1.2500 | 1.2500        | L            | TISD      | MLS         | 0            | 5.000       | 0          |

**Parcel Id: 66891**

Acct Number: 33038-00015-00000-000000

Cat Code: XVH

Loc Code: 20

Address: CR 720

Sale #:7

**Multi Parcel Sale**

Legal 1: CAT CREEK RIDGE LOT 15

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRT   |          | 3.00  | 0    | 0.00         | 1.00      | 45,000     | 0        | 45,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>45,000</b> |

**Parcel Id: 66890**

Acct Number: 33038-00014-00000-000000

Cat Code: E1

Loc Code: 20

Address: CR 720

Sale #:6

**Multi Parcel Sale \*Primary Parcel\***

Legal 1: CAT CREEK RIDGE LOT 14

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRT   |          | 3.00  | 0    | 0.00         | 1.00      | 45,000     | 0        | 45,000        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>45,000</b> |

**Sale Date: 07/17/2024**  
Sale Price: 71,153

Deed Date: 07/24/2024  
Volume:

File#: 2404011  
Page:

**Buyer: WATTS KEITH ALLAN & TENA**  
**Seller: VETERANS LAND BOARD**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 90,000          | 87,600         | 1.2311 | 1.2649        | L            | TISD      | DSL         | 0            | 6.000       | 0          |

**Parcel Id: 67110**

Acct Number: 00025-00214-01100-000000

Cat Code: E1 E2M

Loc Code: 11

Address: 130 PR 433

Sale #:11

Legal 1: M RIONDO

A-25

| 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      | 6,250      | 0        | 6,250         |
|                                  | 1   | RRF   |          | 4.38  | 0    | 0.00         | 0.00      | 65,700     | 0        | 65,700        |
|                                  | 3   | RRF   |          | 0.69  | 0    | 0.00         | 1.00      | 10,350     | 0        | 10,350        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>82,300</b> |

## Sales Ratio Detail

| Bldg                         | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value    |
|------------------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|----------------|
|                              | 1   | 2008 | 0     | MH332      | LA    | 1,800 | 1.00 | 1.00 | MH3A | 0.64 | 1.00 | 1.18 | 1.00 | 106,995        |
|                              | 2   | 2008 | 0     | DECK02     | W     | 80    | 1.00 | 1.00 | MH3A | 0.64 | 1.00 | 1.18 | 1.00 | 1,905          |
|                              | 3   | 2008 | 0     | PORCH03    | OPEN  | 560   | 1.00 | 1.00 | MH3A | 0.64 | 1.00 | 1.18 | 1.00 | 12,226         |
|                              | 4   | 2008 | 0     | DECK02     | W     | 20    | 1.00 | 1.00 | MH3A | 0.64 | 1.00 | 1.18 | 1.00 | 815            |
|                              | 5   | 2008 | 0     | DECK02     | W     | 30    | 1.00 | 1.00 | MH3A | 0.64 | 1.00 | 1.18 | 1.00 | 1,153          |
|                              | 6   | 2008 | 0     | DECK02     | W     | 120   | 1.00 | 1.00 | MH3A | 0.64 | 1.00 | 1.18 | 1.00 | 2,339          |
|                              | 7   | 2008 | 0     | FIREPLAC03 | MOB   | 1     | 1.00 | 1.00 | MH3A | 0.64 | 1.00 | 1.18 | 1.00 | 2,009          |
|                              | 8   | 2011 | 0     | MPBDA      | CAN   | 192   | 1.00 | 1.00 | 15A  | 0.23 | 1.00 | 1.18 | 1.00 | 669            |
|                              | 9   | 2011 | 0     | MPBDA      | SHEL  | 384   | 1.00 | 1.00 | 25A  | 0.56 | 1.00 | 1.18 | 1.00 | 7,861          |
|                              | 10  | 2011 | 0     | MPBDA      | CAN   | 288   | 1.00 | 1.00 | 15A  | 0.23 | 1.00 | 1.18 | 1.00 | 1,004          |
|                              | 11  | 2005 | 0     | MPBDA      | SHEL  | 96    | 1.00 | 1.00 | 25A  | 0.32 | 1.00 | 1.18 | 1.00 | 1,123          |
| <b>Total Building Value:</b> |     |      |       |            |       |       |      |      |      |      |      |      |      | <b>138,099</b> |

**Sale Date: 07/01/2024**

Deed Date: 07/02/2024

File#: 2403622

**Buyer: MILLER JASON**

Sale Price: 245,600

Volume:

Page:

**Seller: FILLINGER BRIAN SCOTT**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 220,399         | 208,259        | 0.8480 | 0.8974        |              | FISD      | MLS         | 0            | 5.320       | 138,099    |

**Parcel Id: 67707**

Acct Number: 00414-00010-01000-000000

Cat Code: E1 E2S

Loc Code: 20

Address: 113 FCR 950

Sale #:8

Legal 1: J MATA

A-414

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft | Avg | Depth | Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|----------|-----|-------|-----|------------|----------|----------------|
|                                  | 2   | RRT   |          | 5.27  | 0    | 0.00     |     | 1.00  |     | 70,723     | 0        | 70,723         |
|                                  | 1   | RRT   |          | 6.31  | 0    | 0.00     |     | 0.00  |     | 87,180     | 0        | 87,180         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |          |     |       |     |            |          | <b>157,903</b> |

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 2022 | 0     | RS04       | LA    | 2,016 | 1.00 | 1.00 | E    | 0.99 | 1.00 | 1.04 | 1.00 | 236,710     |
|      | 2   | 2022 | 0     | PORCH04    | OPEN  | 160   | 1.00 | 1.00 | E    | 0.99 | 1.00 | 1.04 | 1.00 | 5,761       |
|      | 3   | 2022 | 0     | PORCH04    | OPEN  | 384   | 1.00 | 1.00 | E    | 0.99 | 1.00 | 1.04 | 1.00 | 12,656      |
|      | 4   | 2022 | 0     | DECK02     | W     | 480   | 1.00 | 1.00 | E    | 0.99 | 1.00 | 1.04 | 1.00 | 7,729       |
|      | 5   | 2022 | 0     | FIREPLAC04 | MET   | 1     | 1.00 | 1.00 | E    | 0.99 | 1.00 | 1.04 | 1.00 | 2,831       |
|      | 6   | 2022 | 0     | MPBDL      | WALL  | 500   | 1.00 | 1.00 | 10E  | 0.90 | 1.00 | 1.04 | 1.00 | 4,994       |
|      | 7   | 2023 | 0     | MPBDG      | SHEL  | 600   | 1.00 | 1.00 | 30E  | 1.00 | 1.00 | 1.04 | 1.00 | 28,411      |
|      | 8   | 2023 | 0     | MPBDG      | CAN   | 200   | 1.00 | 1.00 | 20E  | 1.00 | 1.00 | 1.04 | 1.00 | 3,028       |
|      | 9   | 0    | 0     | MPBDL      | SHEL  | 64    | 1.00 | 1.00 | NV   | 0.00 | 1.00 | 1.04 | 1.00 | 0           |

**Total Building Value: 302,120**

**Sale Date: 10/31/2024**

Deed Date: 11/04/2024

File#: 2406005

**Buyer: RICE KIRBY & CHAD MATEJCICK**

Sale Price: 541,500

Volume:

Page:

**Seller: HUTSON LARRY**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 460,023         | 392,090        | 0.7241 | 0.8495        |              | TISD      | MLS         | 0            | 11.580      | 302,120    |

## Sales Ratio Detail

**Parcel Id: 67767**  
Sale #:9

Acct Number: 00583-00045-01000-000000

Cat Code: E1

Loc Code: 11

Address: 208 S STATE HIGHWAY 75

Legal 1: JOHN SANFORD

A-583

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   |          | 0.78  | 0    | 0.00         | 1.00      | 13,275     | 0        | 13,275        |
|                                  | 2   | RRF   |          | 2.61  | 0    | 0.00         | 0.00      | 44,334     | 0        | 44,334        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>57,609</b> |

**Sale Date: 09/04/2024**  
Sale Price: 43,000

Deed Date: 09/09/2024  
Volume:

File#: 2405062  
Page:

**Buyer: ROGERS WILLIAM BARRETT**  
**Seller: RLV22 LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 57,609          | 50,775         | 1.1808 | 1.3397        | L            | FISD      | MLS         | 0            | 3.385       | 0          |

**Parcel Id: 67875**  
Sale #:7

Acct Number: 00023-00324-01100-000000

Cat Code: E1

Loc Code: 11

Address: LOVERS LANE

Legal 1: I H REED

A-23

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   |          | 5.01  | 0    | 0.00         | 0.00      | 75,150     | 0        | 75,150        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>75,150</b> |

**Sale Date: 09/18/2024**  
Sale Price: 75,000

Deed Date: 09/27/2024  
Volume:

File#: 2405384  
Page:

**Buyer: RIVERA JUAN MANUEL & MA D CONTRERAS ZUNIGA**  
**Seller: WINTERS PAUL**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 75,150          | 75,130         | 1.0017 | 1.0020        | L            | FISD      | DSL         | 0            | 5.010       | 0          |

**Parcel Id: 68389**  
Sale #:7

Acct Number: 00001-00088-04000-000000

Cat Code: E1

Loc Code: 11

Address: FM 2570

Legal 1: J N ACOSTA

A-1

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | AWWP     | 12.59 | 0    | 0.00         | 1.00      | 156,242    | 1,097    | 156,242        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>156,242</b> |

**Sale Date: 12/20/2024**  
Sale Price: 140,000

Deed Date: 12/23/2024  
Volume:

File#: 2406802  
Page:

**Buyer: HUGHES JASON D & TERRI G CROWELL**  
**Seller: RADFORD ROBERT & JENNIFER**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 156,242         | 140,844        | 1.0060 | 1.1160        | L            | FISD      | DSL         | 0            | 12.590      | 0          |

**Parcel Id: 68967**  
Sale #:9

Acct Number: 33200-04000-00000-000000

Cat Code: E1

Loc Code: 11

Address: FCR 521

Legal 1: HIDDEN LAKE SUBDIVISION TRACT 4

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RWILD |          | 2.55  | 0    | 0.00         | 1.00      | 42,049     | 0        | 42,049        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>42,049</b> |

# Sales Ratio Detail

Sale Date: 12/26/2024  
Sale Price: 44,000

Deed Date: 11/27/2024  
Volume:

File#: 2406408  
Page:

Buyer: DUTTON FRED & MARY  
Seller: DAILEY LANA SUSAN

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 42,049          | 38,892         | 0.8839 | 0.9557        | L            | WILD      | MLS         | 0            | 2.549       | 0          |

Parcel Id: 69015  
Sale #:6

Acct Number: 00022-00004-03000-000000

Cat Code: D1

Loc Code: 25

Address: FCR 1020

Legal 1: G W PRICE

A-22

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRW   | AIPB     | 11.50 | 0    | 0.00         | 0.00      | 155,250    | 1,310    | 155,250     |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 155,250     |

Sale Date: 08/06/2024  
Sale Price: 135,000

Deed Date: 08/06/2024  
Volume:

File#: 2404350  
Page:

Buyer: LUNA GERARDO MONJARAS & ANTONIA CANO MONTELONGI  
Seller: HAILSTONE LAND GROUP LLC

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 155,250         | 99,303         | 0.7356 | 1.1500        | L            | WISD      | MLS         | 0            | 11.500      | 0          |

Parcel Id: 69256  
Sale #:4

Acct Number: 33700-00003-00000-000000

Cat Code: E1

Loc Code: 11

Address: 139 FCR 301

Legal 1: MONICA RANCH LAND CO TRACT 3

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   | ANWE     | 5.23  | 0    | 0.00         | 1.00      | 78,450     | 518      | 78,450      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 78,450      |

Sale Date: 02/08/2024  
Sale Price: 75,000

Deed Date: 02/09/2024  
Volume:

File#: 2400771  
Page:

Buyer: MURRY J KENDALL & RENEE  
Seller: MONICA RANCH LAND COMPANY LLC

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 78,450          | 29,067         | 0.3876 | 1.0460        | L            | FISD      | DSL         | 0            | 5.230       | 0          |

Parcel Id: 69376  
Sale #:9

Acct Number: 00034-00033-01100-000000

Cat Code: E1 E2S

Loc Code: 11

Address: 191 FM 2547

Legal 1: H SHEPHERD

A-34

| Land                      | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value |
|---------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|-------------|
|                           | 1   | RRF   |          | 0.64  | 0    | 0.00         | 1.00      | 15,300     | 0        | 15,300      |
| Total Land Taxable Value: |     |       |          |       |      |              |           |            |          | 15,300      |

| Bldg                  | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|-----------------------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|                       | 1   | 1978 | 1999  | RB03       | LA    | 1,558 | 0.90 | 1.00 | A    | 0.73 | 1.00 | 1.18 | 1.00 | 132,707     |
|                       | 2   | 1978 | 1999  | PORCH03    | OPEN  | 36    | 0.90 | 1.00 | A    | 0.73 | 1.00 | 1.18 | 1.00 | 1,083       |
|                       | 3   | 1978 | 1999  | CARPORT02  | MET   | 560   | 0.90 | 1.00 | A    | 0.73 | 1.00 | 1.18 | 1.00 | 6,490       |
|                       | 4   | 1978 | 1999  | FIREPLAC03 | MAS   | 1     | 1.00 | 1.00 | A    | 0.73 | 1.00 | 1.18 | 1.00 | 3,799       |
| Total Building Value: |     |      |       |            |       |       |      |      |      |      |      |      |      | 144,079     |

# Sales Ratio Detail

**Sale Date: 09/03/2024**  
Sale Price: 150,000

Deed Date: 09/04/2024  
Volume:

File#: 2405021  
Page:

**Buyer: BOBBITT MICKEY & REBECCA LYNN**  
**Seller: STATON LISA CAROL**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 159,379         | 88,750         | 0.5917 | 1.0625        |              | FISD      | MLS         | 0            | 0.640       | 144,079    |

**Parcel Id: 69474**  
Sale #:6

Acct Number: 00034-00136-04100-000000

Cat Code: E1

Loc Code: 11

Address: CR 1080

Legal 1: H SHEPHERD

A-34

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|----------------|
|                                  | 1   | RRF   | ANPP     | 7.08  | 0    | 0.00         | 1.00      | 106,245    | 772      | 106,245        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>106,245</b> |

**Sale Date: 03/01/2024**  
Sale Price: 90,000

Deed Date: 03/04/2024  
Volume:

File#: 2401168  
Page:

**Buyer: SIMS DWIGHT L SR & SHAWNEE Y**  
**Seller: WARD DOUGLAS W**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 106,245         | 45,620         | 0.5069 | 1.1805        | L            | FISD      | MLS         | 0            | 7.083       | 0          |

**Parcel Id: 69517**  
Sale #:7

Acct Number: 00615-00017-01200-000000

Cat Code: E1 E2S

Loc Code: 11

Address: 1370 FM 489

Legal 1: E TERRY

A-615

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------|---------------|
|                                  | 1   | RRF   | AIPE     | 1.99  | 0    | 0.00         | 1.00      | 34,850     | 227      | 34,850        |
|                                  | 2   | RRF   |          | 1.00  | 0    | 0.00         | 1.00      | 20,013     | 0        | 20,013        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            |          | <b>54,863</b> |

| Bldg | Seq | Year | Effyr | Type       | Class | Area  | Wall | Perm | Cond | %GD  | %FC  | %EC  | %CP  | Total Value |
|------|-----|------|-------|------------|-------|-------|------|------|------|------|------|------|------|-------------|
|      | 1   | 1991 | 2003  | RB05       | LA    | 2,529 | 1.00 | 1.00 | A    | 0.79 | 1.00 | 1.18 | 1.00 | 329,560     |
|      | 2   | 1991 | 2003  | RB05       | AG    | 810   | 1.00 | 1.00 | A    | 0.79 | 1.00 | 1.18 | 1.00 | 38,094      |
|      | 3   | 1991 | 2003  | PORCH05    | OPEN  | 314   | 1.00 | 1.00 | A    | 0.79 | 1.00 | 1.18 | 1.00 | 10,441      |
|      | 4   | 2022 | 0     | PORCH05    | OPEN  | 540   | 1.00 | 1.00 | E    | 0.99 | 1.00 | 1.18 | 1.00 | 22,502      |
|      | 5   | 1991 | 2003  | FIREPLAC05 | MAS   | 1     | 1.00 | 1.00 | A    | 0.79 | 1.00 | 1.18 | 1.00 | 6,311       |
|      | 6   | 1991 | 0     | MPBCA      | SHEL  | 1,500 | 1.00 | 1.04 | 30A  | 0.20 | 1.00 | 1.18 | 1.00 | 12,688      |
|      | 7   | 2005 | 0     | MPBSL      | SHEL  | 1,200 | 1.00 | 1.00 | 15A  | 0.20 | 1.00 | 1.18 | 1.00 | 3,370       |

**Total Building Value: 422,966**

**Sale Date: 03/29/2024**  
Sale Price: 356,000

Deed Date: 04/01/2024  
Volume:

File#: 2401823  
Page:

**Buyer: JOHNSON JAMES & STACY**  
**Seller: BUI MINH**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 477,829         | 463,089        | 1.3008 | 1.3422        |              | FISD      | MLS         | 0            | 2.990       | 422,966    |

**Parcel Id: 69722**  
Sale #:5

Acct Number: 00004-00033-04000-000000

Cat Code: E1 E2M

Loc Code: 11

Address: 226 FCR 141

Legal 1: H AWALT

A-4

## Sales Ratio Detail

| Land                      | Seq | Class | Ag_Class |            | Acres | Sqft  | Front_Ft | Avg  | Depth | Per  | Real Value | Ag Value | Total Value |             |
|---------------------------|-----|-------|----------|------------|-------|-------|----------|------|-------|------|------------|----------|-------------|-------------|
|                           | 1   | RRF   |          |            | 0.86  | 0     |          | 0.00 |       | 0.00 | 19,720     | 0        | 19,720      |             |
| Total Land Taxable Value: |     |       |          |            |       |       |          |      |       |      |            |          | 19,720      |             |
| Bldg                      | Seq | Year  | Effyr    | Type       | Class | Area  | Wall     | Perm | Cond  | %GD  | %FC        | %EC      | %CP         | Total Value |
|                           | 1   | 2011  | 0        | MH328      | LA    | 1,680 | 1.00     | 1.00 | MH3G  | 0.79 | 1.00       | 1.18     | 1.00        | 132,225     |
|                           | 2   | 2011  | 0        | FIREPLAC03 | MOB   | 1     | 1.00     | 1.00 | MH3G  | 0.79 | 1.00       | 1.18     | 1.00        | 2,480       |
|                           | 3   | 2015  | 0        | DECK02     | W     | 192   | 1.00     | 1.00 | MH3G  | 0.86 | 1.00       | 1.18     | 1.00        | 4,234       |
|                           | 4   | 0     | 2012     | PFBA       | SHEL  | 240   | 1.00     | 1.00 | 15A   | 0.26 | 1.00       | 1.18     | 1.00        | 1,072       |
|                           | 5   | 0     | 2012     | PFBA       | CAR   | 480   | 1.00     | 1.00 | 15G   | 0.29 | 1.00       | 1.18     | 1.00        | 1,124       |
| Total Building Value:     |     |       |          |            |       |       |          |      |       |      |            |          | 141,135     |             |

**Sale Date: 06/20/2024**

Deed Date: 06/24/2024

File#: 2403479

**Buyer: GONZALEZ JUAN**

Sale Price: 142,000

Volume:

Page:

**Seller: BONNER ALLISON MARIE**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 160,855         | 133,023        | 0.9368 | 1.1328        |              | FISD      | MLS         | 0            | 0.861       | 141,135    |

**Parcel Id: 70066**

Acct Number: 00656-00004-01200-000000

Cat Code: D1

Loc Code: 25

Address: FM 80

Sale #:3

**Multi Parcel Sale**

Legal 1: J A WEAVER

A-656

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value    |
|----------------------------------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|----------------|
|                                  | 1   | RRW   | AWPP     | 3.79  | 0    | 0.00         |       | 0.00 | 35,423     | 330      | 35,423         |
|                                  | 2   | RRW   | AIPP     | 10.62 | 0    | 0.00         |       | 1.00 | 99,288     | 1,210    | 99,288         |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |       |      |            |          | <b>134,711</b> |

**Parcel Id: 70065**

Acct Number: 00656-00004-01100-000000

Cat Code: D1

Loc Code: 25

Address: FM 80

Sale #:3

**Multi Parcel Sale \*Primary Parcel\***

Legal 1: J A WEAVER

A-656

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|---------------|
|                                  | 1   | RRW   | AIPP     | 2.17  | 0    | 0.00         |       | 1.00 | 20,282     | 247      | 20,282        |
|                                  | 2   | RRW   | AWPP     | 8.09  | 0    | 0.00         |       | 1.00 | 75,566     | 705      | 75,566        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |       |      |            |          | <b>95,848</b> |

**Sale Date: 08/08/2024**

Deed Date: 08/13/2024

File#: 2404477

**Buyer: CARDOZA-BLEACHER GINA**

Sale Price: 246,680

Volume:

Page:

**Seller: POPE RYAN SULLIVAN**

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 230,559         | 159,744        | 0.6476 | 0.9346        | L            | WISD      | MLS         | 0            | 24.668      | 0          |

**Parcel Id: 70080**

Acct Number: 00001-00088-06300-000000

Cat Code: E1

Loc Code: 11

Address: 134 PR 207

Sale #:8

Legal 1: J N ACOSTA

A-1

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth | Per  | Real Value | Ag Value | Total Value   |
|----------------------------------|-----|-------|----------|-------|------|--------------|-------|------|------------|----------|---------------|
|                                  | 1   | RRF   | AWWP     | 4.35  | 0    | 0.00         |       | 1.00 | 71,284     | 379      | 71,284        |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |       |      |            |          | <b>71,284</b> |



# Sales Ratio Detail

**Sale Date: 08/29/2024**  
Sale Price: 69,000

Deed Date: 08/29/2024  
Volume:

File#: 2404887  
Page:

**Buyer: ARD JANA**  
**Seller: HARRIS JIMMIE L & LISA**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 71,284          | 28,108         | 0.4074 | 1.0331        | L            | FISD      | MLS         | 0            | 4.350       | 1,375      |

**Parcel Id: 70118**  
Sale #:5

Acct Number: 00702-00001-02200-000000

Cat Code: D1

Loc Code: 02

Address: FCR 402

Legal 1: F T ADAMS

A-702

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value       | Total Value |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------------|-------------|
|                                  | 1   | RRBDO | AIPP     | 20.00 | 0    | 0.00         | 0.00      | 170,512    | 2,279          | 170,512     |
|                                  | 2   | RRBDO | AWPP     | 9.84  | 0    | 0.00         | 0.00      | 83,892     | 857            | 83,892      |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            | <b>254,404</b> |             |

**Sale Date: 09/13/2024**  
Sale Price: 298,400

Deed Date: 09/13/2024  
Volume:

File#: 2405209  
Page:

**Buyer: FOBIAN MARK WILLIAM & LISA ANN**  
**Seller: LONG DERRAN V**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 254,404         | 193,602        | 0.6488 | 0.8526        | L            | BISD      | DSL         | 0            | 29.840      | 0          |

**Parcel Id: 70123**  
Sale #:4

Acct Number: 00848-00002-01000-000000

Cat Code: E1

Loc Code: 02

Address: CR 381

Legal 1: BEN HAYES

A-848

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value       | Total Value |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------------|-------------|
|                                  | 1   | RRBDO |          | 8.31  | 0    | 0.00         | 1.00      | 83,100     | 0              | 83,100      |
|                                  | 2   | RRBDO |          | 9.73  | 0    | 0.00         | 1.00      | 97,300     | 0              | 97,300      |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            | <b>180,400</b> |             |

**Sale Date: 10/31/2024**  
Sale Price: 160,556

Deed Date: 10/21/2024  
Volume:

File#: 2405963  
Page:

**Buyer: READ WADE RYAN & KACI COURTNEY WELLS**  
**Seller: FREESTONE1 LLC**

User Code 2: EA

Notes:

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 180,400         | 161,832        | 1.0079 | 1.1236        | L            | BISD      | MLS         | 0            | 18.040      | 0          |

**Parcel Id: 70179**  
Sale #:4

Acct Number: 33107-00118-01000-000000

Cat Code: E2

Loc Code: 11

Address: 127 FCR 523

Legal 1: WILDWOOD - J KORN

A-15 PT TR 118

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value      | Total Value |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|---------------|-------------|
|                                  | 1   | RWILD |          | 2.44  | 0    | 0.00         | 1.00      | 43,192     | 0             | 43,192      |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            | <b>43,192</b> |             |

# Sales Ratio Detail

**Sale Date: 10/24/2024**  
Sale Price: 44,999

Deed Date: 10/25/2024  
Volume:

File#: 2405864  
Page:

**Buyer: BAKER KENNETH LEE & ANITA SUE BOSTON**  
**Seller: RLV22 LLC**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 43,192          | 39,421         | 0.8760 | 0.9598        | L            | WILD      | MLS         | 0            | 2.443       | 113,541    |

**Parcel Id: 70381**  
Sale #:8

Acct Number: 00603-00021-02000-000000

Cat Code: D1 E1

Loc Code: 11

Address: 409 FCR 196

Legal 1: J THOMAS

A-603

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value       | Total Value |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|----------------|-------------|
|                                  | 2   | RRF   |          | 0.52  | 0    | 0.00         | 1.00      | 4,600      | 0              | 4,600       |
|                                  | 1   | RRF   | AIPP     | 26.89 | 0    | 0.00         | 1.00      | 239,744    | 3,064          | 239,744     |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            | <b>244,344</b> |             |

**Sale Date: 03/14/2025**  
Sale Price: 207,000

Deed Date: 03/17/2025  
Volume:

File#: 2501217  
Page:

**Buyer: LEONHARDT WILLIAM & RAMONA**  
**Seller: STRAIT DONNA**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 244,344         | 185,190        | 0.8946 | 1.1804        | L            | FISD      | MLS         | 0            | 27.410      | 0          |

**Parcel Id: 70446**  
Sale #:6

**Multi Parcel Sale**

Acct Number: 00015-00054-02000-000000

Cat Code: E1

Loc Code: 11

Address: E HWY 84

Legal 1: J KORN

A-15

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value      | Total Value |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|---------------|-------------|
|                                  | 1   | RRF   |          | 1.98  | 0    | 0.00         | 0.00      | 32,044     | 0             | 32,044      |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            | <b>32,044</b> |             |

**Parcel Id: 70445**  
Sale #:6

**Multi Parcel Sale \*Primary Parcel\***

Acct Number: 00015-00054-01000-000000

Cat Code: E1

Loc Code: 11

Address: E HWY 84

Legal 1: J KORN

A-15

| Land                             | Seq | Class | Ag_Class | Acres | Sqft | Front_Ft_Avg | Depth Per | Real Value | Ag Value      | Total Value |
|----------------------------------|-----|-------|----------|-------|------|--------------|-----------|------------|---------------|-------------|
|                                  | 1   | RRF   |          | 2.08  | 0    | 0.00         | 0.00      | 33,693     | 0             | 33,693      |
| <b>Total Land Taxable Value:</b> |     |       |          |       |      |              |           |            | <b>33,693</b> |             |

**Sale Date: 03/31/2025**  
Sale Price: 80,000

Deed Date: 03/31/2025  
Volume:

File#: 2501432  
Page:

**Buyer: LITTLE TROY & DUSTY**  
**Seller: DODGE WILLIAM DUSTIN**

| Appraised Value | Sale Mkt Value | Ratio  | Current Ratio | Partial Sale | Nbhd Code | Sale Source | Sqft at Sale | Acres@ Sale | Real Value |
|-----------------|----------------|--------|---------------|--------------|-----------|-------------|--------------|-------------|------------|
| 65,737          | 60,990         | 0.7624 | 0.8217        | L            | FISD      | MLS         | 0            | 4.066       | 0          |