

## Sales Ratio Selection Page

Run Date: 3/31/2026 7:20:31AM

Description:

Order: Account

### SELECTION CRITERIA

Year Run: 2026

Jurisdiction 32-GOOSECREEK 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: 44750**  
Sale #:6

Acct Number: 00015-06300-00000-360130

Cat Code: A1

Loc Code: 16

Address: 6680 FM 2354

Legal 1: 15 TR 63-0-1-3 J IJAMS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RS76A-1		1.79	0	0.00		1.00	269,060	0	269,060
	1	RS48AS-1		2.31	0	0.00		1.00	172,900	0	172,900

**Total Land Taxable Value: 441,960**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	BULKHEAD	33	121	1.20	1.00		0.30	1.00	1.00	1.00	2,400
	2	2004	0	WAREHOUSE	12	731	1.20	1.00		0.55	1.00	1.00	1.00	8,940
	3	2006	0	GARAGE-FIN	M6+	1,287	1.20	1.00		0.97	1.00	1.00	1.00	46,490
	4	2006	0	RES MAS	M6+	2,932	1.20	1.00		0.97	1.00	1.00	1.00	376,440
	5	2006	0	RMSTR2	M6+	1,450	1.20	1.00		0.97	1.00	1.00	1.00	156,370
	6	2006	0	PORCH	M6+	387	1.20	1.00		0.97	1.00	1.00	1.00	8,710
	7	2006	0	STORAGE	33	64	1.20	1.00		0.97	1.00	1.00	1.00	1,170
	8	2006	0	PORCH	M6+	1,309	1.20	1.00		0.97	1.00	1.00	1.00	29,450
	9	2006	0	POOL	5	1,080	1.20	1.00		0.75	1.00	1.00	1.00	45,980
	10	0	1900	PORCH	M6+	288	1.20	1.00		1.00	1.00	1.00	1.00	6,680

**Total Building Value: 682,630**

**Sale Date: 02/06/2025**  
Sale Price: 1,350,000

Deed Date: 02/06/2025  
Volume:

File#: 210938  
Page:

**Buyer: WAGNER RALPH L & JENNIFER L**  
**Seller: PISTILLO TAMARA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,124,590	1,124,030	0.8326	0.8330	B		INT	0	4.099	682,630

**Parcel Id: 7631**  
Sale #:5

Acct Number: 10000-00005-00100-002600

Cat Code: A1

Loc Code: 31

Address: 1703 STERLING DR

Legal 1: LOT 26 ABBE SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS10000		0.48	21,000	100.00		1.00	6,750	0	6,750

**Total Land Taxable Value: 6,750**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1962	0	RES FRM	F3+	1,454	1.20	1.00		0.69	1.00	1.40	1.00	159,410
	2	0	1900	GARAGE-FIN	F3+	494	1.20	1.00		0.69	1.00	1.40	1.00	11,280
	3	0	1900	PORCH	F3	238	1.20	1.00		0.23	1.00	1.40	1.00	1,120

**Total Building Value: 171,810**

**Sale Date: 10/31/2025**  
Sale Price: 210,000

Deed Date: 10/31/2025  
Volume:

File#: 219153  
Page:

**Buyer: ORDONEZ MEZA KEYDI JOHANNA**  
**Seller: RW GREEN FAMILY LP**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
178,560	178,560	0.8503	0.8503	B	10000	INT	21,000	0.482	171,810

**Parcel Id: 7584**  
Sale #:2

Acct Number: 10010-00005-00000-005300

Cat Code: A1

Loc Code: 31

Address: 1719 MARYON ST

Legal 1: 53 ABBE SEC 2

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS10010		0.49	21,400	100.00		1.00	7,170	0	7,170

**Total Land Taxable Value: 7,170**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	1900		RES MAS	M4	1,659	1.20	1.00		0.78	1.00	1.40	1.00	220,110
2	0	1900		PORCH	M4	135	1.20	1.00		0.78	1.00	1.40	1.00	2,750
3	0	1900		RES MAS	M4	720	1.20	1.00		0.78	1.00	1.40	1.00	95,530
4	2005	0		RES MAS	M5	80	1.20	1.00		0.95	1.00	1.40	1.00	13,130
5	2014	2015		CARPORT	MTL2	710	1.20	1.00		1.00	1.00	1.40	1.00	14,720
6	2014	2015		PORCH	F3	489	1.20	1.00		1.00	1.00	1.40	1.00	10,050
7	2021	2022		STORAGE	42	120	1.20	1.00		0.85	1.00	1.40	1.00	960

**Total Building Value: 357,250**

**Sale Date: 05/28/2025**

Deed Date: 05/28/2025

File#: 214151

**Buyer: TREJO DENISSE S**

Sale Price: 339,900

Volume:

Page:

**Seller: CHAVEZ ROBERTO SR & DIANE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
364,420	280,530	0.8253	1.0721	B	10000	INT	21,400	0.491	357,250

**Parcel Id: 13811**

Sale #:4

Acct Number: 14500-00002-00000-003100

Cat Code: A1

Loc Code: 31

Address: 402 BAYOU BEND DR

Legal 1: LOT 31 BAYOU BEND

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS14500		0.24	10,625	85.00		0.44	17,780	0	17,780

**Total Land Taxable Value: 17,780**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1976	0		RES MAS	M4+	1,865	1.20	1.00		0.95	1.00	1.00	1.00	215,270
2	0	1900		RES MAS	M4+	402	1.20	1.00		0.95	1.00	1.00	1.00	46,400
3	0	1900		PORCH	M4	39	1.20	1.00		0.95	1.00	1.00	1.00	690
4	2011	0		STORAGE	32	80	1.20	1.00		0.95	1.00	1.00	1.00	1,090
5	0	1900		CARPORT	M4+	636	1.20	1.00		1.00	1.00	1.00	1.00	12,200
6	2024	2025		RES FRM	F3	160	1.20	1.00		1.00	0.90	1.00	1.00	15,920
7	2024	2025		PORCH	M4+	245	1.20	1.00		1.00	1.00	1.00	1.00	4,700

**Total Building Value: 296,270**

**Sale Date: 12/30/2025**

Deed Date: 12/30/2025

File#: 220806

**Buyer: GARCIA ERIK**

Sale Price: 349,900

Volume:

Page:

**Seller: RIOS PEDRO M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
314,050	314,050	0.8975	0.8975	B		SER	10,625	0.244	296,270

**Parcel Id: 32287**

Sale #:6

Acct Number: 22400-00004-00100-000200

Cat Code: A1

Loc Code: 169

Address: 8107 BEAVER ST

Legal 1: LT 2 BK 1 COUNTRY MEADOWS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV		0.17	0	0.00		1.00	8,750	0	8,750

**Total Land Taxable Value: 8,750**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RES MAS	M5	1,766	1.20	1.00		0.94	1.00	1.18	1.00	241,710
	2	2001	0	PORCH	M5	25	1.20	1.00		0.94	1.00	1.18	1.00	540
	3	2001	0	GARAGE-FIN	M5	483	1.20	1.00		0.94	1.00	1.18	1.00	16,460
	4	2004	0	STORAGE	41	60	1.20	1.00		0.55	1.00	1.18	1.00	190
	5	2007	2008	POOL	5	420	1.20	1.00		0.75	1.00	1.18	1.00	21,100
	6	2014	2015	PORCH	F3	64	1.20	1.00		1.00	1.00	1.18	1.00	1,110
	7	2021	2022	PORCH	F3	115	1.20	1.00		0.85	1.00	1.18	1.00	1,690
<b>Total Building Value:</b>														<b>282,800</b>

**Sale Date: 10/20/2025**  
Sale Price: 315,000

Deed Date: 10/20/2025  
Volume:

File#: 218710  
Page:

**Buyer: GRANADO JAVIER RELY**  
**Seller: LOZANO RAMIRO**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
291,550	291,550	0.9256	0.9256	B	2240	INT	0	0.165	282,800

**Parcel Id: 32305**  
Sale #:6

Acct Number: 22400-00004-00100-002000

Cat Code: A1

Loc Code: 169

Address: 8126 BLUE JAY ST

Legal 1: LT 20 BK 1 COUNTRY MEADOWS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV		0.17	0	0.00	1.00	8,750	0	8,750
<b>Total Land Taxable Value:</b>										<b>8,750</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	0	RES MAS	M5	1,486	1.20	1.00		0.92	1.00	1.00	1.00	168,700
	2	1996	0	GARAGE-FIN	M5	462	1.20	1.00		0.92	1.00	1.00	1.00	13,060
	3	1996	0	PORCH	M5	50	1.20	1.00		0.92	1.00	1.00	1.00	890
	4	1996	0	RMSTR2	M5	900	1.20	1.00		0.92	1.00	1.00	1.00	85,830
	5	0	1900	STORAGE	43	127	1.20	1.00		1.00	1.00	1.00	1.00	1,820
	6	2024	2025	CONCRETE	1	81	1.20	1.00		1.00	1.00	1.00	1.00	750
<b>Total Building Value:</b>														<b>271,050</b>

**Sale Date: 04/10/2025**  
Sale Price: 290,000

Deed Date: 04/10/2025  
Volume:

File#: 212695  
Page:

**Buyer: RAYA SANTIAGO MORALES**  
**Seller: REN SREYRIM**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
279,800	279,730	0.9646	0.9648	B	2240A	INT	0	0.170	271,050

**Parcel Id: 32329**  
Sale #:10

Acct Number: 22400-00004-00200-004300

Cat Code: A1

Loc Code: 169

Address: 10323 OTTER CIR

Legal 1: LT 43 BK 2 COUNTRY MEADOWS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV		0.30	0	0.00	1.00	8,750	0	8,750
<b>Total Land Taxable Value:</b>										<b>8,750</b>

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RES MAS	M5	2,195	1.20	1.00		0.92	1.00	1.18	1.00	294,040
	2	1997	0	GARAGE-FIN	M5	420	1.20	1.00		0.92	1.00	1.18	1.00	14,010
	3	1997	0	PORCH	M5	24	1.20	1.00		0.92	1.00	1.18	1.00	500
	4	1997	0	DECK	1	144	1.20	1.00		0.50	1.00	1.18	1.00	1,170
	5	0	1900	STORAGE	42	180	1.20	1.00		0.60	1.00	1.18	1.00	860
<b>Total Building Value:</b>														<b>310,580</b>

**Sale Date: 12/15/2025**  
Sale Price: 339,000

Deed Date: 12/15/2025  
Volume:

File#: 220346  
Page:

**Buyer: PAPADAKIS EMANUEL I**  
**Seller: PATEL SAMIR & BHAVINI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
319,330	319,330	0.9420	0.9420	B	2240	SER	0	0.297	310,580

**Parcel Id: 33070**  
Sale #:8

Acct Number: 22410-00004-00000-000400

Cat Code: A1

Loc Code: 169

Address: 10319 REDWOOD DRIVE

Legal 1: LT 4 COUNTRY MEADOWS II

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV		0.16	0	0.00	1.00	8,750	0	8,750
<b>Total Land Taxable Value:</b>										<b>8,750</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	RES MAS	M5	1,321	1.20	1.00		0.92	1.00	1.00	1.00	149,970
	2	1998	0	PORCH	M5	57	1.20	1.00		0.92	1.00	1.00	1.00	1,010
	3	1998	0	GARAGE-FIN	M5	462	1.20	1.00		0.92	1.00	1.00	1.00	13,060
	4	1998	0	RMSTR2	M5	881	1.20	1.00		0.92	1.00	1.00	1.00	84,020
	5	2007	0	PORCH	MTL1	506	1.20	1.00		0.80	1.00	1.00	1.00	2,590
<b>Total Building Value:</b>														<b>250,650</b>

**Sale Date: 05/14/2025**  
Sale Price: 245,000

Deed Date: 05/14/2025  
Volume:

File#: 213719  
Page:

**Buyer: GALINDO MARC & JOHNAE**  
**Seller: CHAMBERS CLINTON & ANGELA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
259,400	259,400	1.0588	1.0588	B	2240A	INT	0	0.158	250,650

**Parcel Id: 33076**  
Sale #:9

Acct Number: 22410-00004-00000-001000

Cat Code: A1

Loc Code: 169

Address: 8102 BLUE JAY ST

Legal 1: LT 10 COUNTRY MEADOWS II

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV		0.17	0	0.00	1.00	8,750	0	8,750
<b>Total Land Taxable Value:</b>										<b>8,750</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RES MAS	M5	2,262	1.20	1.00		0.89	1.00	1.18	1.00	293,130
	2	1997	0	GARAGE-FIN	M5	420	1.20	1.00		0.89	1.00	1.18	1.00	13,550
	3	1997	0	PORCH	M5	25	1.20	1.00		0.89	1.00	1.18	1.00	510
	4	0	2016	STORAGE	42	24	1.20	1.00		0.97	1.00	1.18	1.00	190
	5	2022	2023	PORCH	MTL2	286	1.20	1.00		0.96	1.00	1.18	1.00	4,800
<b>Total Building Value:</b>														<b>312,180</b>

# Sales Ratio Detail

**Sale Date:** 02/02/2026  
**Sale Price:** 265,000

**Deed Date:** 02/02/2026  
**Volume:**

**File#:** 221625  
**Page:**

**Buyer:** HOANG MELISA KING  
**Seller:** ESTATEPRO, LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,930	320,930	1.2111	1.2111	B	2240	SER	0	0.167	312,180

**Parcel Id:** 33104  
**Sale #:** 5

**Acct Number:** 22410-00004-00000-003800    **Cat Code:** A1    **Loc Code:** 169    **Address:** 8123 PERCH ST  
**Legal 1:** LT 38 COUNTRY MEADOWS II

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV		0.17	0	0.00		1.00	8,750	0	8,750			
<b>Total Land Taxable Value:</b>											<b>8,750</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RES MAS	M5	1,686	1.20	1.00		0.92	1.00	1.00	1.00	191,400
	2	1997	0	RMSTR2	M5	1,008	1.20	1.00		0.92	1.00	1.00	1.00	96,130
	3	1997	0	GARAGE-FIN	M5	420	1.20	1.00		0.92	1.00	1.00	1.00	11,870
	4	1997	0	PORCH	M5	36	1.20	1.00		0.92	1.00	1.00	1.00	640
	5	2003	0	GARAGE-DET	FU2	120	1.20	1.00		0.93	1.00	1.00	1.00	3,480
	6	0	2007	PORCH	MTL2	273	1.20	1.00		0.75	1.00	1.00	1.00	3,030
<b>Total Building Value:</b>											<b>306,550</b>			

**Sale Date:** 04/10/2025  
**Sale Price:** 337,999

**Deed Date:** 04/10/2025  
**Volume:**

**File#:** 212699  
**Page:**

**Buyer:** ENGLEHAUPT CAROL  
**Seller:** BECK ALAN & CHERYL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,300	315,300	0.9328	0.9328	B	2240A	INT	0	0.167	306,550

**Parcel Id:** 33893  
**Sale #:** 7

**Acct Number:** 22420-00004-00000-001900    **Cat Code:** A1    **Loc Code:** 169    **Address:** 8222 LANTANA DR  
**Legal 1:** LT 19 COUNTRY MEADOWS SEC III

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV		0.18	0	0.00		1.00	8,750	0	8,750			
<b>Total Land Taxable Value:</b>											<b>8,750</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	RES MAS	M5	1,729	1.20	1.00		0.88	1.00	1.18	1.00	221,540
	2	1998	0	GARAGE-FIN	M5	441	1.20	1.00		0.88	1.00	1.18	1.00	14,070
	3	1998	0	PORCH	M5	36	1.20	1.00		0.88	1.00	1.18	1.00	720
	4	0	1900	PORCH	M5	242	1.20	1.00		0.88	1.00	1.18	1.00	4,850
<b>Total Building Value:</b>											<b>241,180</b>			

**Sale Date:** 01/23/2025  
**Sale Price:** 255,000

**Deed Date:** 01/23/2025  
**Volume:**

**File#:** 210442  
**Page:**

**Buyer:** KLEINHENZ HECTOR & BREONNA  
**Seller:** 8222 LANTANA DRIVE TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
249,930	229,050	0.8982	0.9801	B	2240	INT	0	0.177	241,180

# Sales Ratio Detail

**Parcel Id: 33922**  
Sale #:3

Acct Number: 22420-00004-00000-004800

Cat Code: A1

Loc Code: 169

Address: 10522 RAVENS WAY

Legal 1: LT 48 COUNTRY MEADOWS SEC III

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	FV			0.15	0	0.00		1.00	8,750	0	8,750

**Total Land Taxable Value: 8,750**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1998	0	RES MAS	M5	1,893	1.20	1.00			0.93	1.00	1.18	1.00	256,340
2	1998	0	PORCH	M5	25	1.20	1.00			0.93	1.00	1.18	1.00	530
3	1998	0	GARAGE-FIN	M5	441	1.20	1.00			0.93	1.00	1.18	1.00	14,870
4	1998	0	PORCH	M5	140	1.20	1.00			0.93	1.00	1.18	1.00	2,970
5	0	1900	POOL	5	630	1.20	1.00			0.75	1.00	1.18	1.00	31,650

**Total Building Value: 306,360**

**Sale Date: 07/18/2025**  
Sale Price: 335,000

Deed Date: 07/18/2025  
Volume:

File#: 215912  
Page:

**Buyer: MCLENDON JOHN W & ELIZABETH MAGALLON**  
**Seller: SAVOIE CHAD E**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,110	315,110	0.9406	0.9406	B	2240	INT	0	0.154	306,360

**Parcel Id: 34893**  
Sale #:3

Acct Number: 22430-00004-00000-001900

Cat Code: A1

Loc Code: 169

Address: 10622 REDWOOD DR

Legal 1: LT 19 COUNTRY MEADOWS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	FV22430			0.17	0	0.00		1.00	8,750	0	8,750

**Total Land Taxable Value: 8,750**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2003	0	RES MAS	M5	1,027	1.20	1.00			0.95	1.00	1.00	1.00	120,390
2	2003	0	RMSTR2	M5	1,046	1.20	1.00			0.95	1.00	1.00	1.00	103,000
3	2003	0	GARAGE-FIN	M5	441	1.20	1.00			0.95	1.00	1.00	1.00	12,870
4	2003	0	PORCH	M5	58	1.20	1.00			0.95	1.00	1.00	1.00	1,060
5	0	2025	STORAGE	42	144	1.20	1.00			1.00	1.00	1.00	1.00	970
6	2021	2022	PORCH	M5	410	1.20	1.00			1.00	1.00	1.00	1.00	7,920

**Total Building Value: 246,210**

**Sale Date: 05/28/2025**  
Sale Price: 326,800

Deed Date: 05/28/2025  
Volume:

File#: 214190  
Page:

**Buyer: ODOM RON & MELANIE**  
**Seller: CARRINGTON ADINA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
254,960	254,400	0.7785	0.7802	B	2240A	INT	0	0.172	246,210

**Parcel Id: 37241**  
Sale #:5

Acct Number: 22440-00004-00000-000500

Cat Code: A1

Loc Code: 169

Address: 8007 BEAVER ST

Legal 1: LT 5 COUNTRY MEADOWS #5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	FV			0.18	0	0.00		1.00	8,750	0	8,750

**Total Land Taxable Value: 8,750**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES MAS	M5	1,761	1.20	1.00		0.90	1.00	1.00	1.00	195,570
	2	2003	0	PORCH	M5	55	1.20	1.00		0.90	1.00	1.00	1.00	960
	3	2003	0	GARAGE-FIN	M5	441	1.20	1.00		0.90	1.00	1.00	1.00	12,190
	4	2003	0	RMSTR2	M5	1,040	1.20	1.00		0.90	1.00	1.00	1.00	97,020
	5	0	1900	PORCH	M5	286	1.20	1.00		1.00	1.00	1.00	1.00	5,530
<b>Total Building Value:</b>														<b>311,270</b>

**Sale Date: 01/22/2026**  
Sale Price: 300,000

Deed Date: 01/22/2026  
Volume:

File#: 221348  
Page:

**Buyer: CARRILLO ENRIQUE**  
**Seller: TREVINO OVIDIO & MARELYN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,020	337,010	1.1234	1.0667	B	2240A	SER	0	0.179	311,270

**Parcel Id: 44497**  
Sale #:9

Acct Number: 22460-00004-00000-000600

Cat Code: A1

Loc Code: 169

Address: 8227 SUGAR CANE DR

Legal 1: LT 6 COUNTRY MEADOWS SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22460		0.13	0	0.00	1.00	17,000	0	17,000
<b>Total Land Taxable Value:</b>										<b>17,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	2007	RES MAS	M5	1,465	1.20	1.00		0.93	1.00	1.18	1.00	198,380
	2	0	1900	PORCH	M5	36	1.20	1.00		0.93	1.00	1.18	1.00	760
	3	0	1900	PERGOLA	1	100	1.20	1.00		0.94	1.00	1.18	1.00	1,210
	4	0	1900	GARAGE-FIN	M5	380	1.20	1.00		0.93	1.00	1.18	1.00	12,810
	5	2022	2023	CONCRETE	1	205	1.20	1.00		0.96	1.00	1.18	1.00	2,160
<b>Total Building Value:</b>														<b>215,320</b>

**Sale Date: 02/03/2025**  
Sale Price: 255,000

Deed Date: 02/03/2025  
Volume:

File#: 210841  
Page:

**Buyer: RAMOSE AARON**  
**Seller: STANLEY LORI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
232,320	224,830	0.8817	0.9111	B	2240	INT	0	0.130	215,320

**Parcel Id: 44499**  
Sale #:5

Acct Number: 22460-00004-00000-000800

Cat Code: A1

Loc Code: 169

Address: 8235 SUGAR CANE DRIVE

Legal 1: LT 8 COUNTRY MEADOWS SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22460		0.25	0	0.00	1.00	17,000	0	17,000
<b>Total Land Taxable Value:</b>										<b>17,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	2007	RES MAS	M4+	2,219	1.20	1.00		0.90	1.00	1.18	1.00	286,320
	2	0	1900	PORCH	M4+	122	1.20	1.00		0.90	1.00	1.18	1.00	2,480
	3	0	1900	GARAGE-FIN	M4+	399	1.20	1.00		0.90	1.00	1.18	1.00	12,280
	4	2007	2008	PORCH	M4+	346	1.20	1.00		0.90	1.00	1.18	1.00	7,050
	5	2007	2008	SHED-1	42	60	1.20	1.00		0.72	1.00	1.18	1.00	320
<b>Total Building Value:</b>														<b>308,450</b>

# Sales Ratio Detail

**Sale Date: 07/02/2025**  
Sale Price: 320,000

Deed Date: 07/02/2025  
Volume:

File#: 215361  
Page:

**Buyer: HUERTA MIGUEL ANGEL VELAZQUEZ**  
**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
325,450	325,450	1.0170	1.0170	B	2240	INT	0	0.249	308,450

**Parcel Id: 44529**  
Sale #:6

Acct Number: 22460-00004-00000-003700

Cat Code: A1

Loc Code: 169

Address: 8215 BLACKCHERRY LN

Legal 1: LT 37 COUNTRY MEADOWS SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22460		0.13	0	0.00			1.00	17,000	0	17,000		
<b>Total Land Taxable Value:</b>											<b>17,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	2008	RES MAS	M5	850	1.20	1.00		0.99	1.00	1.00	1.00	103,840
	2	0	1900	RMSTR3	M5	1,106	1.20	1.00		0.99	1.00	1.00	1.00	113,500
	3	0	1900	GARAGE-FIN	M5	428	1.20	1.00		0.94	1.00	1.00	1.00	12,360
	4	0	1900	PORCH	M5	73	1.20	1.00		0.99	1.00	1.00	1.00	1,400
	5	0	1900	CONCRETE	1	100	1.20	1.00		0.82	1.00	1.00	1.00	760
<b>Total Building Value:</b>													<b>231,860</b>	

**Sale Date: 07/11/2025**  
Sale Price: 248,900

Deed Date: 07/11/2025  
Volume:

File#: 215665  
Page:

**Buyer: RUVALCABA CHRISTIAN R**  
**Seller: PITTS MASON TYLER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
248,860	248,790	0.9996	0.9998	B	2240A	INT	0	0.128	231,860

**Parcel Id: 44532**  
Sale #:4

Acct Number: 22460-00004-00000-004000

Cat Code: A1

Loc Code: 169

Address: 8227 BLACKCHERRY LN

Legal 1: LT 40 COUNTRY MEADOWS SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22460		0.13	0	0.00			1.00	17,000	0	17,000		
<b>Total Land Taxable Value:</b>											<b>17,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	2008	RES MAS	M5	875	1.20	1.00		0.97	1.00	1.00	1.00	104,730
	2	0	1900	RMSTR2	M5	1,113	1.20	1.00		0.97	1.00	1.00	1.00	111,910
	3	0	1900	GARAGE-FIN	M5	418	1.20	1.00		0.97	1.00	1.00	1.00	12,460
	4	0	1900	PORCH	M5	72	1.20	1.00		0.97	1.00	1.00	1.00	1,350
	5	0	1900	CONCRETE	1	100	1.20	1.00		0.85	1.00	1.00	1.00	790
<b>Total Building Value:</b>													<b>231,240</b>	

**Sale Date: 04/01/2025**  
Sale Price: 249,990

Deed Date: 04/01/2025  
Volume:

File#: 212404  
Page:

**Buyer: MARTINEZ JOSE & MARLENE FERNANDEZ**  
**Seller: HAGEE ANDREW C**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
248,240	248,160	0.9927	0.9930	B	2240A	INT	0	0.130	231,240

# Sales Ratio Detail

**Parcel Id: 44141**  
Sale #:6

Acct Number: 22800-00002-00100-000500

Cat Code: A1

Loc Code: 31

Address: 6019 SANDY CREEK DRIVE

Legal 1: BK 1 LT 5 DEVINWOOD PHASE I

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22800		0.14	0	0.00		1.00	23,500	0	23,500

**Total Land Taxable Value: 23,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2006	2007	RES MAS	M4+	1,616	1.20	1.00		0.99	1.00	1.05	1.00	204,100
2		0	1900	PORCH	M4+	24	1.20	1.00		0.99	1.00	1.05	1.00	480
3		0	1900	GARAGE-FIN	M4+	390	1.20	1.00		0.99	1.00	1.05	1.00	11,750
4		0	2012	DECK	1	181	1.20	1.00		0.95	1.00	1.05	1.00	2,490

**Total Building Value: 218,820**

**Sale Date: 05/05/2025**  
Sale Price: 255,000

Deed Date: 05/05/2025

File#: 213497

**Buyer: NASON MALLORY & BRANNON MCDONALD**

Volume:

Page:

**Seller: CASTILLO LUIS S**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
242,320	250,650	0.9829	0.9503	B	22800	INT	0	0.138	218,820

**Parcel Id: 44159**  
Sale #:5

Acct Number: 22800-00002-00100-002300

Cat Code: A1

Loc Code: 31

Address: 6010 SANDY CREEK DR

Legal 1: BK 1 LT 23 DEVINWOOD PHASE I

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22800		0.14	0	0.00		0.00	23,500	0	23,500

**Total Land Taxable Value: 23,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2007	0	RES MAS	M4+	1,889	1.20	1.00		0.96	1.00	1.05	1.00	231,350
2		0	1900	PORCH	M4+	31	1.20	1.00		0.96	1.00	1.05	1.00	600
3		0	1900	GARAGE-FIN	M4+	420	1.20	1.00		0.96	1.00	1.05	1.00	12,270
4		2011	0	PORCH	MTL2	260	1.20	1.00		0.90	1.00	1.05	1.00	3,640
5		2014	2015	STORAGE	42	80	1.20	1.00		1.00	1.00	1.05	1.00	570

**Total Building Value: 248,430**

**Sale Date: 09/03/2025**  
Sale Price: 274,400

Deed Date: 09/03/2025

File#: 217306

**Buyer: BUENROSTRO MAYRA LIZETH & JOHN ALBERT**

Volume:

Page:

**Seller: FRITZ-GRAMMOND KRISTIN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
271,930	281,090	1.0244	0.9910	B	22800	INT	0	0.137	248,430

**Parcel Id: 44160**  
Sale #:4

Acct Number: 22800-00002-00100-002400

Cat Code: A1

Loc Code: 31

Address: 6006 SANDY CREEK DR

Legal 1: BK 1 LT 24 DEVINWOOD PHASE I

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV22800		0.14	0	0.00		0.00	23,500	0	23,500

**Total Land Taxable Value: 23,500**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	0	RES MAS	M4+	1,807	1.20	1.00		0.96	1.00	1.05	1.00	221,310
	2	0	1900	PORCH	M4+	22	1.20	1.00		0.96	1.00	1.05	1.00	430
	3	0	1900	GARAGE-FIN	M4+	399	1.20	1.00		0.96	1.00	1.05	1.00	11,660
	4	2022	2023	PORCH	MTL2	166	1.20	1.00		1.00	1.00	1.05	1.00	2,580
<b>Total Building Value:</b>														<b>235,980</b>

**Sale Date: 11/21/2025**  
Sale Price: 255,000

Deed Date: 11/21/2025  
Volume:

File#: 219714  
Page:

**Buyer: GONZALEZ WILLIAM SWISHER JR**  
**Seller: CONNER AMY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
259,480	268,460	1.0528	1.0176	B	22800	SER	0	0.143	235,980

**Parcel Id: 45890**  
Sale #:3

Acct Number: 22810-00002-00400-002300

Cat Code: A1

Loc Code: 30

Address: 10434 LAUREN CREEK DRIVE

Legal 1: BK 4 LT 23 DEVINWOOD SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22810		0.14	0	0.00	0.00	23,500	0	23,500

**Total Land Taxable Value: 23,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M4+	1,621	1.20	1.00		0.99	1.00	1.05	1.00	204,730
	2	2011	0	GARAGE-FIN	M4+	390	1.20	1.00		0.99	1.00	1.05	1.00	11,750
	3	2011	0	PORCH	M4+	24	1.20	1.00		0.99	1.00	1.05	1.00	480
	4	2014	2015	STORAGE	42	384	1.20	1.00		1.00	1.00	1.05	1.00	2,720
	5	2014	2015	PORCH	F3+	420	1.20	1.00		1.00	1.00	1.05	1.00	7,120

**Total Building Value: 226,800**

**Sale Date: 02/14/2025**  
Sale Price: 265,000

Deed Date: 02/14/2025  
Volume:

File#: 211121  
Page:

**Buyer: GARZA PAULA LIZETT**  
**Seller: MULLINS DARREN WAYNE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
250,300	258,420	0.9752	0.9445	B	22800	INT	0	0.143	226,800

**Parcel Id: 45893**  
Sale #:8

Acct Number: 22810-00002-00400-002600

Cat Code: A1

Loc Code: 31

Address: 10502 LAUREN CREEK DR

Legal 1: BK 4 LT 26 DEVINWOOD SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22810		0.14	0	0.00	0.00	23,500	0	23,500

**Total Land Taxable Value: 23,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2010	0	RES MAS	M4+	1,939	1.20	1.00		0.98	1.00	1.05	1.00	242,420
	2	2010	0	GARAGE-FIN	M4+	390	1.20	1.00		0.98	1.00	1.05	1.00	11,630
	3	2010	0	PORCH	M4+	63	1.20	1.00		0.98	1.00	1.05	1.00	1,240
	4	0	2019	PORCH	MTL2	124	1.20	1.00		1.00	1.00	1.05	1.00	1,930
	5	2022	2023	STORAGE	42	58	1.20	1.00		1.00	1.00	1.05	1.00	410

**Total Building Value: 257,630**

# Sales Ratio Detail

**Sale Date: 01/13/2026**  
Sale Price: 265,000

Deed Date: 01/13/2026  
Volume:

File#: 221126  
Page:

**Buyer: DE LA CRUZ NICOLAS**  
**Seller: LABONTE CAROL ANN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
281,130	290,950	1.0979	1.0609	B	22800	SER	0	0.143	257,630

**Parcel Id: 45943**  
Sale #:5

Acct Number: 22810-00002-00600-000900

Cat Code: A1

Loc Code: 31

Address: 10518 DEVINWOOD DR

Legal 1: BK 6 LT 9 DEVINWOOD SEC 2

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FV22810		0.13	0	0.00	0.00	23,500	0	23,500				
<b>Total Land Taxable Value:</b>									<b>23,500</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2014	2015	RES MAS	M4+	1,948	1.20	1.00		0.98	1.00	1.05	1.00	243,550
2	2014	2015	GARAGE-FIN	M4+	400	1.20	1.00		0.98	1.00	1.05	1.00	11,930
3	2014	2015	PORCH	M4+	67	1.20	1.00		0.98	1.00	1.05	1.00	1,320
4	0	2019	PORCH	MTL2	148	1.20	1.00		1.00	1.00	1.05	1.00	2,300
5	0	2019	STORAGE	52	80	1.20	1.00		1.00	1.00	1.05	1.00	910
6	2021	2022	DECK	1	120	1.20	1.00		1.00	1.00	1.05	1.00	1,740
<b>Total Building Value:</b>													<b>261,750</b>

**Sale Date: 11/18/2025**  
Sale Price: 251,000

Deed Date: 11/18/2025  
Volume:

File#: 219598  
Page:

**Buyer: TWEEDDALE AMBER & JOSEPH ACOSTA**  
**Seller: MORALES MARIO A & PATRICIA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
285,250	295,200	1.1761	1.1365	B	22800	SER	0	0.133	261,750

**Parcel Id: 45953**  
Sale #:5

Acct Number: 22810-00002-00600-001900

Cat Code: A1

Loc Code: 31

Address: 10515 DEVINWOOD DR

Legal 1: BK 6 LT 19 DEVINWOOD SEC 2

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FV22810		0.16	0	0.00	0.00	23,500	0	23,500				
<b>Total Land Taxable Value:</b>									<b>23,500</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2011	0	RES MAS	M4+	2,069	1.20	1.00		0.93	1.00	1.05	1.00	245,480
2	2011	0	GARAGE-FIN	M4+	410	1.20	1.00		0.93	1.00	1.05	1.00	11,600
3	2011	0	PORCH	M4+	129	1.20	1.00		0.93	1.00	1.05	1.00	2,420
4	2014	0	PORCH	MTL2	207	1.20	1.00		0.70	1.00	1.05	1.00	2,250
5	0	2016	STORAGE	42	200	1.20	1.00		0.95	1.00	1.05	1.00	1,350
<b>Total Building Value:</b>													<b>263,100</b>

# Sales Ratio Detail

Sale Date: 10/15/2025  
Sale Price: 236,000

Deed Date: 10/15/2025  
Volume:

File#: 218619  
Page:

Buyer: DANIELL BENFORD A II & NOOR A  
Seller: YOUNG KATHY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
286,600	311,840	1.3214	1.2144	B	22800	INT	0	0.155	263,100

Parcel Id: 38838  
Sale #:3

Acct Number: 32455-00004-00000-000200    Cat Code: A1    Loc Code: 169    Address: 7907 CEDAR VIEW ST  
Legal 1: LT 2 HUNTERS CHASE SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV32455A		0.14	0	0.00		1.00		16,500	0	16,500		
<b>Total Land Taxable Value:</b>											<b>16,500</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M5	1,340	1.20	1.00		0.95	1.00	0.87	1.00	136,660
	2	2002	0	RMSTR3	M5	1,600	1.20	1.00		0.95	1.00	0.87	1.00	137,070
	3	2002	0	GARAGE-FIN	M5	400	1.20	1.00		0.95	1.00	0.87	1.00	10,160
	4	2002	0	PORCH	M5	40	1.20	1.00		0.95	1.00	0.87	1.00	640
<b>Total Building Value:</b>											<b>284,530</b>			

Sale Date: 12/08/2025  
Sale Price: 267,000

Deed Date: 12/08/2025  
Volume:

File#: 220147  
Page:

Buyer: SALAZAR CARLOS ANDRES  
Seller: BROWN YAPHET KOTTO AND TARA D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
301,030	301,290	1.1284	1.1275	B	32460	SER	0	0.139	284,530

Parcel Id: 38858  
Sale #:9

Acct Number: 32455-00004-00000-002200    Cat Code: A1    Loc Code: 169    Address: 7918 FOREST STONE ST  
Legal 1: LT 22 HUNTERS CHASE SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV32455G		0.20	0	0.00		1.00		20,500	0	20,500		
<b>Total Land Taxable Value:</b>											<b>20,500</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES MAS	M5	1,053	1.20	1.00		0.95	1.00	0.87	1.00	107,390
	2	2003	0	GARAGE-FIN	M5	420	1.20	1.00		0.95	1.00	0.87	1.00	10,660
	3	2003	0	PORCH	M5	35	1.20	1.00		0.95	1.00	0.87	1.00	560
	4	2003	0	RMSTR2	M5	1,354	1.20	1.00		0.95	1.00	0.87	1.00	116,000
	5	2007	2008	CONCRETE	1	170	1.20	1.00		0.90	1.00	0.87	1.00	1,240
	6	2007	2008	STORAGE	42	144	1.20	1.00		0.75	1.00	0.87	1.00	630
	7	2007	2008	PORCH	F1	48	1.20	1.00		0.80	1.00	0.87	1.00	200
<b>Total Building Value:</b>											<b>236,680</b>			

# Sales Ratio Detail

**Sale Date:** 10/01/2025  
**Sale Price:** 260,000

**Deed Date:** 10/01/2025  
**Volume:**

**File#:** 218158  
**Page:**

**Buyer:** BALDERAS LUIS E  
**Seller:** WILSON COLTON WAYNE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
257,180	257,060	0.9887	0.9892	B	32460	INT	0	0.199	236,680

**Parcel Id:** 38919  
**Sale #:** 9

**Acct Number:** 32455-00004-00000-008300    **Cat Code:** A1    **Loc Code:** 169    **Address:** 10434 COUNTRY SQUIRE BLVD  
**Legal 1:** LT 83 HUNTERS CHASE SEC 2

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FV32455F		0.16	0	0.00	1.00	19,500	0	19,500				
<b>Total Land Taxable Value:</b>									<b>19,500</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2003	0	RES MAS	M4+	1,825	1.20	1.00		0.95	1.00	1.00	1.00	210,650
2	2003	0	PORCH	M4+	20	1.20	1.00		0.95	1.00	1.00	1.00	360
3	2003	0	GARAGE-FIN	M4+	420	1.20	1.00		0.95	1.00	1.00	1.00	11,560
4	2021	2022	STORAGE	42	100	1.20	1.00		1.00	1.00	1.00	1.00	680
<b>Total Building Value:</b>													<b>223,250</b>

**Sale Date:** 03/31/2025  
**Sale Price:** 235,000

**Deed Date:** 03/31/2025  
**Volume:**

**File#:** 212339  
**Page:**

**Buyer:** OROZCO GISELLE ABIGAIL  
**Seller:** CHAVEZ ROGELIO & MARIA ISABEL OLGUIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
242,750	269,550	1.1470	1.0330	B	32450	INT	0	0.164	223,250

**Parcel Id:** 39936  
**Sale #:** 8

**Acct Number:** 32460-00004-00000-004900    **Cat Code:** A1    **Loc Code:** 169    **Address:** 7923 OWL LANE  
**Legal 1:** LT 49 HUNTERS CHASE SEC 3

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FV32460		0.13	0	0.00	1.00	14,700	0	14,700				
<b>Total Land Taxable Value:</b>									<b>14,700</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2005	2006	RES MAS	M5	1,140	1.20	1.00		0.97	1.00	0.87	1.00	118,710
2	0	1900	RMSTR2	M5	1,140	1.20	1.00		0.97	1.00	0.87	1.00	99,720
3	0	1900	PORCH	M5	36	1.20	1.00		0.97	1.00	0.87	1.00	590
4	0	1900	GARAGE-FIN	M5	420	1.20	1.00		0.97	1.00	0.87	1.00	10,890
<b>Total Building Value:</b>													<b>229,910</b>

**Sale Date:** 04/30/2025  
**Sale Price:** 256,000

**Deed Date:** 04/30/2025  
**Volume:**

**File#:** 213309  
**Page:**

**Buyer:** CARO LADISLAO & IRIS J RAMOS ORTIZ  
**Seller:** GONZALEZ AARON

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
244,610	239,520	0.9356	0.9555	B	32460	INT	0	0.127	229,910

# Sales Ratio Detail

**Parcel Id: 39947**  
Sale #:8

Acct Number: 32460-00004-00000-006000    Cat Code: A1    Loc Code: 169    Address: 7906 OWL LN  
Legal 1: LT 60 HUNTERS CHASE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV32460		0.13	0	0.00		1.00	14,700	0	14,700			
<b>Total Land Taxable Value:</b>											<b>14,700</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	2006	RES MAS	M5	1,142	1.20	1.00		0.96	1.00	0.87	1.00	117,690
	2	0	1900	RMSTR2	M5	1,140	1.20	1.00		0.96	1.00	0.87	1.00	98,690
	3	0	1900	PORCH	M5	114	1.20	1.00		0.96	1.00	0.87	1.00	1,840
	4	0	1900	GARAGE-FIN	M5	412	1.20	1.00		0.96	1.00	0.87	1.00	10,570
	5	0	2016	PERGOLA	1	160	1.20	1.00		1.00	1.00	0.87	1.00	1,520
	6	2022	2023	STORAGE	42	54	1.20	1.00		1.00	1.00	0.87	1.00	320
<b>Total Building Value:</b>											<b>230,630</b>			

**Sale Date: 09/15/2025**  
Sale Price: 245,000

Deed Date: 09/15/2025    File#: 217630  
Volume:    Page:

**Buyer: MUNGUIA FRANCISCO & VANESSA N BAEZA SANDOVAL**  
**Seller: DOAN MICHAEL PATRICK & MEAGAN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
245,330	245,330	1.0013	1.0013	B	32460	INT	0	0.129	230,630

**Parcel Id: 39949**  
Sale #:12

Acct Number: 32460-00004-00000-006200    Cat Code: A1    Loc Code: 169    Address: 10702 COUNTRY SQUIRE BLVD  
Legal 1: LT 62 HUNTERS CHASE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV32460		0.16	0	0.00		1.00	14,700	0	14,700			
<b>Total Land Taxable Value:</b>											<b>14,700</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	2006	RES FRM	F4+	1,782	1.20	1.00		0.99	1.00	1.00	1.00	204,840
	2	0	1900	PORCH	F4+	24	1.20	1.00		0.99	1.00	1.00	1.00	430
	3	0	1900	GARAGE-FIN	F4+	413	1.20	1.00		0.99	1.00	1.00	1.00	12,000
	4	2005	0	POOL	5	280	1.20	1.00		0.75	1.00	1.00	1.00	11,920
	5	2007	2008	PORCH	F4+	100	1.20	1.00		0.99	1.00	1.00	1.00	1,800
<b>Total Building Value:</b>											<b>230,990</b>			

**Sale Date: 09/25/2025**  
Sale Price: 258,000

Deed Date: 09/25/2025    File#: 217973  
Volume:    Page:

**Buyer: SIMMONS RODNEY & JESSICA GARNER**  
**Seller: CHEEVERS THOMAS & NEWELL STEPHEN & MARC &**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
245,690	271,030	1.0505	0.9523	B	32450	INT	0	0.159	230,990

**Parcel Id: 39965**  
Sale #:4

Acct Number: 32460-00004-00000-007800    Cat Code: A1    Loc Code: 169    Address: 10635 GOLDFINCH RD  
Legal 1: LT 78 HUNTERS CHASE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV32460		0.13	0	0.00		1.00	14,700	0	14,700
<b>Total Land Taxable Value:</b>											<b>14,700</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	RES MAS	M4+	1,996	1.20	1.00		0.91	1.00	1.00	1.00	220,690
	2	2005	0	PORCH	M4+	188	1.20	1.00		0.91	1.00	1.00	1.00	3,280
	3	2005	0	CONCRETE	1	100	1.20	1.00		0.74	1.00	1.00	1.00	690
	4	2005	0	GARAGE-FIN	M4+	412	1.20	1.00		0.91	1.00	1.00	1.00	10,870
<b>Total Building Value:</b>														<b>235,530</b>

**Sale Date: 01/08/2025**  
Sale Price: 233,000

Deed Date: 01/08/2025  
Volume:

File#: 210130  
Page:

**Buyer: CHAVEZ JAIME EDUARDO**  
**Seller: MUELLER KARSTEN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
250,230	257,490	1.1051	1.0739	B	32450	INT	0	0.134	235,530

**Parcel Id: 42622**  
Sale #:6

Acct Number: 32465-00004-00000-005000

Cat Code: A1

Loc Code: 169

Address: 10718 GOLDFINCH RD

Legal 1: LT 50 HUNTERS CHASE SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV32465		0.13	0	0.00	0.00	15,500	0	15,500
<b>Total Land Taxable Value:</b>										<b>15,500</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	0	RES MAS	M4+	1,956	1.20	1.00		0.93	1.00	1.00	1.00	221,020
	2	0	1900	PORCH	M4+	24	1.20	1.00		0.93	1.00	1.00	1.00	430
	3	0	1900	CONCRETE	1	271	1.20	1.00		0.81	1.00	1.00	1.00	2,040
	4	0	1900	GARAGE-FIN	M4+	400	1.20	1.00		0.93	1.00	1.00	1.00	10,780
<b>Total Building Value:</b>														<b>234,270</b>

**Sale Date: 07/29/2025**  
Sale Price: 217,000

Deed Date: 07/29/2025  
Volume:

File#: 216170  
Page:

**Buyer: DANIELL BENFORD A II & NOOR A**  
**Seller: KESKAR AMOL & NISHA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
249,770	267,170	1.2312	1.1510	B	32450	INT	0	0.129	234,270

**Parcel Id: 5531**  
Sale #:6

Acct Number: 36000-00004-00000-001500

Cat Code: A1

Loc Code: 31

Address: 123 W CIRCLE DR

Legal 1: 15 & S/30 FT OF RESERVE TR JULIA ANN VILLA

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS36000		0.40	17,600	110.00	1.00	9,980	0	9,980
	2	RS36000		0.11	4,800	30.00	1.00	2,720	0	2,720
<b>Total Land Taxable Value:</b>										<b>12,700</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	0	RES MAS	M4+	2,032	1.20	1.00		0.85	1.00	1.00	1.00	209,850
	2	0	1900	PORCH	M4+	30	1.20	1.00		0.83	1.00	1.00	1.00	480
	3	0	1900	GARAGE-DET	FU2	483	1.20	1.00		0.80	1.00	1.00	1.00	9,760
	4	0	1900	STORAGE	42	144	1.20	1.00		0.30	1.00	1.00	1.00	290
	5	0	1900	RMSTR2	M4+	646	1.20	1.00		0.83	1.00	1.00	1.00	54,720
	6	2021	2022	PORCH	MTL1	191	1.20	1.00		0.98	1.00	1.00	1.00	1,200
	7	0	2026	RES MAS	M4+	75	1.20	1.00		0.90	1.00	1.00	1.00	8,200
	8	0	2026	CONCRETE	1	240	1.20	1.00		1.00	1.00	1.00	1.00	2,230
<b>Total Building Value:</b>														<b>286,730</b>

**Sale Date: 10/24/2025**  
Sale Price: 270,000

Deed Date: 10/24/2025  
Volume:

File#: 218908  
Page:

**Buyer: PARKER-MAIDEN ELIJAH DEMARIO & KENDRA N ORTIZ**  
**Seller: ADMINISTRATOR, US SMALL BUSINESS ADMINISTRATION**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
299,430	289,000	1.0704	1.1090	B		INT	22,400	0.514	286,730

**Parcel Id: 414**  
Sale #:6

Acct Number: 36000-00004-00000-003700

Cat Code: A1

Loc Code: 31

Address: 306 E CIRCLE DR

Legal 1: 37

JULIA ANN VILLA SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS36000		0.39	16,786	109.00	0.98	9,510	0	9,510
<b>Total Land Taxable Value:</b>										<b>9,510</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1966	0	RES MAS	M4	2,346	1.20	1.00		0.85	1.00	1.00	1.00	242,280
	2	0	1900	PORCH	F3	150	1.20	1.00		0.85	1.00	1.00	1.00	1,870
	3	0	1900	RES FRM	F3	576	1.20	1.00		0.85	1.00	1.00	1.00	54,140
	4	0	1900	CARPORT	F3	240	1.20	1.00		0.85	1.00	1.00	1.00	3,210
	5	2024	2025	STORAGE	42	240	1.20	1.00		0.95	1.00	1.00	1.00	1,540
	6	0	1900	CONCRETE	1	705	1.20	1.00		0.95	1.00	1.00	1.00	6,230
<b>Total Building Value:</b>														<b>309,270</b>

**Sale Date: 03/24/2025**  
Sale Price: 320,000

Deed Date: 03/24/2025  
Volume:

File#: 212092  
Page:

**Buyer: THE JBM TRUST**  
**Seller: RIVERA ALEJANDRO & SOPHIA RENEE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
318,780	318,270	0.9946	0.9962	B		INT	16,786	0.385	309,270

**Parcel Id: 15281**  
Sale #:3

Acct Number: 38500-00022-00100-000200

Cat Code: B2

Loc Code: 31

Address:

Legal 1: 2

1 LINCOLN CEDARS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS146-1		0.14	6,000	60.00	1.00	17,250	0	17,250
<b>Total Land Taxable Value:</b>										<b>17,250</b>

# Sales Ratio Detail

**Sale Date:** 01/23/2025  
**Sale Price:** 35,000

**Deed Date:** 01/23/2025  
**Volume:**

**File#:** 210515  
**Page:**

**Buyer:** COXIE INVESTMENTS LLC  
**Seller:** SMITH JIMMY W & SHIRLEY A

**User Code 2:** L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
17,250	2,010	0.0574	0.4929	L		INT	6,000	0.138	43,510

**Parcel Id:** 2157  
**Sale #:** 6

**Acct Number:** 38500-00022-00100-000500    **Cat Code:** A1    **Loc Code:** 31    **Address:** 109 LINCOLN CEDAR DR  
**Legal 1:** 5    1    LINCOLN CEDARS

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RS38500		0.14	6,000	60.00	1.00	2,010	0	2,010				
<b>Total Land Taxable Value:</b>									<b>2,010</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	1900	RES FRM	F3+	925	1.20	1.00		0.70	1.00	1.00	1.00	73,490
2	0	1900	CARPORT	F3	442	1.20	1.00		0.30	1.00	1.00	1.00	2,090
3	0	1900	GARAGE-DET	FU1	240	1.20	1.00		0.30	1.00	1.00	1.00	1,800
4	2015	2016	RES FRM	F3+	838	1.20	1.00		0.75	1.00	1.00	1.00	71,330
5	2015	2016	RES FRM	F3+	72	1.20	1.00		1.00	1.00	1.00	1.00	8,170
<b>Total Building Value:</b>													<b>156,880</b>

**Sale Date:** 10/27/2025  
**Sale Price:** 187,000

**Deed Date:** 10/27/2025  
**Volume:**

**File#:** 218942  
**Page:**

**Buyer:** DAVILA ANDREA J & BRYAN MENDOZA  
**Seller:** RICHARD LIBBIE D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
158,890	130,940	0.7002	0.8497	B		INT	6,000	0.138	156,880

**Parcel Id:** 46145  
**Sale #:** 6

**Acct Number:** 38775-00004-00200-001700    **Cat Code:** A1    **Loc Code:** 31    **Address:** 10015 LYNNWOOD DR  
**Legal 1:** BK 2 LT 17 LYNNWOOD SEC 1

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FV38775		0.17	0	0.00	0.00	42,000	0	42,000				
<b>Total Land Taxable Value:</b>									<b>42,000</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2010	0	RES MAS	M5	2,243	1.20	1.00		0.98	1.00	0.93	1.00	252,250
2	2010	0	GARAGE-FIN	M5	398	1.20	1.00		0.98	1.00	0.93	1.00	11,140
3	2010	0	PORCH	M5	109	1.20	1.00		0.98	1.00	0.93	1.00	1,920
4	2010	0	PORCH	M5	170	1.20	1.00		0.98	1.00	0.93	1.00	2,990
<b>Total Building Value:</b>													<b>268,300</b>

**Sale Date:** 02/25/2025  
**Sale Price:** 287,000

**Deed Date:** 02/25/2025  
**Volume:**

**File#:** 211355  
**Page:**

**Buyer:** SOCKWELL PHYLIS BOYLES  
**Seller:** THE OWNER FINANCE COMPANY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,300	310,300	1.0812	1.0812	B	38775	INT	0	0.171	268,300

# Sales Ratio Detail

**Parcel Id: 46188**  
Sale #:4

Acct Number: 38775-00004-00400-001500

Cat Code: A1

Loc Code: 31

Address: 9926 LYNNWOOD DRIVE

Legal 1: BK 4 LT 15 LYNNWOOD SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV38775		0.16	0	0.00		0.00	42,000	0	42,000

**Total Land Taxable Value: 42,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2010	0	RES MAS	M5	1,761	1.20	1.00		0.98	1.00	0.90	1.00	191,660
2		2010	0	RMSTR2	M5	1,295	1.20	1.00		0.98	1.00	0.90	1.00	118,390
3		2010	0	GARAGE-FIN	M5	392	1.20	1.00		0.98	1.00	0.90	1.00	10,620
4		2010	0	PORCH	M5	169	1.20	1.00		0.98	1.00	0.90	1.00	2,880
5		2010	0	PORCH	M5	80	1.20	1.00		0.98	1.00	0.90	1.00	1,360
6		2010	0	CONCRETE	1	126	1.20	1.00		0.98	1.00	0.90	1.00	1,030
7		2022	2023	CONCRETE	1	431	1.20	1.00		1.00	1.00	0.90	1.00	3,610

**Total Building Value: 329,550**

**Sale Date: 09/09/2025**  
Sale Price: 329,900

Deed Date: 09/09/2025  
Volume:

File#: 217459  
Page:

**Buyer: LONGORIA GILBERTO & GIOVANNA HERRERA**  
**Seller: VANCLEAVE CHELSEA L & HULETT ROBERT**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
371,550	370,790	1.1239	1.1263	B	3877A	INT	0	0.161	329,550

**Parcel Id: 46193**  
Sale #:4

Acct Number: 38775-00004-00400-002000

Cat Code: A1

Loc Code: 31

Address: 9906 LYNNWOOD DR

Legal 1: BK 4 LT 20 LYNNWOOD SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV38775		0.15	0	0.00		0.00	42,000	0	42,000

**Total Land Taxable Value: 42,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2009	0	RES MAS	M5	1,500	1.20	1.00		0.98	1.00	0.90	1.00	163,250
2		2009	0	RMSTR3	M5	1,706	1.20	1.00		0.98	1.00	0.90	1.00	167,110
3		2009	0	GARAGE-FIN	M5	500	1.20	1.00		0.98	1.00	0.90	1.00	13,550
4		2009	0	PORCH	M5	25	1.20	1.00		0.98	1.00	0.90	1.00	430
5		2009	0	PORCH	M5	130	1.20	1.00		0.98	1.00	0.90	1.00	2,220

**Total Building Value: 346,560**

**Sale Date: 05/21/2025**  
Sale Price: 349,000

Deed Date: 05/21/2025  
Volume:

File#: 213980  
Page:

**Buyer: GARCIA GIANNIA & KENDRICK SMITH**  
**Seller: JACOBS TERRI**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
388,560	388,560	1.1134	1.1134	B	3877A	INT	0	0.150	346,560

**Parcel Id: 56750**  
Sale #:11

Acct Number: 38777-00004-00500-000400

Cat Code: A1

Loc Code: 31

Address: 7814 BROOKS CROSSING DR

Legal 1: BLK 5 LOT 4 LYNNWOOD SEC 2

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV38777		0.13	0	0.00		1.00	42,000	0	42,000

**Total Land Taxable Value: 42,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2017	2018	RES MAS	M5	1,947	1.20	1.00		1.00	1.00	0.93	1.00	223,430
2		2017	2018	GARAGE-FIN	M5	434	1.20	1.00		1.00	1.00	0.93	1.00	12,400
3		2017	2018	PORCH	M5	28	1.20	1.00		1.00	1.00	0.93	1.00	500
4		2021	2021	CONCRETE	1	201	1.20	1.00		1.00	1.00	0.93	1.00	1,740

**Total Building Value: 238,070**

**Sale Date: 12/01/2025**  
Sale Price: 265,000

Deed Date: 12/01/2025      File#: 219941  
Volume:                              Page:

**Buyer: ALVARADO ISAAC**  
**Seller: ELLIS PAULA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
280,070	297,810	1.1238	1.0569	B		SEL	0	0.132	238,070

**Parcel Id: 56791**  
Sale #:8

Acct Number: 38777-00004-00700-000700      Cat Code: A1      Loc Code: 31      Address: 9906 WOOD WIND CT  
Legal 1: BLK 7 LOT 7 LYNNWOOD SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV38777		0.13	0	0.00		1.00	42,000	0	42,000

**Total Land Taxable Value: 42,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		0	2018	RES MAS	M5	1,420	1.20	1.00		1.00	1.00	0.90	1.00	157,700
2		0	2018	RMSTR2	M5	1,034	1.20	1.00		1.00	1.00	0.90	1.00	96,460
3		0	1900	GARAGE-FIN	M5	410	1.20	1.00		1.00	1.00	0.90	1.00	11,340
4		0	2018	PORCH	M5	16	1.20	1.00		1.00	1.00	0.90	1.00	280
5		2022	2023	PERGOLA	1	80	1.20	1.00		1.00	1.00	0.90	1.00	790

**Total Building Value: 266,570**

**Sale Date: 07/23/2025**  
Sale Price: 285,000

Deed Date: 07/23/2025      File#: 216031  
Volume:                              Page:

**Buyer: PARADA SERGIO**  
**Seller: PARKER RONALD KENT JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,570	338,180	1.1866	1.0827	B		INT	0	0.134	266,570

**Parcel Id: 57621**  
Sale #:8

Acct Number: 38778-00004-00100-007000      Cat Code: A1      Loc Code: 31      Address: 10026 CHASE CT  
Legal 1: BK 1 LT 7 LYNNWOOD SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV38778		0.16	0	0.00		1.00	42,000	0	42,000

**Total Land Taxable Value: 42,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,324	1.20	1.00		1.00	1.00	0.90	1.00	147,040
	2	0	2019	RMSTR2	M5	990	1.20	1.00		1.00	1.00	0.90	1.00	92,360
	3	0	2019	GARAGE-FIN	M5	404	1.20	1.00		1.00	1.00	0.90	1.00	11,170
	4	0	2019	PORCH	M5	117	1.20	1.00		1.00	1.00	0.90	1.00	2,030
	5	2021	2021	CONCRETE	1	201	1.20	1.00		1.00	1.00	0.90	1.00	1,680
	6	2022	2023	STORAGE	42	60	1.20	1.00		1.00	1.00	0.90	1.00	360
<b>Total Building Value:</b>														<b>254,640</b>

**Sale Date: 05/22/2025**  
Sale Price: 298,000

Deed Date: 05/22/2025  
Volume:

File#: 213997  
Page:

**Buyer: NOVOA FRANCISCO J OCHOA**  
**Seller: WHATLEY JAREK & KAYLA ANN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
296,640	286,940	0.9629	0.9954	B		INT	0	0.163	254,640

**Parcel Id: 57636**  
Sale #:9

Acct Number: 38778-00004-00100-022000

Cat Code: A1

Loc Code: 31

Address: 10014 PINE VALLEY CT

Legal 1: BK 1 LT 22 LYNNWOOD SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV38778		0.13	0	0.00		1.00	42,000	0	42,000
<b>Total Land Taxable Value:</b>											<b>42,000</b>

  

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES MAS	M5	1,833	1.20	1.00		1.00	1.00	0.93	1.00	210,350
	2	0	2019	GARAGE-FIN	M5	412	1.20	1.00		1.00	1.00	0.93	1.00	11,770
	3	0	2019	PORCH	M5	9	1.20	1.00		1.00	1.00	0.93	1.00	160
<b>Total Building Value:</b>														<b>222,280</b>

**Sale Date: 01/17/2025**  
Sale Price: 262,000

Deed Date: 01/17/2025  
Volume:

File#: 210431  
Page:

**Buyer: SIGALA MANUEL & COURTNEY**  
**Seller: RUSSELL ANGELA COLLEEN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
264,280	268,040	1.0231	1.0087	B		INT	0	0.126	222,280

**Parcel Id: 57701**  
Sale #:10

Acct Number: 38778-00004-00100-087000

Cat Code: A1

Loc Code: 31

Address: 7931 WOOD HOLLOW DR

Legal 1: BK 1 LT 87 LYNNWOOD SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV38778		0.16	0	0.00		1.00	42,000	0	42,000
<b>Total Land Taxable Value:</b>											<b>42,000</b>

  

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5	1,695	1.20	1.00		1.00	1.00	0.90	1.00	188,240
	2	2019	2020	RMSTR2	M5	870	1.20	1.00		1.00	1.00	0.90	1.00	81,160
	3	2019	2020	GARAGE-FIN	M5	475	1.20	1.00		1.00	1.00	0.90	1.00	13,130
	4	2019	2020	PORCH	M5	59	1.20	1.00		1.00	1.00	0.90	1.00	1,030
	5	2019	2020	PORCH	M5	119	1.20	1.00		1.00	1.00	0.90	1.00	2,070
<b>Total Building Value:</b>														<b>285,630</b>

# Sales Ratio Detail

Sale Date: 04/09/2025  
Sale Price: 305,000

Deed Date: 04/09/2025  
Volume:

File#: 212648  
Page:

Buyer: RIVAS ALEJANDRO & KAYLEE A HATCHER  
Seller: ANDREWS ELIJAH R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,630	359,370	1.1783	1.0742	B		INT	0	0.161	285,630

Parcel Id: 57712  
Sale #:8

Acct Number: 38778-00004-00200-001000

Cat Code: A1

Loc Code: 31

Address: 10003 EAGLE PINES DR

Legal 1: BK 2 LT 1 LYNNWOOD SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV38778		0.18	0	0.00		1.00	42,000	0	42,000			
<b>Total Land Taxable Value:</b>											<b>42,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,559	1.20	1.00		1.00	1.00	0.90	1.00	173,140
	2	0	2019	RMSTR2	M5	1,392	1.20	1.00		1.00	1.00	0.90	1.00	129,860
	3	0	2019	GARAGE-FIN	M5	390	1.20	1.00		1.00	1.00	0.90	1.00	10,780
	4	0	2019	PORCH	M5	56	1.20	1.00		1.00	1.00	0.90	1.00	970
	5	0	2019	PORCH	M5	112	1.20	1.00		1.00	1.00	0.90	1.00	1,950
	6	2021	2022	CONCRETE	1	264	1.20	1.00		1.00	1.00	0.90	1.00	2,210
	7	2021	2022	CONCRETE	1	179	1.20	1.00		1.00	1.00	0.90	1.00	1,500
<b>Total Building Value:</b>											<b>320,410</b>			

Sale Date: 09/23/2025  
Sale Price: 367,000

Deed Date: 09/23/2025  
Volume:

File#: 217892  
Page:

Buyer: SALAZAR LUIS  
Seller: SANDOVAL JESUS F & ANEL VELAZQUEZ

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
362,410	397,600	1.0834	0.9875	B		INT	0	0.176	320,410

Parcel Id: 46926  
Sale #:2

Acct Number: 42900-00015-00000-004700

Cat Code: A1

Loc Code: 16A

Address: 210 BEASLEY REEF DR

Legal 1: LT 47 THE OAKS @ HOUSTON POINT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV42900B		1.06	0	0.00		0.00	117,000	0	117,000			
<b>Total Land Taxable Value:</b>											<b>117,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2016	RES MAS	M6	2,576	1.20	1.00		1.00	1.00	1.00	1.00	330,790
	2	2017	2016	GARAGE-FIN	M6	977	1.20	1.00		1.00	1.00	1.00	1.00	34,210
	3	2017	2016	PORCH	M6	202	1.20	1.00		1.00	1.00	1.00	1.00	4,390
	4	2017	2016	PORCH	M6	418	1.20	1.00		1.00	1.00	1.00	1.00	9,080
	5	0	2018	POOL	5	540	1.20	1.00		0.75	1.00	1.00	1.00	22,990
<b>Total Building Value:</b>											<b>401,460</b>			

# Sales Ratio Detail

**Sale Date: 12/19/2025**  
Sale Price: 535,600

Deed Date: 12/19/2025  
Volume:

File#: 220590  
Page:

**Buyer: MULKEY DENNIS LEE & JACKIE**  
**Seller: BEVEL RYAN & KASI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
518,460	481,460	0.8989	0.9680	B		SER	0	1.061	401,460

**Parcel Id: 46928**  
Sale #:8

Acct Number: 42900-00015-00000-004900

Cat Code: A1

Loc Code: 16A

Address: 226 BEASLEY REEF DR

Legal 1: LT 49 THE OAKS @ HOUSTON POINT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV42900B		1.08	0	0.00		0.00		117,000	0	117,000		
<b>Total Land Taxable Value:</b>											<b>117,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	0	RES MAS	M6	3,677	1.20	1.00		0.97	1.00	1.00	1.00	442,510
	2	2009	0	GARAGE-FIN	M6	741	1.20	1.00		0.97	1.00	1.00	1.00	25,170
	3	2009	0	PORCH	M6	179	1.20	1.00		0.97	1.00	1.00	1.00	3,770
	4	2009	0	PORCH	M6	216	1.20	1.00		0.97	1.00	1.00	1.00	4,550
<b>Total Building Value:</b>													<b>476,000</b>	

**Sale Date: 08/11/2025**  
Sale Price: 500,000

Deed Date: 08/11/2025  
Volume:

File#: 216526  
Page:

**Buyer: STEVENS JEROME R & TERA**  
**Seller: BROWNING JAMES P & ACHORD VICTORIA L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
593,000	556,000	1.1120	1.1860	B		INT	0	1.075	476,000

**Parcel Id: 46934**  
Sale #:2

Acct Number: 42900-00015-00000-005500

Cat Code: A1

Loc Code: 16A

Address: 6411 FISHER REEF DR

Legal 1: LT 55 THE OAKS @ HOUSTON POINT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV42900B		1.11	0	0.00		0.00		117,000	0	117,000		
<b>Total Land Taxable Value:</b>											<b>117,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	2015	RES MAS	M6	3,227	1.20	1.00		1.00	1.00	1.00	1.00	400,370
	2	2014	2015	GARAGE-FIN	M6	690	1.20	1.00		1.00	1.00	1.00	1.00	24,160
	3	2014	2015	PORCH	M6	171	1.20	1.00		1.00	1.00	1.00	1.00	3,710
	4	2014	2015	PORCH	M6	340	1.20	1.00		1.00	1.00	1.00	1.00	7,380
	5	2021	2022	GARAGE-DET	MU2	1,299	1.20	1.00		1.00	1.00	1.00	1.00	33,110
	6	2021	2022	PORCH	F3+	433	1.20	1.00		1.00	1.00	1.00	1.00	6,990
	7	2021	2022	POOL	5	561	1.20	1.00		1.00	1.00	1.00	1.00	31,840
<b>Total Building Value:</b>													<b>507,560</b>	

# Sales Ratio Detail

**Sale Date: 04/15/2025**  
Sale Price: 680,000

Deed Date: 04/15/2025  
Volume:

File#: 212870  
Page:

**Buyer: TOWLE FAMILY TRUST**  
**Seller: MCSPADDEN TODD W & RHONDA K**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
624,560	538,960	0.7926	0.9185	B		INT	0	1.110	507,560

**Parcel Id: 42747**  
Sale #:6

Acct Number: 46700-00004-00000-009700    Cat Code: A1    Loc Code: 169    Address: 10522 PINE MEADOWS BLVD  
Legal 1: LT 97 PINE MEADOWS S/D

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	FV46700		0.13	0	0.00		0.00	18,000	0	18,000			
<b>Total Land Taxable Value:</b>										<b>18,000</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2006	0	RES MAS	M4+	1,851	1.20	1.00		0.94	1.00	1.09	1.00	230,430
2	0	1900	PORCH	M4+	49	1.20	1.00		0.94	1.00	1.09	1.00	960
3	0	1900	GARAGE-FIN	M4+	412	1.20	1.00		0.94	1.00	1.09	1.00	12,230
4	2007	2008	PORCH	M4+	117	1.20	1.00		0.95	1.00	1.09	1.00	2,320
<b>Total Building Value:</b>													<b>245,940</b>

**Sale Date: 04/17/2025**  
Sale Price: 272,000

Deed Date: 04/17/2025  
Volume:

File#: 212960  
Page:

**Buyer: CASULLA MELBA & ROGELIO**  
**Seller: 10522 PINE MEADOWS BOULEVARD TRUST**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
263,940	263,940	0.9704	0.9704	B	4670	INT	0	0.126	245,940

**Parcel Id: 44394**  
Sale #:4

Acct Number: 46710-00004-00000-000700    Cat Code: A1    Loc Code: 169    Address: 10630 PINE MEADOWS BLVD  
Legal 1: LT 7 PINE MEADOWS SEC 2

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	FV46710		0.13	0	0.00		1.00	20,500	0	20,500			
<b>Total Land Taxable Value:</b>										<b>20,500</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2011	0	RES MAS	M4+	1,551	1.20	1.00		0.98	1.00	1.09	1.00	201,300
2	2011	0	GARAGE-FIN	M4+	418	1.20	1.00		0.98	1.00	1.09	1.00	12,940
3	2011	0	PORCH	M4+	20	1.20	1.00		0.98	1.00	1.09	1.00	410
4	2024	2025	PORCH	M4+	201	1.20	1.00		1.00	1.00	1.09	1.00	4,200
<b>Total Building Value:</b>													<b>218,850</b>

**Sale Date: 02/10/2026**  
Sale Price: 233,000

Deed Date: 02/10/2026  
Volume:

File#: 221874  
Page:

**Buyer: CARMICHAEL PEGGY SUE**  
**Seller: STUART JOSHUA ADAM**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
239,350	239,350	1.0273	1.0273	B	4670	SER	0	0.126	218,850

# Sales Ratio Detail

**Parcel Id: 44442**  
Sale #:8

Acct Number: 46710-00004-00000-005400

Cat Code: A1

Loc Code: 169

Address: 8318 SAND PLUM LN

Legal 1: LT 54 PINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV46710		0.13	0	0.00		1.00	20,500	0	20,500

**Total Land Taxable Value: 20,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2009	0	RES MAS	M4+	1,574	1.20	1.00		0.98	1.00	1.09	1.00	204,280
2		2009	0	GARAGE-FIN	M4+	398	1.20	1.00		0.98	1.00	1.09	1.00	12,320
3		2009	0	PORCH	M4+	156	1.20	1.00		0.98	1.00	1.09	1.00	3,200
4		2009	0	PORCH	M4+	20	1.20	1.00		0.98	1.00	1.09	1.00	410
5		2013	0	STORAGE	42	100	1.20	1.00		0.95	1.00	1.09	1.00	700

**Total Building Value: 220,910**

**Sale Date: 01/15/2025**  
Sale Price: 245,000

Deed Date: 01/15/2025  
Volume:

File#: 210342  
Page:

**Buyer: RIVARDO MADISON B & COREY T LAMONTAGNE**  
**Seller: COLLINS JOHN M & LARREE A SCARBROUGH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
241,410	246,150	1.0047	0.9853	B	4670	INT	0	0.131	220,910

**Parcel Id: 11252**  
Sale #:3

Acct Number: 47000-00005-00000-001000

Cat Code: A1

Loc Code: 31

Address: 10014 BAYOU WOODS DR

Legal 1: 10 PINEHURST S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		SQ4700		0.23	9,920	80.00		1.00	10,910	0	10,910

**Total Land Taxable Value: 10,910**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1978	0	RES MAS	M4	1,568	1.20	1.00		0.80	1.00	1.35	1.00	205,750
2		0	1900	PORCH	M4	110	1.20	1.00		0.80	1.00	1.35	1.00	2,220
3		0	1900	GARAGE-FIN	M4	462	1.20	1.00		0.80	1.00	1.35	1.00	14,150
4		0	1900	CONCRETE	1	208	1.20	1.00		0.50	1.00	1.35	1.00	1,310

**Total Building Value: 223,430**

**Sale Date: 06/18/2025**  
Sale Price: 250,000

Deed Date: 06/18/2025  
Volume:

File#: 214857  
Page:

**Buyer: COOPER CATARINA & JOHN HOLLIS**  
**Seller: MCDANIEL MANESS JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
234,340	233,760	0.9350	0.9374	B	4700	INT	9,920	0.228	223,430

**Parcel Id: 16611**  
Sale #:3

Acct Number: 47000-00005-00000-003300

Cat Code: A1

Loc Code: 31

Address: 9814 BAYOU WOODS DR

Legal 1: LOT 33 PINEHURST SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		SQ4700		0.22	9,600	80.00		1.00	10,560	0	10,560

**Total Land Taxable Value: 10,560**

## 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	1,352	1.20	1.00		0.84	1.00	1.35	1.00	186,280
	2	0	1900	PORCH	M4	115	1.20	1.00		0.84	1.00	1.35	1.00	2,440
	3	0	1900	GARAGE-FIN	M4	572	1.20	1.00		0.84	1.00	1.35	1.00	18,390
	4	0	1900	PORCH	M4	244	1.20	1.00		0.40	1.00	1.35	1.00	2,460
	5	2025	2026	STORAGE	42	126	1.20	1.00		1.00	1.00	1.35	1.00	1,150

**Total Building Value: 210,720**

**Sale Date: 05/19/2025**  
Sale Price: 245,000

Deed Date: 05/19/2025  
Volume:

File#: 213852  
Page:

**Buyer: SLACK ROBERT & VICKY**  
**Seller: CAREY EDWIN & WANDA J**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
221,280	220,350	0.8994	0.9032	B	4700	INT	9,600	0.220	210,720

**Parcel Id: 3242**  
Sale #:5

Acct Number: 47000-00005-00000-005300

Cat Code: A1  
Legal 1: 53

Loc Code: 31

PINEHURST

Address: 9618 BAYOU WOODS DR

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.24	10,400	80.00	1.02	11,670	0	11,670

**Total Land Taxable Value: 11,670**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	0	RES MAS	M4	1,481	1.20	1.00		0.84	1.00	1.35	1.00	204,050
	2	0	1900	PORCH	M4	12	1.20	1.00		0.84	1.00	1.35	1.00	250
	3	0	1900	GARAGE-FIN	M4	418	1.20	1.00		0.84	1.00	1.35	1.00	13,440
	4	0	1900	STORAGE	42	80	1.20	1.00		0.30	1.00	1.35	1.00	220
	5	0	1900	PORCH	MTL2	490	1.20	1.00		0.84	1.00	1.35	1.00	8,230

**Total Building Value: 226,190**

**Sale Date: 06/11/2025**  
Sale Price: 210,000

Deed Date: 06/11/2025  
Volume:

File#: 214637  
Page:

**Buyer: WRIGHT THOMAS**  
**Seller: HARPER CARL R & CAROL D**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
237,860	237,860	1.1327	1.1327	B	4700	INT	10,400	0.239	226,190

**Parcel Id: 5343**  
Sale #:10

Acct Number: 47000-00005-00000-017900

Cat Code: A1  
Legal 1: LOT 179

Loc Code: 31

PINEHURST S/D

Address: 7418 WILLOW OAK DR

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.22	9,600	80.00	1.00	10,560	0	10,560

**Total Land Taxable Value: 10,560**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	0	RES MAS	M4	1,577	1.20	1.00		0.85	1.00	1.35	1.00	219,870
	2	0	1900	GARAGE-FIN	M4	462	1.20	1.00		0.85	1.00	1.35	1.00	15,030
	3	0	1900	PORCH	M4	16	1.20	1.00		0.83	1.00	1.35	1.00	330
	4	0	1900	STORAGE	41	204	1.20	1.00		0.25	1.00	1.35	1.00	340
	5	0	2016	STORAGE	41	64	1.20	1.00		1.00	1.00	1.35	1.00	430
	6	0	1900	PORCH	MTL2	257	1.20	1.00		0.93	1.00	1.35	1.00	4,780
	7	2021	2022	PORCH	F3	106	1.20	1.00		1.00	1.00	1.35	1.00	2,100
<b>Total Building Value:</b>														<b>242,880</b>

**Sale Date: 04/30/2025**  
Sale Price: 250,000

Deed Date: 04/30/2025  
Volume:

File#: 213344  
Page:

**Buyer: REYNOLDS ASHLEY & THOMAS GOODMAN**  
**Seller: HATCHER CHAD E**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
253,440	253,440	1.0138	1.0138	B	4700	INT	9,600	0.220	242,880

**Parcel Id: 3717**  
Sale #:4

Acct Number: 47000-00005-00000-018800

Cat Code: A1  
Legal 1: 188

Loc Code: 31  
PINEHURST S/D

Address: 7306 WILLOW OAK DR

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.22	9,680	80.00	1.00	10,650	0	10,650
<b>Total Land Taxable Value:</b>										<b>10,650</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	0	RES MAS	M4	1,560	1.20	1.00		0.83	1.00	1.35	1.00	212,380
	2	0	1900	PORCH	M4	25	1.20	1.00		0.83	1.00	1.35	1.00	520
	3	0	1900	GARAGE-FIN	M4	484	1.20	1.00		0.83	1.00	1.35	1.00	15,380
	4	0	1900	STORAGE	42	64	1.20	1.00		0.35	1.00	1.35	1.00	200
	5	0	1900	PORCH	M4	50	1.20	1.00		0.83	1.00	1.35	1.00	1,050
	6	0	1900	PORCH	M4	294	1.20	1.00		0.83	1.00	1.35	1.00	6,150
	7	2021	2022	CARPORT	MTL1	239	1.20	1.00		1.00	1.00	1.35	1.00	2,070
<b>Total Building Value:</b>														<b>237,750</b>

**Sale Date: 04/24/2025**  
Sale Price: 235,000

Deed Date: 04/24/2025  
Volume:

File#: 213117  
Page:

**Buyer: SCHOOLEY GARRETT D**  
**Seller: ROSS JULIE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
248,400	248,400	1.0570	1.0570	B	4700	INT	9,680	0.222	237,750

**Parcel Id: 10791**  
Sale #:9

Acct Number: 47000-00005-00000-020300

Cat Code: A1  
Legal 1: LOT 203 PINEHURST

Loc Code: 31

Address: 7319 WILLOW OAK

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.23	9,960	83.00	1.00	10,960	0	10,960
<b>Total Land Taxable Value:</b>										<b>10,960</b>

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	0	RES MAS	M4	1,488	1.20	1.00		0.83	1.00	1.35	1.00	202,580
	2	0	1900	PORCH	M4	28	1.20	1.00		0.83	1.00	1.35	1.00	590
	3	0	1900	GARAGE-FIN	M4	437	1.20	1.00		0.83	1.00	1.35	1.00	13,880
	4	0	1900	SCRN PORCH	F3	378	1.20	1.00		0.83	1.00	1.35	1.00	7,360
	5	2004	0	CARPORT	MTL2	240	1.20	1.00		0.60	1.00	1.35	1.00	2,880
<b>Total Building Value:</b>														<b>227,290</b>

**Sale Date: 01/12/2026**  
Sale Price: 242,000

Deed Date: 01/12/2026  
Volume:

File#: 221115  
Page:

**Buyer: HAGEN MICHAEL THOMAS**  
**Seller: PURCHASING FUND 2025-1, LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
238,250	238,250	0.9845	0.9845	B	4700	SER	9,960	0.229	227,290

**Parcel Id: 3005**  
Sale #:5

Acct Number: 47000-00005-00000-025000

Cat Code: A1

Loc Code: 31

Address: 7315 DOGWOOD LN

Legal 1: 250 PINEHURST S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.21	9,120	76.00	1.00	10,030	0	10,030
<b>Total Land Taxable Value:</b>										<b>10,030</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	0	RES MAS	M4	1,542	1.20	1.00		0.83	1.00	1.35	1.00	209,930
	2	0	1900	PORCH	M4	76	1.20	1.00		0.83	1.00	1.35	1.00	1,590
	3	0	1900	GARAGE-FIN	M4	520	1.20	1.00		0.83	1.00	1.35	1.00	16,520
	4	0	1900	STORAGE	41	80	1.20	1.00		0.30	1.00	1.35	1.00	160
	5	0	2026	CONCRETE	1	176	1.20	1.00		0.90	1.00	1.35	1.00	1,990
<b>Total Building Value:</b>														<b>230,190</b>

**Sale Date: 01/27/2025**  
Sale Price: 238,900

Deed Date: 01/27/2025  
Volume:

File#: 210578  
Page:

**Buyer: HAGAN DUSTIN WYATT**  
**Seller: RUSSELL KYLE STEVEN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
240,220	201,860	0.8450	1.0055	B	4700	INT	9,120	0.209	230,190

**Parcel Id: 15974**  
Sale #:8

Acct Number: 47000-00005-00000-025400

Cat Code: A1

Loc Code: 31

Address: 7302 COTTONWOOD DR

Legal 1: 254 PINEHURST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.23	9,840	82.00	1.00	10,820	0	10,820
<b>Total Land Taxable Value:</b>										<b>10,820</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	0	RES MAS	M4+	1,795	1.20	1.00		0.85	1.00	1.35	1.00	250,260
	2	0	1900	GARAGE-FIN	M4+	506	1.20	1.00		0.85	1.00	1.35	1.00	16,830
	3	0	1900	PORCH	M4+	225	1.20	1.00		0.85	1.00	1.35	1.00	4,950
	4	2021	2022	STORAGE	42	120	1.20	1.00		1.00	1.00	1.35	1.00	1,090
<b>Total Building Value:</b>														<b>273,130</b>

# Sales Ratio Detail

**Sale Date: 06/02/2025**  
Sale Price: 290,000

Deed Date: 06/02/2025  
Volume:

File#: 214322  
Page:

**Buyer: CANTU KARLEN ESPERANZA**  
**Seller: ANDREW WILLIAM T & SALLY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
283,950	283,950	0.9791	0.9791	B	4700	INT	9,840	0.226	273,130

**Parcel Id: 10918**  
Sale #:8

Acct Number: 47000-00005-00000-028300

Cat Code: A1

Loc Code: 31

Address: 7319 PINE SHADOWS

Legal 1: 283 PINEHURST S/D

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	SQ4700		0.21	9,120	76.00		1.00	10,030	0	10,030			
<b>Total Land Taxable Value:</b>										<b>10,030</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1979	0	RES MAS	M4	1,472	1.20	1.00		0.83	1.00	1.35	1.00	200,400
2	0	1900	PORCH	M4	128	1.20	1.00		0.83	1.00	1.35	1.00	2,680
3	0	1900	GARAGE-FIN	M4	484	1.20	1.00		0.83	1.00	1.35	1.00	15,380
4	0	1900	STORAGE	42	168	1.20	1.00		0.50	1.00	1.35	1.00	770
5	0	1900	PORCH	MTL2	320	1.20	1.00		0.92	1.00	1.35	1.00	5,890
<b>Total Building Value:</b>												<b>225,120</b>	

**Sale Date: 09/29/2025**  
Sale Price: 237,000

Deed Date: 09/29/2025  
Volume:

File#: 218039  
Page:

**Buyer: GARCIA AYNHLEY & IVAN ROCHA**  
**Seller: BENTON YVONNE C**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
235,150	235,150	0.9922	0.9922	B	4700	INT	9,120	0.209	225,120

**Parcel Id: 19269**  
Sale #:4

Acct Number: 47000-00005-00000-031000

Cat Code: A1

Loc Code: 31

Address: 9603 PINEHURST

Legal 1: LOT 310 PINEHURST S/D

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	SQ4700		0.30	13,222	75.60		1.00	14,540	0	14,540			
<b>Total Land Taxable Value:</b>										<b>14,540</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1982	0	RES MAS	M4	1,516	1.20	1.00		0.85	1.00	1.35	1.00	211,360
2	0	1900	GARAGE-FIN	M4	480	1.20	1.00		0.85	1.00	1.35	1.00	15,620
3	0	1900	PORCH	M4	68	1.20	1.00		0.85	1.00	1.35	1.00	1,460
<b>Total Building Value:</b>												<b>228,440</b>	

**Sale Date: 01/29/2026**  
Sale Price: 240,000

Deed Date: 01/29/2026  
Volume:

File#: 221523  
Page:

**Buyer: LICARI BRANDON & HOLLEY**  
**Seller: STANBURY VICKI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
242,980	242,980	1.0124	1.0124	B	4700	SEL	13,222	0.304	228,440

# Sales Ratio Detail

**Parcel Id: 3598**  
Sale #:1

Acct Number: 47000-00005-00000-038100

Cat Code: A1  
Legal 1: 381

Loc Code: 31  
PINEHURST

Address: 10010 PINEHURST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.22	9,639	81.00		0.99	10,500	0	10,500

**Total Land Taxable Value: 10,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	0	RES MAS	M4	1,546	1.20	1.00		0.83	1.00	1.35	1.00	210,470
	2	0	1900	PORCH	M4	72	1.20	1.00		0.83	1.00	1.35	1.00	1,510
	3	0	1900	GARAGE-FIN	M4	465	1.20	1.00		0.83	1.00	1.35	1.00	14,770
	4	0	1900	PORCH	F2	162	1.20	1.00		0.75	1.00	1.35	1.00	2,000
	5	0	1900	GARAGE-DET	FU3	576	1.20	1.00		0.80	1.00	1.35	1.00	21,900
	6	0	1900	CARPORT	F1	240	1.20	1.00		0.70	1.00	1.35	1.00	1,360
	7	0	1900	CARPORT	MTL2	160	1.20	1.00		0.70	1.00	1.35	1.00	2,240

**Total Building Value: 254,250**

**Sale Date: 10/29/2025**  
Sale Price: 273,000

Deed Date: 10/29/2025  
Volume:

File#: 218997  
Page:

**Buyer: ANDERSON JESSE**  
**Seller: DAVENPORT DANIEL R ET**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
264,750	264,750	0.9698	0.9698	B	4700	INT	9,639	0.221	254,250

**Parcel Id: 119**  
Sale #:7

Acct Number: 47010-00002-00000-004600

Cat Code: A1  
Legal 1: 46 PINEHURST SEC 2

Loc Code: 31

Address: 7106 HOPI ST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.22	9,539	0.00		1.00	10,490	0	10,490

**Total Land Taxable Value: 10,490**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	0	RES MAS	M4+	1,640	1.20	1.00		0.87	1.00	1.28	1.00	221,900
	2	0	1900	PORCH	M4+	24	1.20	1.00		0.87	1.00	1.28	1.00	510
	3	0	1900	PORCH	M4+	15	1.20	1.00		0.87	1.00	1.28	1.00	320
	4	0	1900	GARAGE-FIN	M4+	400	1.20	1.00		0.87	1.00	1.28	1.00	12,910
	5	0	1900	CONCRETE	1	590	1.20	1.00		0.85	1.00	1.28	1.00	5,970

**Total Building Value: 241,610**

**Sale Date: 11/05/2025**  
Sale Price: 268,000

Deed Date: 11/05/2025  
Volume:

File#: 219260  
Page:

**Buyer: RHEA SCHYLER**  
**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
252,100	251,520	0.9385	0.9407	B	4701	INT	9,539	0.219	241,610

**Parcel Id: 149**  
Sale #:5

Acct Number: 47010-00002-00000-008900

Cat Code: A1  
Legal 1: 89 PINEHURST SEC 2

Loc Code: 31

Address: 9826 CHEROKEE ST

## Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		SQ4700		0.17	7,187	0.00		1.00	7,910	0	7,910

**Total Land Taxable Value: 7,910**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1982	0	RES MAS	M5	1,607	1.20	1.00		0.85	1.00	1.28	1.00	215,750
2		0	1900	GARAGE-DET	FF2	483	1.20	1.00		0.85	1.00	1.28	1.00	16,400
3		0	1900	PORCH	M5	27	1.20	1.00		0.85	1.00	1.28	1.00	570
4		0	1900	PORCH	M5	63	1.20	1.00		0.85	1.00	1.28	1.00	1,320
5		0	1900	PORCH	M5	81	1.20	1.00		0.85	1.00	1.28	1.00	1,700
6		0	1900	STORAGE	42	64	1.20	1.00		0.30	1.00	1.28	1.00	170

**Total Building Value: 235,910**

**Sale Date: 04/14/2025**  
Sale Price: 248,000

Deed Date: 04/14/2025      File#: 212779  
Volume:                              Page:

**Buyer: GREENE STEPHEN A**  
**Seller: JONES TRISTYN & AREMI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
243,820	245,050	0.9881	0.9831	B	4701	INT	7,187	0.165	235,910

**Parcel Id: 16**  
Sale #:6

Acct Number: 47010-00002-00000-010900      Cat Code: A1      Loc Code: 31      Address: 7123 SHOSHONI  
Legal 1: 109 PINEHURST SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		SQ4700		0.17	7,187	0.00		1.00	7,910	0	7,910

**Total Land Taxable Value: 7,910**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1992	0	RES MAS	M4+	1,539	1.20	1.00		0.90	1.00	1.28	1.00	215,410
2		0	1900	PORCH	M4+	196	1.20	1.00		0.90	1.00	1.28	1.00	4,330
3		0	1900	PORCH	M4+	171	1.20	1.00		0.90	1.00	1.28	1.00	3,780
4		0	1900	GARAGE-FIN	M4+	520	1.20	1.00		0.90	1.00	1.28	1.00	17,360

**Total Building Value: 240,880**

**Sale Date: 08/22/2025**  
Sale Price: 269,900

Deed Date: 08/22/2025      File#: 216988  
Volume:                              Page:

**Buyer: CRITES MICHAEL H & KATHRYN A**  
**Seller: EMANUEL CAROLYN D**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
248,790	248,790	0.9218	0.9218	B	4701	INT	7,187	0.165	240,880

**Parcel Id: 67**  
Sale #:10

Acct Number: 47010-00002-00000-016100      Cat Code: A1      Loc Code: 31      Address: 7106 CADDO  
Legal 1: 161 PINEHURST SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		SQ4700		0.18	7,666	0.00		1.00	8,430	0	8,430

**Total Land Taxable Value: 8,430**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	0	RES MAS	M5	1,023	1.20	1.00		0.89	1.00	1.28	1.00	143,810
	2	1982	0	RMSTR2	M5	589	1.20	1.00		0.89	1.00	1.28	1.00	69,550
	3	1982	0	PORCH	M5	80	1.20	1.00		0.89	1.00	1.28	1.00	1,760
	4	1982	0	PORCH	M5	84	1.20	1.00		0.89	1.00	1.28	1.00	1,850
	5	1982	0	GARAGE-DET	FF2	483	1.20	1.00		0.89	1.00	1.28	1.00	17,170
<b>Total Building Value:</b>														<b>234,140</b>

**Sale Date: 03/05/2025**  
Sale Price: 252,000

Deed Date: 03/05/2025  
Volume:

File#: 211602  
Page:

**Buyer: RENTROP TIMOTHY & AZIZI**  
**Seller: KENNEDY JOHN R & CYNTHIA L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
242,570	255,380	1.0134	0.9626	B	4701	INT	7,666	0.176	234,140

**Parcel Id: 162**  
Sale #:12

Acct Number: 47010-00002-00000-016801

Cat Code: A1

Loc Code: 31

Address: 7127 CHICKASAW ST

Legal 1: N 1/3 168 & ALL OF 169 PINEHURST SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.18	7,666	0.00			1.00	8,430	0	8,430
	2	SQ4700		0.06	2,400	20.00			1.00	870	0	870
<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	1994	0	RES MAS	M5	1,839	1.20	1.00		0.87	1.00	1.28	1.00	252,700
	2	1994	0	PORCH	M5	88	1.20	1.00		0.87	1.00	1.28	1.00	1,890
	3	1994	0	PORCH	M5	39	1.20	1.00		0.87	1.00	1.28	1.00	840
	4	1994	0	GARAGE-FIN	M5	483	1.20	1.00		0.87	1.00	1.28	1.00	16,520
	5	0	1900	STORAGE	42	120	1.20	1.00		0.26	1.00	1.28	1.00	270
	6	0	2014	POOL	5	480	1.20	1.00		0.75	1.00	1.28	1.00	26,160
<b>Total Building Value:</b>														<b>298,380</b>

**Sale Date: 05/02/2025**  
Sale Price: 299,900

Deed Date: 05/02/2025  
Volume:

File#: 213407  
Page:

**Buyer: AMEZCUA EMILY CONTRERAS & OMAR CEJA TORRES**  
**Seller: THOMAS JAMES**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
307,680	307,680	1.0259	1.0259	B	4701	INT	10,066	0.231	298,380

**Parcel Id: 170**  
Sale #:12

Acct Number: 47010-00002-00000-017700

Cat Code: A1

Loc Code: 31

Address: 7106 CHICKASAW

Legal 1: 177 PINEHURST SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	SQ4700		0.17	7,448	0.00			1.00	8,190	0	8,190
<b>Total Land Taxable Value:</b>												<b>8,190</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1991	0	RES MAS	M4+	1,898	1.20	1.00		0.89	1.00	1.28	1.00	262,710
	2	0	1900	PORCH	M4+	60	1.20	1.00		0.89	1.00	1.28	1.00	1,310
	3	0	1900	GARAGE-FIN	M4+	440	1.20	1.00		0.89	1.00	1.28	1.00	14,530
	4	1998	0	POOL	5	600	1.20	1.00		0.75	1.00	1.28	1.00	32,690
	5	2022	2023	PORCH	MTL2	49	1.20	1.00		1.00	1.00	1.28	1.00	930
	6	0	2023	PORCH	M4+	330	1.20	1.00		1.00	1.00	1.28	1.00	8,100
<b>Total Building Value:</b>														<b>320,270</b>

**Sale Date: 08/28/2025**  
Sale Price: 315,000

Deed Date: 08/28/2025  
Volume:

File#: 217128  
Page:

**Buyer: GESFORD KACI**  
**Seller: MONTOYA WENDI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
328,460	320,360	1.0170	1.0427	B	4701	INT	7,448	0.171	320,270

**Parcel Id: 60029**  
Sale #:9

Acct Number: 52630-00005-00200-001500

Cat Code: A1

Loc Code: 196

Address: 7627 EUROS LN

Legal 1: BLK 2 LOT 15 SOUTHWINDS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RS52630		0.15	6,504	0.00	1.00	42,280	0	42,280				
<b>Total Land Taxable Value:</b>										<b>42,280</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES MAS	M5	1,544	1.20	1.00		1.00	1.00	1.00	1.00	190,520
	2	2020	2021	RMSTR2	M5	780	1.20	1.00		1.00	1.00	1.00	1.00	80,850
	3	2020	2021	GARAGE-FIN	M5	420	1.20	1.00		1.00	1.00	1.00	1.00	12,900
	4	2020	2021	PORCH	M5	26	1.20	1.00		1.00	1.00	1.00	1.00	500
	5	2020	2021	PORCH	M5	92	1.20	1.00		1.00	1.00	1.00	1.00	1,780
<b>Total Building Value:</b>														<b>286,550</b>

**Sale Date: 12/30/2025**  
Sale Price: 340,000

Deed Date: 12/30/2025  
Volume:

File#: 220813  
Page:

**Buyer: ORTIZ ANTHONY**  
**Seller: MCKIERNAN SHAUN & KRISTY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
328,830	328,830	0.9671	0.9671	B	52630	SER	6,504	0.149	286,550

**Parcel Id: 60044**  
Sale #:9

Acct Number: 52630-00005-00300-000900

Cat Code: A1

Loc Code: 196

Address: 2218 BRICKFIELDER LN

Legal 1: BLK 3 LOT 9 SOUTHWINDS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RS52630		0.15	6,523	0.00	1.00	42,400	0	42,400				
<b>Total Land Taxable Value:</b>										<b>42,400</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5	1,714	1.20	1.00		1.00	1.00	1.00	1.00	211,500
	2	2019	2020	GARAGE-FIN	M5	412	1.20	1.00		1.00	1.00	1.00	1.00	12,660
	3	2019	2020	PORCH	M5	34	1.20	1.00		1.00	1.00	1.00	1.00	660
	4	2019	2020	PORCH	M5	128	1.20	1.00		1.00	1.00	1.00	1.00	2,470
<b>Total Building Value:</b>														<b>227,290</b>

# Sales Ratio Detail

**Sale Date: 05/22/2025**  
Sale Price: 279,900

Deed Date: 05/22/2025  
Volume:

File#: 214016  
Page:

**Buyer: MONASTERIO VIVIAN**  
**Seller: DILLARD HALEY ANN & BUDNIK DYLAN JOSEPH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
269,690	269,690	0.9635	0.9635	B	52630	INT	6,523	0.150	227,290

**Parcel Id: 60049**  
Sale #:9

Acct Number: 52630-00005-00300-001400    Cat Code: A1    Loc Code: 196    Address: 2306 BRICKFIELDER LN  
Legal 1: BLK 3 LOT 14 SOUTHWINDS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52630		0.20	8,653	0.00		1.00		56,240	0	56,240		
<b>Total Land Taxable Value:</b>											<b>56,240</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5	2,069	1.20	1.00		1.00	1.00	1.00	1.00	255,310
	2	2019	2020	GARAGE-FIN	M5	443	1.20	1.00		1.00	1.00	1.00	1.00	13,610
	3	2019	2020	PORCH	M5	47	1.20	1.00		1.00	1.00	1.00	1.00	910
	4	2019	2020	PORCH	M5	126	1.20	1.00		1.00	1.00	1.00	1.00	2,430
	5	2023	2024	STORAGE	42	85	1.20	1.00		1.00	1.00	1.00	1.00	570
<b>Total Building Value:</b>													<b>272,830</b>	

**Sale Date: 06/18/2025**  
Sale Price: 310,000

Deed Date: 06/18/2025  
Volume:

File#: 214816  
Page:

**Buyer: NARANJO DISNEY LA ROSA & YANIEL O ZAMORA TORRES**  
**Seller: SIMON ZACHARY MICHAEL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
329,070	329,070	1.0615	1.0615	B	52630	INT	8,653	0.199	272,830

**Parcel Id: 60050**  
Sale #:9

Acct Number: 52630-00005-00300-001500    Cat Code: A1    Loc Code: 196    Address: 2310 BRICKFIELDER LN  
Legal 1: BLK 3 LOT 15 SOUTHWINDS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52630		0.16	6,750	0.00		1.00		43,880	0	43,880		
<b>Total Land Taxable Value:</b>											<b>43,880</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2020	RES MAS	M5	1,598	1.20	1.00		1.00	1.00	1.00	1.00	197,190
	2	2020	2020	GARAGE-FIN	M5	431	1.20	1.00		1.00	1.00	1.00	1.00	13,240
	3	2020	2020	PORCH	M5	56	1.20	1.00		1.00	1.00	1.00	1.00	1,080
	4	2020	2020	PORCH	M5	90	1.20	1.00		1.00	1.00	1.00	1.00	1,740
<b>Total Building Value:</b>													<b>213,250</b>	

**Sale Date: 07/17/2025**  
Sale Price: 279,000

Deed Date: 07/17/2025  
Volume:

File#: 215865  
Page:

**Buyer: WURTS LOGAN & ALEXANDRIA N MUSICK**  
**Seller: RASD LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
257,130	252,860	0.9063	0.9216	B	52630	INT	6,750	0.155	213,250

# Sales Ratio Detail

**Parcel Id: 60051**  
Sale #:9

Acct Number: 52630-00005-00300-001600

Cat Code: A1

Loc Code: 196

Address: 2314 BRICKFIELDER LN

Legal 1: BLK 3 LOT 16 SOUTHWINDS SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52630		0.16	6,750	0.00		1.00	43,880	0	43,880

**Total Land Taxable Value: 43,880**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2020	2021	RES MAS	M5	1,960	1.20	1.00		1.00	1.00	1.00	1.00	241,860
2		2020	2021	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
3		2020	2021	PORCH	M5	122	1.20	1.00		1.00	1.00	1.00	1.00	2,360
4		2020	2021	GARAGE-FIN	M5	437	1.20	1.00		1.00	1.00	1.00	1.00	13,420
5		2022	2023	POOL	5	244	1.20	1.00		0.75	1.00	1.00	1.00	10,390

**Total Building Value: 268,630**

**Sale Date: 12/16/2025**  
Sale Price: 290,000

Deed Date: 12/16/2025  
Volume:

File#: 220423  
Page:

**Buyer: ALMAGUER WERNEY**

**Seller: HASSARD WILLIAM HOWARD JR & DEBRA ANN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
312,510	312,510	1.0776	1.0776	B	52630	SER	6,750	0.155	268,630

**Parcel Id: 62171**  
Sale #:3

Acct Number: 52635-00005-00400-001400

Cat Code: A1

Loc Code: 196

Address: 2030 BOREAS LN

Legal 1: LOT 14 BK 4 SEC 2 SOUTHWINDS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52635		0.14	6,240	0.00		1.00	40,560	0	40,560

**Total Land Taxable Value: 40,560**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2021	2022	RES MAS	M5	1,660	1.20	1.00		1.00	1.00	1.00	1.00	204,840
2		2021	2022	GARAGE-FIN	M5	437	1.20	1.00		1.00	1.00	1.00	1.00	13,420
3		2021	2022	PORCH	M5	56	1.20	1.00		1.00	1.00	1.00	1.00	1,080
4		2021	2022	PORCH	M5	86	1.20	1.00		1.00	1.00	1.00	1.00	1,660
5		2022	2023	STORAGE	42	192	1.20	1.00		1.00	1.00	1.00	1.00	1,300

**Total Building Value: 222,300**

**Sale Date: 07/17/2025**  
Sale Price: 272,400

Deed Date: 07/17/2025  
Volume:

File#: 215862  
Page:

**Buyer: IRIZARRY BRIAN C & KATHRYN E**

**Seller: MORTON EDGAR LEE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
262,860	262,860	0.9650	0.9650	B		INT	6,240	0.143	222,300

**Parcel Id: 62173**  
Sale #:3

Acct Number: 52635-00005-00400-001600

Cat Code: A1

Loc Code: 196

Address: 2022 BOREAS LN

Legal 1: LOT 16 BK 4 SEC 2 SOUTHWINDS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52635		0.14	6,240	0.00		1.00	40,560	0	40,560

**Total Land Taxable Value: 40,560**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5	2,023	1.20	1.00		1.00	1.00	1.00	1.00	249,630
	2	2021	2022	GARAGE-FIN	M5	437	1.20	1.00		1.00	1.00	1.00	1.00	13,420
	3	2021	2022	PORCH	M5	126	1.20	1.00		1.00	1.00	1.00	1.00	2,430
	4	2021	2022	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
<b>Total Building Value:</b>														<b>266,080</b>

**Sale Date: 03/03/2025**  
Sale Price: 295,000

Deed Date: 03/03/2025  
Volume:

File#: 211499  
Page:

**Buyer: PIFER DONALD JR & DONNA**  
**Seller: HART TRENTON DALE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
306,640	306,640	1.0395	1.0395	B		INT	6,240	0.143	266,080

**Parcel Id: 65311**  
Sale #:5

Acct Number: 52640-00005-00100-000300

Cat Code: A1

Loc Code: 196

Address: 2310 GENTLE BREEZE LN

Legal 1: LOT 3 BLOCK 1 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52640		0.15	6,461	0.00	1.00	42,000	0	42,000
<b>Total Land Taxable Value:</b>										<b>42,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	202	2024	RES MAS	M5	1,344	1.20	1.00		1.00	1.00	0.96	1.00	159,210
	2	2023	2024	RMSTR2	M5	1,130	1.20	1.00		1.00	1.00	0.96	1.00	112,450
	3	2023	2024	GARAGE-FIN	M5	435	1.20	1.00		1.00	1.00	0.96	1.00	12,830
	4	2023	2024	PORCH	M5	28	1.20	1.00		1.00	1.00	0.96	1.00	520
	5	2023	2024	PORCH	M5	174	1.20	1.00		1.00	1.00	0.96	1.00	3,230
<b>Total Building Value:</b>														<b>288,240</b>

**Sale Date: 07/31/2025**  
Sale Price: 305,000

Deed Date: 07/31/2025  
Volume:

File#: 216273  
Page:

**Buyer: CAO CUILAN**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
330,240	396,180	1.2990	1.0828	B	52640	INT	6,461	0.148	288,240

**Parcel Id: 65324**  
Sale #:3

Acct Number: 52640-00005-00100-001600

Cat Code: A1

Loc Code: 196

Address: 2426 GENTLE BREEZE LN

Legal 1: LOT 16 BLOCK 1 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52640		0.15	6,461	0.00	1.00	42,000	0	42,000
<b>Total Land Taxable Value:</b>										<b>42,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	1,752	1.20	1.00		1.00	1.00	1.01	1.00	218,350
	2	2022	2023	GARAGE-FIN	M5	383	1.20	1.00		1.00	1.00	1.01	1.00	11,880
	3	2022	2023	PORCH	M5	24	1.20	1.00		1.00	1.00	1.01	1.00	470
	4	2022	2023	PORCH	M5	141	1.20	1.00		1.00	1.00	1.01	1.00	2,750
	5	0	1900	CONCRETE	1	213	1.20	1.00		1.00	1.00	1.01	1.00	2,000
<b>Total Building Value:</b>														<b>235,450</b>

# Sales Ratio Detail

**Sale Date: 09/11/2025**  
Sale Price: 305,000

Deed Date: 09/11/2025  
Volume:

File#: 217553  
Page:

**Buyer: BARRAGAN CHRISTOPHER**  
**Seller: SALCIDO-MAGDALENO CARLOS R & ASHTYN R FRANKS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
277,450	284,250	0.9320	0.9097	B	52640	INT	6,461	0.148	235,450

**Parcel Id: 65327**  
Sale #:4

Acct Number: 52640-00005-00100-001900    Cat Code: A1    Loc Code: 196    Address: 2438 GENTLE BREEZE LN  
Legal 1: LOT 19 BLOCK 1 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52640		0.15	6,461	0.00			1.00	42,000	0	42,000		
<b>Total Land Taxable Value:</b>											<b>42,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,344	1.20	1.00		1.00	1.00	0.96	1.00	159,210
	2	2024	2025	RMSTR2	M5	1,130	1.20	1.00		1.00	1.00	0.96	1.00	112,440
	3	2024	2025	GARAGE-FIN	M5	435	1.20	1.00		1.00	1.00	0.96	1.00	12,830
	4	2024	2025	PORCH	M5	28	1.20	1.00		1.00	1.00	0.96	1.00	520
	5	2024	2025	PORCH	M5	174	1.20	1.00		1.00	1.00	0.96	1.00	3,230
<b>Total Building Value:</b>													<b>288,230</b>	

**Sale Date: 04/03/2025**  
Sale Price: 330,000

Deed Date: 04/03/2025  
Volume:

File#: 212489  
Page:

**Buyer: NAVEJAR MARIO**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
330,230	226,220	0.6855	1.0007	B	52640	INT	6,461	0.148	288,230

**Parcel Id: 65335**  
Sale #:3

Acct Number: 52640-00005-00200-000700    Cat Code: A1    Loc Code: 196    Address: 7626 TRAMONTANA LN  
Legal 1: LOT 7 BLOCK 2 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52640		0.16	7,097	0.00			1.00	46,130	0	46,130		
<b>Total Land Taxable Value:</b>											<b>46,130</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	2,032	1.20	1.00		1.00	1.00	1.01	1.00	253,250
	2	2022	2023	GARAGE-FIN	M5	441	1.20	1.00		1.00	1.00	1.01	1.00	13,680
	3	2022	2023	PORCH	M5	31	1.20	1.00		1.00	1.00	1.01	1.00	600
	4	2022	2023	PORCH	M5	116	1.20	1.00		1.00	1.00	1.01	1.00	2,260
<b>Total Building Value:</b>													<b>269,790</b>	

**Sale Date: 03/27/2025**  
Sale Price: 299,999

Deed Date: 03/27/2025  
Volume:

File#: 212257  
Page:

**Buyer: SMITH ROBERT & MONIQUE**  
**Seller: SNIPES BRANDON MICHAEL LEWIS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,920	323,940	1.0798	1.0531	B	52640	INT	7,097	0.163	269,790

# Sales Ratio Detail

**Parcel Id: 65343**  
Sale #:4

Acct Number: 52640-00005-00300-000100

Cat Code: A1

Loc Code: 196

Address: 7643 TRAMONTANA LN

Legal 1: LOT 1 BLOCK 3 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1		RS52640		0.20	8,870	0.00		1.00	57,660	0	57,660			
<b>Total Land Taxable Value:</b>											<b>57,660</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	2,032	1.20	1.00		1.00	1.00	1.01	1.00	253,250
	2	2022	2023	GARAGE-FIN	M5	441	1.20	1.00		1.00	1.00	1.01	1.00	13,680
	3	2022	2023	PORCH	M5	31	1.20	1.00		1.00	1.00	1.01	1.00	600
	4	2022	2023	PORCH	M5	116	1.20	1.00		1.00	1.00	1.01	1.00	2,260
	5	0	2026	CONCRETE	1	83	1.20	1.00		0.95	1.00	1.01	1.00	740
	6	0	2026	CONCRETE	1	34	1.20	1.00		0.95	1.00	1.01	1.00	300
<b>Total Building Value:</b>											<b>270,830</b>			

**Sale Date: 11/24/2025**  
Sale Price: 305,000

Deed Date: 11/24/2025

File#: 219822

Volume:

Page:

**Buyer: SERRANO JOSE S & ANGELICA T ALTAMIRANO**

**Seller: SPEARS RYAN & NICOLE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
328,490	336,390	1.1029	1.0770	B	52640	SER	8,870	0.204	270,830

**Parcel Id: 65363**  
Sale #:3

Acct Number: 52640-00005-00300-002100

Cat Code: A1

Loc Code: 196

Address: 7638 SIROCCO LN

Legal 1: LOT 21 BLOCK 3 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1		RS52640		0.19	8,169	0.00		1.00	53,100	0	53,100			
<b>Total Land Taxable Value:</b>											<b>53,100</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	2,069	1.20	1.00		1.00	1.00	1.01	1.00	257,860
	2	2022	2023	GARAGE-FIN	M5	443	1.20	1.00		1.00	1.00	1.01	1.00	13,750
	3	2022	2023	PORCH	M5	47	1.20	1.00		1.00	1.00	1.01	1.00	920
	4	2022	2023	PORCH	M5	126	1.20	1.00		1.00	1.00	1.01	1.00	2,460
<b>Total Building Value:</b>											<b>274,990</b>			

**Sale Date: 12/05/2025**  
Sale Price: 285,000

Deed Date: 12/05/2025

File#: 220106

Volume:

Page:

**Buyer: CARDENAS DANIEL**

**Seller: KENNINGTON KATHERINE L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
328,090	336,240	1.1798	1.1512	B	52640	SER	8,169	0.188	274,990

**Parcel Id: 65385**  
Sale #:4

Acct Number: 52640-00005-00500-000500

Cat Code: A1

Loc Code: 196

Address: 2315 GENTLE BREEZE LN

Legal 1: LOT 5 BLOCK 5 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52640		0.18	7,981	0.00		1.00	51,880	0	51,880
<b>Total Land Taxable Value:</b>											<b>51,880</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,423	1.20	1.00		1.00	1.00	0.96	1.00	168,570
	2	2024	2025	RMSTR2	M5	976	1.20	1.00		1.00	1.00	0.96	1.00	97,120
	3	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.96	1.00	13,770
	4	2024	2025	PORCH	M5	34	1.20	1.00		1.00	1.00	0.96	1.00	630
	5	2024	2025	PORCH	M5	129	1.20	1.00		1.00	1.00	0.96	1.00	2,390
<b>Total Building Value:</b>														<b>282,480</b>

**Sale Date: 08/21/2025**  
Sale Price: 330,000

Deed Date: 08/21/2025  
Volume:

File#: 216926  
Page:

**Buyer: GUILLEN JULIAN JR**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
334,360	235,500	0.7136	1.0132	B	52640	INT	7,981	0.183	282,480

**Parcel Id: 65387**  
Sale #:2

Acct Number: 52640-00005-00500-000700

Cat Code: A1

Loc Code: 196

Address: 2307 GENTLE BREEZE LANE

Legal 1: LOT 7 BLOCK 5 SOUTHWINDS SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52640		0.16	7,060	0.00	1.00	45,890	0	45,890
<b>Total Land Taxable Value:</b>										<b>45,890</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	1,872	1.20	1.00		1.00	1.00	1.01	1.00	233,310
	2	2022	2023	GARAGE-FIN	M5	437	1.20	1.00		1.00	1.00	1.01	1.00	13,560
	3	2022	2023	PORCH	M5	40	1.20	1.00		1.00	1.00	1.01	1.00	780
	4	2022	2023	PORCH	M5	140	1.20	1.00		1.00	1.00	1.01	1.00	2,730
<b>Total Building Value:</b>														<b>250,380</b>

**Sale Date: 12/31/2024**  
Sale Price: 308,000

Deed Date: 01/03/2025  
Volume:

File#: 210056  
Page:

**Buyer: CASAS ISRAEL III & VICKY JIANG**  
**Seller: BEAZER HOMES TEXAS LP**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
296,270	308,700	1.0023	0.9619	B	52640	INT	7,060	0.162	250,380

**Parcel Id: 66752**  
Sale #:2

Acct Number: 52645-00005-00100-000100

Cat Code: A1

Loc Code: 196

Address: 7603 BORASCO LN

Legal 1: LOT 1 BLK 1 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52645		0.23	10,180	0.00	1.00	66,170	0	66,170
<b>Total Land Taxable Value:</b>										<b>66,170</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,362	1.20	1.00		1.00	1.00	0.83	1.00	139,490
	2	2024	2025	RMSTR3	M5	1,765	1.20	1.00		1.00	1.00	0.83	1.00	162,700
	3	2024	2025	GARAGE-FIN	M5	388	1.20	1.00		1.00	1.00	0.83	1.00	9,890
	4	2024	2025	PORCH	M5	46	1.20	1.00		1.00	1.00	0.83	1.00	740
	5	2024	2025	PORCH	M5	134	1.20	1.00		1.00	1.00	0.83	1.00	2,150
<b>Total Building Value:</b>														<b>314,970</b>

# Sales Ratio Detail

**Sale Date: 05/01/2025**  
Sale Price: 333,845

Deed Date: 05/01/2025  
Volume:

File#: 213369  
Page:

**Buyer: DIXON YAKIESHA MITCHELL**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
381,140	336,540	1.0081	1.1417	B	52645ST	INT	10,180	0.234	314,970

**Parcel Id: 66753**  
Sale #:2

Acct Number: 52645-00005-00100-000200    Cat Code: A1    Loc Code: 196    Address: 7607 BORASCO LN  
Legal 1: LOT 2 BLK 1 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52645		0.15	6,700	0.00			1.00	43,550	0	43,550		
<b>Total Land Taxable Value:</b>											<b>43,550</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,949	1.20	1.00		1.00	1.00	0.96	1.00	230,880
	2	2024	2025	GARAGE-FIN	M5	360	1.20	1.00		1.00	1.00	0.96	1.00	10,620
	3	2024	2025	PORCH	M5	31	1.20	1.00		1.00	1.00	0.96	1.00	570
	4	2024	2025	PORCH	M5	226	1.20	1.00		1.00	1.00	0.96	1.00	4,190
<b>Total Building Value:</b>											<b>246,260</b>			

**Sale Date: 02/05/2025**  
Sale Price: 300,182

Deed Date: 02/05/2025  
Volume:

File#: 210905  
Page:

**Buyer: VALVERDE FREDDY & MICHELE**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
289,810	300,080	0.9997	0.9654	B		INT	6,700	0.154	246,260

**Parcel Id: 66775**  
Sale #:2

Acct Number: 52645-00005-00200-001600    Cat Code: A1    Loc Code: 196    Address: 7619 FREMANTLE LN  
Legal 1: LOT 16 BLK 2 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52645		0.14	6,000	0.00			1.00	39,000	0	39,000		
<b>Total Land Taxable Value:</b>											<b>39,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,544	1.20	1.00		1.00	1.00	1.00	1.00	190,520
	2	2024	2025	RMSTR2	M5	780	1.20	1.00		1.00	1.00	1.00	1.00	80,850
	3	2024	2025	GARAGE-FIN	M5	420	1.20	1.00		1.00	1.00	1.00	1.00	12,900
	4	2024	2025	PORCH	M5	26	1.20	1.00		1.00	1.00	1.00	1.00	500
	5	2024	2025	PORCH	M5	181	1.20	1.00		1.00	1.00	1.00	1.00	3,500
<b>Total Building Value:</b>											<b>288,270</b>			

**Sale Date: 02/27/2025**  
Sale Price: 319,000

Deed Date: 02/27/2025  
Volume:

File#: 211400  
Page:

**Buyer: NAVARRO JOSE**  
**Seller: BEAZER HOMES TEXAS LP**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,270	255,210	0.8000	1.0259	B	52645BT	INT	6,000	0.138	288,270

# Sales Ratio Detail

**Parcel Id: 66776**  
Sale #:2

Acct Number: 52645-00005-00200-001700

Cat Code: A1

Loc Code: 196

Address: 7615 FREMANTLE LN

Legal 1: LOT 17 BLK 2 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52645		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,423	1.20	1.00		1.00	1.00	0.95	1.00	166,810
	2	2024	2025	RMSTR2	M5	976	1.20	1.00		1.00	1.00	0.95	1.00	96,110
	3	2023	2024	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
	4	2023	2024	PORCH	M5	34	1.20	1.00		1.00	1.00	0.95	1.00	620
	5	2023	2024	PORCH	M5	129	1.20	1.00		1.00	1.00	0.95	1.00	2,370

**Total Building Value: 279,540**

**Sale Date: 04/30/2025**  
Sale Price: 309,918

Deed Date: 04/30/2025  
Volume:

File#: 213304  
Page:

**Buyer: YANEZ ROBERTO**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
318,540	318,540	1.0278	1.0278	B	52645ST	INT	6,000	0.138	279,540

**Parcel Id: 66781**  
Sale #:2

Acct Number: 52645-00005-00300-000400

Cat Code: A1

Loc Code: 196

Address: 2514 GENTLE BREEZE LN

Legal 1: LOT 4 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52645		0.15	6,721	0.00		1.00	43,690	0	43,690

**Total Land Taxable Value: 43,690**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,673	1.20	1.00		1.00	1.00	0.96	1.00	198,180
	2	2024	2025	GARAGE-FIN	M5	404	1.20	1.00		1.00	1.00	0.96	1.00	11,910
	3	2024	2025	PORCH	M5	28	1.20	1.00		1.00	1.00	0.96	1.00	520
	4	2024	2025	PORCH	M5	102	1.20	1.00		1.00	1.00	0.96	1.00	1,890

**Total Building Value: 212,500**

**Sale Date: 03/28/2025**  
Sale Price: 271,648

Deed Date: 03/28/2025  
Volume:

File#: 212274  
Page:

**Buyer: KIMBALL DONNA LYNN**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
256,190	256,190	0.9431	0.9431	B	52645SS	INT	6,721	0.154	212,500

**Parcel Id: 66782**  
Sale #:2

Acct Number: 52645-00005-00300-000500

Cat Code: A1

Loc Code: 196

Address: 2518 GENTLE BREEZE LN

Legal 1: LOT 5 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52645		0.15	6,721	0.00		1.00	43,690	0	43,690

**Total Land Taxable Value: 43,690**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,974	1.20	1.00		1.00	1.00	0.96	1.00	233,840
	2	2024	2025	GARAGE-FIN	M5	372	1.20	1.00		1.00	1.00	0.96	1.00	10,970
	3	2024	2025	PORCH	M5	61	1.20	1.00		1.00	1.00	0.96	1.00	1,130
	4	2024	2025	PORCH	M5	217	1.20	1.00		1.00	1.00	0.96	1.00	4,020
<b>Total Building Value:</b>														<b>249,960</b>

**Sale Date: 01/14/2025**  
Sale Price: 268,952

Deed Date: 01/14/2025  
Volume:

File#: 210308  
Page:

**Buyer: GARCIA LESLIE MARIE**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
293,650	289,500	1.0764	1.0918	B		INT	6,721	0.154	249,960

**Parcel Id: 66783**  
Sale #:2

Acct Number: 52645-00005-00300-000600

Cat Code: A1

Loc Code: 196

Address: 2522 GENTLE BREEZE LN

Legal 1: LOT 6 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52645		0.15	6,721	0.00	1.00	43,690	0	43,690
<b>Total Land Taxable Value:</b>										<b>43,690</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,343	1.20	1.00		1.00	1.00	0.83	1.00	137,550
	2	2024	2025	RMSTR2	M5	1,479	1.20	1.00		1.00	1.00	0.83	1.00	127,240
	3	2024	2025	GARAGE-FIN	M5	388	1.20	1.00		1.00	1.00	0.83	1.00	9,900
	4	2024	2025	PORCH	M5	46	1.20	1.00		1.00	1.00	0.83	1.00	730
	5	2024	2025	PORCH	M5	134	1.20	1.00		1.00	1.00	0.83	1.00	2,150
<b>Total Building Value:</b>														<b>277,570</b>

**Sale Date: 03/27/2025**  
Sale Price: 312,155

Deed Date: 03/27/2025  
Volume:

File#: 212233  
Page:

**Buyer: ROBERTSON LAUREN A & DELANY BOYD**  
**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
321,260	234,320	0.7507	1.0292	B	52645ST	INT	6,721	0.154	277,570

**Parcel Id: 66786**  
Sale #:2

Acct Number: 52645-00005-00300-000900

Cat Code: A1

Loc Code: 196

Address: 2534 GENTLE BREEZE LN

Legal 1: LOT 9 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52645		0.18	7,782	0.00	1.00	50,580	0	50,580
<b>Total Land Taxable Value:</b>										<b>50,580</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,344	1.20	1.00		1.00	1.00	0.95	1.00	157,550
	2	2024	2025	RMSTR2	M5	1,163	1.20	1.00		1.00	1.00	0.95	1.00	114,530
	3	2024	2025	GARAGE-FIN	M5	435	1.20	1.00		1.00	1.00	0.95	1.00	12,700
	4	2024	2025	PORCH	M5	28	1.20	1.00		1.00	1.00	0.95	1.00	510
	5	2024	2025	PORCH	M5	174	1.20	1.00		1.00	1.00	0.95	1.00	3,190
<b>Total Building Value:</b>														<b>288,480</b>

# Sales Ratio Detail

**Sale Date:** 04/03/2025  
**Sale Price:** 333,895

**Deed Date:** 04/03/2025  
**Volume:**

**File#:** 212484  
**Page:**

**Buyer:** SOLORZANO MARVIN S & CLAUDIA M  
**Seller:** SDH HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,060	223,670	0.6699	1.0155	B	52645ST	INT	7,782	0.179	288,480

**Parcel Id:** 66803  
**Sale #:** 3

**Acct Number:** 52645-00005-00300-002600    **Cat Code:** A1    **Loc Code:** 196    **Address:** 2527 SOLANO LN  
**Legal 1:** LOT 26 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
	1	RS52645		0.14	6,143	0.00		1.00	39,930	0	39,930			
<b>Total Land Taxable Value:</b>											<b>39,930</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,548	1.20	1.00		1.00	1.00	0.83	1.00	158,540
	2	2024	2025	RMSTR2	M5	1,235	1.20	1.00		1.00	1.00	0.83	1.00	106,250
	3	2024	2025	GARAGE-FIN	M5	435	1.20	1.00		1.00	1.00	0.83	1.00	11,090
	4	2024	2025	PORCH	M5	25	1.20	1.00		1.00	1.00	0.83	1.00	400
	5	2024	2025	PORCH	M5	138	1.20	1.00		1.00	1.00	0.83	1.00	2,210
<b>Total Building Value:</b>											<b>278,490</b>			

**Sale Date:** 01/31/2025  
**Sale Price:** 315,990

**Deed Date:** 01/31/2025  
**Volume:**

**File#:** 210740  
**Page:**

**Buyer:** CASTRO ESTER & HECTOR DURAN  
**Seller:** SDH HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
318,420	395,000	1.2500	1.0077	B		INT	6,143	0.141	278,490

**Parcel Id:** 66805  
**Sale #:** 2

**Acct Number:** 52645-00005-00300-002800    **Cat Code:** A1    **Loc Code:** 196    **Address:** 2519 SOLANO LN  
**Legal 1:** LOT 28 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
	1	RS52645		0.14	6,143	0.00		1.00	39,930	0	39,930			
<b>Total Land Taxable Value:</b>											<b>39,930</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,531	1.20	1.00		1.00	1.00	1.09	1.00	205,920
	2	2023	2024	GARAGE-FIN	M5	406	1.20	1.00		1.00	1.00	1.09	1.00	13,590
	3	2023	2024	PORCH	M5	22	1.20	1.00		1.00	1.00	1.09	1.00	460
	4	2023	2024	PORCH	M5	72	1.20	1.00		1.00	1.00	1.09	1.00	1,520
<b>Total Building Value:</b>											<b>221,490</b>			

**Sale Date:** 06/17/2025  
**Sale Price:** 284,929

**Deed Date:** 06/17/2025  
**Volume:**

**File#:** 214767  
**Page:**

**Buyer:** GAMINO LUIS V & TESSA N VELASQUEZ  
**Seller:** BEAZER HOMES TEXAS LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
261,420	206,060	0.7232	0.9175	B	52645BS	INT	6,143	0.141	221,490

# Sales Ratio Detail

**Parcel Id: 66806**  
Sale #:3

Acct Number: 52645-00005-00300-002900

Cat Code: A1

Loc Code: 196

Address: 2515 SOLANO LANE

Legal 1: LOT 29 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52645		0.16	7,102	0.00		1.00	46,160	0	46,160

**Total Land Taxable Value: 46,160**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2023	2024	RES MAS	M5	1,673	1.20	1.00		1.00	1.00	0.96	1.00	198,180
2		2023	2024	GARAGE-FIN	M5	404	1.20	1.00		1.00	1.00	0.96	1.00	11,910
3		2023	2024	PORCH	M5	28	1.20	1.00		1.00	1.00	0.96	1.00	520
4		2023	2024	PORCH	M5	102	1.20	1.00		1.00	1.00	0.96	1.00	1,890

**Total Building Value: 212,500**

**Sale Date: 01/08/2025**  
Sale Price: 255,990

Deed Date: 01/08/2025

File#: 210135

**Buyer: HENG PHEAK**

Volume:

Page:

**Seller: SDH HOUSTON LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
258,660	255,680	0.9988	1.0104	B		INT	7,102	0.163	212,500

**Parcel Id: 66807**  
Sale #:2

Acct Number: 52645-00005-00300-003000

Cat Code: A1

Loc Code: 196

Address: 2511 SOLANO LN

Legal 1: LOT 30 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52645		0.15	6,659	0.00		1.00	43,280	0	43,280

**Total Land Taxable Value: 43,280**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2024	2025	RES MAS	M5	1,544	1.20	1.00		1.00	1.00	1.00	1.00	190,520
2		2024	2025	RMSTR2	M5	780	1.20	1.00		1.00	1.00	1.00	1.00	80,850
3		2024	2025	GARAGE-FIN	M5	420	1.20	1.00		1.00	1.00	1.00	1.00	12,900
4		2024	2025	PORCH	M5	26	1.20	1.00		1.00	1.00	1.00	1.00	500
5		2024	2025	PORCH	M5	174	1.20	1.00		1.00	1.00	1.00	1.00	3,360
6		2025	2026	CONCRETE	1	297	1.20	1.00		1.00	1.00	1.00	1.00	2,760

**Total Building Value: 290,890**

**Sale Date: 02/10/2025**  
Sale Price: 322,540

Deed Date: 02/10/2025

File#: 210995

**Buyer: MOSLEY KEVIN M & ASHLEY J**

Volume:

Page:

**Seller: BEAZER HOMES TEXAS LP**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
334,170	331,550	1.0279	1.0361	B		INT	6,659	0.153	290,890

**Parcel Id: 66813**  
Sale #:2

Acct Number: 52645-00005-00300-003600

Cat Code: A1

Loc Code: 196

Address: 2514 WINDSTREAM LANE

Legal 1: LOT 36 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52645		0.15	6,453	0.00		1.00	41,940	0	41,940

**Total Land Taxable Value: 41,940**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,714	1.20	1.00		1.00	1.00	1.09	1.00	230,540
	2	2024	2025	GARAGE-FIN	M5	412	1.20	1.00		1.00	1.00	1.09	1.00	13,800
	3	2024	2025	PORCH	M5	34	1.20	1.00		1.00	1.00	1.09	1.00	720
	4	2024	2025	PORCH	M5	76	1.20	1.00		1.00	1.00	1.09	1.00	1,600
<b>Total Building Value:</b>														<b>246,660</b>

**Sale Date: 02/03/2025**  
Sale Price: 276,082

Deed Date: 02/03/2025  
Volume:  
File#: 210829  
Page:

**Buyer: ORNELAS ERIC**  
**Seller: BEAZER HOMES TEXAS LP**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
288,600	268,230	0.9716	1.0453	B		INT	6,453	0.148	246,660

**Parcel Id: 66815**  
Sale #:4

Acct Number: 52645-00005-00300-003800  
Cat Code: A1  
Loc Code: 196  
Address: 2522 WINDSTREAM LN  
Legal 1: LOT 38 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52645		0.15	6,453	0.00	1.00	41,940	0	41,940
<b>Total Land Taxable Value:</b>										<b>41,940</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2024	RES MAS	M5	1,344	1.20	1.00		1.00	1.00	0.95	1.00	157,550
	2	2024	2024	RMSTR2	M5	1,130	1.20	1.00		1.00	1.00	0.95	1.00	111,270
	3	2024	2024	GARAGE-FIN	M5	435	1.20	1.00		1.00	1.00	0.95	1.00	12,700
	4	2024	2024	PORCH	M5	28	1.20	1.00		1.00	1.00	0.95	1.00	510
	5	2024	2024	PORCH	M5	120	1.20	1.00		1.00	1.00	0.95	1.00	2,200
<b>Total Building Value:</b>														<b>284,230</b>

**Sale Date: 01/15/2025**  
Sale Price: 320,000

Deed Date: 01/15/2025  
Volume:  
File#: 210319  
Page:

**Buyer: OCHOA JORGE A**  
**Seller: FLETCHER TIMOTHY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
326,170	334,690	1.0459	1.0193	B		INT	6,453	0.148	284,230

**Parcel Id: 66817**  
Sale #:3

Acct Number: 52645-00005-00300-004000  
Cat Code: A1  
Loc Code: 196  
Address: 2530 WINDSTREAM LN  
Legal 1: LOT 40 BLK 3 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52645		0.15	6,453	0.00	1.00	41,940	0	41,940
<b>Total Land Taxable Value:</b>										<b>41,940</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,362	1.20	1.00		1.00	1.00	0.83	1.00	139,490
	2	2024	2025	RMSTR2	M5	1,360	1.20	1.00		1.00	1.00	0.83	1.00	117,010
	3	2024	2025	GARAGE-FIN	M5	388	1.20	1.00		1.00	1.00	0.83	1.00	9,890
	4	2024	2025	PORCH	M5	46	1.20	1.00		1.00	1.00	0.83	1.00	740
	5	2024	2025	PORCH	M5	134	1.20	1.00		1.00	1.00	0.83	1.00	2,150
<b>Total Building Value:</b>														<b>269,280</b>

# Sales Ratio Detail

**Sale Date:** 04/03/2025  
**Sale Price:** 330,000

**Deed Date:** 04/03/2025  
**Volume:**

**File#:** 212493  
**Page:**

**Buyer:** HAYES DAVID XAVIER DEVAUGHN  
**Seller:** SDH HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
311,220	350,140	1.0610	0.9431	B	52645ST	INT	6,453	0.148	269,280

**Parcel Id:** 66832  
**Sale #:** 2

**Acct Number:** 52645-00005-00400-000900

**Cat Code:** A1

**Loc Code:** 196

**Address:** 2535 WINDSTREAM LN

**Legal 1:** LOT 9 BLK 4 SOUTHWINDS SECTION 4 FINAL PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52645		0.14	6,302	0.00			1.00	40,960	0	40,960		
<b>Total Land Taxable Value:</b>											<b>40,960</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,531	1.20	1.00		1.00	1.00	1.09	1.00	205,920
	2	2023	2024	GARAGE-FIN	M5	406	1.20	1.00		1.00	1.00	1.09	1.00	13,590
	3	2023	2024	PORCH	M5	22	1.20	1.00		1.00	1.00	1.09	1.00	460
	4	2023	2024	PORCH	M5	116	1.20	1.00		1.00	1.00	1.09	1.00	2,440
	5	2025	2026	STORAGE	42	84	1.20	1.00		1.00	1.00	1.09	1.00	620
<b>Total Building Value:</b>											<b>223,030</b>			

**Sale Date:** 02/28/2025  
**Sale Price:** 278,202

**Deed Date:** 02/28/2025  
**Volume:**

**File#:** 211432  
**Page:**

**Buyer:** SIMMONS HUNTER & KATELYN P KENKINS  
**Seller:** BEAZER HOMES TEXAS LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
263,990	40,960	0.1472	0.9489	B	52645BS	INT	6,302	0.145	223,030

**Parcel Id:** 69482  
**Sale #:** 1

**Acct Number:** 52650-00005-00100-000200

**Cat Code:** A1

**Loc Code:** 196

**Address:** 2507 BAY WINDS LN

**Legal 1:** LOT 2 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52650		0.14	6,250	0.00			1.00	40,630	0	40,630		
<b>Total Land Taxable Value:</b>											<b>40,630</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,509	1.20	1.00		1.00	1.00	0.95	1.00	176,890
	2	2024	2025	RMSTR2	M5	938	1.20	1.00		1.00	1.00	0.95	1.00	92,370
	3	2024	2025	PORCH	M5	104	1.20	1.00		1.00	1.00	0.95	1.00	1,910
	4	2024	2025	PORCH	M5	25	1.20	1.00		1.00	1.00	0.95	1.00	460
	5	2024	2025	GARAGE-FIN	M5	408	1.20	1.00		1.00	1.00	0.95	1.00	11,910
<b>Total Building Value:</b>											<b>283,540</b>			

**Sale Date:** 05/21/2025  
**Sale Price:** 336,440

**Deed Date:** 05/21/2025  
**Volume:**

**File#:** 213972  
**Page:**

**Buyer:** GASTON JACOB C & JOSEE V  
**Seller:** MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
324,170	257,170	0.7644	0.9635	B		INT	6,250	0.144	283,540

# Sales Ratio Detail

**Parcel Id: 69483**  
Sale #:1

Acct Number: 52650-00005-00100-000300

Cat Code: A1

Loc Code: 196

Address: 2511 BAY WINDS LN

Legal 1: LOT 3 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1		RS52650		0.14	6,250	0.00		1.00	40,630	0	40,630			
<b>Total Land Taxable Value:</b>											<b>40,630</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,630	1.20	1.00		1.00	1.00	0.95	1.00	191,080
	2	2025	2026	RMSTR2	M5	1,026	1.20	1.00		1.00	1.00	0.95	1.00	101,030
	3	2025	2026	PORCH	M5	24	1.20	1.00		1.00	1.00	0.95	1.00	440
	4	2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
	5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>											<b>308,240</b>			

**Sale Date: 08/12/2025**  
Sale Price: 347,040

Deed Date: 08/12/2025  
Volume:

File#: 216565  
Page:

**Buyer: PHILLIPS LINDA DANIELS**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,870	310,980	0.8961	1.0053	B		INT	6,250	0.144	308,240

**Parcel Id: 69485**  
Sale #:1

Acct Number: 52650-00005-00100-000500

Cat Code: A1

Loc Code: 196

Address: 2519 BAY WINDS LN

Legal 1: LOT 5 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1		RS52650		0.14	6,250	0.00		1.00	40,630	0	40,630			
<b>Total Land Taxable Value:</b>											<b>40,630</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
	2	2024	2025	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
	3	2024	2025	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
	4	2024	2025	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
	5	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>											<b>327,250</b>			

**Sale Date: 05/07/2025**  
Sale Price: 359,690

Deed Date: 05/07/2025  
Volume:

File#: 213517  
Page:

**Buyer: ONDUKO NANCY & GEORGE OKENYO**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,880	284,040	0.7897	1.0228	B		INT	6,250	0.144	327,250

**Parcel Id: 69487**  
Sale #:1

Acct Number: 52650-00005-00100-000700

Cat Code: A1

Loc Code: 196

Address: 2527 BAY WINDS LN

Legal 1: LOT 7 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.14	6,250	0.00		1.00	40,630	0	40,630
<b>Total Land Taxable Value:</b>											<b>40,630</b>

# 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	1,630	1.20	1.00		1.00	1.00	0.95	1.00	191,080
	2	2025	2026	RMSTR2	M5	1,026	1.20	1.00		1.00	1.00	0.95	1.00	101,030
	3	2025	2026	PORCH	M5	24	1.20	1.00		1.00	1.00	0.95	1.00	440
	4	2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
	5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>														<b>308,240</b>

**Sale Date: 04/07/2025**  
Sale Price: 354,240

Deed Date: 04/07/2025  
Volume:

File#: 212584  
Page:

**Buyer: MARTINEZ MARCIAL & ROSARIO**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,870	261,900	0.7393	0.9848	B		INT	6,250	0.144	308,240

**Parcel Id: 69488**  
Sale #:1

Acct Number: 52650-00005-00100-000800

Cat Code: A1

Loc Code: 196

Address: 2531 BAY WINDS LN

Legal 1: LOT 8 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,250	0.00		1.00	40,630	0	40,630
<b>Total Land Taxable Value:</b>											<b>40,630</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
	2	2024	2025	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
	3	2024	2025	PORCH	M5	147	1.20	1.00		1.00	1.00	0.95	1.00	2,700
	4	2024	2025	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
	5	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>														<b>327,890</b>

**Sale Date: 05/02/2025**  
Sale Price: 367,000

Deed Date: 05/02/2025  
Volume:

File#: 213400  
Page:

**Buyer: STARNES WESLEY V**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
368,520	284,200	0.7744	1.0041	B		INT	6,250	0.144	327,890

**Parcel Id: 69489**  
Sale #:1

Acct Number: 52650-00005-00100-000900

Cat Code: A1

Loc Code: 196

Address: 2535 BAY WINDS LN

Legal 1: LOT 9 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,250	0.00		1.00	40,630	0	40,630
<b>Total Land Taxable Value:</b>											<b>40,630</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2024	2025	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
	3	2024	2025	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	4	2024	2025	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
<b>Total Building Value:</b>														<b>271,110</b>

# Sales Ratio Detail

**Sale Date:** 04/04/2025  
**Sale Price:** 321,000

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

**File#:** 212505  
**Page:**

**Buyer:** GUTIERREZ SERGIO & WHITNEY HALL  
**Seller:** MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
311,740	282,720	0.8807	0.9712	B		INT	6,250	0.144	271,110

**Parcel Id:** 69491  
**Sale #:** 1

**Acct Number:** 52650-00005-00100-001100    **Cat Code:** A1    **Loc Code:** 196    **Address:** 2543 BAY WINDS LN  
**Legal 1:** LOT 11 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52650		0.14	6,250	0.00			1.00	40,630	0	40,630		
<b>Total Land Taxable Value:</b>											<b>40,630</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
	2	2024	2025	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	3	2024	2025	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
	4	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350
<b>Total Building Value:</b>													<b>296,880</b>	

**Sale Date:** 01/27/2025  
**Sale Price:** 343,440

**Deed Date:** 01/27/2025  
**Volume:**

**File#:** 210581  
**Page:**

**Buyer:** BLANCO ROBERT  
**Seller:** MERITAGE HOMES OF TEXAS LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
337,510	308,700	0.8988	0.9827	B		INT	6,250	0.144	296,880

**Parcel Id:** 69494  
**Sale #:** 1

**Acct Number:** 52650-00005-00100-001400    **Cat Code:** A1    **Loc Code:** 196    **Address:** 2555 BAY WINDS LN  
**Legal 1:** LOT 14 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52650		0.14	6,250	0.00			1.00	40,630	0	40,630		
<b>Total Land Taxable Value:</b>											<b>40,630</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2024	2025	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	3	2024	2025	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
	4	2024	2025	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
<b>Total Building Value:</b>													<b>271,110</b>	

**Sale Date:** 06/09/2025  
**Sale Price:** 322,000

**Deed Date:** 06/09/2025  
**Volume:**

**File#:** 214494  
**Page:**

**Buyer:** CAMARGO CLAUDIO  
**Seller:** MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
311,740	282,720	0.8780	0.9681	B		INT	6,250	0.144	271,110

# Sales Ratio Detail

**Parcel Id: 69495**  
Sale #:1

Acct Number: 52650-00005-00100-001500

Cat Code: A1

Loc Code: 196

Address: 2559 BAY WINDS LN

Legal 1: LOT 15 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,250	0.00		1.00	40,630	0	40,630

**Total Land Taxable Value: 40,630**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,084	1.20	1.00		1.00	1.00	1.00	1.00	257,160
	2	2024	2025	PORCH	M5	54	1.20	1.00		1.00	1.00	1.00	1.00	1,040
	3	2024	2025	PORCH	M5	96	1.20	1.00		1.00	1.00	1.00	1.00	1,850
	4	2024	2025	GARAGE-FIN	M5	408	1.20	1.00		1.00	1.00	1.00	1.00	12,530
	5	2025	2026	PORCH	F4	120	1.20	1.00		1.00	1.00	1.00	1.00	1,960

**Total Building Value: 274,540**

**Sale Date: 06/23/2025**  
Sale Price: 341,690

Deed Date: 06/23/2025  
Volume:

File#: 214984  
Page:

**Buyer: LANCON PEPPER**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,170	247,940	0.7256	0.9224	B		INT	6,250	0.144	274,540

**Parcel Id: 69497**  
Sale #:1

Acct Number: 52650-00005-00100-001700

Cat Code: A1

Loc Code: 196

Address: 2567 BAY WINDS LN

Legal 1: LOT 17 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,159	0.00		1.00	40,030	0	40,030

**Total Land Taxable Value: 40,030**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2024	2025	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,050
	3	2024	2025	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	4	2024	2025	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020

**Total Building Value: 271,100**

**Sale Date: 09/22/2025**  
Sale Price: 307,390

Deed Date: 09/22/2025  
Volume:

File#: 217857  
Page:

**Buyer: REGGIANI SHELIA**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
311,130	185,290	0.6028	1.0122	B		INT	6,159	0.141	271,100

**Parcel Id: 69498**  
Sale #:1

Acct Number: 52650-00005-00100-001800

Cat Code: A1

Loc Code: 196

Address: 2571 BAY WINDS LN

Legal 1: LOT 18 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.27	11,586	0.00		1.00	75,310	0	75,310

**Total Land Taxable Value: 75,310**

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,084	1.20	1.00		1.00	1.00	1.00	1.00	257,160
	2	2024	2025	PORCH	M5	54	1.20	1.00		1.00	1.00	1.00	1.00	1,040
	3	2024	2025	PORCH	M5	96	1.20	1.00		1.00	1.00	1.00	1.00	1,850
	4	2024	2025	GARAGE-FIN	M5	408	1.20	1.00		1.00	1.00	1.00	1.00	12,530
<b>Total Building Value:</b>														<b>272,580</b>

**Sale Date: 05/05/2025**  
Sale Price: 338,000

Deed Date: 05/05/2025  
Volume:

File#: 213493  
Page:

**Buyer: HAND BRIAN**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,890	351,720	1.0406	1.0293	B		INT	11,586	0.266	272,580

**Parcel Id: 69500**  
Sale #:1

Acct Number: 52650-00005-00100-002000

Cat Code: A1

Loc Code: 196

Address: 7746 BEAUFORT LN

Legal 1: LOT 20 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52650		0.15	6,714	0.00		43,640	0	43,640
<b>Total Land Taxable Value:</b>										<b>43,640</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2024	2025	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	3	2024	2025	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
	4	2024	2025	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,050
<b>Total Building Value:</b>														<b>271,100</b>

**Sale Date: 09/19/2025**  
Sale Price: 310,000

Deed Date: 09/19/2025  
Volume:

File#: 217816  
Page:

**Buyer: HASCHKE MELINDA E**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
314,740	176,790	0.5703	1.0153	B		INT	6,714	0.154	271,100

**Parcel Id: 69502**  
Sale #:1

Acct Number: 52650-00005-00100-002200

Cat Code: A1

Loc Code: 196

Address: 7738 BEAUFORT LN

Legal 1: LOT 22 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,250	0.00		40,630	0	40,630
<b>Total Land Taxable Value:</b>										<b>40,630</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
	2	2025	2026	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	3	2025	2026	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
	4	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350
<b>Total Building Value:</b>														<b>296,880</b>

# Sales Ratio Detail

**Sale Date: 08/11/2025**  
Sale Price: 328,090

Deed Date: 08/11/2025  
Volume:

File#: 216541  
Page:

**Buyer: VENEGAS CESAR ENRIQUE JR**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
337,510	20,310	0.0619	1.0287	B		INT	6,250	0.144	296,880

**Parcel Id: 69504**  
Sale #:1

Acct Number: 52650-00005-00100-002400    Cat Code: A1    Loc Code: 196    Address: 7730 BEAUFORT LN  
Legal 1: LOT 24 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52650		0.14	6,249	0.00			1.00	40,620	0	40,620		
<b>Total Land Taxable Value:</b>											<b>40,620</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,084	1.20	1.00		1.00	1.00	1.00	1.00	257,160
	2	2025	2026	GARAGE-FIN	M5	408	1.20	1.00		1.00	1.00	1.00	1.00	12,530
	3	2025	2026	PORCH	M5	54	1.20	1.00		1.00	1.00	1.00	1.00	1,040
	4	2025	2026	PORCH	M5	96	1.20	1.00		1.00	1.00	1.00	1.00	1,850
<b>Total Building Value:</b>													<b>272,580</b>	

**Sale Date: 09/02/2025**  
Sale Price: 319,690

Deed Date: 09/02/2025  
Volume:

File#: 217216  
Page:

**Buyer: GARZA JARED**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,200	40,620	0.1271	0.9797	B		INT	6,249	0.144	272,580

**Parcel Id: 69505**  
Sale #:1

Acct Number: 52650-00005-00100-002500    Cat Code: A1    Loc Code: 196    Address: 7726 BEAUFORT LN  
Legal 1: LOT 25 BLK 1 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52650		0.14	6,249	0.00			1.00	40,620	0	40,620		
<b>Total Land Taxable Value:</b>											<b>40,620</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
	2	2025	2026	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	3	2025	2026	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
	4	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350
<b>Total Building Value:</b>													<b>296,880</b>	

**Sale Date: 10/01/2025**  
Sale Price: 329,090

Deed Date: 10/01/2025  
Volume:

File#: 218195  
Page:

**Buyer: ALVAREZ JESUS E OCEGUERA & GONZALEZ ROCELIA C**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
337,500	20,310	0.0617	1.0256	B		INT	6,249	0.144	296,880

# Sales Ratio Detail

**Parcel Id: 69509**  
Sale #:1

Acct Number: 52650-00005-00200-000200

Cat Code: A1

Loc Code: 196

Address: 2506 BAY WINDS LN

Legal 1: LOT 2 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.14	6,030	0.00		1.00	39,200	0	39,200

**Total Land Taxable Value: 39,200**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2024	2025	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
2		2024	2025	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
3		2024	2025	PORCH	M5	147	1.20	1.00		1.00	1.00	0.95	1.00	2,700
4		2024	2025	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
5		2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630

**Total Building Value: 327,890**

**Sale Date: 04/21/2025**  
Sale Price: 361,422

Deed Date: 04/21/2025  
Volume:

File#: 213042  
Page:

**Buyer: CANFORA JENNIFER & MATTHEW L**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,090	363,970	1.0070	1.0157	B		INT	6,030	0.138	327,890

**Parcel Id: 69511**  
Sale #:1

Acct Number: 52650-00005-00200-000400

Cat Code: A1

Loc Code: 196

Address: 2514 BAY WINDS LN

Legal 1: LOT 4 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2024	2025	RES MAS	M5	1,509	1.20	1.00		1.00	1.00	0.95	1.00	176,890
2		2024	2025	RMSTR2	M5	938	1.20	1.00		1.00	1.00	0.95	1.00	92,370
3		2024	2025	PORCH	M5	104	1.20	1.00		1.00	1.00	0.95	1.00	1,910
4		2024	2025	PORCH	M5	25	1.20	1.00		1.00	1.00	0.95	1.00	460
5		2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630

**Total Building Value: 285,260**

**Sale Date: 05/05/2025**  
Sale Price: 336,190

Deed Date: 05/05/2025  
Volume:

File#: 213453  
Page:

**Buyer: MUNGUIA FELIPE D**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
324,260	327,720	0.9748	0.9645	B		INT	6,000	0.138	285,260

**Parcel Id: 69512**  
Sale #:1

Acct Number: 52650-00005-00200-000500

Cat Code: A1

Loc Code: 196

Address: 2518 BAY WINDS LN

Legal 1: LOT 5 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
	2	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350
	3	2024	2025	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	4	2024	2025	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
<b>Total Building Value:</b>														<b>296,880</b>

**Sale Date: 04/21/2025**  
Sale Price: 339,090

Deed Date: 04/21/2025  
Volume:

File#: 213051  
Page:

**Buyer: ORTEGA ROBERTO AGUILAR & MONICA AGUILAR**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
335,880	324,470	0.9569	0.9905	B		INT	6,000	0.138	296,880

**Parcel Id: 69514**  
Sale #:1

Acct Number: 52650-00005-00200-000700

Cat Code: A1

Loc Code: 196

Address: 2526 BAY WINDS LN

Legal 1: LOT 7 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,000	0.00		39,000	0	39,000
<b>Total Land Taxable Value:</b>										<b>39,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,509	1.20	1.00		1.00	1.00	0.95	1.00	176,890
	2	2024	2025	RMSTR2	M5	938	1.20	1.00		1.00	1.00	0.95	1.00	92,370
	3	2024	2025	PORCH	M5	104	1.20	1.00		1.00	1.00	0.95	1.00	1,910
	4	2024	2025	PORCH	M5	25	1.20	1.00		1.00	1.00	0.95	1.00	460
	5	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>														<b>285,260</b>

**Sale Date: 10/03/2025**  
Sale Price: 325,190

Deed Date: 10/03/2025  
Volume:

File#: 218278  
Page:

**Buyer: ROMERO MARLINE BARRADAS**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
324,260	255,540	0.7858	0.9971	B		INT	6,000	0.138	285,260

**Parcel Id: 69515**  
Sale #:1

Acct Number: 52650-00005-00200-000800

Cat Code: A1

Loc Code: 196

Address: 2530 BAY WINDS LN

Legal 1: LOT 8 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,000	0.00		39,000	0	39,000
<b>Total Land Taxable Value:</b>										<b>39,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
	2	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350
	3	2024	2025	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	4	2024	2025	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
<b>Total Building Value:</b>														<b>296,880</b>

# Sales Ratio Detail

**Sale Date: 05/28/2025**  
Sale Price: 333,000

Deed Date: 05/28/2025  
Volume:

File#: 214156  
Page:

**Buyer: QUINTERO AURORA A CIOCCHETTI & ROBINSO M MARTINEZ**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
335,880	253,100	0.7601	1.0086	B		INT	6,000	0.138	296,880

**Parcel Id: 69517**  
Sale #:1

Acct Number: 52650-00005-00200-001000    Cat Code: A1    Loc Code: 196    Address: 2538 BAY WINDS LN  
Legal 1: LOT 10 BLK 2 SOUTHWINDS SEC 5

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000			
<b>Total Land Taxable Value:</b>										<b>39,000</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2025	2026	RES MAS	M5	1,630	1.20	1.00		1.00	1.00	0.95	1.00	191,080
2	2025	2026	RMSTR2	M5	1,026	1.20	1.00		1.00	1.00	0.95	1.00	101,030
3	2025	2026	PORCH	M5	24	1.20	1.00		1.00	1.00	0.95	1.00	440
4	2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>													<b>308,240</b>

**Sale Date: 01/27/2026**  
Sale Price: 309,440

Deed Date: 01/27/2026  
Volume:

File#: 221415  
Page:

**Buyer: ROBERTSON APRILE**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,240	334,030	1.0795	1.1222	B		SER	6,000	0.138	308,240

**Parcel Id: 69518**  
Sale #:1

Acct Number: 52650-00005-00200-001100    Cat Code: A1    Loc Code: 196    Address: 2542 BAY WINDS LN  
Legal 1: LOT 11 BLK 2 SOUTHWINDS SEC 5

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000			
<b>Total Land Taxable Value:</b>										<b>39,000</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2024	2025	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
2	2024	2025	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
3	2024	2025	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
4	2024	2025	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
<b>Total Building Value:</b>													<b>271,110</b>

**Sale Date: 08/26/2025**  
Sale Price: 314,390

Deed Date: 08/26/2025  
Volume:

File#: 217052  
Page:

**Buyer: QUEEN JONATHAN KYLE & APRIL NICOLE**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,110	281,090	0.8941	0.9864	B		INT	6,000	0.138	271,110

# Sales Ratio Detail

**Parcel Id: 69519**  
Sale #:1

Acct Number: 52650-00005-00200-001200

Cat Code: A1

Loc Code: 196

Address: 2546 BAY WINDS LN

Legal 1: LOT 12 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
	2	2024	2025	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
	3	2024	2025	PORCH	M5	147	1.20	1.00		1.00	1.00	0.95	1.00	2,700
	4	2024	2025	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,050
	5	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,620

**Total Building Value: 327,690**

**Sale Date: 05/28/2025**  
Sale Price: 373,000

Deed Date: 05/28/2025  
Volume:

File#: 214153  
Page:

**Buyer: PEREZ STEVEN JAMES**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,690	222,090	0.5954	0.9831	B		INT	6,000	0.138	327,690

**Parcel Id: 69520**  
Sale #:1

Acct Number: 52650-00005-00200-001300

Cat Code: A1

Loc Code: 196

Address: 2550 BAY WINDS LN

Legal 1: LOT 13 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,240
	2	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,340
	3	2024	2025	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	4	2024	2025	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700

**Total Building Value: 296,880**

**Sale Date: 07/29/2025**  
Sale Price: 326,090

Deed Date: 07/29/2025  
Volume:

File#: 216212  
Page:

**Buyer: LE SANG**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
335,880	278,790	0.8549	1.0300	B		INT	6,000	0.138	296,880

**Parcel Id: 69521**  
Sale #:1

Acct Number: 52650-00005-00200-001400

Cat Code: A1

Loc Code: 196

Address: 2554 BAY WINDS LN

Legal 1: LOT 14 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,509	1.20	1.00		1.00	1.00	0.95	1.00	176,890
	2	2024	2025	RMSTR2	M5	938	1.20	1.00		1.00	1.00	0.95	1.00	92,370
	3	2024	2025	PORCH	M5	104	1.20	1.00		1.00	1.00	0.95	1.00	1,910
	4	2024	2025	PORCH	M5	25	1.20	1.00		1.00	1.00	0.95	1.00	460
	5	2024	2025	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>														<b>285,260</b>

**Sale Date: 07/22/2025**  
Sale Price: 331,190

Deed Date: 07/22/2025  
Volume:

File#: 215987  
Page:

**Buyer: VASQUEZ HEATHER**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
324,260	255,540	0.7716	0.9791	B		INT	6,000	0.138	285,260

**Parcel Id: 69523**  
Sale #:1

Acct Number: 52650-00005-00200-001600

Cat Code: A1

Loc Code: 196

Address: 2562 BAY WINDS LN

Legal 1: LOT 16 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.15	6,467	0.00		1.00	42,040	0	42,040
<b>Total Land Taxable Value:</b>											<b>42,040</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
	2	2025	2026	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
	3	2025	2026	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
	4	2025	2026	PORCH	M5	147	1.20	1.00		1.00	1.00	0.95	1.00	2,700
	5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>														<b>327,890</b>

**Sale Date: 08/19/2025**  
Sale Price: 366,190

Deed Date: 08/19/2025  
Volume:

File#: 216841  
Page:

**Buyer: MORA GUILLERMO & EDGAR AND HILDA OROZCO**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
369,930	21,020	0.0574	1.0102	B		INT	6,467	0.149	327,890

**Parcel Id: 69524**  
Sale #:1

Acct Number: 52650-00005-00200-001700

Cat Code: A1

Loc Code: 196

Address: 2555 GRAY GALE CT

Legal 1: LOT 17 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.15	6,468	0.00		1.00	42,040	0	42,040
<b>Total Land Taxable Value:</b>											<b>42,040</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,630	1.20	1.00		1.00	1.00	0.95	1.00	191,080
	2	2025	2026	RMSTR2	M5	1,026	1.20	1.00		1.00	1.00	0.95	1.00	101,030
	3	2025	2026	PORCH	M5	24	1.20	1.00		1.00	1.00	0.95	1.00	440
	4	2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
	5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>														<b>308,240</b>

# Sales Ratio Detail

**Sale Date: 12/03/2025**  
Sale Price: 339,190

Deed Date: 12/03/2025  
Volume:

File#: 220046  
Page:

**Buyer: SILVA ERIC & MARINA BASQUEZ**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
350,280	366,500	1.0805	1.0327	B		SER	6,468	0.149	308,240

**Parcel Id: 69525**  
Sale #:1

Acct Number: 52650-00005-00200-001800    Cat Code: A1    Loc Code: 196    Address: 2551 GRAY GALE CT  
Legal 1: LOT 18 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
	1	RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000			
<b>Total Land Taxable Value:</b>											<b>39,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2025	2026	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	3	2025	2026	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
	4	2025	2026	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
<b>Total Building Value:</b>											<b>271,110</b>			

**Sale Date: 11/18/2025**  
Sale Price: 309,090

Deed Date: 11/18/2025  
Volume:

File#: 219594  
Page:

**Buyer: SANDOVAL ALEX**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,110	285,460	0.9235	1.0033	B		SER	6,000	0.138	271,110

**Parcel Id: 69526**  
Sale #:1

Acct Number: 52650-00005-00200-001900    Cat Code: A1    Loc Code: 196    Address: 2547 GRAY GALE CT  
Legal 1: LOT 19 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
	1	RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000			
<b>Total Land Taxable Value:</b>											<b>39,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
	2	2025	2026	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
	3	2025	2026	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
	4	2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
	5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>											<b>327,250</b>			

**Sale Date: 02/13/2026**  
Sale Price: 359,990

Deed Date: 02/13/2026  
Volume:

File#: 222008  
Page:

**Buyer: GARCIA KAROLYNN & JOSEPH NINO**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,250	388,230	1.0784	1.0174	B		SER	6,000	0.138	327,250

# Sales Ratio Detail

**Parcel Id: 69527**  
Sale #:1

Acct Number: 52650-00005-00200-002000

Cat Code: A1

Loc Code: 196

Address: 2543 GRAY GALE CT

Legal 1: LOT 20 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2026	RES MAS	M5	1,509	1.20	1.00		1.00	1.00	0.95	1.00	176,890
2		2025	2026	RMSTR2	M5	938	1.20	1.00		1.00	1.00	0.95	1.00	92,370
3		2025	2026	PORCH	M5	104	1.20	1.00		1.00	1.00	0.95	1.00	1,910
4		2025	2026	PORCH	M5	25	1.20	1.00		1.00	1.00	0.95	1.00	460
5		2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630

**Total Building Value: 285,260**

**Sale Date: 12/30/2025**  
Sale Price: 336,590

Deed Date: 12/30/2025  
Volume:

File#: 220810  
Page:

**Buyer: JUAREZ RODRIGO & CRISTAL**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
324,260	359,900	1.0693	0.9634	B		SER	6,000	0.138	285,260

**Parcel Id: 69529**  
Sale #:1

Acct Number: 52650-00005-00200-002200

Cat Code: A1

Loc Code: 196

Address: 2535 GRAY GALE CT

Legal 1: LOT 22 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2026	RES MAS	M5	1,630	1.20	1.00		1.00	1.00	0.95	1.00	191,080
2		2025	2026	RMSTR2	M5	1,026	1.20	1.00		1.00	1.00	0.95	1.00	101,030
3		2025	2026	PORCH	M5	24	1.20	1.00		1.00	1.00	0.95	1.00	440
4		2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
5		2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630

**Total Building Value: 308,240**

**Sale Date: 12/01/2025**  
Sale Price: 351,540

Deed Date: 12/01/2025  
Volume:

File#: 219932  
Page:

**Buyer: CAMPUZANO KIMBERLY**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,240	363,460	1.0339	0.9878	B		SER	6,000	0.138	308,240

**Parcel Id: 69530**  
Sale #:1

Acct Number: 52650-00005-00200-002300

Cat Code: A1

Loc Code: 196

Address: 2531 GRAY GALE CT

Legal 1: LOT 23 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.14	6,000	0.00		1.00	39,000	0	39,000

**Total Land Taxable Value: 39,000**

## 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	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2025	2026	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	3	2025	2026	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
	4	2025	2026	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
<b>Total Building Value:</b>														<b>271,110</b>

**Sale Date: 11/13/2025**  
Sale Price: 309,690

Deed Date: 11/13/2025  
Volume:

File#: 219458  
Page:

**Buyer: ROSAS JESUS ALDO**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,110	265,960	0.8588	1.0014	B		SER	6,000	0.138	271,110

**Parcel Id: 69532**  
Sale #:1

Acct Number: 52650-00005-00200-002500

Cat Code: A1

Loc Code: 196

Address: 2523 GRAY GALE CT

Legal 1: LOT 25 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.14	6,117	0.00			39,760	0	39,760
<b>Total Land Taxable Value:</b>											<b>39,760</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,630	1.20	1.00		1.00	1.00	0.95	1.00	191,080
	2	2025	2026	RMSTR2	M5	1,026	1.20	1.00		1.00	1.00	0.95	1.00	101,030
	3	2025	2026	PORCH	M5	24	1.20	1.00		1.00	1.00	0.95	1.00	440
	4	2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
	5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>														<b>308,240</b>

**Sale Date: 02/02/2026**  
Sale Price: 339,400

Deed Date: 02/02/2026  
Volume:

File#: 221630  
Page:

**Buyer: CARTER GREGORY JR**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,000	388,990	1.1461	1.0253	B		SER	6,117	0.140	308,240

**Parcel Id: 69533**  
Sale #:1

Acct Number: 52650-00005-00200-002600

Cat Code: A1

Loc Code: 196

Address: 2519 GRAY GALE CT

Legal 1: LOT 26 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS52650		0.15	6,430	0.00			41,800	0	41,800
<b>Total Land Taxable Value:</b>											<b>41,800</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2025	2026	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	3	2025	2026	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
	4	2025	2026	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
<b>Total Building Value:</b>														<b>271,110</b>

# Sales Ratio Detail

**Sale Date: 01/27/2026**  
Sale Price: 322,090

Deed Date: 01/27/2026  
Volume:

File#: 221431  
Page:

**Buyer: HOOD LAUREN**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
312,910	288,260	0.8950	0.9715	B		SER	6,430	0.148	271,110

**Parcel Id: 69536**  
Sale #:1

Acct Number: 52650-00005-00200-002900    Cat Code: A1    Loc Code: 196    Address: 2507 GRAY GALE CT  
Legal 1: LOT 29 BLK 2 SOUTHWINDS SEC 5

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RS52650		0.17	7,591	0.00	1.00	49,340	0	49,340				
<b>Total Land Taxable Value:</b>									<b>49,340</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2025	2026	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
2	2025	2026	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
3	2025	2026	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
4	2025	2026	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
<b>Total Building Value:</b>													<b>271,110</b>

**Sale Date: 12/23/2025**  
Sale Price: 294,090

Deed Date: 12/23/2025  
Volume:

File#: 220677  
Page:

**Buyer: LINDSEY ANNA MICHELLE**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,450	295,800	1.0058	1.0896	B		SER	7,591	0.174	271,110

**Parcel Id: 69538**  
Sale #:1

Acct Number: 52650-00005-00200-003100    Cat Code: A1    Loc Code: 196    Address: 2502 GRAY GALE CT  
Legal 1: LOT 31 BLK 2 SOUTHWINDS SEC 5

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RS52650		0.18	7,848	0.00	1.00	51,010	0	51,010				
<b>Total Land Taxable Value:</b>									<b>51,010</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2025	2026	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
2	2025	2026	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
3	2025	2026	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
4	2025	2026	PORCH	M5	147	1.20	1.00		1.00	1.00	0.95	1.00	2,700
5	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630
<b>Total Building Value:</b>													<b>327,890</b>

**Sale Date: 01/20/2026**  
Sale Price: 369,590

Deed Date: 01/20/2026  
Volume:

File#: 221294  
Page:

**Buyer: DIAZ ELEAZAR JR**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
378,900	348,420	0.9427	1.0252	B		SER	7,848	0.180	327,890

# Sales Ratio Detail

**Parcel Id: 69540**  
Sale #:1

Acct Number: 52650-00005-00200-003300

Cat Code: A1

Loc Code: 196

Address: 2510 GRAY GALE CT

Legal 1: LOT 33 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.17	7,384	0.00		1.00	48,000	0	48,000

**Total Land Taxable Value: 48,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2026	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
2		2025	2026	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
3		2025	2026	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
4		2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350

**Total Building Value: 296,880**

**Sale Date: 01/02/2026**  
Sale Price: 336,740

Deed Date: 01/02/2026

File#: 220907

Volume:

Page:

**Buyer: ZAVALA JUVENTINO**

**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
344,880	344,880	1.0242	1.0242	B		SER	7,384	0.170	296,880

**Parcel Id: 69541**  
Sale #:1

Acct Number: 52650-00005-00200-003400

Cat Code: A1

Loc Code: 196

Address: 2514 GRAY GALE CT

Legal 1: LOT 34 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.16	6,752	0.00		1.00	43,890	0	43,890

**Total Land Taxable Value: 43,890**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2026	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
2		2025	2026	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
3		2025	2026	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
4		2025	2026	PORCH	M5	112	1.20	1.00		1.00	1.00	0.95	1.00	2,060
5		2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630

**Total Building Value: 327,250**

**Sale Date: 01/27/2026**  
Sale Price: 355,490

Deed Date: 01/27/2026

File#: 221434

Volume:

Page:

**Buyer: ESENE JOULE E & CORDES EMILY R**

**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
371,140	393,120	1.1059	1.0440	B		SER	6,752	0.155	327,250

**Parcel Id: 69542**  
Sale #:1

Acct Number: 52650-00005-00200-003500

Cat Code: A1

Loc Code: 196

Address: 2518 GRAY GALE CT

Legal 1: LOT 35 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.15	6,587	0.00		1.00	42,820	0	42,820

**Total Land Taxable Value: 42,820**

## 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	2,084	1.20	1.00		1.00	1.00	1.00	1.00	257,160
	2	2025	2026	GARAGE-FIN	M5	408	1.20	1.00		1.00	1.00	1.00	1.00	12,530
	3	2025	2026	PORCH	M5	54	1.20	1.00		1.00	1.00	1.00	1.00	1,040
	4	2025	2026	PORCH	M5	96	1.20	1.00		1.00	1.00	1.00	1.00	1,850
<b>Total Building Value:</b>														<b>272,580</b>

**Sale Date: 02/10/2026**  
Sale Price: 308,000

Deed Date: 02/10/2026  
Volume:

File#: 221854  
Page:

**Buyer: SANCHEZ JUAN & DANIELA DE LEON**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,400	311,680	1.0119	1.0240	B		SER	6,587	0.151	272,580

**Parcel Id: 69543**  
Sale #:1

Acct Number: 52650-00005-00200-003600

Cat Code: A1

Loc Code: 196

Address: 2522 GRAY GALE CT

Legal 1: LOT 36 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52650		0.15	6,570	0.00	1.00	42,710	0	42,710
<b>Total Land Taxable Value:</b>										<b>42,710</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
	2	2025	2026	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	3	2025	2026	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
	4	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350
<b>Total Building Value:</b>														<b>296,880</b>

**Sale Date: 01/09/2026**  
Sale Price: 326,000

Deed Date: 01/09/2026  
Volume:

File#: 221069  
Page:

**Buyer: HOFFMAN FAMILY TRUST**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,590	339,590	1.0417	1.0417	B		SER	6,570	0.151	296,880

**Parcel Id: 69545**  
Sale #:1

Acct Number: 52650-00005-00200-003800

Cat Code: A1

Loc Code: 196

Address: 2530 GRAY GALE CT

Legal 1: LOT 38 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS52650		0.15	6,570	0.00	1.00	42,710	0	42,710
<b>Total Land Taxable Value:</b>										<b>42,710</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	1,869	1.20	1.00		1.00	1.00	1.10	1.00	253,690
	2	2025	2026	PORCH	M5	16	1.20	1.00		1.00	1.00	1.10	1.00	340
	3	2025	2026	PORCH	M5	142	1.20	1.00		1.00	1.00	1.10	1.00	3,020
	4	2025	2026	GARAGE-FIN	M5	416	1.20	1.00		1.00	1.00	1.10	1.00	14,060
<b>Total Building Value:</b>														<b>271,110</b>

# Sales Ratio Detail

**Sale Date: 11/04/2025**  
Sale Price: 309,090

Deed Date: 11/04/2025  
Volume:

File#: 219231  
Page:

**Buyer: SMITH MICHAEL & AMY**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,820	289,170	0.9356	1.0153	B		SER	6,570	0.151	271,110

**Parcel Id: 69546**  
Sale #:1

Acct Number: 52650-00005-00200-003900    Cat Code: A1    Loc Code: 196    Address: 2534 GRAY GALE CT  
Legal 1: LOT 39 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52650		0.15	6,570	0.00			1.00	42,710	0	42,710		
<b>Total Land Taxable Value:</b>											<b>42,710</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,271	1.20	1.00		1.00	1.00	1.00	1.00	280,230
	2	2025	2026	PORCH	M5	31	1.20	1.00		1.00	1.00	1.00	1.00	600
	3	2025	2026	PORCH	M5	88	1.20	1.00		1.00	1.00	1.00	1.00	1,700
	4	2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	1.00	1.00	14,350
<b>Total Building Value:</b>													<b>296,880</b>	

**Sale Date: 09/29/2025**  
Sale Price: 330,440

Deed Date: 09/29/2025  
Volume:

File#: 218036  
Page:

**Buyer: TILLIS RHARI**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,590	21,350	0.0646	1.0277	B		INT	6,570	0.151	296,880

**Parcel Id: 69547**  
Sale #:1

Acct Number: 52650-00005-00200-004000    Cat Code: A1    Loc Code: 196    Address: 2538 GRAY GALE CT  
Legal 1: LOT 40 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS52650		0.15	6,591	0.00			1.00	42,840	0	42,840		
<b>Total Land Taxable Value:</b>											<b>42,840</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2026	RES MAS	M5	2,084	1.20	1.00		1.00	1.00	1.00	1.00	257,160
	2	2025	2026	GARAGE-FIN	M5	408	1.20	1.00		1.00	1.00	1.00	1.00	12,530
	3	2025	2026	PORCH	M5	54	1.20	1.00		1.00	1.00	1.00	1.00	1,040
	4	2025	2026	PORCH	M5	96	1.20	1.00		1.00	1.00	1.00	1.00	1,850
<b>Total Building Value:</b>													<b>272,580</b>	

**Sale Date: 11/25/2025**  
Sale Price: 324,240

Deed Date: 11/25/2025  
Volume:

File#: 219868  
Page:

**Buyer: SESSUMS LESLIE ANN**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,420	290,280	0.8953	0.9728	B		SER	6,591	0.151	272,580

# Sales Ratio Detail

**Parcel Id: 69548**  
Sale #:1

Acct Number: 52650-00005-00200-004100

Cat Code: A1

Loc Code: 196

Address: 2542 GRAY GALE CT

Legal 1: LOT 41 BLK 2 SOUTHWINDS SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS52650		0.16	7,067	0.00		1.00	45,940	0	45,940

**Total Land Taxable Value: 45,940**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2025	2026	RES MAS	M5	1,555	1.20	1.00		1.00	1.00	0.95	1.00	182,290
2		2025	2026	RMSTR2	M5	1,290	1.20	1.00		1.00	1.00	0.95	1.00	127,030
3		2025	2026	PORCH	M5	122	1.20	1.00		1.00	1.00	0.95	1.00	2,240
4		2025	2026	PORCH	M5	147	1.20	1.00		1.00	1.00	0.95	1.00	2,700
5		2025	2026	GARAGE-FIN	M5	467	1.20	1.00		1.00	1.00	0.95	1.00	13,630

**Total Building Value: 327,890**

**Sale Date: 12/18/2025**  
Sale Price: 361,890

Deed Date: 12/18/2025  
Volume:

File#: 220498  
Page:

**Buyer: JOSEPH VAL PHILLIP**  
**Seller: MERITAGE HOMES OF TEXAS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
373,830	395,850	1.0938	1.0330	B		BUY	7,067	0.162	327,890

**Parcel Id: 1576**  
Sale #:3

Acct Number: 56000-00015-00800-000400

Cat Code: A1

Loc Code: 93

Address: 5400 BAYSIDE DR

Legal 1: E 75 LT 4 BK 8 SYLVAN ACRES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS56000		0.39	0	25.00		1.00	46,680	0	46,680

**Total Land Taxable Value: 46,680**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		0	1900	RES FRM	F4+	984	1.20	1.00		0.80	1.00	1.00	1.00	91,400
2		0	1900	PORCH	F4+	112	1.20	1.00		0.80	1.00	1.00	1.00	1,630
3		0	1900	CARPORT	F4	480	1.20	1.00		0.80	1.00	1.00	1.00	6,220
4		0	1900	PORCH	F1	252	1.20	1.00		0.80	1.00	1.00	1.00	1,200
5		2011	0	GARAGE-DET	FU2	252	1.20	1.00		0.98	1.00	1.00	1.00	6,240
6		2010	0	STORAGE	42	64	1.20	1.00		0.85	1.00	1.00	1.00	370

**Total Building Value: 107,060**

**Sale Date: 08/28/2025**  
Sale Price: 348,000

Deed Date: 08/28/2025  
Volume:

File#: 217165  
Page:

**Buyer: TGS CP 5400 BAYSIDE LLC**  
**Seller: PRESSWOOD DANIEL R & JULIE A**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
153,740	153,710	0.4417	0.4418	B		INT	0	0.389	107,060

**Parcel Id: 38321**  
Sale #:6

Acct Number: 57050-00002-00000-003400

Cat Code: A1

Loc Code: 31

Address: 6727 DECATUR AVE

Legal 1: LT 34 TANGLEWILDE SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV57050		0.27	0	0.00		1.00	17,000	0	17,000

**Total Land Taxable Value: 17,000**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M5	2,792	1.20	1.00		0.92	1.00	1.06	1.00	335,980
	2	2002	0	GARAGE-FIN	M5	620	1.20	1.00		0.92	1.00	1.06	1.00	18,570
	3	2002	0	PORCH	M5	92	1.20	1.00		0.92	1.00	1.06	1.00	1,730
	4	2002	0	PORCH	M5	40	1.20	1.00		0.92	1.00	1.06	1.00	750
<b>Total Building Value:</b>														<b>357,030</b>

**Sale Date: 02/07/2025**  
Sale Price: 390,000

Deed Date: 02/07/2025  
Volume:

File#: 210945  
Page:

**Buyer: HUBERT MICHELLE & RODNEY L**  
**Seller: BAY AREA HOUSE BUYERS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,030	400,980	1.0282	0.9591	B	57050	INT	0	0.270	357,030

**Parcel Id: 42453**  
Sale #:8

Acct Number: 57060-00002-00000-001600

Cat Code: A1

Loc Code: 31

Address: 6711 ZEENAT BLVD

Legal 1: LT 16 TANGLEWILDE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV57060		0.20	0	0.00		0.00	17,000	0	17,000

**Total Land Taxable Value: 17,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	2006	RES MAS	M5	1,806	1.20	1.00		0.97	1.00	1.06	1.00	229,140
	2	0	1900	RMSTR2	M5	1,089	1.20	1.00		0.97	1.00	1.06	1.00	116,060
	3	0	1900	PORCH	M5	40	1.20	1.00		0.97	1.00	1.06	1.00	790
	4	0	1900	GARAGE-FIN	M5	418	1.20	1.00		0.97	1.00	1.06	1.00	13,200
	5	2011	0	POOL	5	720	1.20	1.00		0.75	1.00	1.06	1.00	32,490
	6	2011	0	PORCH	M5	350	1.20	1.00		0.98	1.00	1.06	1.00	7,020

**Total Building Value: 398,700**

**Sale Date: 02/28/2025**  
Sale Price: 409,900

Deed Date: 02/28/2025  
Volume:

File#: 211469  
Page:

**Buyer: JOHNSON ALSTON H & VONESSA EMMANUEL**  
**Seller: PND VENTURES LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
415,700	370,580	0.9041	1.0141	B	57060	INT	0	0.198	398,700

**Parcel Id: 42462**  
Sale #:8

Acct Number: 57060-00002-00000-002500

Cat Code: A1

Loc Code: 31

Address: 6726 HAIDER AVE

Legal 1: LT 25 TANGLEWILDE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV57060		0.16	0	0.00		0.00	17,000	0	17,000

**Total Land Taxable Value: 17,000**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,330	1.20	1.00		1.00	1.00	1.06	1.00	173,960
	2	0	2019	GARAGE-FIN	M5	462	1.20	1.00		1.00	1.00	1.06	1.00	15,040
	3	0	2019	PORCH	M5	36	1.20	1.00		1.00	1.00	1.06	1.00	740
	4	0	2019	RMSTR2	M5	697	1.20	1.00		1.00	1.00	1.06	1.00	76,580
	5	2022	2023	CONCRETE	1	212	1.20	1.00		1.00	1.00	1.06	1.00	2,090

**Total Building Value: 268,410**

# Sales Ratio Detail

Sale Date: 03/04/2025  
Sale Price: 273,400

Deed Date: 03/04/2025  
Volume:

File#: 211526  
Page:

Buyer: COBB DONALD G & SHANA  
Seller: MILLER RYAN & RHONDA M OWENS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
285,410	254,840	0.9321	1.0439	B	57060	INT	0	0.161	268,410

Parcel Id: 42468  
Sale #:5

Acct Number: 57060-00002-00000-003100    Cat Code: A1    Loc Code: 31    Address: 6707 HAIDER AVE  
Legal 1: LT 31 TANGLEWILDE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV57060		0.20	0	0.00		0.00	17,000	0	17,000			
<b>Total Land Taxable Value:</b>											<b>17,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2010	RES MAS	M5	1,421	1.20	1.00		0.98	1.00	1.06	1.00	182,150
	2	0	2010	RMSTR2	M5	665	1.20	1.00		0.98	1.00	1.06	1.00	71,610
	3	0	2010	GARAGE-FIN	M5	400	1.20	1.00		0.98	1.00	1.06	1.00	12,760
	4	0	2010	PORCH	M5	25	1.20	1.00		0.98	1.00	1.06	1.00	500
	5	0	2012	PORCH	F5	220	1.20	1.00		0.98	1.00	1.06	1.00	4,210
	6	0	2014	STORAGE	42	80	1.20	1.00		0.95	1.00	1.06	1.00	540
<b>Total Building Value:</b>											<b>271,770</b>			

Sale Date: 01/24/2025  
Sale Price: 287,000

Deed Date: 01/24/2025  
Volume:

File#: 210532  
Page:

Buyer: ESTRADA ALICIA J & HARON J AGUILAR  
Seller: FAULK JASON J

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
288,770	248,870	0.8671	1.0062	B	57060	INT	0	0.198	271,770

Parcel Id: 42472  
Sale #:6

Acct Number: 57060-00002-00000-003500    Cat Code: A1    Loc Code: 31    Address: 9710 CRYSTAL BLVD  
Legal 1: LT 35 TANGLEWILDE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV57060		0.22	0	0.00		0.00	17,000	0	17,000			
<b>Total Land Taxable Value:</b>											<b>17,000</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	0	RES MAS	M5	1,953	1.20	1.00		0.97	1.00	1.06	1.00	247,790
	2	2004	0	RMSTR2	M5	1,250	1.20	1.00		0.97	1.00	1.06	1.00	133,220
	3	2004	0	PORCH	M5	10	1.20	1.00		0.97	1.00	1.06	1.00	200
	4	2004	0	GARAGE-DET	MF3	477	1.20	1.00		0.97	1.00	1.06	1.00	23,130
	5	2004	0	CONCRETE	1	139	1.20	1.00		0.92	1.00	1.06	1.00	1,260
	6	2004	0	PORCH	M5	114	1.20	1.00		0.97	1.00	1.06	1.00	2,260
<b>Total Building Value:</b>											<b>407,860</b>			

# Sales Ratio Detail

Sale Date: 02/13/2025

Deed Date: 02/13/2025

File#: 211086

Buyer: LEGER JO ANNE

Sale Price: 392,000

Volume:

Page:

Seller: ABBOTT ERNEST A JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
392,000	378,590	0.9658	1.0000	B	57060	INT	0	0.215	375,000