

## Sales Ratio Selection Page

Run Date: 3/31/2026 7:15:38AM

Description:

Order: Account

### SELECTION CRITERIA

Year Run: 2026

Jurisdiction 30-ANAHUAC ISD

EXCLUDE Multi Parcel Sales

(NOT) Property\_Type LIKE M

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

Is\_Multi\_Parcel\_Sale = false

Deed\_Date greater than/equal to 1/1/2025 12:00:00 AM And Deed\_Date less than/equal to 2/28/2026 12:00:00 AM

Is\_Valid\_Transaction = true

(NOT) Primary\_Category\_Code LIKE A2, A4, M1, F1, E21, B1, D1, XVA, C1B, C1, E1, E

# Sales Ratio Detail

**Parcel Id: 4786**  
Sale #:1

Acct Number: 00033-00100-00000-260001

Cat Code: E11

Loc Code: 44

Address: 3332 S MAIN ST

Legal 1: 33 TR 1-0 J P ALFORD SUR

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30BAY-2		3.00	0	0.00		1.00	130,660	0	130,660
	2	RS30BAY-2		3.10	0	0.00		1.00	134,880	0	134,880

**Total Land Taxable Value: 265,540**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4+	2,897	1.35	1.00		0.40	1.00	1.00	1.00	158,390
	2	0	1900	GARAGE-FIN	M4+	506	1.35	1.00		0.40	1.00	1.00	1.00	6,600
	3	0	1900	PORCH	M4+	160	1.35	1.00		0.40	1.00	1.00	1.00	1,380
	4	0	1900	PORCH	M4+	56	1.35	1.00		0.40	1.00	1.00	1.00	480
	5	0	1900	WAREHOUSE	13	832	1.35	1.00		0.30	1.00	1.00	1.00	8,650
	6	0	1900	PORCH	M4+	388	1.35	1.00		0.40	1.00	1.00	1.00	3,350

**Total Building Value: 178,850**

**Sale Date: 10/28/2025**  
Sale Price: 435,000

Deed Date: 10/28/2025  
Volume:

File#: 218987  
Page:

**Buyer: SURBY BRADLEY J & AMANDA**  
**Seller: FAHRING THOMAS LLOYD JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
444,390	443,820	1.0203	1.0216	B		INT	0	6.097	178,850

**Parcel Id: 18696**  
Sale #:6

Acct Number: 00033-01100-00000-260001

Cat Code: A1

Loc Code: 44

Address: 3428 SOUTH MAIN ST

Legal 1: 33 TR 11-0 J P ALFORD

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30BAY-1		4.83	0	0.00		1.00	364,440	0	364,440

**Total Land Taxable Value: 364,440**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RES MAS	M4+	2,072	1.35	1.00		0.90	1.00	1.00	1.00	254,890
	2	1997	0	PORCH	M4+	832	1.35	1.00		0.90	1.00	1.00	1.00	16,150
	3	2005	0	BARN	51	1,032	1.35	1.00		0.60	1.00	1.00	1.00	6,250
	4	2005	0	CARPORT	F2	435	1.35	1.00		0.60	1.00	1.00	1.00	3,580
	5	0	1900	BARND0-2	4	435	1.35	1.00		0.60	1.00	1.00	1.00	2,210

**Total Building Value: 283,080**

**Sale Date: 08/01/2025**  
Sale Price: 625,000

Deed Date: 08/01/2025  
Volume:

File#: 216343  
Page:

**Buyer: WHITE MARTHA CASTILLO**  
**Seller: HAHN GUERRY L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
647,520	675,130	1.0802	1.0360	B		INT	0	4.825	283,080

**Parcel Id: 2415**  
Sale #:6

Acct Number: 00039-05807-00000-040001

Cat Code: A1

Loc Code: 54

Address: 413 CHRISTENSEN RD

Legal 1: 39 TR 58G-0 V BARROW

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		1.29	0	0.00		1.00	38,700	0	38,700
	2	RS30LD-1		2.95	0	0.00		1.00	88,500	0	88,500

**Total Land Taxable Value: 127,200**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4	1,972	1.35	1.00		0.91	1.00	1.00	1.00	245,290
	2	0	1900	PORCH	M4	27	1.35	1.00		0.91	1.00	1.00	1.00	520
	3	0	1900	GARAGE-FIN	M4	1,260	1.35	1.00		0.91	1.00	1.00	1.00	36,580
	4	0	1900	CARPORT	F4	572	1.35	1.00		0.75	1.00	1.00	1.00	7,820
	5	2006	0	PORCH	MTL2	256	1.35	1.00		0.95	1.00	1.00	1.00	4,050
	6	2006	0	WAREHOUSE	13	1,500	1.35	1.00		0.75	1.00	1.00	1.00	39,000
	7	2006	0	WH-CPY	13	360	1.35	1.00		0.75	1.00	1.00	1.00	3,340
	8	0	1900	CONCRETE	1	447	1.35	1.00		0.85	1.00	1.00	1.00	3,980

**Total Building Value: 340,580**

**Sale Date: 09/17/2025**  
Sale Price: 485,000

Deed Date: 09/17/2025  
Volume:

File#: 217737  
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**Buyer: MCKEOWN JESS PRICE**  
**Seller: CLINE BEVERLY ANN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
467,780	429,820	0.8862	0.9645	B		INT	0	4.240	340,580

**Parcel Id: 13720**  
Sale #:1

Acct Number: 00039-12400-00100-040001

Cat Code: A1

Loc Code: 54

Address: 124 SPEIGHTS RD

Legal 1: 39 TR 124-1 V BARROW

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		0.88	0	0.00		1.00	26,400	0	26,400

**Total Land Taxable Value: 26,400**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3+	1,480	1.35	1.00		0.85	1.00	1.00	1.00	160,630
	2	0	1900	CARPORT	F3	220	1.35	1.00		0.68	1.00	1.00	1.00	2,650
	3	0	2009	STORAGE	41	16	1.35	1.00		0.25	1.00	1.00	1.00	20

**Total Building Value: 163,300**

**Sale Date: 02/12/2025**  
Sale Price: 145,000

Deed Date: 02/12/2025  
Volume:

File#: 211054  
Page:

**Buyer: WRIGHT BUDDY**  
**Seller: RHAME K W MRS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
189,700	189,780	1.3088	1.3083	B		INT	0	0.880	163,300

**Parcel Id: 14515**  
Sale #:6

Acct Number: 00051-00200-00100-120001

Cat Code: A1

Loc Code: 44

Address: 2820 FM 563

Legal 1: 51 TR 2-1 C BAXTER

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		0.90	0	0.00		1.00	27,080	0	27,080

**Total Land Taxable Value: 27,080**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES FRM	F4	832	1.35	1.00		1.00	1.00	1.00	1.00	108,680
	2	0	2021	CARPORT	MTL1	624	1.35	1.00		1.00	1.00	1.00	1.00	4,500
	3	0	2025	DECK	MH	16	1.35	1.00		1.00	1.00	1.00	1.00	250
	4	0	2025	DECK	MH	450	1.35	1.00		1.00	1.00	1.00	1.00	6,970
	5	2025	2026	MOB HME PK	2	1	1.35	1.00		1.00	1.00	1.00	1.00	1,890
	6	2025	2026	STORAGE	42	200	1.35	1.00		1.00	1.00	1.00	1.00	1,520
	7	2025	2026	STORAGE	41	60	1.35	1.00		1.00	1.00	1.00	1.00	340
<b>Total Building Value:</b>														<b>124,150</b>

**Sale Date: 04/29/2025**  
Sale Price: 185,000

Deed Date: 04/29/2025  
Volume:

File#: 213266  
Page:

**Buyer: LEBLANC WILFRED P**  
**Seller: BALL TIMOTHY A & MELISSA M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
151,230	156,150	0.8441	0.8175	B		INT	0	0.901	124,150

**Parcel Id: 9522**  
Sale #:7

Acct Number: 00166-04601-00100-120001

Cat Code: A1

Loc Code: 44

Address: 511 CAIN RD

Legal 1: 166 TR 46A-1 G B JAMISON

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		1.09	0	0.00	1.00	32,670	0	32,670
<b>Total Land Taxable Value:</b>										<b>32,670</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	1,292	1.35	1.00		0.50	1.00	1.00	1.00	80,360
	2	2003	0	PORCH	F3	16	1.35	1.00		0.50	1.00	1.00	1.00	130
	3	0	1900	PORCH	F3	48	1.35	1.00		0.50	1.00	1.00	1.00	400
	4	0	1900	STORAGE	42	192	1.35	1.00		0.25	1.00	1.00	1.00	360
	5	0	1900	SHED-2	42	96	1.35	1.00		0.40	1.00	1.00	1.00	130
<b>Total Building Value:</b>														<b>81,380</b>

**Sale Date: 12/29/2025**  
Sale Price: 141,500

Deed Date: 12/29/2025  
Volume:

File#: 220710  
Page:

**Buyer: TYNER TERRELL E**  
**Seller: PROWDLEY CAROL E & DAWN MARIE SMITH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
114,050	122,480	0.8656	0.8060	B		SER	0	1.370	81,380

**Parcel Id: 4956**  
Sale #:6

Acct Number: 00224-02700-00102-330001

Cat Code: E11

Loc Code: 44

Address: 111 PONCHO

Legal 1: 224 27-1 AND 1B H STARNES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS1600W		2.58	0	0.00	1.00	709,780	0	709,780
	2	RS1600W		0.58	0	0.00	1.00	158,980	0	158,980
<b>Total Land Taxable Value:</b>										<b>868,760</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2013	2026	RES MAS	M8	2,268	1.35	1.00		0.95	1.00	1.00	1.00	496,460
	2	2013	2026	RMSTR2	M8	2,268	1.35	1.00		0.85	1.00	1.00	1.00	373,120
	3	2025	2026	RMSTR3	M8	480	1.35	1.00		1.00	1.00	1.00	1.00	99,540
	4	2013	2026	ELEVATOR-R	1	1	1.35	1.00		1.00	1.00	1.00	1.00	18,900
	5	2013	2026	PORCH	M8	1,336	1.35	1.00		0.95	1.00	1.00	1.00	47,650
	6	2013	2026	PORCH	M8	3,920	1.35	1.00		0.85	1.00	1.00	1.00	125,090
	7	2013	2026	PORCH	M8	1,336	1.35	1.00		0.85	1.00	1.00	1.00	42,630
	8	2013	2026	PORCH	M8	224	1.35	1.00		0.85	1.00	1.00	1.00	7,150
	9	2024	2026	BULKHEAD	22	258	1.35	1.00		1.00	1.00	1.00	1.00	20,900
	10	2013	2026	RES FRM	F7	224	1.35	1.00		0.85	1.00	1.00	1.00	29,050
	11	2013	2026	STORAGE	42	92	1.35	1.00		0.95	1.00	1.00	1.00	660
	12	2013	2026	RES MAS	M6	757	1.35	1.00		0.95	1.00	1.00	1.00	108,480
	13	2013	2026	RMSTR2	M6	557	1.35	1.00		0.95	1.00	1.00	1.00	67,050
	14	2013	2026	RMSTR3	M6	398	1.35	1.00		0.95	1.00	1.00	1.00	51,330
	15	2013	2026	RMSTR3	M6	294	1.35	1.00		0.95	1.00	1.00	1.00	37,920
	16	2013	2026	RMSTR3	M6	250	1.35	1.00		0.95	1.00	1.00	1.00	32,250
	17	2013	2026	PORCH	M6	275	1.35	1.00		0.95	1.00	1.00	1.00	6,380
<b>Total Building Value:</b>														<b>1,564,560</b>

**Sale Date: 01/14/2026**  
Sale Price: 2,500,000

Deed Date: 01/14/2026  
Volume:

File#: 221174  
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**Buyer: NELSON ALBERT N III**  
**Seller: SPEER GORDON W**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
2,433,320	1,427,010	0.5708	0.9733	B		SER	0	3.159	1,564,560

**Parcel Id: 13057**  
Sale #:9

Acct Number: 00303-09700-01100-190001

Cat Code: A1

Loc Code: 10

Address: 801 WILLCOX ST

Legal 1: 303 TR 97-11 C WILLCOX

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		0.18	0	0.00	1.00	5,480	0	5,480

**Total Land Taxable Value: 5,480**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	999	1.35	1.00		0.85	1.00	1.00	1.00	105,640
	2	0	1900	PORCH	F3	15	1.35	1.00		0.85	1.00	1.00	1.00	210
	3	0	1900	CARPORT	MTL1	260	1.35	1.00		0.85	1.00	1.00	1.00	1,590

**Total Building Value: 107,440**

**Sale Date: 01/09/2026**  
Sale Price: 156,000

Deed Date: 01/09/2026  
Volume:

File#: 221077  
Page:

**Buyer: CWICK TIMOTHY**  
**Seller: CREDENCE PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
112,920	112,920	0.7238	0.7238	B		SER	0	0.183	107,440

**Parcel Id: 14518**  
Sale #:7

Acct Number: 00304-00600-00200-190001

Cat Code: A1

Loc Code: 10

Address: 1311 OAK ST

Legal 1: 304 TR 6-2 C WILLCOX

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS30LD-1		1.82	0	0.00		1.00	54,460	0	54,460

**Total Land Taxable Value: 54,460**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	1900		RES MAS	M4	1,698	1.35	1.00		0.85	1.00	1.00	1.00	197,280
2	0	1900		PORCH	M4	132	1.35	1.00		0.85	1.00	1.00	1.00	2,360
3	0	1900		RES MAS	M4	480	1.35	1.00		0.85	1.00	1.00	1.00	55,770
4	0	1900		WAREHOUSE	12	900	1.35	1.00		0.60	1.00	1.00	1.00	13,520
5	2001	0		SCRN PORCH	M4	560	1.35	1.00		0.95	1.00	1.00	1.00	11,990
6	0	1900		PORCH	M4	155	1.35	1.00		0.96	1.00	1.00	1.00	3,130
7	0	1900		PORCH	M4	54	1.35	1.00		0.98	1.00	1.00	1.00	1,110

**Total Building Value: 285,160**

**Sale Date: 02/11/2026**  
Sale Price: 330,000

Deed Date: 02/11/2026  
Volume:

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**Buyer: DUFF TYLER & HALEY**  
**Seller: CLARK ALLEN E & BOBBIE L REVOCABLE TRUST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,620	338,760	1.0265	1.0292	B		SER	0	1.815	285,160

**Parcel Id: 9661**  
Sale #:3

Acct Number: 00305-15402-00000-110001

Cat Code: E11

Loc Code: 44

Address: 20630 I-10

Legal 1: 305 TR 154B-0 EHR WALLIS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS60HE		5.06	0	0.00		1.00	202,500	0	202,500

**Total Land Taxable Value: 202,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	1900		RES MAS	M4+	2,186	1.35	1.00		0.85	1.00	1.00	1.00	253,980
2	0	1900		RMSTR2	M4+	336	1.35	1.00		0.85	1.00	1.00	1.00	32,790
3	0	1900		GARAGE-FIN	M4+	308	1.35	1.00		0.85	1.00	1.00	1.00	8,540
4	0	1900		PORCH	M4+	136	1.35	1.00		0.85	1.00	1.00	1.00	2,490
5	0	1900		CARPORT	MTL2	660	1.35	1.00		0.85	1.00	1.00	1.00	9,350
6	0	1900		SCRN PORCH	F4+	810	1.35	1.00		0.85	1.00	1.00	1.00	16,250
7	1900			GLASSPORCH	3	80	1.35	1.00		0.95	1.00	1.00	1.00	1,930
8	0	1900		STORAGE	42	264	1.35	1.00		0.60	1.00	1.00	1.00	1,200
9	0	1900		STORAGE	42	80	1.35	1.00		0.60	1.00	1.00	1.00	360

**Total Building Value: 326,890**

**Sale Date: 08/15/2025**  
Sale Price: 500,000

Deed Date: 08/15/2025  
Volume:

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**Buyer: SCOTT ROBERT R & RHONDA P**  
**Seller: FEIST JOHN W & RACHEL ANN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
529,390	340,500	0.6810	1.0588	B		INT	0	5.063	326,890

**Parcel Id: 347**  
Sale #:7

Acct Number: 00311-02900-00500-040001

Cat Code: A1

Loc Code: 54

Address: 424 HANKAMER LOOP RD

Legal 1: 311 TR 29-5 A WEAVER

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		1.09	0	0.00		1.00	32,650	0	32,650
	2	RS30LD-1		2.00	0	0.00		1.00	60,000	0	60,000

**Total Land Taxable Value: 92,650**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RES FRM	F3+	1,846	1.35	1.00		0.87	1.00	1.00	1.00	205,060
	2	0	1900	PORCH	F3+	250	1.35	1.00		0.87	1.00	1.00	1.00	3,950
	3	0	1900	GARAGE-DET	FU2	588	1.35	1.00		0.87	1.00	1.00	1.00	14,540
	4	0	2009	PORCH	F3+	240	1.35	1.00		0.95	1.00	1.00	1.00	4,140
	5	0	2009	PORCH	F3+	60	1.35	1.00		0.95	1.00	1.00	1.00	1,030
	6	0	1900	RFSTR2	F3+	400	1.35	1.00		0.87	1.00	1.00	1.00	37,330
	7	0	2011	WAREHOUSE	12	900	1.35	1.00		0.90	1.00	1.00	1.00	20,270
	8	0	2011	WAREHOUSE	10	300	1.35	1.00		0.70	1.00	1.00	1.00	4,120

**Total Building Value: 290,440**

**Sale Date: 10/01/2025**  
Sale Price: 325,000

Deed Date: 10/01/2025  
Volume:

File#: 218177  
Page:

**Buyer: HILLHOUSE KARL RYAN**  
**Seller: RAY DAVID LEE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
383,090	381,470	1.1738	1.1787	B		INT	0	3.088	290,440

**Parcel Id: 24644**  
Sale #:8

Acct Number: 00337-00200-00200-260400

Cat Code: A1

Loc Code: 10

Address: 2909 S MAIN ST

Legal 1: 337 TR 2-2-4 I&GN RR CO

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	3	RS30LD-2		1.52	0	0.00		1.00	30,440	0	30,440
	4	RS30LD-2		0.62	0	0.00		1.00	12,440	0	12,440
	5	RS30LD-2		1.89	0	0.00		0.00	37,800	0	37,800
	1	RS30LD-2		1.00	0	0.00		1.00	20,000	0	20,000
	2	RS30LD-2		1.35	0	0.00		1.00	27,020	0	27,020

**Total Land Taxable Value: 127,700**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	1,458	1.35	1.00		0.90	1.00	1.00	1.00	171,410
	2	0	1900	PORCH	F4	368	1.35	1.00		0.90	1.00	1.00	1.00	6,080
	3	0	1900	RES FRM	F4	290	1.35	1.00		0.90	1.00	1.00	1.00	34,090
	4	2005	0	RES FRM	F4	512	1.35	1.00		0.95	1.00	1.00	1.00	63,540
	5	2005	0	RFSTR2	F4	448	1.35	1.00		0.95	1.00	1.00	1.00	46,700
	6	2005	0	PERGOLA	1	160	1.35	1.00		0.97	1.00	1.00	1.00	1,910
	7	0	1900	GARAGE-DET	FF1	528	1.35	1.00		0.90	1.00	1.00	1.00	13,500
	8	2005	0	POOL	5	462	1.35	1.00		0.75	1.00	1.00	1.00	22,130
	9	2003	0	CARPORT	MTL1	440	1.35	1.00		0.55	1.00	1.00	1.00	1,740
	10	2020	0	BARN	31	655	1.35	1.00		1.00	1.00	1.00	1.00	7,440
	11	2021	2022	SHED-1	41	386	1.35	1.00		1.00	1.00	1.00	1.00	1,900
	12	0	1900	PORCH	F4	1,242	1.35	1.00		1.00	1.00	1.00	1.00	22,800

**Total Building Value: 393,240**

# Sales Ratio Detail

**Sale Date: 02/10/2025**  
Sale Price: 635,000

Deed Date: 02/11/2025  
Volume:

File#: 211008  
Page:

**Buyer: GILBERT JON LUKAS & JON L II**  
**Seller: ELLIOTT BOBBY D & HOLLY E**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
520,940	515,690	0.8121	0.8204	B		INT	0	6.385	393,240

**Parcel Id: 14572**  
Sale #:2

Acct Number: 00364-01400-00100-260001

Cat Code: A1

Loc Code: 44

Address: 319 MOOREHEAD

Legal 1: 364 TR 14-1 S S SCHERER

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS30LD-1		1.10	0	0.00		1.00	33,020	0	33,020			
<b>Total Land Taxable Value:</b>											<b>33,020</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1967	0	RES FRM	F4+	2,220	1.35	1.00		0.80	1.00	1.00	1.00	231,990
	2	1967	0	PORCH	F4+	12	1.35	1.00		0.70	1.00	1.00	1.00	170
	3	0	1900	CARPORT	MTL1	720	1.35	1.00		0.30	1.00	1.00	1.00	1,560
	4	0	2010	STORAGE	42	295	1.35	1.00		0.30	1.00	1.00	1.00	670
	5	0	2011	PORCH	MTL1	500	1.35	1.00		0.70	1.00	1.00	1.00	2,520
	6	2021	0	CARPORT	MTL2	200	1.35	1.00		1.00	1.00	1.00	1.00	3,330
<b>Total Building Value:</b>											<b>240,240</b>			

**Sale Date: 04/29/2025**  
Sale Price: 206,000

Deed Date: 04/29/2025  
Volume:

File#: 213292  
Page:

**Buyer: LINDLEY JUSTIN & GRACE**  
**Seller: HAMILTON JAMES D**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
273,260	275,640	1.3381	1.3265	B		INT	0	1.180	240,240

**Parcel Id: 66290**  
Sale #:2

Acct Number: 10400-36330-00000-000100

Cat Code: A1

Loc Code: 10

Address: 911 OAK ST

Legal 1: LOT 1 AGC ACOSTAS ESTATES MINOR PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV10400		0.86	0	0.00		1.00	40,000	0	40,000			
<b>Total Land Taxable Value:</b>											<b>40,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,662	1.35	1.00		1.00	1.00	1.00	1.00	374,250
	2	2022	2023	GARAGE-FIN	M5+	785	1.35	1.00		1.00	1.00	1.00	1.00	29,630
	3	2022	2023	PORCH	M5+	85	1.35	1.00		1.00	1.00	1.00	1.00	2,040
	4	2022	2023	PORCH	M5+	449	1.35	1.00		1.00	1.00	1.00	1.00	10,750
	5	0	2024	POOL	5	525	1.35	1.00		0.75	1.00	1.00	1.00	25,140
	6	0	2024	CONCRETE	1	120	1.35	1.00		1.00	1.00	1.00	1.00	1,260
	7	0	2024	CONCRETE	1	120	1.35	1.00		1.00	1.00	1.00	1.00	1,260
<b>Total Building Value:</b>											<b>444,330</b>			

# Sales Ratio Detail

**Sale Date:** 07/02/2025  
**Sale Price:** 530,000

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

**File#:** 215359  
**Page:**

**Buyer:** ROGERS DUNCAN & MARY  
**Seller:** ARMSTRONG KIMBERLY & JEFFREY R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
484,330	484,070	0.9133	0.9138	B		INT	0	0.858	444,330

**Parcel Id:** 15031  
**Sale #:** 5

**Acct Number:** 11000-00303-00700-000300    **Cat Code:** A1    **Loc Code:** 10    **Address:** 1008 WHEELER ST  
**Legal 1:** 3 - 4    7    ANAHUAC T/S

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS11000		0.16	7,000	50.00			1.00	11,270	0	11,270		
<b>Total Land Taxable Value:</b>											<b>11,270</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1981	0	RES MAS	M3+	1,121	1.35	1.00		0.85	1.00	1.00	1.00	128,480
	2	0	1900	PORCH	M3+	6	1.35	1.00		0.85	1.00	1.00	1.00	100
	3	2018	2019	PORCH	F3	302	1.35	1.00		1.00	1.00	1.00	1.00	4,990
	4	2024	0	RES FRM	F3	130	1.35	1.00		1.00	1.00	1.00	1.00	16,170
<b>Total Building Value:</b>													<b>149,740</b>	

**Sale Date:** 04/08/2025  
**Sale Price:** 161,000

**Deed Date:** 04/08/2025  
**Volume:**

**File#:** 212616  
**Page:**

**Buyer:** VEGA MADELYNN  
**Seller:** KING DK EQUITY LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
161,010	161,010	1.0001	1.0001	B		INT	7,000	0.161	149,740

**Parcel Id:** 57753  
**Sale #:** 12

**Acct Number:** 11000-00303-01700-002300    **Cat Code:** A1    **Loc Code:** 10    **Address:** 709 MAIN ST  
**Legal 1:** 23 - 24    17    ANAHUAC T/S

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS11000		0.16	14,000	100.00			1.00	11,250	0	11,250		
<b>Total Land Taxable Value:</b>											<b>11,250</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,402	1.35	1.00		1.00	1.00	1.00	1.00	190,240
	2	0	2024	PORCH	F5	76	1.35	1.00		1.00	1.00	1.00	1.00	1,580
	3	0	2024	PORCH	F5	74	1.35	1.00		1.00	1.00	1.00	1.00	1,530
	4	2025	2026	STORAGE	41	18	1.35	1.00		1.00	1.00	1.00	1.00	100
<b>Total Building Value:</b>													<b>193,450</b>	

**Sale Date:** 03/10/2025  
**Sale Price:** 227,000

**Deed Date:** 03/10/2025  
**Volume:**

**File#:** 211726  
**Page:**

**Buyer:** ACOSTA ANTHONY  
**Seller:** FABER LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
204,700	204,600	0.9013	0.9018	B		INT	14,000	0.161	193,450

# Sales Ratio Detail

**Parcel Id: 18598**  
Sale #:8

Acct Number: 11000-00303-01800-001300

Cat Code: A1

Loc Code: 10

Address: 711 MAIN ST

Legal 1: LOTS 13-16 BLK 18 ANAHUAC T/S

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS11000		0.32	14,000	100.00		1.00	22,470	0	22,470

**Total Land Taxable Value: 22,470**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	2004	RES FRM	F3+	1,830	1.35	1.00		0.93	1.00	1.00	1.00	217,300
	2	0	1900	PORCH	F3+	45	1.35	1.00		0.93	1.00	1.00	1.00	760
	3	0	1900	WAREHOUSE	11	1,440	1.35	1.00		0.85	1.00	1.00	1.00	35,820
	4	0	1900	DECK	1	16	1.35	1.00		0.95	1.00	1.00	1.00	240

**Total Building Value: 254,120**

**Sale Date: 10/27/2025**  
Sale Price: 241,500

Deed Date: 10/27/2025

File#: 218926

Volume:

Page:

**Buyer: SUSTAITA HECTOR & FERNANDA AZUARA**

**Seller: HOUSTON HOMEBOYS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,590	217,750	0.9017	1.1453	B		INT	14,000	0.321	254,120

**Parcel Id: 11316**  
Sale #:6

Acct Number: 11000-00303-02700-000401

Cat Code: A1

Loc Code: 10

Address: 606 MAIN ST

Legal 1: LOT 4 - 9 BLK 27 ANAHUAC T/S

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS11000		0.16	7,000	50.00		1.00	11,270	0	11,270
	2	RS11000		0.16	7,000	50.00		1.00	11,270	0	11,270
	3	RS11000		0.16	7,000	50.00		1.00	11,270	0	11,270

**Total Land Taxable Value: 33,810**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	POOL	5	240	1.35	1.00		0.75	1.00	1.00	1.00	11,490
	2	0	2011	RES FRM	F4	1,593	1.35	1.00		0.85	1.00	1.00	1.00	176,870
	3	2018	2019	STORAGE	52	36	1.35	1.00		1.00	1.00	1.00	1.00	440
	4	2018	2019	PORCH	F4	354	1.35	1.00		1.00	1.00	1.00	1.00	6,500
	5	0	2021	PORCH	F4	168	1.35	1.00		1.00	1.00	1.00	1.00	3,080
	6	0	2021	STORAGE	42	200	1.35	1.00		1.00	1.00	1.00	1.00	1,520
	7	0	1900	RES FRM	F4	270	1.35	1.00		0.95	1.00	1.00	1.00	33,510
	8	0	1900	PORCH	F4	60	1.35	1.00		0.95	1.00	1.00	1.00	1,050
	9	0	2024	WAREHOUSE	13	864	1.35	1.00		1.00	1.00	1.00	1.00	29,950
	10	0	2024	CONCRETE	1	1,152	1.35	1.00		1.00	1.00	1.00	1.00	12,050

**Total Building Value: 276,460**

**Sale Date: 09/15/2025**  
Sale Price: 305,000

Deed Date: 09/15/2025

File#: 217636

Volume:

Page:

**Buyer: DAVIS CURTIS & TONYA**

**Seller: COCKRILL CAREY LEE & SHELLY RENEE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,270	307,140	1.0070	1.0173	B		INT	21,000	0.483	276,460

# Sales Ratio Detail

**Parcel Id: 19539**  
Sale #:4

Acct Number: 14250-00161-00100-005100    Cat Code: A1    Loc Code: 44    Address: 580 BAYOU AVE  
Legal 1: 51 & 52 1 BAYOU BAY EST SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV14250		0.28	12,010	60.35		1.00	15,000	0	15,000			
	2	FV14250		0.25	10,937	57.50		0.00	15,000	0	15,000			
<b>Total Land Taxable Value:</b>											<b>30,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	0	RES FRM	F3+	924	1.35	1.00		0.85	1.00	1.25	1.00	125,350
	2	0	1900	CARPORT	F3+	280	1.35	1.00		0.85	1.00	1.25	1.00	5,400
	3	0	1900	CARPORT	F3	644	1.35	1.00		0.85	1.00	1.25	1.00	12,110
	4	0	2011	RES FRM	F3+	99	1.35	1.00		0.85	1.00	1.25	1.00	13,430
	5	0	2011	PORCH	F3+	152	1.35	1.00		0.85	1.00	1.25	1.00	2,930
<b>Total Building Value:</b>											<b>159,220</b>			

**Sale Date: 12/08/2025**    Deed Date: 12/08/2025    File#: 220185    **Buyer: SAMPA FRANCINE**  
Sale Price: 185,000    Volume:    Page:    **Seller: WOOD HEATH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
189,220	188,430	1.0185	1.0228	B		SER	22,946	0.527	159,220

**Parcel Id: 9670**  
Sale #:10

Acct Number: 18000-00303-00400-002000    Cat Code: A1    Loc Code: 10    Address: 1209 S KANSAS  
Legal 1: LOT 20 BLK 4 BELTON LANE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS18000		0.36	15,664	89.00		0.96	4,930	0	4,930			
<b>Total Land Taxable Value:</b>											<b>4,930</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1961	0	RES MAS	M4	1,622	1.35	1.00		0.85	1.00	1.25	1.00	235,560
	2	1961	0	PORCH	M4	117	1.35	1.00		0.85	1.00	1.25	1.00	2,610
	3	0	1900	RES MAS	M4	462	1.35	1.00		0.83	1.00	1.25	1.00	65,520
	4	0	2024	WAREHOUSE	13	1,560	1.35	1.00		1.00	1.00	1.25	1.00	67,600
	5	0	1900	PORCH	F4	336	1.35	1.00		0.85	1.00	1.25	1.00	6,550
<b>Total Building Value:</b>											<b>377,840</b>			

**Sale Date: 02/11/2026**    Deed Date: 02/11/2026    File#: 221947    **Buyer: LANGHAM DONALD L III & HALEE COGNATA**  
Sale Price: 380,000    Volume:    Page:    **Seller: JOHNSON CHASE L & MADISON**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
382,770	337,430	0.8880	1.0073	B	18000	SER	15,664	0.360	377,840

**Parcel Id: 9113**  
Sale #:10

Acct Number: 20500-00303-00100-002700    Cat Code: A1    Loc Code: 10    Address: 606 LAZY LN  
Legal 1: LOT 27 CHAMBLISS S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS20500		0.39	17,019	93.00		1.00	23,460	0	23,460
<b>Total Land Taxable Value:</b>											<b>23,460</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	0	RES MAS	M4	1,478	1.35	1.00		0.80	1.00	1.00	1.00	161,620
	2	0	1900	GARAGE-FIN	M4	220	1.35	1.00		0.80	1.00	1.00	1.00	5,610
	3	0	1900	PORCH	M4	12	1.35	1.00		0.80	1.00	1.00	1.00	200
	4	0	1900	STORAGE	41	120	1.35	1.00		0.25	1.00	1.00	1.00	170
	5	0	1900	PORCH	F3	96	1.35	1.00		0.80	1.00	1.00	1.00	1,270
	6	0	2024	STORAGE	42	160	1.35	1.00		1.00	1.00	1.00	1.00	1,220
<b>Total Building Value:</b>														<b>170,090</b>

**Sale Date: 01/27/2026**  
Sale Price: 175,000

Deed Date: 01/27/2026  
Volume:

File#: 221410  
Page:

**Buyer: EAST LUKE & PAIGE**  
**Seller: BAREFIELD AARON NOAH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
193,550	193,550	1.1060	1.1060	B		SER	17,019	0.391	170,090

**Parcel Id: 61325**  
Sale #:3

Acct Number: 22580-00041-00000-000200

Cat Code: A1

Loc Code: 44

Address: 106 KICKAPOO DR

Legal 1: CYPRESS POINT SEC 1 LOT 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22580		0.33	0	0.00		1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>											<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2024	RES FRM	F5	1,657	1.35	1.00		1.00	1.00	0.80	1.00	179,870
	2	0	2024	RFSTR2	F5	1,222	1.35	1.00		1.00	1.00	0.80	1.00	111,430
	3	0	2024	RES FRM	F5	400	1.35	1.00		1.00	1.00	0.80	1.00	43,420
	4	0	2024	PORCH	F5	43	1.35	1.00		1.00	1.00	0.80	1.00	710
	5	0	2024	PORCH	F5	120	1.35	1.00		1.00	1.00	0.80	1.00	1,990
<b>Total Building Value:</b>														<b>337,420</b>

**Sale Date: 08/22/2025**  
Sale Price: 337,106

Deed Date: 08/22/2025  
Volume:

File#: 216962  
Page:

**Buyer: FREEMAN WILLIAM DOUGLAS**  
**Seller: K HOVNIANIAN OF HOUSTON II LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
400,420	316,060	0.9376	1.1878	B	25800KHOV	INT	0	0.330	337,420

**Parcel Id: 61381**  
Sale #:4

Acct Number: 22580-00041-00000-005800

Cat Code: A1

Loc Code: 44

Address: 406 ROCKY RIDGE DR

Legal 1: CYPRESS POINT SEC 1 LOT 58

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22580		0.29	0	0.00		1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>											<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,520	1.35	1.00		1.00	1.00	0.80	1.00	168,810
	2	0	1900	GARAGE-FIN	M5	380	1.35	1.00		1.00	1.00	0.80	1.00	10,510
	3	0	1900	PORCH	M5	29	1.35	1.00		1.00	1.00	0.80	1.00	500
	4	0	1900	PORCH	M5	86	1.35	1.00		1.00	1.00	0.80	1.00	1,500
<b>Total Building Value:</b>														<b>181,320</b>

# Sales Ratio Detail

**Sale Date: 06/13/2025**  
Sale Price: 291,000

Deed Date: 06/13/2025  
Volume:

File#: 214712  
Page:

**Buyer: LEYVA JESUS**  
**Seller: EDWARDS FELICIA DANETTE & STOKELY LAMONT**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
244,320	236,260	0.8119	0.8396	B	25800DR	INT	0	0.286	181,320

**Parcel Id: 61382**  
Sale #:4

Acct Number: 22580-00041-00000-005900    Cat Code: A1    Loc Code: 44    Address: 402 ROCKY RIDGE DR  
Legal 1: CYPRESS POINT SEC 1 LOT 59 HUNT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22580		0.22	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,800	1.35	1.00		0.97	1.00	0.80	1.00	193,900
	2	0	1900	GARAGE-FIN	M5	414	1.35	1.00		0.97	1.00	0.80	1.00	11,100
	3	0	1900	PORCH	M5	69	1.35	1.00		0.97	1.00	0.80	1.00	1,160
	4	0	1900	PORCH	M5	135	1.35	1.00		0.97	1.00	0.80	1.00	2,280
<b>Total Building Value:</b>													<b>208,440</b>	

**Sale Date: 10/31/2025**  
Sale Price: 280,000

Deed Date: 10/31/2025  
Volume:

File#: 219131  
Page:

**Buyer: VOGLER ZACHARY SHANE**  
**Seller: MCGRAW SARAH ALEXSANDRA & WILLIAM EUGENE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
271,440	271,440	0.9694	0.9694	B	25800DR	INT	0	0.220	208,440

**Parcel Id: 66148**  
Sale #:3

Acct Number: 22583-00041-00100-000500    Cat Code: A1    Loc Code: 44    Address: 117 BIG SPRING DR  
Legal 1: LOT 5 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22583		0.25	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES MAS	M5	1,929	1.35	1.00		1.00	1.00	0.85	1.00	227,610
	2	0	2025	GARAGE-FIN	M5	747	1.35	1.00		1.00	1.00	0.85	1.00	21,940
	3	0	2025	PORCH	M5	285	1.35	1.00		1.00	1.00	0.85	1.00	5,270
	4	0	2025	PORCH	M5	217	1.35	1.00		1.00	1.00	0.85	1.00	4,010
<b>Total Building Value:</b>													<b>258,830</b>	

**Sale Date: 06/20/2025**  
Sale Price: 359,000

Deed Date: 06/20/2025  
Volume:

File#: 214925  
Page:

**Buyer: PONDER CLAYTON A & SHELBY E**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
321,830	257,130	0.7162	0.8965	B	25800TK	SER	0	0.250	258,830

# Sales Ratio Detail

**Parcel Id: 66149**  
Sale #:3

Acct Number: 22583-00041-00100-000600

Cat Code: A1

Loc Code: 44

Address: 123 BIG SPRING DR

Legal 1: LOT 6 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22583		0.22	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2025		RES MAS	M5	2,334	1.35	1.00		1.00	1.00	0.85	1.00	275,410
2	0	2025		GARAGE-FIN	M5	727	1.35	1.00		1.00	1.00	0.85	1.00	21,360
3	0	2025		PORCH	M5	109	1.35	1.00		1.00	1.00	0.85	1.00	2,020
4	0	2025		PORCH	M5	309	1.35	1.00		1.00	1.00	0.85	1.00	5,710

**Total Building Value: 304,500**

**Sale Date: 06/30/2025**  
Sale Price: 385,000

Deed Date: 06/30/2025

File#: 215237

**Buyer: PHAM DAVID**

Volume:

Page:

**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,500	285,280	0.7410	0.9545	B	25800TK	SEL	0	0.220	304,500

**Parcel Id: 66151**  
Sale #:3

Acct Number: 22583-00041-00100-000800

Cat Code: A1

Loc Code: 44

Address: 205 BIG SPRING DR

Legal 1: LOT 8 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22583		0.22	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2025		RES MAS	M5	2,319	1.35	1.00		1.00	1.00	0.85	1.00	273,640
2	0	2025		GARAGE-FIN	M5	431	1.35	1.00		1.00	1.00	0.85	1.00	12,660
3	0	2025		PORCH	M5	254	1.35	1.00		1.00	1.00	0.85	1.00	4,690
4	0	2025		PORCH	M5	234	1.35	1.00		1.00	1.00	0.85	1.00	4,320

**Total Building Value: 295,310**

**Sale Date: 06/30/2025**  
Sale Price: 375,000

Deed Date: 06/30/2025

File#: 215270

**Buyer: DEPPE CHAZ & MELISSA**

Volume:

Page:

**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
358,310	260,860	0.6956	0.9555	B	25800TK	SEL	0	0.220	295,310

**Parcel Id: 66159**  
Sale #:3

Acct Number: 22583-00041-00100-001600

Cat Code: A1

Loc Code: 44

Address: 114 LITTLE SPRING CT

Legal 1: LOT 16 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22583		0.20	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,328	1.35	1.00		1.00	1.00	0.85	1.00	274,700
	2	2025	2025	GARAGE-FIN	M5	154	1.35	1.00		1.00	1.00	0.85	1.00	4,520
	3	2025	2025	PORCH	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	7,760
	4	2025	2025	PORCH	M5	472	1.35	1.00		1.00	1.00	0.85	1.00	8,720
<b>Total Building Value:</b>														<b>295,700</b>

**Sale Date: 07/18/2025**  
Sale Price: 359,000

Deed Date: 07/18/2025  
Volume:

File#: 215902  
Page:

**Buyer: CURRINGTON CHRISTOPHER & BRITANY**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
358,700	358,700	0.9992	0.9992	B	25800TK	INT	0	0.200	295,700

**Parcel Id: 66160**  
Sale #:3

Acct Number: 22583-00041-00100-001700

Cat Code: A1

Loc Code: 44

Address: 110 LITTLE SPRING CT

Legal 1: LOT 17 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22583		0.24	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,395	1.35	1.00		1.00	1.00	0.85	1.00	282,600
	2	2025	2025	RMSTR2	M5	600	1.35	1.00		1.00	1.00	0.85	1.00	59,470
	3	2025	2025	GARAGE-FIN	M5	777	1.35	1.00		1.00	1.00	0.85	1.00	22,830
	4	2025	2025	PORCH	M5	211	1.35	1.00		1.00	1.00	0.85	1.00	3,900
	5	2025	2025	PORCH	M5	462	1.35	1.00		1.00	1.00	0.85	1.00	8,540

**Total Building Value: 377,340**

**Sale Date: 08/15/2025**  
Sale Price: 400,000

Deed Date: 08/15/2025  
Volume:

File#: 216764  
Page:

**Buyer: RODRIGUEZ JOSE ANDRES & DAYANELLI INIGUEZ**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
440,340	451,670	1.1292	1.1008	B	25800TK	INT	0	0.240	377,340

**Parcel Id: 66161**  
Sale #:3

Acct Number: 22583-00041-00100-001800

Cat Code: A1

Loc Code: 44

Address: 106 LITTLE SPRING CT

Legal 1: LOT 18 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22583		0.34	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,181	1.35	1.00		1.00	1.00	0.85	1.00	257,350
	2	2025	2026	RMSTR2	M5	600	1.35	1.00		1.00	1.00	0.85	1.00	59,470
	3	2025	2026	GARAGE-FIN	M5	458	1.35	1.00		1.00	1.00	0.85	1.00	13,450
	4	2025	2026	PORCH	M5	118	1.35	1.00		1.00	1.00	0.85	1.00	2,180
	5	2025	2026	PORCH	M5	453	1.35	1.00		1.00	1.00	0.85	1.00	8,370
	6	2025	2026	STORAGE	42	384	1.35	1.00		1.00	1.00	0.85	1.00	2,480

**Total Building Value: 343,300**

# Sales Ratio Detail

**Sale Date:** 07/21/2025  
**Sale Price:** 398,408

**Deed Date:** 07/21/2025  
**Volume:**

**File#:** 215933  
**Page:**

**Buyer:** BLACK JASON & CHRISTY  
**Seller:** THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
406,300	47,250	0.1186	1.0198	B	25800TK	SEL	0	0.340	343,300

**Parcel Id:** 66187  
**Sale #:** 5

**Acct Number:** 22583-00041-00200-001300    **Cat Code:** A1    **Loc Code:** 44    **Address:** 121 BIG SANDY LN  
**Legal 1:** LOT 13 BLOCK 2 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22583		0.25	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	1,793	1.35	1.00		1.00	1.00	0.80	1.00	199,120
	2	2022	2023	GARAGE-FIN	M5	380	1.35	1.00		1.00	1.00	0.80	1.00	10,510
	3	2022	2023	PORCH	M5	57	1.35	1.00		1.00	1.00	0.80	1.00	990
	4	2022	2023	PORCH	M5	83	1.35	1.00		1.00	1.00	0.80	1.00	1,440
<b>Total Building Value:</b>													<b>212,060</b>	

**Sale Date:** 06/02/2025  
**Sale Price:** 295,000

**Deed Date:** 06/02/2025  
**Volume:**

**File#:** 214346  
**Page:**

**Buyer:** POKORNY WILLIAM BRADLEY  
**Seller:** LEONARD BREANNA E & ANDREW T SWEENEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
275,060	275,060	0.9324	0.9324	B	25800DR	INT	0	0.250	212,060

**Parcel Id:** 63845  
**Sale #:** 5

**Acct Number:** 22585-00041-00100-000800    **Cat Code:** A1    **Loc Code:** 44    **Address:** 542 KICKAPOO DR  
**Legal 1:** LOT 8 BLK 1 CYPRESS POINT SEC 3 ROSEMONT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22585		0.60	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5	1,749	1.35	1.00		1.00	1.00	0.80	1.00	194,240
	2	0	1900	RMSTR2	M5	995	1.35	1.00		1.00	1.00	0.80	1.00	92,820
	3	0	1900	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.80	1.00	11,610
	4	0	1900	PORCH	M5	34	1.35	1.00		1.00	1.00	0.80	1.00	590
	5	0	1900	PORCH	M5	131	1.35	1.00		1.00	1.00	0.80	1.00	2,280
	6	0	2024	CONCRETE	1	367	1.35	1.00		1.00	1.00	0.80	1.00	3,070
	7	0	2024	STORAGE	42	192	1.35	1.00		1.00	1.00	0.80	1.00	1,170
	8	2025	2026	CONCRETE	1	198	1.35	1.00		1.00	1.00	0.80	1.00	1,660
<b>Total Building Value:</b>													<b>307,440</b>	

# Sales Ratio Detail

**Sale Date: 10/29/2025**  
Sale Price: 396,700

Deed Date: 10/29/2025  
Volume:

File#: 219036  
Page:

**Buyer: CERNEKA JON & ALLI**  
**Seller: BUSER SHAWN V & SARAH L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
370,440	368,480	0.9289	0.9338	B	25800DR	INT	0	0.600	307,440

**Parcel Id: 67679**  
Sale #:2

Acct Number: 22587-00041-00100-000200

Cat Code: A1

Loc Code: 44

Address: 408 LITTLE SPRING CT

Legal 1: LOT 2 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587		0.20	0	0.00				1.00	63,000	0	63,000	
<b>Total Land Taxable Value:</b>												<b>63,000</b>		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,373	1.35	1.00		1.00	1.00	0.85	1.00	280,010
	2	2025	2025	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	2025	2025	PORCH	M5	98	1.35	1.00		1.00	1.00	0.85	1.00	1,810
	4	2025	2025	PORCH	M5	218	1.35	1.00		1.00	1.00	0.85	1.00	4,030
<b>Total Building Value:</b>												<b>298,190</b>		

**Sale Date: 03/20/2025**  
Sale Price: 359,350

Deed Date: 03/20/2025  
Volume:

File#: 212043  
Page:

**Buyer: SELLMAN MICHAEL A & STORMIE D**  
**Seller: THOMAS KADE HOMES, LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
361,190	286,640	0.7977	1.0051	B	25800TK	INT	0	0.200	298,190

**Parcel Id: 67680**  
Sale #:2

Acct Number: 22587-00041-00100-000300

Cat Code: A1

Loc Code: 44

Address: 404 LITTLE SPRING CT

Legal 1: LOT 3 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587		0.20	0	0.00				1.00	63,000	0	63,000	
<b>Total Land Taxable Value:</b>												<b>63,000</b>		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,259	1.35	1.00		1.00	1.00	0.85	1.00	266,560
	2	2025	2025	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	2025	2025	PORCH	M5	82	1.35	1.00		1.00	1.00	0.85	1.00	1,510
	4	2025	2025	PORCH	M5	175	1.35	1.00		1.00	1.00	0.85	1.00	3,230
<b>Total Building Value:</b>												<b>283,640</b>		

**Sale Date: 05/02/2025**  
Sale Price: 339,000

Deed Date: 05/02/2025  
Volume:

File#: 213437  
Page:

**Buyer: TURNEY EVELYN A**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
346,640	275,730	0.8134	1.0225	B	25800TK	INT	0	0.200	283,640

# Sales Ratio Detail

**Parcel Id: 67681**  
Sale #:2

Acct Number: 22587-00041-00100-000400

Cat Code: A1

Loc Code: 44

Address: 400 LITTLE SPRING CT

Legal 1: LOT 4 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.20	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2025	RES MAS	M5	2,020	1.35	1.00		1.00	1.00	0.85	1.00	238,350
2		2025	2025	GARAGE-FIN	M5	406	1.35	1.00		1.00	1.00	0.85	1.00	11,930
3		2025	2025	PORCH	M5	122	1.35	1.00		1.00	1.00	0.85	1.00	2,250
4		2025	2025	PORCH	M5	310	1.35	1.00		1.00	1.00	0.85	1.00	5,730

**Total Building Value: 258,260**

**Sale Date: 01/28/2026**  
Sale Price: 335,000

Deed Date: 01/28/2026

File#: 221500

**Buyer: MENDEZ OCTAVIO JR & AMANDA CANTU**

Volume:

Page:

**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
321,260	321,260	0.9590	0.9590	B	25800TK	SER	0	0.200	258,260

**Parcel Id: 67683**  
Sale #:2

Acct Number: 22587-00041-00100-000600

Cat Code: A1

Loc Code: 44

Address: 326 LITTLE SPRING CT

Legal 1: LOT 6 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.20	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		0	2025	RES MAS	M5	2,044	1.35	1.00		1.00	1.00	0.85	1.00	241,190
2		0	2025	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
3		0	2025	PORCH	M5	140	1.35	1.00		1.00	1.00	0.85	1.00	2,590
4		0	2025	PORCH	M5	176	1.35	1.00		1.00	1.00	0.85	1.00	3,250

**Total Building Value: 259,370**

**Sale Date: 04/25/2025**  
Sale Price: 339,000

Deed Date: 04/25/2025

File#: 213179

**Buyer: WHITE CHACE & CALLIE**

Volume:

Page:

**Seller: THOMAS KADE HOMES, LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
322,370	257,520	0.7596	0.9509	B	25800TK	INT	0	0.200	259,370

**Parcel Id: 67685**  
Sale #:2

Acct Number: 22587-00041-00100-000800

Cat Code: A1

Loc Code: 44

Address: 318 LITTLE SPRING CT

Legal 1: LOT 8 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.20	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,025	1.35	1.00		1.00	1.00	0.85	1.00	238,940
	2	2025	2025	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.85	1.00	11,690
	3	2025	2025	PORCH	M5	108	1.35	1.00		1.00	1.00	0.85	1.00	2,000
	4	2025	2025	PORCH	M5	346	1.35	1.00		1.00	1.00	0.85	1.00	6,390
<b>Total Building Value:</b>														<b>259,020</b>

**Sale Date: 07/28/2025**  
Sale Price: 335,000

Deed Date: 07/28/2025  
Volume: File#: 216160  
Page:

**Buyer: SALVATORE GAROFALO**  
**Seller: THOMAS KADE HOMES, LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
322,020	257,270	0.7680	0.9613	B	25800TK	INT	0	0.200	259,020

**Parcel Id: 67686**  
Sale #:2

Acct Number: 22587-00041-00100-000900  
Cat Code: A1 Loc Code: 44 Address: 314 LITTLE SPRING CT  
Legal 1: LOT 9 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22587		0.20	0	0.00	1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>										<b>63,000</b>

  

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES MAS	M5	2,019	1.35	1.00		1.00	1.00	0.85	1.00	238,240
	2	0	2025	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	0	2025	PORCH	M5	140	1.35	1.00		1.00	1.00	0.85	1.00	2,590
	4	0	2025	PORCH	M5	176	1.35	1.00		1.00	1.00	0.85	1.00	3,250
<b>Total Building Value:</b>														<b>256,420</b>

**Sale Date: 03/28/2025**  
Sale Price: 340,000

Deed Date: 03/28/2025  
Volume: File#: 212306  
Page:

**Buyer: BRYAN JUSTIN ROSS**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
319,420	255,310	0.7509	0.9395	B	25800TK	INT	0	0.200	256,420

**Parcel Id: 67687**  
Sale #:2

Acct Number: 22587-00041-00100-001000  
Cat Code: A1 Loc Code: 44 Address: 310 LITTLE SPRING CT  
Legal 1: LOT 10 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22587		0.20	0	0.00	1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>										<b>63,000</b>

  

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,000	1.35	1.00		1.00	1.00	0.85	1.00	235,990
	2	2025	2025	GARAGE-FIN	M5	432	1.35	1.00		1.00	1.00	0.85	1.00	12,690
	3	2025	2025	PORCH	M5	108	1.35	1.00		1.00	1.00	0.85	1.00	2,000
	4	2025	2025	PORCH	M5	344	1.35	1.00		1.00	1.00	0.85	1.00	6,360
<b>Total Building Value:</b>														<b>257,040</b>

# Sales Ratio Detail

**Sale Date: 10/30/2025**  
Sale Price: 335,000

Deed Date: 10/30/2025  
Volume:

File#: 219098  
Page:

**Buyer: PONCE DAVID JONATHAN & AYLIN ABIGAIL**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,040	289,800	0.8651	0.9553	B	25800TK	INT	0	0.200	257,040

**Parcel Id: 67688**  
Sale #:2

Acct Number: 22587-00041-00100-001100    Cat Code: A1    Loc Code: 44    Address: 306 LITTLE SPRING CT  
Legal 1: LOT 11 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587		0.20	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,194	1.35	1.00		1.00	1.00	0.85	1.00	258,890
	2	2025	2025	GARAGE-FIN	M5	472	1.35	1.00		1.00	1.00	0.85	1.00	13,870
	3	2025	2025	PORCH	M5	101	1.35	1.00		1.00	1.00	0.85	1.00	1,870
	4	2025	2025	PORCH	M5	264	1.35	1.00		1.00	1.00	0.85	1.00	4,880
<b>Total Building Value:</b>													<b>279,510</b>	

**Sale Date: 06/09/2025**  
Sale Price: 339,000

Deed Date: 06/09/2025  
Volume:

File#: 214526  
Page:

**Buyer: MORRIS COLTON A & KELSEY HEARNSBERGER**  
**Seller: THOMAS KADE HOMES, LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,510	272,620	0.8042	1.0104	B	25800TK	INT	0	0.200	279,510

**Parcel Id: 67689**  
Sale #:2

Acct Number: 22587-00041-00100-001200    Cat Code: A1    Loc Code: 44    Address: 302 LITTLE SPRING CT  
Legal 1: LOT 12 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587		0.19	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,659	1.35	1.00		1.00	1.00	0.80	1.00	180,090
	2	0	2025	RFSTR2	F5	960	1.35	1.00		1.00	1.00	0.80	1.00	87,540
	3	0	2025	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	4	0	2025	PORCH	F5	27	1.35	1.00		1.00	1.00	0.80	1.00	450
	5	0	2025	PORCH	F5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,010
<b>Total Building Value:</b>													<b>280,960</b>	

**Sale Date: 04/16/2025**  
Sale Price: 319,000

Deed Date: 04/16/2025  
Volume:

File#: 212919  
Page:

**Buyer: FISHER BRET M**  
**Seller: K HOVNANIAN OF HOUSTON II LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
343,960	343,960	1.0782	1.0782	B	25800KHOV	INT	0	0.190	280,960

# Sales Ratio Detail

**Parcel Id: 67691**  
Sale #:3

Acct Number: 22587-00041-00100-001400

Cat Code: A1

Loc Code: 44

Address: 228 LITTLE SPRING CT

Legal 1: LOT 14 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.19	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2025		RES FRM	F5	1,620	1.35	1.00		1.00	1.00	0.80	1.00	175,850
2	0	2025		RFSTR2	F5	1,260	1.35	1.00		1.00	1.00	0.80	1.00	114,890
3	0	2025		GARAGE-FIN	F5	380	1.35	1.00		1.00	1.00	0.80	1.00	10,380
4	0	2025		PORCH	F5	24	1.35	1.00		1.00	1.00	0.80	1.00	400
5	0	2025		PORCH	F5	118	1.35	1.00		1.00	1.00	0.80	1.00	1,960

**Total Building Value: 303,480**

**Sale Date: 11/12/2025**  
Sale Price: 329,000

Deed Date: 11/12/2025  
Volume:

File#: 219450  
Page:

**Buyer: AGUILAR REYNALDO C & LINDSEY E**  
**Seller: MULHERN KARL P & JENNIFER K**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,480	366,480	1.1139	1.1139	B	25800KHOV	SER	0	0.190	303,480

**Parcel Id: 67692**  
Sale #:2

Acct Number: 22587-00041-00100-001500

Cat Code: A1

Loc Code: 44

Address: 224 LITTLE SPRING CT

Legal 1: LOT 15 BLOCK 1 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.20	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2025		RES FRM	F5	1,659	1.35	1.00		1.00	1.00	0.80	1.00	180,090
2	0	2025		RFSTR2	F5	960	1.35	1.00		1.00	1.00	0.80	1.00	87,540
3	0	2025		GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
4	0	2025		PORCH	F5	27	1.35	1.00		1.00	1.00	0.80	1.00	450
5	0	2025		PORCH	F5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,010

**Total Building Value: 280,960**

**Sale Date: 03/13/2025**  
Sale Price: 323,904

Deed Date: 03/13/2025  
Volume:

File#: 211868  
Page:

**Buyer: DAVIS ALEX AARON**  
**Seller: K HOVNIANIAN OF HOUSTON II LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
343,960	301,810	0.9318	1.0619	B	25800KHOV	INT	0	0.200	280,960

**Parcel Id: 67701**  
Sale #:2

Acct Number: 22587-00041-00200-000700

Cat Code: A1

Loc Code: 44

Address: 305 LITTLE SPRING CT

Legal 1: LOT 7 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.24	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,059	1.35	1.00		1.00	1.00	0.85	1.00	242,960
	2	2025	2026	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	2025	2026	PORCH	M5	102	1.35	1.00		1.00	1.00	0.85	1.00	1,880
	4	2025	2026	PORCH	M5	228	1.35	1.00		1.00	1.00	0.85	1.00	4,210
	5	2025	2026	CONCRETE	1	192	1.35	1.00		1.00	1.00	0.85	1.00	1,710
<b>Total Building Value:</b>														<b>263,100</b>

**Sale Date: 07/03/2025**  
Sale Price: 369,000

Deed Date: 07/03/2025  
Volume:

File#: 215403  
Page:

**Buyer: STANDRIDGE BILLY & BEATRIZ**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
326,100	47,250	0.1280	0.8837	B	25800TK	SEL	0	0.240	263,100

**Parcel Id: 67705**  
Sale #:2

Acct Number: 22587-00041-00200-001100

Cat Code: A1

Loc Code: 44

Address: 321 LITTLE SPRING CT

Legal 1: LOT 11 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.26	0	0.00		1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>											<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,223	1.35	1.00		1.00	1.00	0.85	1.00	262,310
	2	2025	2026	RMSTR2	M5	550	1.35	1.00		1.00	1.00	0.85	1.00	54,520
	3	2025	2026	PORCH	M5	133	1.35	1.00		1.00	1.00	0.85	1.00	2,460
	4	2025	2026	PORCH	M5	238	1.35	1.00		1.00	1.00	0.85	1.00	4,400
	5	2025	2026	GARAGE-FIN	M5	462	1.35	1.00		1.00	1.00	0.85	1.00	13,570
<b>Total Building Value:</b>														<b>337,260</b>

**Sale Date: 01/15/2026**  
Sale Price: 442,367

Deed Date: 01/15/2026  
Volume:

File#: 221219  
Page:

**Buyer: BRIGHT SPENCER & ROXI ANDERSON**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
400,260	400,260	0.9048	0.9048	B	25800TK	BUY	0	0.260	337,260

**Parcel Id: 67710**  
Sale #:2

Acct Number: 22587-00041-00200-001600

Cat Code: A1

Loc Code: 44

Address: 409 LITTLE SPRING CT

Legal 1: LOT 16 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.25	0	0.00		1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>											<b>63,000</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,874	1.35	1.00		1.00	1.00	0.85	1.00	339,120
	2	2025	2025	GARAGE-FIN	M5	483	1.35	1.00		1.00	1.00	0.85	1.00	14,190
	3	2025	2025	PORCH	M5	86	1.35	1.00		1.00	1.00	0.85	1.00	1,590
	4	2025	2025	PORCH	M5	227	1.35	1.00		1.00	1.00	0.85	1.00	4,190
	5	2025	2026	RES MAS	M4	460	1.35	1.00		1.00	1.00	0.85	1.00	53,440
	6	2025	2026	GARAGE-DET	FF2	240	1.35	1.00		1.00	1.00	0.85	1.00	8,880
	7	2025	2026	PORCH	M4	20	1.35	1.00		1.00	1.00	0.85	1.00	360
<b>Total Building Value:</b>														<b>421,770</b>

**Sale Date: 03/11/2025**  
Sale Price: 425,000

Deed Date: 03/11/2025  
Volume:

File#: 211772  
Page:

**Buyer: KOENIG BRITTANY & DARREN**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
484,770	332,320	0.7819	1.1406	B	25800TK	INT	0	0.250	421,770

**Parcel Id: 67718**  
Sale #:2

Acct Number: 22587-00041-00200-002400

Cat Code: A1

Loc Code: 44

Address: 505 LITTLE SPRING CT

Legal 1: LOT 24 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.17	0	0.00			1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>												<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,068	1.35	1.00		1.00	1.00	0.85	1.00	244,020
	2	2025	2025	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.85	1.00	11,750
	3	2025	2025	PORCH	M5	122	1.35	1.00		1.00	1.00	0.85	1.00	2,250
	4	2025	2025	PORCH	M5	310	1.35	1.00		1.00	1.00	0.85	1.00	5,730
<b>Total Building Value:</b>														<b>263,750</b>

**Sale Date: 04/11/2025**  
Sale Price: 335,000

Deed Date: 04/11/2025  
Volume:

File#: 212769  
Page:

**Buyer: MURPHREE JUSTIN**  
**Seller: THOMAS KADE HOMES, LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
326,750	260,810	0.7785	0.9754	B	25800TK	INT	0	0.170	263,750

**Parcel Id: 67723**  
Sale #:2

Acct Number: 22587-00041-00200-002900

Cat Code: A1

Loc Code: 44

Address: 525 LITTLE SPRING CT

Legal 1: LOT 29 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.16	0	0.00			1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>												<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,311	1.35	1.00		1.00	1.00	0.85	1.00	272,690
	2	2025	2025	GARAGE-FIN	M5	494	1.35	1.00		1.00	1.00	0.85	1.00	14,510
	3	2025	2025	PORCH	M5	98	1.35	1.00		1.00	1.00	0.85	1.00	1,810
	4	2025	2025	PORCH	M5	217	1.35	1.00		1.00	1.00	0.85	1.00	4,010
<b>Total Building Value:</b>														<b>293,020</b>

# Sales Ratio Detail

**Sale Date: 10/03/2025**  
Sale Price: 355,000

Deed Date: 10/03/2025  
Volume:

File#: 218285  
Page:

**Buyer: WILCOX CODY**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
356,020	321,550	0.9058	1.0029	B	25800TK	INT	0	0.160	293,020

**Parcel Id: 67727**  
Sale #:3

Acct Number: 22587-00041-00200-003300    Cat Code: A1    Loc Code: 44    Address: 605 LITTLE SPRING CT  
Legal 1: LOT 33 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587		0.16	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,973	1.35	1.00		1.00	1.00	0.85	1.00	232,810
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	95	1.35	1.00		1.00	1.00	0.85	1.00	1,760
	4	0	2024	PORCH	M5	186	1.35	1.00		1.00	1.00	0.85	1.00	3,440
<b>Total Building Value:</b>													<b>250,290</b>	

**Sale Date: 01/08/2026**  
Sale Price: 326,000

Deed Date: 01/08/2026  
Volume:

File#: 221016  
Page:

**Buyer: YOAKUM KITTY**  
**Seller: MUCCITELLI HAILEY & COLIN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,290	313,290	0.9610	0.9610	B	25800TK	BUY	0	0.160	250,290

**Parcel Id: 67740**  
Sale #:3

Acct Number: 22587-00041-00200-004600    Cat Code: A1    Loc Code: 44    Address: 721 LITTLE SPRING CT  
Legal 1: LOT 46 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587		0.32	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,320	1.35	1.00		1.00	1.00	0.85	1.00	273,750
	2	0	2024	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	0	2024	PORCH	M5	138	1.35	1.00		1.00	1.00	0.85	1.00	2,550
	4	0	2024	PORCH	M5	357	1.35	1.00		1.00	1.00	0.85	1.00	6,600
	5	0	2024	GARAGE-FIN	M5	244	1.35	1.00		1.00	1.00	0.85	1.00	7,170
<b>Total Building Value:</b>													<b>302,410</b>	

**Sale Date: 11/13/2025**  
Sale Price: 386,600

Deed Date: 11/13/2025  
Volume:

File#: 219488  
Page:

**Buyer: MCCOWN NATHAN BENJAMIN & CARISSA**  
**Seller: WHITMIRE TY & MCCALEDH WISEMAN**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
365,410	365,410	0.9452	0.9452	B	25800TK	SER	0	0.320	302,410

# Sales Ratio Detail

**Parcel Id: 67756**  
Sale #:2

Acct Number: 22587-00041-00200-006200

Cat Code: A1

Loc Code: 44

Address: 218 ALDER LOOP

Legal 1: LOT 62 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.23	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		0	2024	RES MAS	M5	2,242	1.35	1.00		1.00	1.00	0.85	1.00	264,550
2		0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
3		0	2024	PORCH	M5	96	1.35	1.00		1.00	1.00	0.85	1.00	1,770
4		0	2024	PORCH	M5	196	1.35	1.00		1.00	1.00	0.85	1.00	3,620
5		2025	2026	STORAGE	42	280	1.35	1.00		1.00	1.00	0.85	1.00	1,810

**Total Building Value: 284,030**

**Sale Date: 04/23/2025**  
Sale Price: 354,900

Deed Date: 04/23/2025  
Volume:

File#: 213103  
Page:

**Buyer: FINCHER JOEL D & CHERIE**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,030	274,670	0.7739	0.9778	B	25800TK	INT	0	0.230	284,030

**Parcel Id: 67757**  
Sale #:2

Acct Number: 22587-00041-00200-006300

Cat Code: A1

Loc Code: 44

Address: 214 ALDER LOOP

Legal 1: LOT 63 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.22	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		0	2024	RES MAS	M5	2,325	1.35	1.00		1.00	1.00	0.85	1.00	274,340
2		0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
3		0	2024	PORCH	M5	108	1.35	1.00		1.00	1.00	0.85	1.00	2,000
4		0	2024	PORCH	M5	307	1.35	1.00		1.00	1.00	0.85	1.00	5,670

**Total Building Value: 294,290**

**Sale Date: 03/27/2025**  
Sale Price: 353,795

Deed Date: 03/27/2025  
Volume:

File#: 212251  
Page:

**Buyer: HARMAN BENJAMIN & MAKENZIE**  
**Seller: THOMAS KADE HOMES, LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
357,290	283,720	0.8019	1.0099	B	25800TK	INT	0	0.220	294,290

**Parcel Id: 67761**  
Sale #:3

Acct Number: 22587-00041-00200-006700

Cat Code: A1

Loc Code: 44

Address: 138 ALDER LOOP

Legal 1: LOT 67 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.33	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,590	1.35	1.00		1.00	1.00	0.85	1.00	305,610
	2	2025	2025	GARAGE-FIN	M5	756	1.35	1.00		1.00	1.00	0.85	1.00	22,210
	3	2025	2025	PORCH	M5	142	1.35	1.00		1.00	1.00	0.85	1.00	2,620
	4	2025	2025	PORCH	M5	291	1.35	1.00		1.00	1.00	0.85	1.00	5,380
<b>Total Building Value:</b>														<b>335,820</b>

**Sale Date: 05/22/2025**  
Sale Price: 425,000

Deed Date: 05/22/2025  
Volume:

File#: 214027  
Page:

**Buyer: PACHECO MARIO & TABETHA**  
**Seller: STEWART ANTHONY & TERRI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
398,820	398,820	0.9384	0.9384	B	25800TK	INT	0	0.330	335,820

**Parcel Id: 67767**  
Sale #:2

Acct Number: 22587-00041-00200-007300

Cat Code: A1

Loc Code: 44

Address: 114 ALDER LOOP

Legal 1: LOT 73 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.21	0	0.00		1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>											<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,241	1.35	1.00		1.00	1.00	0.85	1.00	264,430
	2	0	2024	GARAGE-FIN	M5	660	1.35	1.00		1.00	1.00	0.85	1.00	19,390
	3	0	2024	PORCH	M5	137	1.35	1.00		1.00	1.00	0.85	1.00	2,530
	4	0	2024	PORCH	M5	304	1.35	1.00		1.00	1.00	0.85	1.00	5,620
<b>Total Building Value:</b>														<b>291,970</b>

**Sale Date: 01/30/2025**  
Sale Price: 336,000

Deed Date: 01/30/2025  
Volume:

File#: 210721  
Page:

**Buyer: REED CHAYNE & KRISTEN BOMAR**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
354,970	360,950	1.0743	1.0565	B		INT	0	0.210	291,970

**Parcel Id: 67774**  
Sale #:3

Acct Number: 22587-00041-00200-008000

Cat Code: A1

Loc Code: 44

Address: 115 PEACHLEAF CT

Legal 1: LOT 80 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.20	0	0.00		1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>											<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,422	1.35	1.00		1.00	1.00	0.80	1.00	154,360
	2	0	2024	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	3	0	2024	PORCH	F5	89	1.35	1.00		1.00	1.00	0.80	1.00	1,480
	4	0	2024	PORCH	F5	102	1.35	1.00		1.00	1.00	0.80	1.00	1,690
<b>Total Building Value:</b>														<b>168,400</b>

# Sales Ratio Detail

**Sale Date: 10/31/2025**  
Sale Price: 279,990

Deed Date: 10/31/2025  
Volume:

File#: 219108  
Page:

**Buyer: SHERMAN ASHLEY LYNN**  
**Seller: HILL BLAKE A**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
231,400	231,400	0.8265	0.8265	B	25800KHOV	INT	0	0.200	168,400

**Parcel Id: 67775**  
Sale #:2

Acct Number: 22587-00041-00200-008100    Cat Code: A1    Loc Code: 44    Address: 119 PEACHLEAF CT  
Legal 1: LOT 81 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587		0.20	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2026	2026	RES MAS	M5	2,372	1.35	1.00		1.00	1.00	0.85	1.00	279,890
	2	2026	2026	GARAGE-FIN	M5	433	1.35	1.00		1.00	1.00	0.85	1.00	12,720
	3	2026	2026	PORCH	M5	110	1.35	1.00		1.00	1.00	0.85	1.00	2,030
	4	2026	2026	PORCH	M5	193	1.35	1.00		1.00	1.00	0.85	1.00	3,570
<b>Total Building Value:</b>													<b>298,210</b>	

**Sale Date: 10/20/2025**  
Sale Price: 360,000

Deed Date: 10/20/2025  
Volume:

File#: 218764  
Page:

**Buyer: GIROUARD COLE & ASHLYN**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
361,210	361,210	1.0034	1.0034	B	25800TK	INT	0	0.200	298,210

**Parcel Id: 67776**  
Sale #:2

Acct Number: 22587-00041-00200-008200    Cat Code: A1    Loc Code: 44    Address: 123 PEACHLEAF CT  
Legal 1: LOT 82 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587		0.20	0	0.00			1.00	63,000	0	63,000		
<b>Total Land Taxable Value:</b>											<b>63,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,280	1.35	1.00		1.00	1.00	0.85	1.00	269,030
	2	2026	2026	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.85	1.00	11,690
	3	2026	2026	PORCH	M5	117	1.35	1.00		1.00	1.00	0.85	1.00	2,160
	4	2026	2026	PORCH	M5	300	1.35	1.00		1.00	1.00	0.85	1.00	5,540
<b>Total Building Value:</b>													<b>288,420</b>	

**Sale Date: 06/10/2025**  
Sale Price: 355,000

Deed Date: 06/10/2025  
Volume:

File#: 214567  
Page:

**Buyer: FORET AUSTIN**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
351,420	351,420	0.9899	0.9899	B	25800TK	INT	0	0.200	288,420

# Sales Ratio Detail

**Parcel Id: 67777**  
Sale #:2

Acct Number: 22587-00041-00200-008300

Cat Code: A1

Loc Code: 44

Address: 127 PEACHLEAF CT

Legal 1: LOT 83 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.20	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2026	2026	RES MAS	M5	2,019	1.35	1.00		1.00	1.00	0.85	1.00	238,240
2		2026	2026	GARAGE-FIN	M5	433	1.35	1.00		1.00	1.00	0.85	1.00	12,720
3		2026	2026	PORCH	M5	141	1.35	1.00		1.00	1.00	0.85	1.00	2,600
4		2026	2026	PORCH	M5	175	1.35	1.00		1.00	1.00	0.85	1.00	3,230

**Total Building Value: 256,790**

**Sale Date: 05/30/2025**  
Sale Price: 339,000

Deed Date: 05/30/2025  
Volume:

File#: 214290  
Page:

**Buyer: MARTINEZ BLANE & KENNIE MATA**  
**Seller: THOMAS KADE HOMES, LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
319,790	319,790	0.9433	0.9433	B	25800TK	INT	0	0.200	256,790

**Parcel Id: 67779**  
Sale #:2

Acct Number: 22587-00041-00200-008500

Cat Code: A1

Loc Code: 44

Address: 135 PEACHLEAF COURT

Legal 1: LOT 85 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.19	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2026	RES MAS	M5	2,047	1.35	1.00		1.00	1.00	0.85	1.00	241,540
2		2025	2026	RMSTR2	M5	718	1.35	1.00		1.00	1.00	0.85	1.00	71,170
3		2025	2026	PORCH	M5	228	1.35	1.00		1.00	1.00	0.85	1.00	4,210
4		2025	2026	PORCH	M5	102	1.35	1.00		1.00	1.00	0.85	1.00	1,880
5		2025	2026	GARAGE-FIN	M5	410	1.35	1.00		1.00	1.00	0.85	1.00	12,040

**Total Building Value: 330,840**

**Sale Date: 07/14/2025**  
Sale Price: 385,000

Deed Date: 07/14/2025  
Volume:

File#: 215733  
Page:

**Buyer: WHITE JUSTIN & TORI JONES**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
393,840	63,000	0.1636	1.0230	B	25800TK	SEL	0	0.190	330,840

**Parcel Id: 67828**  
Sale #:2

Acct Number: 22587-00041-00200-008800

Cat Code: A1

Loc Code: 44

Address: 507 KICKAPOO DR

Legal 1: LOT 88 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22587		0.27	0	0.00		1.00	63,000	0	63,000

**Total Land Taxable Value: 63,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,197	1.35	1.00		1.00	1.00	0.85	1.00	259,240
	2	2025	2025	RMSTR2	M5	900	1.35	1.00		1.00	1.00	0.85	1.00	89,210
	3	2025	2025	GARAGE-FIN	M5	773	1.35	1.00		1.00	1.00	0.85	1.00	22,710
	4	2025	2025	PORCH	M5	212	1.35	1.00		1.00	1.00	0.85	1.00	3,920
	5	2025	2025	PORCH	M5	316	1.35	1.00		1.00	1.00	0.85	1.00	5,840
	6	2025	2026	SHED-1	41	84	1.35	1.00		1.00	1.00	0.85	1.00	350
	7	2025	2026	STORAGE	42	162	1.35	1.00		1.00	1.00	0.85	1.00	1,050
<b>Total Building Value:</b>														<b>382,320</b>

**Sale Date: 08/08/2025**  
Sale Price: 387,500

Deed Date: 08/08/2025  
Volume:

File#: 216484  
Page:

**Buyer: FERGUSON BRIAN & CELICIA**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
445,320	443,920	1.1456	1.1492	B	25800TK	INT	0	0.270	382,320

**Parcel Id: 67786**  
Sale #:2

Acct Number: 22587-00041-00300-000500

Cat Code: A1

Loc Code: 44

Address: 126 PEACHLEAF CT

Legal 1: LOT 5 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.20	0	0.00			1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>												<b>63,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,011	1.35	1.00		1.00	1.00	0.85	1.00	237,290
	2	2025	2026	PORCH	M5	142	1.35	1.00		1.00	1.00	0.85	1.00	2,620
	3	2025	2026	PORCH	M5	184	1.35	1.00		1.00	1.00	0.85	1.00	3,400
	4	2025	2026	GARAGE-FIN	M5	410	1.35	1.00		1.00	1.00	0.85	1.00	12,040
<b>Total Building Value:</b>														<b>255,350</b>

**Sale Date: 11/24/2025**  
Sale Price: 340,000

Deed Date: 11/24/2025  
Volume:

File#: 219767  
Page:

**Buyer: PETERS AUSTIN & LIZETTE MARTINEZ**  
**Seller: THOMAS KADE HOMES, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
318,350	63,000	0.1853	0.9363	B	25800TK	SER	0	0.200	255,350

**Parcel Id: 67813**  
Sale #:3

Acct Number: 22587-00041-00400-001600

Cat Code: A1

Loc Code: 44

Address: 103 ALDER LOOP

Legal 1: LOT 16 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.28	0	0.00			1.00	63,000	0	63,000
<b>Total Land Taxable Value:</b>												<b>63,000</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,667	1.35	1.00		1.00	1.00	0.85	1.00	314,700
	2	0	2024	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	0	2024	PORCH	M5	162	1.35	1.00		1.00	1.00	0.85	1.00	2,990
	4	0	2024	PORCH	M5	306	1.35	1.00		1.00	1.00	0.85	1.00	5,650
	5	0	2024	GARAGE-DET	MF3	422	1.35	1.00		1.00	1.00	0.85	1.00	19,030
<b>Total Building Value:</b>														<b>354,710</b>

**Sale Date: 09/11/2025**  
Sale Price: 432,500

Deed Date: 09/11/2025  
Volume:

File#: 217558  
Page:

**Buyer: WESTPHAL MICHAEL JAMESON & ASHLEY LANAE**  
**Seller: ARABIE MICAH & CHRISTOPHER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
417,710	417,710	0.9658	0.9658	B	25800TK	INT	0	0.280	354,710

**Parcel Id: 12881**  
Sale #:8

Acct Number: 25010-00236-00100-000400

Cat Code: A1

Loc Code: 44

Address: 3029 FM 563

Legal 1: LTS 4-5 BK 1 FARRIS S/D (TURTLE BAY)

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS56A-1		0.20	0	100.00		19,600	0	19,600
<b>Total Land Taxable Value:</b>										<b>19,600</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	RES FRM	F4	1,056	1.35	1.00		0.90	1.00	1.00	1.00	124,150
	2	2005	0	RES FRM	F3	96	1.35	1.00		0.95	1.00	1.00	1.00	11,350
	3	0	2011	DECK	1	100	1.35	1.00		0.90	1.00	1.00	1.00	1,390
	4	0	1900	RFSTR2	F4	528	1.35	1.00		0.90	0.85	1.00	1.00	44,320
<b>Total Building Value:</b>														<b>181,210</b>

**Sale Date: 12/16/2025**  
Sale Price: 219,000

Deed Date: 12/16/2025  
Volume:

File#: 220410  
Page:

**Buyer: TERRY LLOYD & MICHELLE**  
**Seller: OLDHAM TAYLOR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
200,810	259,230	1.1837	0.9169	B		SER	0	0.196	181,210

**Parcel Id: 16485**  
Sale #:2

Acct Number: 25750-00071-00000-003400

Cat Code: A1

Loc Code: 44

Address: 808 PLUMMER CAMP

Legal 1: LT 34-35 GERSBACK S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS25750		0.19	8,360	76.00		5,760	0	5,760
	2	RS25750		0.15	6,600	60.00		4,560	0	4,560
<b>Total Land Taxable Value:</b>										<b>10,320</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	600	1.35	1.00		0.10	1.00	1.13	1.00	8,430
	2	0	1900	RFSTR2	F3	300	1.35	1.00		0.10	1.00	1.13	1.00	3,540
	3	2006	2007	PORCH	F2	32	1.35	1.00		0.10	1.00	1.13	1.00	50
	4	0	2009	RES MAS	M3	432	1.35	1.00		0.50	1.00	1.13	1.00	31,880
	5	0	2009	RES FRM	F3	120	1.35	1.00		0.10	1.00	1.13	1.00	1,690
<b>Total Building Value:</b>														<b>45,590</b>

# Sales Ratio Detail

**Sale Date:** 01/12/2026  
**Sale Price:** 47,000

**Deed Date:** 01/12/2026  
**Volume:**

**File#:** 221105  
**Page:**

**Buyer:** RAMIREZ JUAN & PATRICIA SENDEJAS  
**Seller:** ROSILLO ISMAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
55,910	55,910	1.1896	1.1896	B	52500	SEL	14,960	0.344	45,590

**Parcel Id:** 67940  
**Sale #:** 2

**Acct Number:** 28900-00166-00100-000200    **Cat Code:** A1    **Loc Code:** 44    **Address:** 212 CAIN RD  
**Legal 1:** LOT 2 BLK 1 HART HOMES ESTATES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS30LD-1		0.17	0	0.00		1.00		4,960	0	4,960		
<b>Total Land Taxable Value:</b>											<b>4,960</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	2,095	1.35	1.00		1.00	1.00	1.00	1.00	284,270
	2	0	2024	GARAGE-FIN	F5	463	1.35	1.00		1.00	1.00	1.00	1.00	15,810
	3	0	2024	PORCH	F5	28	1.35	1.00		1.00	1.00	1.00	1.00	580
	4	0	2024	PORCH	F5	109	1.35	1.00		1.00	1.00	1.00	1.00	2,260
<b>Total Building Value:</b>													<b>302,920</b>	

**Sale Date:** 03/10/2025  
**Sale Price:** 299,000

**Deed Date:** 03/10/2025  
**Volume:**

**File#:** 211729  
**Page:**

**Buyer:** SANCHEZ DANIEL SOSA  
**Seller:** HUIESP LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
307,880	307,880	1.0297	1.0297	B		INT	0	0.165	302,920

**Parcel Id:** 7196  
**Sale #:** 7

**Acct Number:** 29000-00303-00200-001100    **Cat Code:** A1    **Loc Code:** 10    **Address:** 902 WILHAM  
**Legal 1:** 11 2 HARVEST RIDGE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS29000		0.31	13,500	90.00		1.00		5,350	0	5,350		
<b>Total Land Taxable Value:</b>											<b>5,350</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	0	RES FRM	F5+	1,660	1.35	1.00		1.00	1.00	1.00	1.00	228,340
	2	2018	0	PORCH	F5+	80	1.35	1.00		1.00	1.00	1.00	1.00	1,720
	3	2021	2022	CONCRETE	1	524	1.35	1.00		1.00	1.00	1.00	1.00	5,480
	4	0	1900	CONCRETE	1	150	1.35	1.00		0.85	1.00	1.00	1.00	1,330
<b>Total Building Value:</b>													<b>236,870</b>	

**Sale Date:** 03/21/2025  
**Sale Price:** 285,000

**Deed Date:** 03/21/2025  
**Volume:**

**File#:** 212090  
**Page:**

**Buyer:** COWIE BARBARA & ROGER  
**Seller:** BARTON TIMOTHY E & KAYLA D JENDRUSCH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
242,220	240,360	0.8434	0.8499	B	29000	INT	13,500	0.310	236,870

# Sales Ratio Detail

**Parcel Id: 68997**  
Sale #:3

Acct Number: 32321-00364-00100-000300

Cat Code: A1

Loc Code: 44

Address: 2974 S MAIN ST

Legal 1: LOT 3 BLK 1 HOPE'S LANDING MINOR PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS30LD-1		0.34	0	0.00		1.00	10,260	0	10,260

**Total Land Taxable Value: 10,260**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2026	RES FRM	F5+	1,188	1.35	1.00		1.00	1.00	1.00	1.00	166,520
2		2025	2026	RFSTR2	F5+	1,140	1.35	1.00		1.00	1.00	1.00	1.00	134,230
3		2025	2026	GARAGE-FIN	F5+	400	1.35	1.00		1.00	1.00	1.00	1.00	13,940
4		2025	2026	PORCH	F5+	72	1.35	1.00		1.00	1.00	1.00	1.00	1,540
5		2025	2026	PORCH	F5+	175	1.35	1.00		1.00	1.00	1.00	1.00	3,750

**Total Building Value: 319,980**

**Sale Date: 01/30/2026**  
Sale Price: 340,000

Deed Date: 01/30/2026  
Volume:

File#: 221579  
Page:

**Buyer: HERNANDEZ JUNIOR & KARINA**  
**Seller: BB HOMES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
330,240	330,240	0.9713	0.9713	B		SER	0	0.342	319,980

**Parcel Id: 12559**  
Sale #:6

Acct Number: 33500-00008-00100-000700

Cat Code: A1

Loc Code: 44

Address: 612 INDIAN TRAILS DR

Legal 1: 7 1 INDIAN TRAILS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS3350B		2.50	0	0.00		1.00	150,000	0	150,000

**Total Land Taxable Value: 150,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2007	0	RES FRM	F5+	2,962	1.35	1.00		0.94	1.00	1.00	1.00	382,980
2		2007	0	GARAGE-FIN	F5+	707	1.35	1.00		0.94	1.00	1.00	1.00	23,160
3		2007	0	PORCH	F5+	241	1.35	1.00		0.91	1.00	1.00	1.00	4,700
4		2007	0	SCRN PORCH	F5+	238	1.35	1.00		0.94	1.00	1.00	1.00	5,610
5		2007	0	WAREHOUSE	13	1,600	1.35	1.00		0.60	1.00	1.00	1.00	33,280

**Total Building Value: 449,730**

**Sale Date: 03/11/2025**  
Sale Price: 610,000

Deed Date: 03/11/2025  
Volume:

File#: 211758  
Page:

**Buyer: BROWN PHILIP**  
**Seller: GILBERT GRACIE LEE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
599,730	597,540	0.9796	0.9832	B		INT	0	2.500	449,730

**Parcel Id: 5669**  
Sale #:6

Acct Number: 33500-00008-00200-000300

Cat Code: A1

Loc Code: 44

Address: 351 INDIAN TRAILS DR

Legal 1: LOT 3 BLK 2 INDIAN TRAILS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS3350B		1.55	0	0.00		1.00	93,000	0	93,000

**Total Land Taxable Value: 93,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	0	RES MAS	M5	1,848	1.35	1.00		0.94	1.00	1.00	1.00	241,150
	2	2000	0	RES MAS	M5	462	1.35	1.00		0.94	1.00	1.00	1.00	60,290
	3	2000	0	PORCH	M5	50	1.35	1.00		0.94	1.00	1.00	1.00	1,020
	4	2000	0	PORCH	M5	67	1.35	1.00		0.94	1.00	1.00	1.00	1,370
	5	2000	0	WAREHOUSE	12	1,697	1.35	1.00		0.40	1.00	1.00	1.00	16,990
	6	0	2021	PORCH	MTL2	789	1.35	1.00		1.00	1.00	1.00	1.00	13,140
	7	0	2021	CANOPY	10	341	1.35	1.00		1.00	1.00	1.00	1.00	760
	8	0	2021	POOL	5	421	1.35	1.00		1.00	1.00	1.00	1.00	26,880
	9	0	2026	CONCRETE	1	1,142	1.35	1.00		0.95	1.00	1.00	1.00	11,350
<b>Total Building Value:</b>														<b>372,950</b>

**Sale Date: 06/17/2025**  
Sale Price: 515,000

Deed Date: 06/17/2025  
Volume:

File#: 214801  
Page:

**Buyer: JOHNSON CHAD**  
**Seller: WEHMEYER PEPPER ELIZABETH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
465,950	453,410	0.8804	0.9048	B		INT	0	1.550	372,950

**Parcel Id: 16003**  
Sale #:5

Acct Number: 33500-00008-00500-000400

Cat Code: A1

Loc Code: 44

Address: 268 NAVAJO TRAIL

Legal 1: 4 5 INDIAN TRAILS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS3350B		1.52	0	0.00	1.00	91,020	0	91,020
<b>Total Land Taxable Value:</b>										<b>91,020</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	RES MAS	M5	1,824	1.35	1.00		0.94	1.00	1.00	1.00	238,020
	2	2005	0	RES MAS	M5	700	1.35	1.00		0.94	0.75	1.00	1.00	68,510
	3	2005	0	PORCH	M5	150	1.35	1.00		0.94	1.00	1.00	1.00	3,060
	4	2005	0	SCRN PORCH	M5	210	1.35	1.00		0.94	1.00	1.00	1.00	4,930
	5	2007	2008	GARAGE-DET	FU1	468	1.35	1.00		0.95	1.00	1.00	1.00	10,020
	6	0	2021	STORAGE	32	80	1.35	1.00		1.00	1.00	1.00	1.00	1,290
	7	0	2021	DECK	1	195	1.35	1.00		1.00	1.00	1.00	1.00	3,020
<b>Total Building Value:</b>														<b>328,850</b>

**Sale Date: 03/28/2025**  
Sale Price: 382,000

Deed Date: 03/28/2025  
Volume:

File#: 212283  
Page:

**Buyer: MCCALL KADE**  
**Seller: CHRISTENSEN TIFFANY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
419,870	419,870	1.0991	1.0991	B		INT	0	1.517	328,850

**Parcel Id: 64899**  
Sale #:3

Acct Number: 36325-00232-00100-002900

Cat Code: A1

Loc Code: 44

Address: 343 LAKEWAY CIR

Legal 1: LT 29 BLK 1 LAKEWAY SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36325B		0.28	0	0.00	1.00	60,000	0	60,000
<b>Total Land Taxable Value:</b>										<b>60,000</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	2,078	1.35	1.00		1.00	1.00	0.95	1.00	274,050
	2	0	2022	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.95	1.00	13,070
	3	0	2022	PORCH	M5	36	1.35	1.00		1.00	1.00	0.95	1.00	740
	4	0	2022	PORCH	M5	135	1.35	1.00		1.00	1.00	0.95	1.00	2,790
<b>Total Building Value:</b>														<b>290,650</b>

**Sale Date: 04/24/2025**  
Sale Price: 275,000

Deed Date: 04/24/2025  
Volume:

File#: 213143  
Page:

**Buyer: MCDANIEL ALBERT K JR & REBECCA**  
**Seller: KOPYCINSKI BRAYDEN RAY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
350,650	350,650	1.2751	1.2751	B	36325	INT	0	0.278	290,650

**Parcel Id: 48565**  
Sale #:6

Acct Number: 39010-00300-00000-001800

Cat Code: A1

Loc Code: 54

Address: 572 PINCHBACK DR

Legal 1: PT OF LT 17 & ALL OF 18 MARGIE WHITE ESTATES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RS39010		0.34	0	0.00	0.00	48,020	0	48,020
	1	RS39010		0.69	0	0.00	0.00	95,960	0	95,960
<b>Total Land Taxable Value:</b>										<b>143,980</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M6	2,337	1.35	1.00		1.00	1.00	1.00	1.00	345,250
	2	0	2024	GARAGE-DET	MF3	969	1.35	1.00		1.00	1.00	1.00	1.00	46,360
	3	0	2024	PORCH	M6	34	1.35	1.00		1.00	1.00	1.00	1.00	830
	4	0	2024	PORCH	M6	612	1.35	1.00		1.00	1.00	1.00	1.00	14,950
<b>Total Building Value:</b>														<b>407,390</b>

**Sale Date: 04/17/2025**  
Sale Price: 550,000

Deed Date: 04/17/2025  
Volume:

File#: 212974  
Page:

**Buyer: STEWART ANTHONY & TERRI**  
**Seller: BIDDY MARK ALAN & JENNIFER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
551,370	551,370	1.0025	1.0025	B		INT	0	1.028	407,390

**Parcel Id: 41791**  
Sale #:5

Acct Number: 44250-00241-00000-000600

Cat Code: A1

Loc Code: 44

Address: 222 BAY OAK DR

Legal 1: LOT 6 OLLIE COVE S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV44250C		0.62	0	0.00	0.00	60,000	0	60,000
<b>Total Land Taxable Value:</b>										<b>60,000</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	2007	RES MAS	M5+	2,603	1.35	1.00		0.93	1.00	1.00	1.00	340,340
	2	2006	2007	GARAGE-FIN	M5+	528	1.35	1.00		0.93	1.00	1.00	1.00	18,530
	3	0	1900	PORCH	M5+	493	1.35	1.00		0.93	1.00	1.00	1.00	10,980
	4	0	1900	PORCH	M5+	156	1.35	1.00		0.93	1.00	1.00	1.00	3,470
	5	2006	2007	WAREHOUSE	13	1,200	1.35	1.00		0.70	1.00	1.00	1.00	29,120
	6	0	2009	PORCH	M5+	288	1.35	1.00		0.95	1.00	1.00	1.00	6,550
	7	2015	2016	POOL	5	495	1.35	1.00		0.75	1.00	1.00	1.00	23,710
<b>Total Building Value:</b>														<b>432,700</b>

**Sale Date: 07/22/2025**  
Sale Price: 555,000

Deed Date: 07/22/2025  
Volume:

File#: 216001  
Page:

**Buyer: LUMMUS JEFFREY D & TONI R**  
**Seller: GULARTE STEVEN & NOUR CHACHATY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
492,700	484,370	0.8727	0.8877	B		INT	0	0.617	432,700

**Parcel Id: 3524**  
Sale #:5

Acct Number: 48000-00040-00100-001100

Cat Code: A1

Loc Code: 44

Address: 123 OUISA ST

Legal 1: 11 1 ROBBINS SUB

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS48000		0.17	7,440	60.00	1.00	17,100	0	17,100
<b>Total Land Taxable Value:</b>										<b>17,100</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	744	1.35	1.00		0.90	1.00	1.00	1.00	83,300
	2	0	1900	CARPORT	F3	372	1.35	1.00		1.00	1.00	1.00	1.00	6,580
	3	0	2023	RES FRM	F3	372	1.35	1.00		1.00	1.00	1.00	1.00	46,280
	4	0	2025	DECK	1	776	1.35	1.00		1.00	1.00	1.00	1.00	12,030
	5	0	2025	DECK	1	16	1.35	1.00		1.00	1.00	1.00	1.00	250
	6	0	2025	PORCH	F3	472	1.35	1.00		1.00	1.00	1.00	1.00	7,790
	7	0	2025	CARPORT	F3	304	1.35	1.00		1.00	1.00	1.00	1.00	5,380
<b>Total Building Value:</b>														<b>161,610</b>

**Sale Date: 05/19/2025**  
Sale Price: 160,000

Deed Date: 05/19/2025  
Volume:

File#: 213881  
Page:

**Buyer: FRAZIER WESLEY F & HEMANGINI P**  
**Seller: REYES PALOMINO & BIANKA CORTINAS CARDENAS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
178,710	179,070	1.1192	1.1169	B		INT	7,440	0.171	161,610

**Parcel Id: 14378**  
Sale #:6

Acct Number: 48000-00040-00300-000800

Cat Code: A1

Loc Code: 44

Address: 116 LINDA ST

Legal 1: 8 3 ROBBINS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS48000		0.16	7,080	60.00	0.99	16,300	0	16,300
<b>Total Land Taxable Value:</b>										<b>16,300</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	400	1.35	1.00		0.45	1.00	1.00	1.00	22,390
	2	0	1900	PORCH	F3	160	1.35	1.00		0.45	1.00	1.00	1.00	1,190
	3	0	1900	PORCH	F3	600	1.35	1.00		0.45	1.00	1.00	1.00	4,460
	4	0	1900	STORAGE	41	80	1.35	1.00		0.50	1.00	1.00	1.00	220
	5	0	2011	RES FRM	F3	280	1.35	1.00		0.94	1.00	1.00	1.00	32,740
	6	0	2011	PORCH	F3	60	1.35	1.00		0.90	1.00	1.00	1.00	890
<b>Total Building Value:</b>														<b>61,890</b>

**Sale Date: 08/08/2025**  
Sale Price: 59,000

Deed Date: 08/08/2025  
Volume:

File#: 216505  
Page:

**Buyer: ODONGHUE DEIDRA**  
**Seller: YINGYU JIN & CRYSTAL B FELDMAN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
78,190	78,190	1.3253	1.3253	B		INT	7,080	0.163	61,890

**Parcel Id: 10263**  
Sale #:5

Acct Number: 52510-00071-00000-001500

Cat Code: A1  
Legal 1: 15

Loc Code: 44

SOUTHSHORE #1 SUB

Address: 231 BAYSHORE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52510		0.17	7,500	60.00	1.00	5,160	0	5,160
<b>Total Land Taxable Value:</b>										<b>5,160</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3+	1,024	1.35	1.00		0.75	1.00	1.13	1.00	110,810
	2	0	1900	DECK	1	96	1.35	1.00		0.75	1.00	1.13	1.00	1,260
	3	0	1900	DECK	1	96	1.35	1.00		0.75	1.00	1.13	1.00	1,260
	4	0	1900	RES FRM	F3+	484	1.35	1.00		0.75	0.80	1.13	1.00	41,900
	5	0	1900	CARPORT	F3	540	1.35	1.00		0.75	1.00	1.13	1.00	8,100
<b>Total Building Value:</b>														<b>163,330</b>

**Sale Date: 09/03/2025**  
Sale Price: 74,500

Deed Date: 09/03/2025  
Volume:

File#: 217309  
Page:

**Buyer: ORSBURN KENNETH & CASANDRA**  
**Seller: YATES FINANCIAL INVESTMENTS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
168,490	136,080	1.8266	2.2616	B	52500	INT	7,500	0.172	163,330

**Parcel Id: 11416**  
Sale #:7

Acct Number: 55500-00304-00500-000300

Cat Code: A1  
Legal 1: 3 5

Loc Code: 10

SUNNYSIDE

Address: 502 LEE ST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS55500		0.49	21,120	128.00	1.00	48,500	0	48,500
<b>Total Land Taxable Value:</b>										<b>48,500</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	772	1.35	1.00		0.65	1.00	1.00	1.00	62,430
	2	0	1900	PORCH	F3	72	1.35	1.00		0.65	1.00	1.00	1.00	770
	3	0	2010	DECK	1	69	1.35	1.00		0.70	1.00	1.00	1.00	750
	4	0	2010	STORAGE	42	96	1.35	1.00		0.90	1.00	1.00	1.00	660
	5	0	2013	DECK	1	108	1.35	1.00		1.00	1.00	1.00	1.00	1,670
<b>Total Building Value:</b>														<b>66,280</b>

**Sale Date: 05/16/2025**  
Sale Price: 135,000

Deed Date: 05/16/2025  
Volume:

File#: 213823  
Page:

**Buyer: HALEY JACOB**  
**Seller: BAKER RICE EVANS**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
114,780	114,780	0.8502	0.8502	B	55500	INT	21,120	0.485	66,280

**Parcel Id: 4773**  
Sale #:11

Acct Number: 55500-00304-00700-001100

Cat Code: A1

Loc Code: 10

Address: 500 DAVIS

Legal 1: LOT 11 BLK 7 SUNNYSIDE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS55500		0.49	21,120	128.00	1.00	48,500	0	48,500
<b>Total Land Taxable Value:</b>										<b>48,500</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	936	1.35	1.00		0.85	1.00	1.00	1.00	103,930
	2	0	1900	PORCH	F4	18	1.35	1.00		0.75	1.00	1.00	1.00	250
	3	0	2010	STORAGE	42	120	1.35	1.00		0.90	1.00	1.00	1.00	820
	4	2025	2026	PORCH	F4	273	1.35	1.00		1.00	1.00	1.00	1.00	5,010
<b>Total Building Value:</b>														<b>110,010</b>

**Sale Date: 01/17/2025**  
Sale Price: 170,000

Deed Date: 01/17/2025  
Volume:

File#: 210433  
Page:

**Buyer: VALLEJO ALEX N**  
**Seller: KEEBLE DRAKE T**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
158,510	137,130	0.8066	0.9324	B	55500	INT	21,120	0.485	110,010

**Parcel Id: 66298**  
Sale #:2

Acct Number: 61575-00329-00100-000100

Cat Code: A1

Loc Code: 44

Address: 4439 W BAYSHORE RD

Legal 1: LOT 1 BLK 1 WEST BAYSHORE ESTATES MINOR PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30OAK-1		2.65	0	0.00	1.00	79,600	0	79,600
<b>Total Land Taxable Value:</b>										<b>79,600</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	BARND0	5	1,200	1.35	1.00		1.00	1.00	1.00	1.00	162,830
	2	0	2024	PORCH	F5	800	1.35	1.00		1.00	1.00	1.00	1.00	16,590
	3	0	2024	WAREHOUSE	13	1,200	1.35	1.00		1.00	1.00	1.00	1.00	41,600
	4	0	1900	BARND0-2	5	900	1.35	1.00		1.00	1.00	1.00	1.00	102,580
	5	2025	2026	BARN	41	800	1.35	1.00		0.95	1.00	1.00	1.00	6,070
	6	2025	2026	DECK	2	1,000	1.35	1.00		1.00	1.00	1.00	1.00	20,670
<b>Total Building Value:</b>														<b>350,340</b>

# Sales Ratio Detail

**Sale Date: 08/12/2025**  
Sale Price: 592,000

Deed Date: 08/12/2025  
Volume:

File#: 216585  
Page:

**Buyer: WILKE DEBORAH**  
**Seller: HARDY MATTHEW THOMAS & JESSICA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
429,940	400,460	0.6765	0.7262	B		INT	0	2.653	350,340

**Parcel Id: 17951**  
Sale #:8

Acct Number: 62500-00021-00300-002900    Cat Code: A1    Loc Code: 44    Address: 218 FLAMINGO DR  
Legal 1: 29-31    3    WHITE HERON RES EST SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS6250R		0.15	6,325	55.00		0.98	14,500	0	14,500			
	2	RS6250R		0.15	6,325	55.00		0.98	14,500	0	14,500			
	3	RS6250R		0.15	6,325	55.00		0.98	14,500	0	14,500			
<b>Total Land Taxable Value:</b>											<b>43,500</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	2007	RES FRM	F4	576	1.35	1.00		0.92	1.00	1.05	1.00	72,680
	2	2006	2007	SCRN PORCH	F4	288	1.35	1.00		0.92	1.00	1.05	1.00	5,780
	3	2006	2007	CARPORT	F4	610	1.35	1.00		0.92	1.00	1.05	1.00	10,740
	4	2006	2007	GARAGE-DET	FF2	264	1.35	1.00		0.94	1.00	1.05	1.00	9,150
	5	2006	2007	DECK	1	16	1.35	1.00		0.90	1.00	1.05	1.00	230
<b>Total Building Value:</b>														<b>98,580</b>

**Sale Date: 06/16/2025**  
Sale Price: 155,000

Deed Date: 06/16/2025  
Volume:

File#: 214762  
Page:

**Buyer: GRIMES STEVEN AND WANDA**  
**Seller: FADAL LOUIS JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
142,080	135,000	0.8710	0.9166	B	62500	INT	18,975	0.435	98,580

**Parcel Id: 7362**  
Sale #:11

Acct Number: 63000-00303-03100-000700    Cat Code: A1    Loc Code: 10    Address: 601 BEAUMONT ST  
Legal 1: 7 & W 40 LT 8 31 WILLCOX 40 FT 8

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS63000		0.29	12,600	90.00		1.00	14,450	0	14,450			
<b>Total Land Taxable Value:</b>											<b>14,450</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	1,608	1.35	1.00		0.75	1.00	1.00	1.00	150,030
	2	0	1900	PORCH	F3	60	1.35	1.00		0.75	1.00	1.00	1.00	740
	3	0	1900	GLASSPORCH	3	80	1.35	1.00		0.75	1.00	1.00	1.00	1,530
	4	2005	0	SCRN PORCH	F3	112	1.35	1.00		0.96	1.00	1.00	1.00	2,100
	5	0	1900	STORAGE	42	192	1.35	1.00		1.00	1.00	1.00	1.00	1,460
<b>Total Building Value:</b>														<b>155,860</b>

# Sales Ratio Detail

**Sale Date: 06/02/2025**  
Sale Price: 140,000

Deed Date: 06/02/2025  
Volume:

File#: 214324  
Page:

**Buyer: SONNIER CALEB A & CASSIE L**  
**Seller: GALVEZ JOSE A JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
170,310	170,310	1.2165	1.2165	B		INT	12,600	0.289	155,860

**Parcel Id: 11572**  
Sale #:6

Acct Number: 63000-00303-03100-001000    Cat Code: A1    Loc Code: 10    Address: 607 BEAUMONT ST  
Legal 1: 10    31    WILLCOX

Land Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RS63000		0.16	7,000	50.00	1.00	8,050	0	8,050				
<b>Total Land Taxable Value:</b>									<b>8,050</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2024	RES FRM	F5	1,333	1.35	1.00		1.00	1.00	1.00	1.00	180,870
2	0	2024	GARAGE-FIN	F5	450	1.35	1.00		1.00	1.00	1.00	1.00	15,360
3	0	2024	PORCH	F5	42	1.35	1.00		1.00	1.00	1.00	1.00	870
4	0	2024	PORCH	F5	136	1.35	1.00		1.00	1.00	1.00	1.00	2,820
<b>Total Building Value:</b>												<b>199,920</b>	

**Sale Date: 01/30/2025**  
Sale Price: 218,900

Deed Date: 01/30/2025  
Volume:

File#: 210706  
Page:

**Buyer: GRANDELL MICHAEL FRANCES**  
**Seller: SALUM REAL ESTATE LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
207,970	203,290	0.9287	0.9501	B		INT	7,000	0.161	199,920

**Parcel Id: 17345**  
Sale #:4

Acct Number: 63000-00303-03300-000600    Cat Code: A1    Loc Code: 10    Address: 701 S MAGNOLIA AVE  
Legal 1: 6    33    WILLCOX

Land Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RS63000		0.18	8,000	50.00	1.07	9,200	0	9,200				
<b>Total Land Taxable Value:</b>									<b>9,200</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1952	0	RES FRM	F4+	1,183	1.35	1.00		0.85	1.00	1.00	1.00	131,350
2	2005	0	CARPORT	F4+	564	1.35	1.00		0.96	1.00	1.00	1.00	11,070
3	2005	0	PORCH	F4+	24	1.35	1.00		0.96	1.00	1.00	1.00	470
4	0	1900	STORAGE	52	204	1.35	1.00		0.90	1.00	1.00	1.00	2,240
5	2005	0	DECK	1	143	1.35	1.00		0.90	1.00	1.00	1.00	1,990
<b>Total Building Value:</b>												<b>147,120</b>	

**Sale Date: 06/30/2025**  
Sale Price: 174,000

Deed Date: 06/30/2025  
Volume:

File#: 215235  
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**Buyer: SMALL AUSTIN LEE**  
**Seller: LUNSFORD JOHN FREDERIC JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
156,320	156,320	0.8984	0.8984	B		INT	8,000	0.184	147,120

# Sales Ratio Detail

**Parcel Id: 5670**  
Sale #:7

Acct Number: 63010-00303-00100-000500

Cat Code: A1

Loc Code: 10

Address: 712 STOWELL

Legal 1: LOT 5 BLK 1 WILCOX #2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS63010		0.32	13,860	99.00		1.00	15,900	0	15,900

**Total Land Taxable Value: 15,900**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	1900	1900	RES FRM	F4	1,333	1.35	1.00		0.70	1.00	1.00	1.00	121,890
2	0	1900	1900	PORCH	F4	32	1.35	1.00		0.70	1.00	1.00	1.00	410
3	0	1900	1900	GARAGE-DET	FU2	691	1.35	1.00		0.57	1.00	1.00	1.00	10,380
4	0	1900	1900	PORCH	F4	14	1.35	1.00		0.57	1.00	1.00	1.00	150
5	0	2021	2021	DECK	1	436	1.35	1.00		1.00	1.00	1.00	1.00	6,760

**Total Building Value: 139,590**

**Sale Date: 02/13/2026**  
Sale Price: 166,000

Deed Date: 02/13/2026  
Volume:

File#: 222033  
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**Buyer: NMP PROPERTIES LLC**  
**Seller: BOGIE BLAKE & JENNIFER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
155,490	155,490	0.9367	0.9367	B		SER	13,860	0.318	139,590

**Parcel Id: 68016**  
Sale #:2

Acct Number: 63011-00303-00100-000100

Cat Code: A1

Loc Code: 10

Address: 805 BELTON LN

Legal 1: LOT 1 BLK 1 REPLAT OF WILLCOX #2 HART HOMES ADDITION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS63010		0.26	0	0.00		1.00	12,760	0	12,760

**Total Land Taxable Value: 12,760**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2025	2025	2025	RES FRM	F5	1,521	1.35	1.00		1.00	1.00	1.00	1.00	206,380
2	2025	2025	2025	GARAGE-FIN	F5	423	1.35	1.00		1.00	1.00	1.00	1.00	14,440
3	2025	2025	2025	PORCH	F5	48	1.35	1.00		1.00	1.00	1.00	1.00	1,000
4	2025	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	1.00	1.00	1,060

**Total Building Value: 222,880**

**Sale Date: 01/10/2025**  
Sale Price: 257,900

Deed Date: 01/10/2025  
Volume:

File#: 210193  
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**Buyer: COATES NICHOLAS & SALEXUS DICKERSON**  
**Seller: AYAX INVESTMENTS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
235,640	225,990	0.8763	0.9137	B		INT	0	0.255	222,880

**Parcel Id: 68017**  
Sale #:2

Acct Number: 63011-00303-00100-000200

Cat Code: A1

Loc Code: 10

Address: 805 1/2 BELTON LN

Legal 1: LOT 2 BLK 1 REPLAT OF WILLCOX #2 HART HOMES ADDITION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS63010		0.26	0	0.00		1.00	12,770	0	12,770

**Total Land Taxable Value: 12,770**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,050	1.35	1.00		1.00	1.00	1.00	1.00	142,470
	2	2025	2025	RFSTR2	F5	899	1.35	1.00		1.00	1.00	1.00	1.00	102,470
	3	2025	2025	GARAGE-FIN	F5	401	1.35	1.00		1.00	1.00	1.00	1.00	13,690
	4	2025	2025	PORCH	F5	46	1.35	1.00		1.00	1.00	1.00	1.00	950
	5	2025	2025	PORCH	F5	44	1.35	1.00		1.00	1.00	1.00	1.00	910
<b>Total Building Value:</b>														<b>260,490</b>

**Sale Date: 05/19/2025**  
Sale Price: 259,000

Deed Date: 05/19/2025  
Volume:

File#: 213866  
Page:

**Buyer: SCHOLES ROBERT ANTHONY**  
**Seller: NAREK LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
273,260	273,260	1.0551	1.0551	B		BUY	0	0.255	260,490

**Parcel Id: 3729**  
Sale #:5

Acct Number: 63030-00303-00800-001800

Cat Code: A1

Loc Code: 10

Address: 1305 STOWELL ST

Legal 1: LOT 18 BLK 8 WILLCOX #3 ADD

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS63030	0	0.24	0	0.00	1.00	12,200	0	12,200
<b>Total Land Taxable Value:</b>										<b>12,200</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	0	RES MAS	M3	416	1.35	1.00		0.80	1.00	1.14	1.00	49,560
	2	0	1900	PORCH	M3	48	1.35	1.00		0.80	1.00	1.14	1.00	770
	3	0	2013	CARPORT	MTL2	704	1.35	1.00		0.70	1.00	1.14	1.00	9,360
<b>Total Building Value:</b>														<b>59,690</b>

**Sale Date: 08/18/2025**  
Sale Price: 17,500

Deed Date: 08/18/2025  
Volume:

File#: 216776  
Page:

**Buyer: SE REAL ESTATE HOLDINGS LLC**  
**Seller: JOHNSEN CHRISTOPHER M &**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
71,890	46,440	2.6537	4.1080	B	63030	INT	0	0.244	59,690

**Parcel Id: 19038**  
Sale #:3

Acct Number: 63030-00303-01100-001500

Cat Code: A1

Loc Code: 10

Address: 1301 TRINITY ST

Legal 1: 15,16 BK 11 WILLCOX #3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS63030	0	0.30	0	0.00	1.00	14,850	0	14,850
	2	RS63030	0	0.21	0	0.00	1.00	10,400	0	10,400
<b>Total Land Taxable Value:</b>										<b>25,250</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1974	RES MAS	M4	1,707	1.35	1.00		0.81	1.00	1.14	1.00	215,450
	2	0	1900	GARAGE-FIN	M4	528	1.35	1.00		0.81	1.00	1.14	1.00	15,550
	3	0	1900	PORCH	M4	195	1.35	1.00		0.81	1.00	1.14	1.00	3,780
	4	2003	0	STORAGE	42	336	1.35	1.00		0.55	1.00	1.14	1.00	1,600
<b>Total Building Value:</b>														<b>236,380</b>

# Sales Ratio Detail

**Sale Date: 05/29/2025**  
Sale Price: 170,000

Deed Date: 05/29/2025  
Volume:

File#: 214235  
Page:

**Buyer: HIGHTOWER CHARLES G & ANA L BARRAGAN MENDEZ**  
**Seller: BEIMER GLEN MARK**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
261,630	261,630	1.5390	1.5390	B	63030	INT	0	0.505	236,380

**Parcel Id: 68020**  
Sale #:3

Acct Number: 63032-00303-00100-000200

Cat Code: A1

Loc Code: 10

Address: 1015 BEAUMONT ST

Legal 1: LOT 2 BLK 1 REPLAT OF WILLCOX #3 HART HOMES ADDITION II

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS63030		0.19	0	0.00		1.00	9,300	0	9,300			
<b>Total Land Taxable Value:</b>											<b>9,300</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,050	1.35	1.00		1.00	1.00	1.14	1.00	162,420
	2	2025	2025	RFSTR2	F5	899	1.35	1.00		1.00	1.00	1.14	1.00	116,810
	3	2025	2025	GARAGE-FIN	F5	401	1.35	1.00		1.00	1.00	1.14	1.00	15,610
	4	2025	2025	PORCH	F5	46	1.35	1.00		1.00	1.00	1.14	1.00	1,090
	5	2025	2025	PORCH	F5	44	1.35	1.00		1.00	1.00	1.14	1.00	1,040
<b>Total Building Value:</b>														<b>296,970</b>

**Sale Date: 07/30/2025**  
Sale Price: 259,000

Deed Date: 07/30/2025  
Volume:

File#: 216224  
Page:

**Buyer: JOHNSON ZANE**  
**Seller: ROKOHSB LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
306,270	306,270	1.1825	1.1825	B	63030	INT	0	0.186	296,970