

Sales Ratio Selection Page

Run Date: 4/10/2025 2:49:28PM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2025

Jurisdiction 30-ANAHUAC ISD

(NOT) Property_Type LIKE M

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

(NOT) User_Code1 LIKE W

(NOT) User_Code2 LIKE L

Deed_Date greater than/equal to 1/1/2024 12:00:00 AM And Deed_Date less than/equal to 2/28/2025 12:00:00 AM

Is_Valid_Transaction = true

Sales Ratio Detail

Parcel Id: 49978
Sale #:7

Acct Number: 00008-00600-00100-110300

Cat Code: A2

Loc Code: 44

Address: 7616 FM 563

Legal 1: 8 TR 6-1-3 M A CARROLL

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS30LD-1			0.96	0	0.00			1.00	28,800		0	28,800
Total Land Taxable Value:														28,800
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2013	MOB HME	T-3S	1,325	1.00	1.00		0.80	1.00	1.00	1.00	101,230
	2	2013	2014	PORCH	MH	370	1.35	1.00		0.95	1.00	1.00	1.00	5,800
	3	2013	2014	CARPORT	F2	623	1.35	1.00		0.95	1.00	1.00	1.00	8,110
	4	2014	2015	STORAGE	41	120	1.35	1.00		0.90	1.00	1.00	1.00	610
	5	0	1900	STORAGE	41	100	1.35	1.00		0.90	1.00	1.00	1.00	500
Total Building Value:														116,250

Sale Date: 05/13/2024
Sale Price: 145,000

Deed Date: 05/13/2024
Volume:

File#: 203239
Page:

Buyer: HILL TIMOTHY & DAWN

Seller: BANKS LEONARD W & NIQUIA J'NEA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
145,050	117,510	0.8104	1.0003	B		T	0	0.960	116,250

Parcel Id: 34620
Sale #:7

Acct Number: 00008-08103-00100-120000

Cat Code: F1

Loc Code: 44

Address: 24913 I-10

Legal 1: 8 TR 81C-1 M A CARROLL

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS60HA			1.34	0	0.00		1.00	53,750	0	53,750		
Total Land Taxable Value:												53,750		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RESTAURANT	11	2,362	1.00	1.00		0.75	1.00	1.00	1.00	183,050
	2	0	1900	ASPHALT	1	3,348	1.00	1.00		0.50	1.00	1.00	1.00	4,440
	3	2015	0	RESTAURANT	11	2,099	1.00	1.00		0.98	1.00	1.00	1.00	212,550
	4	2015	0	REST-CPY	11	500	1.00	1.00		0.98	1.00	1.00	1.00	10,130
	5	2015	0	REST-CPY	11	1,044	1.00	1.00		0.98	1.00	1.00	1.00	21,150
	6	0	1900	DECK	1	466	1.35	1.00		0.98	1.00	1.00	1.00	7,080
Total Building Value:												438,400		

Sale Date: 05/09/2024
Sale Price: 400,000

Deed Date: 05/09/2024
Volume:

File#: 203178
Page:

Buyer: SKY STAR PROPERTIES LLC

Seller: CRAWFISH RANCH LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
492,150	326,750	0.8169	1.2304	B		T	0	1.344	438,400

Parcel Id: 44326
Sale #:7

Acct Number: 00008-08700-00200-120200

Cat Code: A1

Loc Code: 44

Address: 5602 FM 563

Legal 1: 8 TR 87-2-2 M A CARROLL

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-2		5.47	0	0.00		1.00	109,400	0	109,400
Total Land Taxable Value:											109,400

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RES FRM	F4	576	1.35	1.00		0.85	1.00	1.00	1.00	63,950
	2	2006	2007	RES FRM	F4	596	1.35	1.00		0.95	1.00	1.00	1.00	73,960
	3	0	2010	RES FRM	F4	2,291	1.35	1.00		0.95	1.00	1.00	1.00	284,300
	4	0	2010	PORCH	F4	777	1.35	1.00		0.95	1.00	1.00	1.00	13,550
	5	0	2010	PORCH	F4	849	1.35	1.00		0.95	1.00	1.00	1.00	14,810
	6	0	1900	GARAGE-DET	FU2	572	1.35	1.00		0.50	1.00	1.00	1.00	8,130
	7	0	2010	DECK	1	320	1.35	1.00		0.95	1.00	1.00	1.00	4,710
	8	0	2010	PORCH	F4	360	1.35	1.00		0.96	1.00	1.00	1.00	6,350
	9	2018	2019	RFSTR2	F4	1,513	1.35	1.00		1.00	1.00	1.00	1.00	166,020
	10	0	1900	SHED-2	41	264	1.35	1.00		1.00	1.00	1.00	1.00	800
	11	0	1900	SHED-2	41	96	1.35	1.00		1.00	1.00	1.00	1.00	290
	12	0	1900	SHED-2	41	252	1.35	1.00		1.00	1.00	1.00	1.00	760
	13	0	1900	CONCRETE	1	400	1.35	1.00		0.50	1.00	1.00	1.00	1,890
Total Building Value:														639,520

Sale Date: 12/06/2024
Sale Price: 375,000

Deed Date: 12/09/2024
Volume:

File#: 209275
Page:

Buyer: SUMMERS LEEANN J & KEITH
Seller: HONAKER TRAVIS & JENNIFER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
748,920	714,160	1.9044	1.9971	B		T	0	5.470	639,520

Parcel Id: 2803
Sale #:7

Acct Number: 00034-04802-00000-330001

Cat Code: A1

Loc Code: 54

Address: 301 FM 1985

Legal 1: 34 TR 48B-0 R E BOOTH SUR **MULTIPLE RESIDENCES**

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-1			3.01	0		0.00		1.00	90,370	0	90,370	
Total Land Taxable Value:													90,370	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4	2,539	1.35	1.00		0.50	1.00	1.00	1.00	173,520
	2	0	1900	PORCH	M4	140	1.35	1.00		0.50	1.00	1.00	1.00	1,470
	3	0	1900	CARPORT	M4	342	1.35	1.00		0.50	1.00	1.00	1.00	3,590
	4	0	1900	GARAGE-DET	FU1	480	1.35	1.00		0.48	1.00	1.00	1.00	5,190
	5	0	1980	RES FRM	F3+	968	1.35	1.00		0.70	1.00	1.00	1.00	86,520
	6	0	1980	RFSTR2	F3+	456	1.35	1.00		0.70	1.00	1.00	1.00	34,240
	7	0	1980	PORCH	F3+	228	1.35	1.00		0.69	1.00	1.00	1.00	2,860
	8	0	1980	DECK	1	228	1.35	1.00		0.68	1.00	1.00	1.00	2,400
	9	0	2000	WAREHOUSE	13	560	1.35	1.00		0.35	1.00	1.00	1.00	6,350
	10	0	1900	STORAGE	33	120	1.35	1.00		0.25	1.00	1.00	1.00	640
	11	0	1900	SCRN PORCH	F3	120	1.35	1.00		0.30	1.00	1.00	1.00	700
	12	0	1980	PORCH	F3	184	1.35	1.00		0.69	1.00	1.00	1.00	2,100
Total Building Value:														319,580

Sales Ratio Detail

Sale Date: 07/30/2024
Sale Price: 255,000

Deed Date: 07/30/2024
Volume:

File#: 205425
Page:

Buyer: BREIBART ROBERT JR & TERESITA
Seller: FEDERAL HOME LOAN MORTGAGE CORP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
409,950	375,390	1.4721	1.6076	B		T	0	3.012	319,580

Parcel Id: 20752 Acct Number: 00039-00400-00200-040001 Cat Code: D1 Loc Code: 54 Address: HWY 61
Sale #:2 Multi Parcel Sale Legal 1: 39 TR 4-2 V BARROW

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-2	ARI-D	1.19	0	0.00	1.00	23,800	80	23,800
	2	RS30LD-2	ARI-D	3.45	0	0.00	1.00	69,000	230	69,000
Total Land Taxable Value:										92,800

Parcel Id: 1582 Acct Number: 00039-00402-00000-040001 Cat Code: E11 Loc Code: 54 Address: 10126 HWY 61
Sale #:2 Multi Parcel Sale *Primary Parcel* Legal 1: 39 TR 4B-0 V BARROW

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-2		1.70	0	0.00	1.00	34,000	0	34,000
	2	RS30LD-2		3.30	0	0.00	1.00	66,000	0	66,000
Total Land Taxable Value:										100,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	0	RES MAS	M4	1,927	1.35	1.00		0.85	1.00	1.00	1.00	223,890
	2	0	1900	PORCH	M4	30	1.35	1.00		0.85	1.00	1.00	1.00	540
	3	0	1900	PORCH	M4	72	1.35	1.00		0.85	1.00	1.00	1.00	1,290
	4	0	1900	GARAGE-DET	FU1	444	1.35	1.00		0.80	1.00	1.00	1.00	8,010
	5	1980	0	CONCRETE	1	409	1.35	1.00		0.70	1.00	1.00	1.00	2,710
	6	1980	0	CARPORT	MTL1	285	1.35	1.00		0.70	1.00	1.00	1.00	1,440
	7	2020	0	STORAGE	42	120	1.35	1.00		0.90	1.00	1.00	1.00	820
	8	0	1900	CARPORT	MTL1	240	1.35	1.00		0.80	1.00	1.00	1.00	1,380
	9	0	1900	CARPORT	MTL1	400	1.35	1.00		1.00	1.00	1.00	1.00	2,880
Total Building Value:														242,960

Sale Date: 08/02/2024
Sale Price: 460,000

Deed Date: 08/02/2024
Volume:

File#: 205572
Page:

Buyer: PENICK RICHARD & PATRICIA
Seller: WOODARD GREGORY S & MARSHA K

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
435,760	408,530	0.8881	0.9473	B		T	0	9.640	242,960

Parcel Id: 54917 Acct Number: 88888-00039-00002-000715 Cat Code: M1 Loc Code: 54 Address: 130 FM 1663
Sale #:3 Multi Parcel Sale Legal 1: IMP ONLY TR 39-45B-0 PAR#1179

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	0	MOB HME	T-3D	1,680	1.00	1.00		0.80	1.00	1.00	1.00	110,880
	2	2015	0	PORCH	MH	24	1.35	1.00		0.95	1.00	1.00	1.00	380
	3	0	1900	CONCRETE	1	336	1.35	1.00		1.00	1.00	1.00	1.00	3,180
Total Building Value:														114,440

Parcel Id: 1179 Acct Number: 00039-04502-00000-040001 Cat Code: A2 Loc Code: 54 Address: 130 FM 1663
 Sale #:8 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: 39 TR 45B-0 V BARROW IMP ONLY PAR#54917

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		0.50	0	0.00	1.00	15,000	0	15,000
	2	RS30LD-1	ARN	0.25	0	0.00	1.00	7,500	10	7,500
Total Land Taxable Value:										22,500

Sale Date: 01/08/2025 Deed Date: 01/08/2025 File#: 210122 **Buyer: SMALLEY COOPER & CAMRYN DALSTRA**
 Sale Price: 220,000 Volume: Page: **Seller: THOMPSON MAKENZIE DANIELLE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
136,940	109,850	0.4993	0.6225	B		T	0	0.750	114,440

Parcel Id: 13720 Acct Number: 00039-12400-00100-040001 Cat Code: A1 Loc Code: 54 Address: 124 SPEIGHTS RD
 Sale #:1 Legal 1: 39 TR 124-1 V BARROW

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS30LD-1			0.88	0	0.00	1.00	26,400	0	26,400			
Total Land Taxable Value:											26,400			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3+	1,480	1.35	1.00		0.85	1.00	1.00	1.00	160,630
	2	0	1900	CARPORT	F3	220	1.35	1.00		0.68	1.00	1.00	1.00	2,730
	3	0	2009	STORAGE	41	16	1.35	1.00		0.25	1.00	1.00	1.00	20
Total Building Value:														163,380

Sale Date: 02/12/2025 Deed Date: 02/12/2025 File#: 211054 **Buyer: WRIGHT BUDDY**
 Sale Price: 145,000 Volume: Page: **Seller: RHAME K W MRS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
189,780	189,780	1.3088	1.3088	B		T	0	0.880	163,380

Parcel Id: 24143 Acct Number: 00052-00800-00801-190100 Cat Code: A1 Loc Code: 54 Address: 344 BARROW WHITE RD
 Sale #:10 **Multi Parcel Sale** Legal 1: 52 TR 8-8A-1 F BANLEY

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-2		1.00	0	0.00	1.00	20,000	0	20,000
Total Land Taxable Value:										20,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	0	RES MAS	M6+	5,494	1.35	1.00		0.85	1.00	1.00	1.00	685,280
	2	0	1900	PORCH	M6+	224	1.35	1.00		0.85	1.00	1.00	1.00	4,970
	3	0	1900	PORCH	F6	785	1.35	1.00		0.85	1.00	1.00	1.00	15,220
	4	1986	0	PORCH	F6	936	1.35	1.00		0.85	1.00	1.00	1.00	18,150
	5	0	1900	RMSTR2	M6+	800	1.35	1.00		1.00	1.00	1.00	1.00	98,610
Total Building Value:														822,230

Parcel Id: 7172 Acct Number: 00052-00800-00800-190001 Cat Code: E11 Loc Code: 54 Address: BARROW-WHITE RD
 Sale #:10 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: 52 TR 8-8 F BANLEY

Land	Seq	Class	Ag	Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-2			6.88	0			0.00		1.00	137,670	0	137,670
Total Land Taxable Value:														137,670
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	SHED-1	41	3,600	1.35	1.00		0.85	1.00	1.00	1.00	15,080
	2	0	2013	STORAGE	42	144	1.35	1.00		0.90	1.00	1.00	1.00	990
Total Building Value:														16,070

Sale Date: 09/04/2024 Deed Date: 09/04/2024 File#: 206480 **Buyer: WARREN SYDNEY & GREEN JONATHON**
 Sale Price: 820,000 Volume: Page: **Seller: MITCHELL CHASE A & SHASTA N**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
995,970	910,370	1.1102	1.2146	B		T	0	7.884	838,300

Parcel Id: 1410 Acct Number: 39500-00111-00100-000600 Cat Code: ACX Loc Code: 54 Address: HWY 65
 Sale #:4 **Multi Parcel Sale** Legal 1: 6 1 WM MATHEWS VALUE ADDED TO P#1409 111 TR 3-1 H & T C

Parcel Id: 66370 Acct Number: 88888-00111-00002-066370 Cat Code: M1 Loc Code: 54 Address: 2934 HWY 65
 Sale #:1 **Multi Parcel Sale** Legal 1: IMP ONLY 111 TR 3-1 H & T C & LOT 6 BLK 1 WM MATHEWS S/D LOC ON 1409/1410

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	MOB HME	T-3S	1,368	1.00	1.00		0.87	1.00	1.00	1.00	113,660
	2	0	1900	CONCRETE	1	684	1.35	1.00		1.00	1.00	1.00	1.00	6,460
Total Building Value:														120,120

Parcel Id: 1409 Acct Number: 00111-00300-00100-180001 Cat Code: A2 Loc Code: 54 Address: 2934 HIGHWAY 65
 Sale #:5 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: 111 TR 3-1 H & T C & LOT 6 BLK 1 WM MATHEWS S/D IMP ONLY 66370, ADDED VALUE FROM 1410

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		1.31	0	0.00			1.00	39,180	0	39,180
	2	RS30LD-1		0.44	0	0.00			1.00	13,090	0	13,090
Total Land Taxable Value:												52,270

Sales Ratio Detail

Sale Date: 03/08/2024
Sale Price: 150,000

Deed Date: 03/08/2024
Volume:

File#: 201403
Page:

Buyer: JONES GEORGINA
Seller: HARVEY ROBERT E II

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
172,390	131,930	0.8795	1.1493	B		T	0	1.306	120,120

Parcel Id: 69586 Acct Number: 00126-00200-00200-030510 Cat Code: A2 Loc Code: 54 Address: 2013 ALBRITTON RD
Sale #:3 Multi Parcel Sale Legal 1: 126 TR 2-2-5-1 H & T C

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-3	ARN		1.72	0	0.00			1.00	34,400	90	34,400	
Total Land Taxable Value:													34,400	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2010	MOB HME	T-3S	948	1.00	1.00		0.55	1.00	1.00	1.00	49,790
	2	0	2013	PORCH	MH	16	1.35	1.00		0.90	1.00	1.00	1.00	240
	3	2014	2015	CARPORT	F2	896	1.35	1.00		0.97	1.00	1.00	1.00	11,910
	4	0	1900	STORAGE	42	120	1.35	1.00		1.00	1.00	1.00	1.00	910
	5	0	1900	CARPORT	MTL1	600	1.35	1.00		0.60	1.00	1.00	1.00	2,600
Total Building Value:													65,450	

Parcel Id: 52222 Acct Number: 00126-00200-00200-030500 Cat Code: E Loc Code: 54 Address: 2013 ALBRITTON RD
Sale #:3 Multi Parcel Sale *Primary Parcel* Legal 1: 126 TR 2-2-5 H & T C

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-3	ARN	12.57	0	0.00	1.00	251,340	680	251,340
Total Land Taxable Value:										251,340

Sale Date: 12/16/2024
Sale Price: 250,000

Deed Date: 12/16/2024
Volume:

File#: 209511
Page:

Buyer: BLACK ANDREW & SMANTHA
Seller: MCKEOWN JESS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
351,190	119,960	0.4798	1.4048	B		L	0	14.287	65,450

Parcel Id: 2932 Acct Number: 00162-01701-00100-190001 Cat Code: A1 Loc Code: 44 Address: 2425 FM 563
Sale #:4 Legal 1: 162 TR 17A-1 J R JENNY

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS56A-1			1.82	0	0.00	1.00	182,400	0	182,400			
Total Land Taxable Value:											182,400			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1962	0	RES MAS	M5	2,374	1.35	1.00		0.85	1.00	1.00	1.00	280,130
	2	0	1900	PORCH	M5	84	1.35	1.00		0.85	1.00	1.00	1.00	1,550
	3	0	1900	GARAGE-FIN	M5	483	1.35	1.00		0.85	1.00	1.00	1.00	14,190
	4	0	1900	GARAGE-DET	FU1	480	1.35	1.00		0.30	1.00	1.00	1.00	3,250
Total Building Value:											299,120			

Sales Ratio Detail

Sale Date: 12/12/2024
Sale Price: 480,000

Deed Date: 12/12/2024
Volume:

File#: 209396
Page:

Buyer: KEATING KATHLEEN
Seller: LASKOSKIE GEORGE DELBERT JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
481,520	458,220	0.9546	1.0032	B		T	0	1.824	299,120

Parcel Id: 2379
Sale #:9

Acct Number: 00182-00300-00100-260001
Cat Code: A1 Loc Code: 54 Address: 6124 FM 562
Legal 1: 182 TR 3-1 A MAYES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RS30OAK-1		1.25	0	0.00	1.00	37,500	0	37,500				
	2	RS30OAK-1		0.75	0	0.00	1.00	22,500	0	22,500				
Total Land Taxable Value:										60,000				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES FRM	F4	1,020	1.35	1.00		0.93	1.00	1.00	1.00	123,910
	2	2002	0	RFSTR2	F4	420	1.35	1.00		0.93	1.00	1.00	1.00	42,860
	3	2002	0	PORCH	F4	204	1.35	1.00		0.93	1.00	1.00	1.00	3,480
	4	2005	0	PORCH	F4	16	1.35	1.00		0.95	1.00	1.00	1.00	280
	5	2016	0	STORAGE	42	288	1.35	1.00		1.00	1.00	1.00	1.00	2,190
Total Building Value:										172,720				

Sale Date: 09/05/2024
Sale Price: 283,000

Deed Date: 09/05/2024
Volume:

File#: 206514
Page:

Buyer: IBARRA JUAN P & MONICA
Seller: REED MICHAEL & JESSICA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
232,720	227,350	0.8034	0.8223	B		T	0	2.000	172,720

Parcel Id: 4457
Sale #:3

Acct Number: 00241-01203-01800-260001
Cat Code: A4 Loc Code: 44 Address: 3309 FM 2936
Legal 1: 241 12C-18 A TAYLOR

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS30LD-1			1.69	0	0.00	1.00	50,620	0	50,620			
Total Land Taxable Value:											50,620			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	BARN	14	1,500	1.35	1.00		0.35	1.00	1.00	1.00	2,550
	2	0	1900	SHED-1	41	24	1.35	1.00		0.25	1.00	1.00	1.00	30
Total Building Value:											2,580			

Sale Date: 07/16/2024
Sale Price: 130,000

Deed Date: 07/16/2024
Volume:

File#: 205021
Page:

Buyer: PULLEN CAPITAL INVESTMENTS LLC
Seller: FLITTER BRUCE & SUE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
53,200	186,540	1.4349	0.4092	B		T	0	1.860	2,580

Sales Ratio Detail

Parcel Id: 4986 Acct Number: 00300-01200-00100-120001 Cat Code: E1 Loc Code: 54 Address: WALLACE RD
 Sale #:5 **Multi Parcel Sale** Legal 1: 300 TR 12-1 J T WHITE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth	Per	Real Value	Ag Value	Total Value
	1	RS30LD-4	ARN		5.00	0	0.00				1.00	60,000	270	60,000
	2	RS30LD-4	ARI-D		5.00	0	0.00				1.00	60,000	330	60,000
Total Land Taxable Value:													120,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	SHED-2	42	800	1.35	1.00		0.35	1.00	1.00	1.00	980
Total Building Value:														980

Parcel Id: 4985 Acct Number: 00300-01200-00200-120001 Cat Code: E11 Loc Code: 54 Address: 327 WALLACE ROAD
 Sale #:5 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: 300 TR 12-2 J T WHITE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-4			9.14	0		0.00		1.00	109,730	0	109,730	
Total Land Taxable Value:													109,730	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3+	2,040	1.35	1.00		0.65	1.00	1.00	1.00	169,310
	2	0	1900	PORCH	F3+	162	1.35	1.00		0.65	1.00	1.00	1.00	1,910
	3	0	1900	GLASSPORCH	3	160	1.35	1.00		0.65	1.00	1.00	1.00	2,650
	4	1997	0	WAREHOUSE	12	952	1.35	1.00		0.30	1.00	1.00	1.00	6,690
	5	0	1900	DECK	1	120	1.35	1.00		0.65	1.00	1.00	1.00	1,210
	6	0	2013	STORAGE	42	280	1.35	1.00		1.00	1.00	1.00	1.00	2,130
	7	0	2013	STORAGE	42	160	1.35	1.00		1.00	1.00	1.00	1.00	1,220
	8	0	2013	STORAGE	42	140	1.35	1.00		1.00	1.00	1.00	1.00	1,060
Total Building Value:													186,180	

Sale Date: 02/18/2025 Deed Date: 02/18/2025 File#: 211191 **Buyer: MAYS DAVID ANDREW WILLIAM**
 Sale Price: 360,000 Volume: Page: **Seller: CORBITT DARRELL J ETUX**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
416,890	427,160	1.1866	1.1580			T	0	20.000	187,160

Parcel Id: 38132 Acct Number: 00300-02700-00300-120500 Cat Code: A2 Loc Code: 54 Address: 407 ALBRITTON GULLY RD
 Sale #:6 Legal 1: 300 TR 27-3-5 J T WHITE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS30LD-1			1.03	0	0.00		1.00	30,750	0	30,750		
Total Land Taxable Value:													30,750	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2009	MOB HME	T-3S	1,201	1.00	1.00		0.60	1.00	1.00	1.00	68,820
	2	0	2010	PORCH	MH	108	1.35	1.00		0.90	1.00	1.00	1.00	1,600
	3	0	2010	PORCH	MH	16	1.35	1.00		0.90	1.00	1.00	1.00	240
	4	0	1900	STORAGE	42	144	1.35	1.00		0.50	1.00	1.00	1.00	550
	5	0	1900	SHED-2	41	100	1.35	1.00		0.25	1.00	1.00	1.00	80
	6	0	1900	SHED-2	41	1,250	1.35	1.00		1.00	1.00	1.00	1.00	3,780
Total Building Value:														75,070

Sales Ratio Detail

Sale Date: 05/24/2024
Sale Price: 75,000

Deed Date: 05/24/2024
Volume:

File#: 203631
Page:

Buyer: HERNANDEZ JOSE ERINEO JR & CARMEN ISELA GARCIA
Seller: HOUZE BUYERS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
105,820	84,050	1.1207	1.4109	B		T	0	1.025	75,070

Parcel Id: 4804
Sale #:4

Acct Number: 00303-01200-00100-190001

Cat Code: E21

Loc Code: 44

Address: 2408 HWY 61

Legal 1: 303 TR 12-1 C WILLCOX

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-1			4.14	0		0.00		1.00	124,200	0	124,200	
Total Land Taxable Value:													124,200	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	0	BARN	14	600	1.35	1.00		0.95	1.00	1.00	1.00	2,770
	2	0	2013	MOB HME	T-3D	1,332	1.00	1.00		0.85	1.00	1.00	1.00	93,410
	3	0	2013	PORCH	F3	160	1.35	1.00		0.95	1.00	1.00	1.00	2,510
	4	0	2013	PORCH	F3	372	1.35	1.00		0.95	1.00	1.00	1.00	5,830
	5	2019	0	STORAGE	41	200	1.35	1.00		1.00	1.00	1.00	1.00	1,120
Total Building Value:														105,640

Sale Date: 12/10/2024
Sale Price: 237,000

Deed Date: 12/10/2024
Volume:

File#: 209319
Page:

Buyer: BUTCHER GEORGE W & KERRI DILLARD
Seller: ULLRICH HUNTER C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
229,840	202,570	0.8547	0.9698	B		T	0	4.140	105,640

Parcel Id: 13048
Sale #:6

Acct Number: 00303-04800-03300-190001

Cat Code: A2

Loc Code: 44

Address: 3826 BELTON LN

Legal 1: 303 TR 48-33 C WILLCOX

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-1			2.96	0	0.00			1.00	88,800	0	88,800	
Total Land Taxable Value:													88,800	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	WAREHOUSE	11	2,160	1.35	1.00		0.30	1.00	1.00	1.00	15,560
	2	2014	0	MOB HME	T-3S	840	1.00	1.00		0.95	1.00	1.00	1.00	76,210
	3	2014	0	PORCH	MH	84	1.35	1.00		0.95	1.00	1.00	1.00	1,320
	4	2015	0	SHED-1	41	144	1.35	1.00		0.95	1.00	1.00	1.00	670
	5	2021	2022	PORCH	MH	97	1.35	1.00		1.00	1.00	1.00	1.00	1,600
	6	0	2024	SHED-2	41	800	1.35	1.00		1.00	1.00	1.00	1.00	2,420
Total Building Value:														97,780

Sales Ratio Detail

Sale Date: 02/23/2024
Sale Price: 237,500

Deed Date: 02/23/2024
Volume:

File#: 201066
Page:

Buyer: DUTTON KAYLYN B & WALKER LAURA
Seller: FAUSTIN JEREMY S & LUWANNAH L LAMAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
186,580	166,640	0.7016	0.7856	B		L	0	2.960	97,780

Parcel Id: 10766
Sale #:5

Acct Number: 00304-02500-00100-190001
Cat Code: A1 Loc Code: 10 Address: 404 OAK ST
Legal 1: 304 TR 25-1 C WILLCOX

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-1			2.39	0		0.00		1.00	71,790	0	71,790	
Total Land Taxable Value:													71,790	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4+	2,733	1.35	1.00		0.85	1.00	1.00	1.00	317,530
	2	0	1900	PORCH	M4+	160	1.35	1.00		0.85	1.00	1.00	1.00	2,930
	3	0	1900	SCRN PORCH	F3	336	1.35	1.00		0.85	1.00	1.00	1.00	5,580
	4	2003	2004	GARAGE-DET	FF3	231	1.35	1.00		0.95	1.00	1.00	1.00	13,160
	5	0	2021	RES FRM	F4	212	1.35	1.00		1.00	1.00	1.00	1.00	27,690
	6	2003	2004	CARPORT	M4+	473	1.35	1.00		1.00	1.00	1.00	1.00	10,210
	7	2003	0	SCRN PORCH	F2+	224	1.35	1.00		0.95	1.00	1.00	1.00	3,150
Total Building Value:													380,250	

Sale Date: 11/26/2024
Sale Price: 390,000

Deed Date: 11/26/2024
Volume:

File#: 208961
Page:

Buyer: WARE BENJAMIN LUCAS
Seller: PARSONS A LYNETTE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
452,040	396,240	1.0160	1.1591	B		T	0	2.393	380,250

Parcel Id: 58497
Sale #:2

Multi Parcel Sale

Acct Number: 00304-04800-00100-190801
Cat Code: E11 Loc Code: 44 Address: 775 POSKEY
Legal 1: 304 TR 48-1-8-1 C WILLCOX SUR TRACT A

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-3	ARI-D		0.50	0	0.00			0.00	10,000	30	10,000	
Total Land Taxable Value:													10,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES FRM	F4	2,171	1.35	1.00		0.98	1.00	1.00	1.00	277,920
	2	2017	2018	RFSTR2	F4	983	1.35	1.00		0.98	1.00	1.00	1.00	105,710
	3	0	2019	PORCH	F4	1,381	1.35	1.00		0.98	1.00	1.00	1.00	24,850
	4	0	2021	WAREHOUSE	13	2,396	1.35	1.00		1.00	1.00	1.00	1.00	70,770
	5	0	2021	WH-CPY	13	600	1.35	1.00		1.00	1.00	1.00	1.00	7,410
	6	0	1900	BARN	34	2,100	1.35	1.00		1.00	1.00	1.00	1.00	50,430
Total Building Value:													537,090	

Parcel Id: 55298
Sale #:2

Multi Parcel Sale *Primary Parcel*

Acct Number: 00304-04800-00100-190800
Cat Code: D1 Loc Code: 44 Address: 775 POSKEY
Legal 1: 304 TR 48-1-8 C WILLCOX SUR TRACT A

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-3	ARI-D	4.00	0	0.00	0.00	80,000	260	80,000
	2	RS30LD-3	ARN	5.63	0	0.00	1.00	112,510	300	112,510
Total Land Taxable Value:										192,510

Sale Date: 04/12/2024
Sale Price: 750,000

Deed Date: 04/12/2024
Volume:

File#: 202339
Page:

Buyer: WILKERSON SAMUEL K & AMY OSBORN
Seller: KOGUT RICHARD B & THERESA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
739,600	648,080	0.8641	0.9861	B		T	0	10.330	537,090

Parcel Id: 10974
Sale #:5

Acct Number: 00305-06300-00000-110001

Cat Code: A1

Loc Code: 44

Address: 927 WALLISVILLE-TURTLE BAYOU

Legal 1: 305 TR 63-0 EHR WALLIS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-3		7.00	0	0.00	1.00	140,000	0	140,000
	2	RS30LD-1		3.00	0	0.00	1.00	90,000	0	90,000
Total Land Taxable Value:										230,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	0	RES FRM	F3	408	1.35	1.00		0.80	1.00	1.00	1.00	40,600
	2	2016	0	PORCH	F2	136	1.35	1.00		1.00	1.00	1.00	1.00	1,860
	3	0	1900	WAREHOUSE	12	1,224	1.35	1.00		0.45	1.00	1.00	1.00	12,910
	4	2020	0	RES MAS	M5+	2,331	1.35	1.00		1.00	1.00	1.00	1.00	327,710
	5	2020	0	RES MAS	M5+	1,027	1.35	1.00		1.00	0.75	1.00	1.00	108,290
	6	2020	0	PORCH	M5+	218	1.35	1.00		1.00	1.00	1.00	1.00	5,220
	7	2020	0	PORCH	M5+	82	1.35	1.00		1.00	1.00	1.00	1.00	1,960
	8	0	2023	CARPORT	F4	646	1.35	1.00		1.00	1.00	1.00	1.00	11,720
Total Building Value:														510,270

Sale Date: 07/01/2024
Sale Price: 625,000

Deed Date: 07/01/2024
Volume:

File#: 204613
Page:

Buyer: TRAHAN THADDEUS J & SAMANTHA K
Seller: WILLIAMS DANIEL D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
740,270	570,920	0.9135	1.1844	B		T	0	10.000	510,270

Parcel Id: 11387
Sale #:6

Acct Number: 00312-00600-00100-190001

Cat Code: A1

Loc Code: 44

Address: 338 MCKEY LN

Legal 1: 312 TR 6-1 D WALLACE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS30LD-1		1.00	0	0.00	1.00	30,000	0	30,000
	2	RS30LD-1	ARN	1.50	0	0.00	1.00	45,000	80	45,000
Total Land Taxable Value:										75,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1992	RES MAS	M5	1,848	1.35	1.00		0.90	1.00	1.00	1.00	230,890
	2	0	1900	PORCH	M5	338	1.35	1.00		0.90	1.00	1.00	1.00	6,610
	3	0	1900	GARAGE-FIN	M5	636	1.35	1.00		0.90	1.00	1.00	1.00	19,780
	4	0	1900	CARPORT	F2	400	1.35	1.00		0.30	1.00	1.00	1.00	1,640
Total Building Value:														258,920

Sale Date: 09/30/2024
Sale Price: 310,000

Deed Date: 09/30/2024
Volume:

File#: 207218
Page:

Buyer: DORSEY DENTON
Seller: LEBRUN ROCKY JOSEPH JR & KERRIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
333,920	320,670	1.0344	1.0772	B		T	0	2.500	258,920

Parcel Id: 24644
Sale #:9

Acct Number: 00337-00200-00200-260400

Cat Code: A1

Loc Code: 10

Address: 2909 S MAIN ST

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

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	3	RS30LD-2		1.52	0	0.00		1.00		30,440	0	30,440
	4	RS30LD-2		0.62	0	0.00		1.00		12,440	0	12,440
	5	RS30LD-2		1.89	0	0.00		0.00		37,800	0	37,800
	1	RS30LD-2		1.00	0	0.00		1.00		20,000	0	20,000
	2	RS30LD-2		1.35	0	0.00		1.00		27,020	0	27,020
Total Land Taxable Value:												127,700

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	1,458	1.35	1.00		0.90	1.00	1.00	1.00	171,410
	2	0	1900	PORCH	F4	368	1.35	1.00		0.90	1.00	1.00	1.00	6,080
	3	0	1900	RES FRM	F4	290	1.35	1.00		0.90	1.00	1.00	1.00	34,090
	4	2005	0	RES FRM	F3	512	1.35	1.00		0.95	1.00	1.00	1.00	60,510
	5	2005	0	RFSTR2	F3	448	1.35	1.00		0.95	1.00	1.00	1.00	44,480
	6	2005	0	PERGOLA	1	160	1.35	1.00		0.97	1.00	1.00	1.00	1,910
	7	0	1900	GARAGE-DET	FF1	528	1.35	1.00		0.90	1.00	1.00	1.00	13,500
	8	2005	0	POOL	5	462	1.35	1.00		0.75	1.00	1.00	1.00	22,130
	9	2003	0	CARPORT	MTL1	440	1.35	1.00		0.55	1.00	1.00	1.00	1,740
	10	2020	0	BARN	31	655	1.35	1.00		1.00	1.00	1.00	1.00	7,440
	11	2021	2022	SHED-1	41	386	1.35	1.00		1.00	1.00	1.00	1.00	1,900
	12	0	1900	PORCH	F4	1,242	1.35	1.00		1.00	1.00	1.00	1.00	22,800
Total Building Value:														387,990

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

Deed Date: 02/11/2025
Volume:

File#: 211008
Page:

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

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
515,690	515,690	0.8121	0.8121	B		T	0	6.385	387,990

Parcel Id: 36487
Sale #:6

Acct Number: 00388-00400-00100-190200

Cat Code: A1

Loc Code: 44

Address: 590 FM 562

Legal 1: 388 TR 4-1-2 B F BARROW

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS30LD-2		5.19	0	0.00		1.00	103,720	0	103,720

Total Land Taxable Value: 103,720

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES FRM	F4+	1,938	1.35	1.00		0.92	1.00	1.00	1.00	232,900
	2	2003	0	PORCH	F4+	276	1.35	1.00		0.92	1.00	1.00	1.00	5,190
	3	2003	0	PORCH	F4+	464	1.35	1.00		0.92	1.00	1.00	1.00	8,730
	4	2003	0	GARAGE-DET	FF2	528	1.35	1.00		0.92	1.00	1.00	1.00	17,060
	5	0	2009	CARPORT	MTL1	648	1.35	1.00		0.75	1.00	1.00	1.00	3,500

Total Building Value: 267,380

Sale Date: 03/14/2024

Deed Date: 03/14/2024

File#: 201551

Buyer: HAKES JOSHUA & LAILANI

Sale Price: 400,000

Volume:

Page:

Seller: MARR CODY J

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
371,100	346,500	0.8662	0.9278	B		T	0	5.184	267,380

Parcel Id: 55277

Acct Number: 00411-00200-00300-330001

Cat Code: D1

Loc Code: 54

Address:

Sale #:3

Multi Parcel Sale

Legal 1: 411 TR 2-3 G METZGER

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS30OAK-4	ARN	1.65	0	0.00		1.00	16,490	90	16,490

Total Land Taxable Value: 16,490

Parcel Id: 17648

Acct Number: 00464-00100-00100-330001

Cat Code: D1

Loc Code: 44

Address: 888 RIVERS RD

Sale #:6

Multi Parcel Sale *Primary Parcel*

Legal 1: 464 TR 1-1 G A WILSON SUR

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS30OAK-4	ARN	14.88	0	0.00		1.00	148,800	800	148,800

Total Land Taxable Value: 148,800

Sale Date: 05/06/2024

Deed Date: 05/06/2024

File#: 203034

Buyer: LENDERMAN GARRETT & AMANDA FILIPIAK

Sale Price: 330,000

Volume:

Page:

Seller: DALE DANIEL & COURTNEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
165,290	165,290	0.5009	0.5009	B		T	0	16.529	0

Parcel Id: 15031

Acct Number: 11000-00303-00700-000300

Cat Code: A1

Loc Code: 10

Address: 1008 WHEELER STREET

Sale #:4

Legal 1: 3 - 4 7 ANAHUAC T/S

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

Total Land Taxable Value: 11,270

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1981	0	RES MAS	M3+	1,121	1.35	1.00		0.85	1.00	1.00	1.00	128,480
	2	0	1900	PORCH	M3+	6	1.35	1.00		0.85	1.00	1.00	1.00	100
	3	2018	2019	PORCH	F3	302	1.35	1.00		1.00	1.00	1.00	1.00	4,990
	4	2024	0	RES FRM	F3	130	1.35	1.00		1.00	1.00	1.00	1.00	16,170
Total Building Value:														149,740

Sale Date: 09/04/2024
Sale Price: 50,000

Deed Date: 09/04/2024
Volume:

File#: 206491
Page:

Buyer: KING DK EQUITY LLC
Seller: WORTHAM RONALD WAYNE & TAMMY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
161,010	101,810	2.0362	3.2202	B		L	7,000	0.161	149,740

Parcel Id: 1722
Sale #:4

Acct Number: 11000-00303-00800-001100

Cat Code: A1

Loc Code: 10

Address: 1100 WHEELER ST

Legal 1: LOTS 11-12 BLK 8 ANAHUAC TOWNSITE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS11000			0.16	7,000	50.00			1.00	11,270		0	11,270
Total Land Taxable Value:														11,270
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES FRM	F5	1,402	1.35	1.00		1.00	1.00	1.00	1.00	190,240
	2	2023	2024	PORCH	F5	76	1.35	1.00		1.00	1.00	1.00	1.00	1,580
	3	2023	2024	PORCH	F5	74	1.35	1.00		1.00	1.00	1.00	1.00	1,530
Total Building Value:														193,350

Sale Date: 04/15/2024
Sale Price: 215,900

Deed Date: 04/15/2024
Volume:

File#: 202371
Page:

Buyer: COX MICHAEL & LOGAN LUMMUS
Seller: GEESLO INVESTMENTS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
204,620	182,990	0.8476	0.9478	B		T	7,000	0.161	193,350

Parcel Id: 16130
Sale #:17

Multi Parcel Sale

Acct Number: 11000-00303-01400-000102

Cat Code: A1

Loc Code: 10

Address: 405 MAIN ST

Legal 1: W100FT 1 ANAHUAC T/S 2-5 14 303 TR 29C-1 C WILLCOX

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS11000A		0.24	10,000	100.00		0.84		17,080	0	17,080		
	2	RS56A-1		0.18	4,200	30.00		1.00		17,600	0	17,600		
	3	RS56A-1		0.71	0	0.00		1.00		71,000	0	71,000		
Total Land Taxable Value:												105,680		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4+	1,876	1.35	1.00		0.95	1.00	1.00	1.00	243,600
	2	0	1900	PORCH	M4+	93	1.35	1.00		0.95	1.00	1.00	1.00	1,910
	3	0	1900	GARAGE-FIN	M4+	510	1.35	1.00		0.95	1.00	1.00	1.00	15,800
Total Building Value:														261,310

Parcel Id: 16129
Sale #:18

Multi Parcel Sale *Primary Parcel*

Acct Number: 00303-02903-00100-190001

Cat Code: ACX

Loc Code: 10

Address: MAIN ST

Legal 1: 303 TR 29C-1 C WILLCOX COMBINED VALUE & AC TO P#16130

Sales Ratio Detail

Sale Date: 12/31/2024

Deed Date: 12/31/2024

File#: 209938

Buyer: CLARY ROSS A

Sale Price: 0

Volume:

Page:

Seller: 5XING PROPERTIES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,990	346,380	0.0000	0.0000				14,200	1.130	261,310

Parcel Id: 4794

Sale #:6

Acct Number: 11000-00303-01500-000200

Cat Code: A4

Loc Code: 10

Address: 310 N MAGNOLIA AVE

Legal 1: 2 15 ANAHUAC T/S 100X150

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS11000		0.34	15,000	150.00			1.00	24,080	0	24,080

Total Land Taxable Value: 24,080

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	2004	WAREHOUSE	13	5,000	1.35	1.00		0.50	1.00	1.00	1.00	60,680

Total Building Value: 60,680

Sale Date: 07/15/2024

Sale Price: 52,000

Deed Date: 07/15/2024

File#: 204967

Buyer: ADAMS DARRELL J

Volume:

Page:

Seller: STANLEY JACK & CAROL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
84,760	84,760	1.6300	1.6300	B		L	15,000	0.344	60,680

Parcel Id: 4305

Sale #:1

Acct Number: 11000-00303-01800-002100

Cat Code: A1

Loc Code: 10

Address: 809 MAIN

Legal 1: 21 - 22 18 ANAHUAC T/S

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS11000		0.16	7,000	50.00			1.00	11,270	0	11,270

Total Land Taxable Value: 11,270

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1951	0	RES FRM	F3+	904	1.35	1.00		0.30	1.00	1.00	1.00	34,630
	2	0	1900	PORCH	F3+	253	1.35	1.00		0.30	1.00	1.00	1.00	1,380
	3	2003	2004	STORAGE	51	100	1.35	1.00		0.50	1.00	1.00	1.00	410
	4	0	1900	RES FRM	F3	148	1.35	1.00		0.30	1.00	1.00	1.00	5,520

Total Building Value: 41,940

Sale Date: 10/18/2024

Sale Price: 36,000

Deed Date: 10/18/2024

File#: 207838

Buyer: MUNIZ FRANCISCO CHAVEZ

Volume:

Page:

Seller: DUNN HERMAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
53,210	53,210	1.4781	1.4781	B		T	7,000	0.161	41,940

Parcel Id: 69207

Sale #:1

Multi Parcel Sale

Acct Number: 88888-11000-00002-069207

Cat Code: M1

Loc Code: 10

Address: 901 MAIN ST

Legal 1: IMP- ONLY 13 - 16 19 ANAHUAC T/S LOC ON 5701

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	MOB HME	T-3S	1,088	1.00	1.00		1.00	1.00	1.00	1.00	103,900
	2	2025	2025	DECK	MH	32	1.35	1.00		1.00	1.00	1.00	1.00	500
	3	2025	2025	DECK	MH	16	1.35	1.00		1.00	1.00	1.00	1.00	250
	4	0	1900	CONCRETE	1	400	1.35	1.00		1.00	1.00	1.00	1.00	3,780
Total Building Value:														108,430

Parcel Id: 5701 Acct Number: 11000-00303-01900-001300 Cat Code: C1 Loc Code: 10 Address: MAIN ST
 Sale #:2 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: 13 - 16 19 ANAHUAC T/S IMP ONLY 69207

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

Sale Date: 03/22/2024 Deed Date: 03/22/2024 File#: 201826 **Buyer: PARMAN CATHERINE L**
 Sale Price: 55,000 Volume: Page: **Seller: LEWIS QUINCY TERENCE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
130,900	22,470	0.4085	2.3800	B		L	14,000	0.321	108,430

Parcel Id: 69208 Acct Number: 88888-11000-00002-013860 Cat Code: M1 Loc Code: 10 Address: 905 MAIN ST
 Sale #:1 **Multi Parcel Sale** Legal 1: IMP-ONLY LOTS 18-20 BLK 19 ANAHUAC T/S LOC ON 13860

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	MOB HME	T-3S	1,140	1.00	1.00		0.85	1.00	1.00	1.00	92,540
	2	0	1900	PORCH	MH	224	1.35	1.00		1.00	1.00	1.00	1.00	3,700
Total Building Value:														96,240

Parcel Id: 13860 Acct Number: 11000-00303-01900-001800 Cat Code: C1 Loc Code: 10 Address: 905 MAIN ST
 Sale #:9 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: LOTS 18 - 20 BLK 19 ANAHUAC T/S IMP ONLY 69208

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RS11000		0.24	10,500	75.00		1.00	16,870	0	16,870
Total Land Taxable Value:											16,870

Sale Date: 04/05/2024 Deed Date: 04/05/2024 File#: 202183 **Buyer: RIST DAVID**
 Sale Price: 35,000 Volume: Page: **Seller: LEWIS QUINCY TERENCE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
113,110	16,870	0.4820	3.2317	B		T	10,500	0.241	96,240

Parcel Id: 13738 Acct Number: 11000-00303-02700-001600 Cat Code: C1 Loc Code: 10 Address: 603 CANAL ST
 Sale #:4 **Multi Parcel Sale** Legal 1: LOTS 16-18 BLK 27 ANAHUAC TOWNSITE IMP ONLY 70557

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS11000		0.24	10,500	75.00		1.00	16,870	0	16,870
Total Land Taxable Value:											16,870

Parcel Id: 70557 Acct Number: 88888-11000-00002-070557 Cat Code: M1 Loc Code: 10 Address: 603 CANAL ST
 Sale #:1 **Multi Parcel Sale** Legal 1: LOTS 16-18 BLK 27 ANAHUAC TOWNSITE IMP LOC 13738

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	MOB HME	T-3D	2,280	1.00	1.00		0.75	1.00	1.00	1.00	141,080
	2	0	1900	PORCH	MH	144	1.35	1.00		0.80	1.00	1.00	1.00	1,900
	3	0	1900	DECK	MH	16	1.35	1.00		1.00	1.00	1.00	1.00	250
Total Building Value:														143,230

Parcel Id: 10431 Acct Number: 11000-00303-02700-001900 Cat Code: A4 Loc Code: 10 Address: 607 CANAL ST
 Sale #:4 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: LOTS 19-20 BLK 27 ANAHUAC TOWNSITE

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

Sale Date: 03/01/2024 Deed Date: 03/01/2024 File#: 201257 **Buyer: DELVIGE DARREL**
 Sale Price: 56,000 Volume: Page: **Seller: NUNEZ FELIPE DE JESUS MEDELES**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
171,370	32,020	0.5718	3.0602	B		L	17,500	0.402	143,230

Parcel Id: 10386 Acct Number: 16000-00089-03900-001900 Cat Code: C1 Loc Code: 44 Address: BAYSIDE DR
 Sale #:4 Legal 1: 19-20 39 BAYSIDE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS16000		0.21	9,300	100.00		0.89	17,040	0	17,040
Total Land Taxable Value:											17,040

Sale Date: 01/17/2025 Deed Date: 01/17/2025 File#: 210419 **Buyer: TON DAY & HOA**
 Sale Price: 36,000 Volume: Page: **Seller: FERRILL ROY & TASSIE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
17,040	17,040	0.4733	0.4733	L		T	9,300	0.213	0

Parcel Id: 18177 Acct Number: 16000-00089-04200-001000 Cat Code: A4 Loc Code: 44 Address: MEREDINO DR
 Sale #:8 Legal 1: LOT 10 BLK 42 BAYSIDE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS16000		0.26	11,520	90.00		1.02	21,120	0	21,120
Total Land Taxable Value:											21,120

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	WAREHOUSE	13	2,475	1.35	1.00		1.00	1.00	1.00	1.00	73,110
Total Building Value:														73,110

Sale Date: 02/15/2024
Sale Price: 85,000

Deed Date: 02/15/2024
Volume:

File#: 200857
Page:

Buyer: SMITH CURT
Seller: MARROQUIN RUBY SALINAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
94,230	7,920	0.0932	1.1086	B		T	11,520	0.264	73,110

Parcel Id: 14967
Sale #:8

Acct Number: 16000-00089-04300-000900

Cat Code: A4

Loc Code: 44

Address: 126 METZWRIGHT DR

Legal 1: 9 43 BAYSIDE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS16000		0.25	10,800	90.00	1.00	19,840	0	19,840
Total Land Taxable Value:										19,840

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2011	WAREHOUSE	12	1,230	1.35	1.00		0.70	1.00	1.00	1.00	20,180
	2	0	1900	MOB HME PK	1	1	1.35	1.00		1.00	1.00	1.00	1.00	1,760
Total Building Value:														21,940

Sale Date: 08/27/2024
Sale Price: 20,000

Deed Date: 08/27/2024
Volume:

File#: 206295
Page:

Buyer: SMITH CHARLIE R & ABIGAIL K
Seller: PUENTE MAURO

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
41,780	41,780	2.0890	2.0890	B		L	10,800	0.248	21,940

Parcel Id: 14751
Sale #:11

Acct Number: 18000-00303-00400-000800

Cat Code: A1

Loc Code: 10

Address: 905 S KANSAS

Legal 1: LT 8 & N/2 LT 9 BLK 4 BELTON LANE ADDITION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS18000		0.61	26,730	135.00	1.00	8,410	0	8,410
Total Land Taxable Value:										8,410

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4	1,348	1.35	1.00		0.70	1.00	1.25	1.00	161,220
	2	0	1900	GARAGE-FIN	M4	594	1.35	1.00		0.70	1.00	1.25	1.00	16,580
	3	0	1900	RES FRM	F3	420	1.35	1.00		0.70	1.00	1.25	1.00	45,720
	4	0	1900	PORCH	M4	170	1.35	1.00		0.70	1.00	1.25	1.00	3,120
	5	2007	2008	WAREHOUSE	12	1,200	1.35	1.00		0.60	1.00	1.25	1.00	21,090
	6	0	2010	PORCH	F2	64	1.35	1.00		0.98	1.00	1.25	1.00	1,070
	7	0	2010	DECK	1	176	1.35	1.00		0.80	1.00	1.25	1.00	2,730
Total Building Value:														251,530

Sales Ratio Detail

Sale Date: 07/01/2024
Sale Price: 225,000

Deed Date: 07/01/2024
Volume:

File#: 204608
Page:

Buyer: CENDEJAS BEAU
Seller: WINSLOW PETER & PAULINE REVOCABLE LIVING TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
259,940	225,000	1.0000	1.1553	B	18000	L	26,730	0.614	251,530

Parcel Id: 4617
Sale #:7

Acct Number: 18000-00303-00400-001900
Cat Code: A1 Loc Code: 10 Address: 1207 S KANSAS
Legal 1: LOT 19 BLK 4 BELTON LANE ADDITION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS18000			0.36	15,840	90.00			0.96	4,990	0	4,990	
Total Land Taxable Value:													4,990	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1967	0	RES MAS	M4	2,061	1.35	1.00		0.85	1.00	1.25	1.00	299,320
	2	0	1900	PORCH	M4	21	1.35	1.00		0.85	1.00	1.25	1.00	470
	3	1990	0	DECK	1	230	1.35	1.00		0.85	1.00	1.25	1.00	3,790
	4	1990	0	GARAGE-DET	FF2	736	1.35	1.00		0.80	1.00	1.25	1.00	23,930
Total Building Value:													327,510	

Sale Date: 12/06/2024
Sale Price: 215,000

Deed Date: 12/09/2024
Volume:

File#: 209280
Page:

Buyer: MORALES STEVEN
Seller: THOMPSON LILA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
332,500	299,540	1.3932	1.5465	B	18000	T	15,840	0.364	327,510

Parcel Id: 10903
Sale #:7

Acct Number: 20500-00303-00100-001400
Cat Code: A1 Loc Code: 10 Address: 609 LAZY LN
Legal 1: 14 1 CHAMBLISS SUB

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS20500			0.39	17,019	93.00			1.00	23,460		0	23,460
Total Land Taxable Value:														23,460
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	0	RES MAS	M4	1,638	1.35	1.00		0.79	1.00	1.00	1.00	176,880
	2	1970	0	PORCH	M4	81	1.35	1.00		0.79	1.00	1.00	1.00	1,340
	3	0	1900	CARPORT	F2	720	1.35	1.00		0.45	1.00	1.00	1.00	4,440
Total Building Value:														182,660

Sale Date: 07/29/2024
Sale Price: 123,700

Deed Date: 07/29/2024
Volume:

File#: 205413
Page:

Buyer: START MARIBETH
Seller: TRANT CARLTON JR & GLENDA DIANE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
206,120	191,940	1.5517	1.6663	B		T	17,019	0.391	182,660

Parcel Id: 8243
Sale #:4

Acct Number: 20700-00329-00000-002200
Cat Code: A1 Loc Code: 44 Address: 612 CHANNELVIEW
Legal 1: LT 22 CHANNELVIEW S/D

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS20700		0.29	0	0.00		1.00	69,600	0	69,600

Total Land Taxable Value: 69,600

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2025		RES FRM	F4	1,009	1.35	1.00		1.00	1.00	1.00	1.00	131,800
2	0	2025		PORCH	F4	1,052	1.35	1.00		1.00	1.00	1.00	1.00	19,310
3	0	2025		PORCH	F4	2,045	1.35	1.00		1.00	1.00	1.00	1.00	37,550
4	0	1900		BULKHEAD	33	75	1.35	1.00		1.00	1.00	1.00	1.00	5,570

Total Building Value: 194,230

Sale Date: 03/21/2024

Deed Date: 03/21/2024

File#: 201769

Buyer: TURNER LYNN DELL

Sale Price: 65,000

Volume:

Page:

Seller: SANDERS ROBERT V

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
263,830	130,170	2.0026	4.0589	B		L	0	0.290	194,230

Parcel Id: 44001

Acct Number: 22535-00056-00000-000200

Cat Code: A4

Loc Code: 44

Address: 370 FISHERMAN

Sale #:2

Legal 1: LT 2 CRAWFORD ROYCE L & KATY MINOR PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS22535		1.00	43,562	139.14		1.00	20,000	0	20,000

Total Land Taxable Value: 20,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2007	0		CARPORT	MTL1	468	1.35	1.00		0.70	1.00	1.00	1.00	2,360
2	2007	2008		STORAGE	42	240	1.35	1.00		0.70	1.00	1.00	1.00	1,280
3	0	2009		CARPORT	F1	805	1.35	1.00		0.85	1.00	1.00	1.00	4,600
4	0	2013		SHED-2	41	96	1.35	1.00		0.90	1.00	1.00	1.00	260
5	2019	0		PORCH	F2	100	1.35	1.00		0.95	1.00	1.00	1.00	1,300
6	0	1900		MOB HME PK	1	1	1.35	1.00		1.00	1.00	1.00	1.00	1,760

Total Building Value: 11,560

Sale Date: 06/10/2024

Deed Date: 06/10/2024

File#: 204040

Buyer: SMITH KALEY N

Sale Price: 68,686

Volume:

Page:

Seller: FRESHOUR GEORGE & SANDRA K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
31,560	30,120	0.4385	0.4595	B		CR	43,562	1.000	11,560

Parcel Id: 44003

Acct Number: 22535-00056-00000-000400

Cat Code: C1

Loc Code: 44

Address:

Sale #:3

Multi Parcel Sale

Legal 1: LT 4 CRAWFORD ROYCE L & KATY MINOR PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS22535		1.00	43,558	104.35		1.00	20,000	0	20,000

Total Land Taxable Value: 20,000

Sales Ratio Detail

Parcel Id: 44002

Sale #:3

Acct Number: 22535-00056-00000-000300

Multi Parcel Sale *Primary Parcel*

Cat Code: A2

Loc Code: 44

Address: 780 FRANKLAND RD

Legal 1: LT 3 CRAWFORD ROYCE L & KATY MINOR PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS22535			1.00	43,558	104.40			1.00	20,000		0	20,000
Total Land Taxable Value:														20,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	MOB HME	T-2S	1,216	1.00	1.00		0.25	1.00	1.00	1.00	21,130
	2	0	1900	STORAGE	41	100	1.35	1.00		0.20	1.00	1.00	1.00	110
Total Building Value:														21,240

Sale Date: 05/08/2024

Sale Price: 50,000

Deed Date: 05/08/2024

Volume:

File#: 203087

Page:

Buyer: AMANUEL NIGISTI

Seller: WOODFIN LOIS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
61,240	56,070	1.1214	1.2248	B		T	87,116	2.000	21,240

Parcel Id: 61326

Sale #:4

Acct Number: 22580-00041-00000-000300

Cat Code: A1

Loc Code: 44

Address: 103 KICKAPOO DR

Legal 1: LOT 3 BLK 1 CYPRESS POINT SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV22580			0.34	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2020	RES MAS	M5	1,827	1.35	1.00		1.00	1.00	0.80	1.00	202,900
	2	2020	0	GARAGE-FIN	M5	760	1.35	1.00		1.00	1.00	0.80	1.00	21,010
	3	2020	0	PORCH	M5	81	1.35	1.00		1.00	1.00	0.80	1.00	1,410
	4	2020	0	PORCH	M5	69	1.35	1.00		1.00	1.00	0.80	1.00	1,200
Total Building Value:														226,520

Sale Date: 10/30/2024

Sale Price: 281,810

Deed Date: 10/30/2024

Volume:

File#: 208139

Page:

Buyer: GILMORE MARLEY ELIZABETH

Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
289,520	254,010	0.9014	1.0274	B		T	0	0.342	226,520

Parcel Id: 61341

Sale #:7

Acct Number: 22580-00041-00000-001800

Cat Code: A1

Loc Code: 44

Address: 313 KICKAPOO DR

Legal 1: CYPRESS POINT SEC 1 LOT 18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22580		0.24	0	0.00		1.00	63,000	0	63,000
Total Land Taxable Value:											63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	RES MAS	M5	2,058	1.35	1.00		1.00	1.00	0.80	1.00	228,550
	2	0	1900	GARAGE-FIN	M5	437	1.35	1.00		1.00	1.00	0.80	1.00	12,080
	3	0	1900	PORCH	M5	49	1.35	1.00		1.00	1.00	0.80	1.00	850
	4	0	1900	PORCH	M5	143	1.35	1.00		1.00	1.00	0.80	1.00	2,490
	5	2021	2022	PORCH	F4	138	1.35	1.00		1.00	1.00	0.80	1.00	2,030

Total Building Value: 246,000

Sale Date: 08/14/2024

Deed Date: 08/14/2024

File#: 205916

Buyer: PEARSON DEBORAH & PAMELA IVORY

Sale Price: 288,500

Volume:

Page:

Seller: COOPER ROBERT M & LINDA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
309,000	305,000	1.0572	1.0711	B		T	0	0.235	246,000

Parcel Id: 61342

Sale #:6

Acct Number: 22580-00041-00000-001900

Cat Code: A1

Loc Code: 44

Address: 317 KICKAPOO DR

Legal 1: CYPRESS POINT SEC 1 LOT 19 KINGSTON

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22580		0.24	0	0.00	1.00	63,000	0	63,000

Total Land Taxable Value: 63,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	RES MAS	M5	2,082	1.35	1.00		1.00	1.00	0.80	1.00	231,220
	2	0	1900	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	1900	PORCH	M5	66	1.35	1.00		1.00	1.00	0.80	1.00	1,150
	4	0	1900	PORCH	M5	120	1.35	1.00		1.00	1.00	0.80	1.00	2,090
	5	0	2022	PORCH	F4	200	1.35	1.00		1.00	1.00	0.80	1.00	2,940

Total Building Value: 248,400

Sale Date: 12/20/2024

Deed Date: 12/20/2024

File#: 209676

Buyer: DERRYBERRY BRENDA K

Sale Price: 315,000

Volume:

Page:

Seller: MORRIS KENNETH L & JILL J

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
311,400	332,450	1.0554	0.9886	B		T	0	0.235	248,400

Parcel Id: 61349

Sale #:4

Acct Number: 22580-00041-00000-002600

Cat Code: A1

Loc Code: 44

Address: 413 KICKAPOO DR

Legal 1: CYPRESS POINT SEC 1 LOT 26

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22580		0.23	0	0.00	1.00	63,000	0	63,000

Total Land Taxable Value: 63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,795	1.35	1.00		1.00	1.00	0.80	1.00	199,350
	2	0	1900	GARAGE-FIN	M5	361	1.35	1.00		1.00	1.00	0.80	1.00	9,980
	3	0	1900	PORCH	M5	57	1.35	1.00		1.00	1.00	0.80	1.00	990
	4	0	1900	PORCH	M5	83	1.35	1.00		1.00	1.00	0.80	1.00	1,440
	5	0	2021	POOL	5	464	1.35	1.00		1.00	1.00	0.80	1.00	23,700
	6	2021	2022	CONCRETE	1	629	1.35	1.00		1.00	1.00	0.80	1.00	4,760
Total Building Value:														240,220

Sale Date: 07/02/2024
Sale Price: 307,990

Deed Date: 07/02/2024
Volume:

File#: 204732
Page:

Buyer: TIMS TAYLOR R
Seller: JOHNSON MICHAEL & GENEVA LEANN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
303,220	315,770	1.0253	0.9845	B		T	0	0.232	240,220

Parcel Id: 61372
Sale #:6

Acct Number: 22580-00041-00000-004900

Cat Code: A1

Loc Code: 44

Address: 301 ROCKY RIDGE DR

Legal 1: LT 49 CYPRESS POINT SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22580			0.23	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	RES MAS	M5	1,843	1.35	1.00		1.00	1.00	0.72	1.00	184,210
	2	0	1900	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.72	1.00	9,950
	3	0	1900	PORCH	M5	198	1.35	1.00		1.00	1.00	0.72	1.00	3,100
	4	0	1900	PORCH	M5	214	1.35	1.00		1.00	1.00	0.72	1.00	3,350
	5	2020	0	GARAGE-FIN	M5	200	1.35	1.00		1.00	1.00	0.72	1.00	4,980
Total Building Value:														205,590

Sale Date:
Sale Price: 295,000

Deed Date: 12/03/2024
Volume:

File#: 209107
Page:

Buyer: PATIN FRED A & CHASITY D
Seller: REVIA ROGER DALE & RANELL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
268,590	0	0.0000	0.9105	B		T	0	0.000	205,590

Parcel Id: 61379
Sale #:4

Acct Number: 22580-00041-00000-005600

Cat Code: A1

Loc Code: 44

Address: 414 ROCKY RIDGE DR

Legal 1: CYPRESS POINT SEC 1 LOT 56 ROSEMONT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22580		0.51	0		0.00		1.00	63,000	0	63,000
Total Land Taxable Value:												63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	0	RES MAS	M5	1,849	1.35	1.00		1.00	1.00	0.80	1.00	205,340
	2	0	1900	RMSTR2	M5	882	1.35	1.00		1.00	1.00	0.80	1.00	82,280
	3	0	1900	GARAGE-FIN	M5	376	1.35	1.00		1.00	1.00	0.80	1.00	10,400
	4	0	1900	PORCH	M5	48	1.35	1.00		1.00	1.00	0.80	1.00	830
	5	0	1900	PORCH	M5	131	1.35	1.00		1.00	1.00	0.80	1.00	2,280

Total Building Value: 301,130

Sale Date: 10/16/2024

Deed Date: 10/16/2024

File#: 207747

Buyer: SEALS EMILY RUTH

Sale Price: 374,000

Volume:

Page:

Seller: FITZGERALD-POWELL LATISHA J & POWELL JUSTIN G

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
364,130	401,780	1.0743	0.9736	B		T	0	0.513	301,130

Parcel Id: 66144

Acct Number: 22583-00041-00100-000100

Cat Code: A1

Loc Code: 44

Address: 101 BIG SPRING DR

Sale #:2

Legal 1: LOT 1 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22583		0.27	0	0.00			1.00	63,000	0	63,000

Total Land Taxable Value: 63,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,260	1.35	1.00		1.00	1.00	0.85	1.00	266,670
	2	2025	2025	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.85	1.00	11,750
	3	2025	2025	GARAGE-FIN	M5	368	1.35	1.00		1.00	1.00	0.85	1.00	10,810
	4	2025	2025	PORCH	M5	154	1.35	1.00		1.00	1.00	0.85	1.00	2,850
	5	2025	2025	PORCH	M5	270	1.35	1.00		1.00	1.00	0.85	1.00	4,990
	6	0	2025	STORAGE	42	160	1.35	1.00		1.00	1.00	0.85	1.00	1,030
	7	0	1900	PORCH	F4	100	1.35	1.00		1.00	1.00	0.85	1.00	1,560

Total Building Value: 299,660

Sale Date: 05/31/2024

Deed Date: 05/31/2024

File#: 203742

Buyer: WANKE JAMES S & KRISTY A

Sale Price: 375,000

Volume:

Page:

Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
362,660	369,410	0.9851	0.9671	B		L	0	0.270	299,660

Parcel Id: 66157

Acct Number: 22583-00041-00100-001400

Cat Code: A1

Loc Code: 44

Address: 126 LITTLE SPRING CT

Sale #:3

Legal 1: LOT 14 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22583		0.26	0	0.00			1.00	63,000	0	63,000

Total Land Taxable Value: 63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,404	1.35	1.00		1.00	1.00	0.85	1.00	283,670
	2	2025	2025	GARAGE-FIN	M5	910	1.35	1.00		1.00	1.00	0.85	1.00	26,730
	3	2025	2025	PORCH	M5	174	1.35	1.00		1.00	1.00	0.85	1.00	3,210
	4	2025	2025	PORCH	M5	361	1.35	1.00		1.00	1.00	0.85	1.00	6,670
Total Building Value:														320,280

Sale Date: 11/01/2024
Sale Price: 416,500

Deed Date: 11/01/2024
Volume:

File#: 208250
Page:

Buyer: TANNER LLOYD A & TAYLER C LOOMIS
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
383,280	388,400	0.9325	0.9202	B		T	0	0.260	320,280

Parcel Id: 66164
Sale #:2

Acct Number: 22583-00041-00100-002100

Cat Code: A1

Loc Code: 44

Address: 107 LITTLE SPRING CT

Legal 1: LOT 21 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22583			0.37	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,060	1.35	1.00		1.00	1.00	0.72	1.00	205,900
	2	0	2024	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.72	1.00	9,900
	3	0	2024	PORCH	M5	54	1.35	1.00		1.00	1.00	0.72	1.00	850
	4	0	2024	PORCH	M5	188	1.35	1.00		1.00	1.00	0.72	1.00	2,940
Total Building Value:														219,590

Sale Date: 09/05/2024
Sale Price: 286,000

Deed Date: 09/05/2024
Volume:

File#: 206501
Page:

Buyer: FERREER YESSICA & MATTHEW REED
Seller: FIRST AMERICA HOMES, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
282,590	327,200	1.1441	0.9881	B		T	0	0.370	219,590

Parcel Id: 66172
Sale #:2

Acct Number: 22583-00041-00100-002900

Cat Code: A1

Loc Code: 44

Address: 205 LITTLE SPRING CT

Legal 1: LOT 29 BLOCK 1 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV22583			0.20	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,655	1.35	1.00		1.00	1.00	0.80	1.00	183,800
	2	0	2024	RMSTR2	M5	827	1.35	1.00		1.00	1.00	0.80	1.00	77,150
	3	0	2024	GARAGE-FIN	M5	406	1.35	1.00		1.00	1.00	0.80	1.00	11,230
	4	0	2024	PORCH	M5	86	1.35	1.00		1.00	1.00	0.80	1.00	1,500
	5	0	2024	PORCH	M5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,100
Total Building Value:														275,780

Sales Ratio Detail

Sale Date: 01/25/2024
Sale Price: 309,895

Deed Date: 01/25/2024
Volume:

File#: 200205
Page:

Buyer: CUNNINGHAM TODD B
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,780	372,000	1.2004	1.0932	B		T	0	0.200	275,780

Parcel Id: 66178
Sale #:3

Acct Number: 22583-00041-00200-000400

Cat Code: A1

Loc Code: 44

Address: 119 BUNKER HILL CT

Legal 1: LOT 4 BLOCK 2 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22583			0.33	0	0.00				1.00	63,000	0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,193	1.35	1.00		1.00	1.00	0.85	1.00	258,770
	2	2025	2025	GARAGE-FIN	M5	740	1.35	1.00		1.00	1.00	0.85	1.00	21,740
	3	2025	2025	PORCH	M5	176	1.35	1.00		1.00	1.00	0.85	1.00	3,250
	4	2025	2025	PORCH	M5	310	1.35	1.00		1.00	1.00	0.85	1.00	5,730
Total Building Value:														289,490

Sale Date: 08/28/2024
Sale Price: 397,995

Deed Date: 08/28/2024
Volume:

File#: 206320
Page:

Buyer: PROTHRO TYLER & JULIA
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
352,490	361,260	0.9077	0.8857	B		L	0	0.330	289,490

Parcel Id: 66179
Sale #:3

Acct Number: 22583-00041-00200-000500

Cat Code: A1

Loc Code: 44

Address: 115 BUNKER HILL CT

Legal 1: LOT 5 BLOCK 2 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22583			0.19	0	0.00		1.00		63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,328	1.35	1.00		1.00	1.00	0.85	1.00	274,700
	2	2025	2025	GARAGE-FIN	M5	154	1.35	1.00		1.00	1.00	0.85	1.00	4,520
	3	2025	2025	PORCH	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	7,760
	4	2025	2025	PORCH	M5	472	1.35	1.00		1.00	1.00	0.85	1.00	8,720
Total Building Value:													295,700	

Sale Date: 12/31/2024
Sale Price: 350,000

Deed Date: 12/31/2024
Volume:

File#: 209966
Page:

Buyer: REUTER CAROLINE
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
358,700	365,990	1.0457	1.0249	B		T	0	0.190	295,700

Sales Ratio Detail

Parcel Id: 66190
Sale #:2

Acct Number: 22583-00041-00300-000300

Cat Code: A1

Loc Code: 44

Address: 136 BIG SANDY LN

Legal 1: LOT 3 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22583			0.32	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	1,742	1.35	1.00		1.00	1.00	0.72	1.00	174,110
	2	2022	2023	RMSTR2	M5	900	1.35	1.00		1.00	1.00	0.72	1.00	75,570
	3	2022	2023	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.72	1.00	9,950
	4	2022	2023	PORCH	M5	109	1.35	1.00		1.00	1.00	0.72	1.00	1,710
	5	2022	2023	PORCH	M5	215	1.35	1.00		1.00	1.00	0.72	1.00	3,360
Total Building Value:														264,700

Sale Date: 12/23/2024
Sale Price: 314,316

Deed Date: 12/27/2024
Volume:

File#: 209823
Page:

Buyer: MUNOZ JORGE U
Seller: FIRST AMERICA HOMES, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,700	370,000	1.1772	1.0426	B		T	0	0.320	264,700

Parcel Id: 66192
Sale #:2

Acct Number: 22583-00041-00300-000500

Cat Code: A1

Loc Code: 44

Address: 106 PINEY POINT CT

Legal 1: LOT 5 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22583			0.20	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,707	1.35	1.00		1.00	1.00	0.72	1.00	170,620
	2	0	2024	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.72	1.00	9,950
	3	0	2024	PORCH	M5	49	1.35	1.00		1.00	1.00	0.72	1.00	770
	4	0	2024	PORCH	M5	250	1.35	1.00		1.00	1.00	0.72	1.00	3,910
Total Building Value:												185,250		

Sale Date: 05/24/2024
Sale Price: 259,763

Deed Date: 05/24/2024
Volume:

File#: 203598
Page:

Buyer: ONEAL TIEGAN B & JUSTIN C
Seller: FIRST AMERICA HOMES, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
248,250	259,760	1.0000	0.9557	B		CS	0	0.200	185,250

Parcel Id: 66195
Sale #:2

Acct Number: 22583-00041-00300-000800

Cat Code: A1

Loc Code: 44

Address: 115 PINEY POINT CT

Legal 1: LOT 8 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22583		0.19	0	0.00		1.00	63,000	0	63,000
Total Land Taxable Value:											63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,953	1.35	1.00		1.00	1.00	0.80	1.00	216,890
	2	0	2024	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	2024	PORCH	M5	52	1.35	1.00		0.90	1.00	0.80	1.00	810
	4	0	2024	PORCH	M5	156	1.35	1.00		1.00	1.00	0.80	1.00	2,710
Total Building Value:														231,410

Sale Date: 01/31/2024
Sale Price: 267,990

Deed Date: 01/31/2024
Volume:

File#: 200397
Page:

Buyer: WALL RICHARD D & MISTY M
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
294,410	296,790	1.1075	1.0986	B		T	0	0.190	231,410

Parcel Id: 66196
Sale #:2

Acct Number: 22583-00041-00300-000900

Cat Code: A1

Loc Code: 44

Address: 111 PINEY POINT CT

Legal 1: LOT 9 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22583			0.20	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,793	1.35	1.00		1.00	1.00	0.80	1.00	199,120
	2	2022	2023	PORCH	M5	83	1.35	1.00		1.00	1.00	0.80	1.00	1,440
	3	0	2024	PORCH	M5	57	1.35	1.00		1.00	1.00	0.80	1.00	990
	4	0	2024	GARAGE-FIN	M5	380	1.35	1.00		1.00	1.00	0.80	1.00	10,510
Total Building Value:														212,060

Sale Date: 01/23/2024
Sale Price: 256,990

Deed Date: 01/23/2024
Volume:

File#: 200159
Page:

Buyer: JUAREZ CARTER WAYNE
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
275,060	319,720	1.2441	1.0703	B		T	0	0.200	212,060

Parcel Id: 66199
Sale #:2

Acct Number: 22583-00041-00300-001200

Cat Code: A1

Loc Code: 44

Address: 102 PECAN GROVE CT

Legal 1: LOT 12 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22583			0.24	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,953	1.35	1.00		1.00	1.00	0.80	1.00	216,890
	2	0	2024	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	2024	PORCH	M5	52	1.35	1.00		0.90	1.00	0.80	1.00	810
	4	0	2024	PORCH	M5	156	1.35	1.00		1.00	1.00	0.80	1.00	2,710
Total Building Value:														231,410

Sales Ratio Detail

Sale Date: 01/10/2024
Sale Price: 264,990

Deed Date: 01/10/2024
Volume:

File#: 199930
Page:

Buyer: GENGHINI BENJAMIN
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
294,410	319,720	1.2065	1.1110	B		T	0	0.240	231,410

Parcel Id: 66200
Sale #:2

Acct Number: 22583-00041-00300-001300

Cat Code: A1

Loc Code: 44

Address: 106 PECAN GROVE CT

Legal 1: LOT 13 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22583			0.21	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,082	1.35	1.00		1.00	1.00	0.80	1.00	231,220
	2	0	2024	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	2024	PORCH	M5	66	1.35	1.00		1.00	1.00	0.80	1.00	1,150
	4	0	2024	PORCH	M5	120	1.35	1.00		1.00	1.00	0.80	1.00	2,090
Total Building Value:														245,460

Sale Date: 01/22/2024
Sale Price: 271,950

Deed Date: 01/22/2024
Volume:

File#: 200107
Page:

Buyer: MELENDEZ DAVID
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,460	328,780	1.2090	1.1343	B		T	0	0.210	245,460

Parcel Id: 66202
Sale #:2

Acct Number: 22583-00041-00300-001500

Cat Code: A1

Loc Code: 44

Address: 114 PECAN GROVE CT

Legal 1: LOT 15 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22583			0.20	0		0.00		1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,655	1.35	1.00		1.00	1.00	0.80	1.00	183,800
	2	0	2024	RMSTR2	M5	827	1.35	1.00		1.00	1.00	0.80	1.00	77,150
	3	0	2024	GARAGE-FIN	M5	406	1.35	1.00		1.00	1.00	0.80	1.00	11,230
	4	0	2024	PORCH	M5	86	1.35	1.00		1.00	1.00	0.80	1.00	1,500
	5	0	2024	PORCH	M5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,100
Total Building Value:														275,780

Sale Date: 02/06/2024
Sale Price: 300,990

Deed Date: 02/06/2024
Volume:

File#: 200615
Page:

Buyer: CLAY JASON B
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,780	372,000	1.2359	1.1256	B		T	0	0.200	275,780

Sales Ratio Detail

Parcel Id: 66205
Sale #:2

Acct Number: 22583-00041-00300-001800

Cat Code: A1

Loc Code: 44

Address: 107 PECAN GROVE CT

Legal 1: LOT 18 BLOCK 3 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22583			0.22	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,580	1.35	1.00		1.00	1.00	0.72	1.00	157,920
	2	0	2024	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.72	1.00	9,950
	3	0	2024	PORCH	M5	72	1.35	1.00		1.00	1.00	0.72	1.00	1,130
	4	0	2024	PORCH	M5	104	1.35	1.00		1.00	1.00	0.72	1.00	1,630
	5	0	1900	STORAGE	42	120	1.35	1.00		1.00	1.00	0.72	1.00	660
Total Building Value:														171,290

Sale Date: 07/10/2024
Sale Price: 238,000

Deed Date: 07/10/2024
Volume:

File#: 204835
Page:

Buyer: FISHER BRET
Seller: FIRST AMERICA HOMES, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
234,290	273,740	1.1502	0.9844	B		T	0	0.220	171,290

Parcel Id: 66219
Sale #:2

Acct Number: 22583-00041-00400-000400

Cat Code: A1

Loc Code: 44

Address: 229 BIG SPRING DR

Legal 1: LOT 4 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22583			0.23	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,655	1.35	1.00		1.00	1.00	0.80	1.00	183,800
	2	0	2024	RMSTR2	M5	827	1.35	1.00		1.00	1.00	0.80	1.00	77,150
	3	0	2024	GARAGE-FIN	M5	406	1.35	1.00		1.00	1.00	0.80	1.00	11,230
	4	0	2024	PORCH	M5	86	1.35	1.00		1.00	1.00	0.80	1.00	1,500
	5	0	2024	PORCH	M5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,100
Total Building Value:														275,780

Sale Date: 03/28/2024
Sale Price: 315,990

Deed Date: 03/28/2024
Volume:

File#: 201936
Page:

Buyer: SANCHEZ BRITTNEY & JONATHAN
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,780	372,000	1.1773	1.0721	B		T	0	0.230	275,780

Parcel Id: 66221
Sale #:2

Acct Number: 22583-00041-00400-000600

Cat Code: A1

Loc Code: 44

Address: 305 BIG SPRING DR

Legal 1: LOT 6 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22583		0.21	0	0.00		1.00	63,000	0	63,000
Total Land Taxable Value:											63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,082	1.35	1.00		1.00	1.00	0.80	1.00	231,220
	2	0	2024	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	2024	PORCH	M5	66	1.35	1.00		1.00	1.00	0.80	1.00	1,150
	4	0	2024	PORCH	M5	120	1.35	1.00		1.00	1.00	0.80	1.00	2,090
Total Building Value:														245,460

Sale Date: 03/12/2024
Sale Price: 272,450

Deed Date: 03/12/2024
Volume:

File#: 201471
Page:

Buyer: ALVAREZ JOSEPH A & SYDNI
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,460	328,780	1.2068	1.1322	B		T	0	0.210	245,460

Parcel Id: 66222
Sale #:2

Acct Number: 22583-00041-00400-000700

Cat Code: A1

Loc Code: 44

Address: 309 BIG SPRING DR

Legal 1: LOT 7 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22583			0.22	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,793	1.35	1.00		1.00	1.00	0.80	1.00	199,120
	2	0	2024	GARAGE-FIN	M5	380	1.35	1.00		1.00	1.00	0.80	1.00	10,510
	3	0	2024	PORCH	M5	57	1.35	1.00		1.00	1.00	0.80	1.00	990
	4	2022	2023	PORCH	M5	83	1.35	1.00		1.00	1.00	0.80	1.00	1,440
	5	0	2024	GARAGE-FIN	M5	216	1.35	1.00		1.00	1.00	0.80	1.00	5,970
Total Building Value:														218,030

Sale Date: 01/31/2024
Sale Price: 270,990

Deed Date: 01/31/2024
Volume:

File#: 200403
Page:

Buyer: SARRIA COURTLAND
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
281,030	304,250	1.1227	1.0370	B		T	0	0.220	218,030

Parcel Id: 66223
Sale #:2

Acct Number: 22583-00041-00400-000800

Cat Code: A1

Loc Code: 44

Address: 313 BIG SPRING DR

Legal 1: LOT 8 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV22583			0.22	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	1,851	1.35	1.00		1.00	1.00	0.72	1.00	185,010
	2	2022	2023	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.72	1.00	9,900
	3	2022	2023	PORCH	M5	52	1.35	1.00		1.00	1.00	0.72	1.00	810
	4	2022	2023	PORCH	M5	200	1.35	1.00		1.00	1.00	0.72	1.00	3,130
Total Building Value:														198,850

Sales Ratio Detail

Sale Date: 09/26/2024
Sale Price: 258,409

Deed Date: 09/26/2024
Volume:

File#: 207162
Page:

Buyer: SPATES LUANN RENAE
Seller: FIRST AMERICA HOMES, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
261,850	307,440	1.1897	1.0133	B		T	0	0.220	198,850

Parcel Id: 66224
Sale #:2

Acct Number: 22583-00041-00400-000900

Cat Code: A1

Loc Code: 44

Address: 317 BIG SPRING DRIVE

Legal 1: LOT 9 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV22583			0.22	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	2,060	1.35	1.00		1.00	1.00	0.72	1.00	205,900
	2	2022	2023	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.72	1.00	9,900
	3	2022	2023	PORCH	M5	54	1.35	1.00		1.00	1.00	0.72	1.00	850
	4	2022	2023	PORCH	M5	188	1.35	1.00		1.00	1.00	0.72	1.00	2,940
	5	0	1900	STORAGE	42	120	1.35	1.00		1.00	1.00	0.72	1.00	660
Total Building Value:														220,250

Sale Date: 05/24/2024
Sale Price: 312,990

Deed Date: 05/24/2024
Volume:

File#: 203629
Page:

Buyer: FISHER BRET M & KAYLEE
Seller: FIRST AMERICA HOMES, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
283,250	327,200	1.0454	0.9050	B		T	0	0.220	220,250

Parcel Id: 66225
Sale #:2

Acct Number: 22583-00041-00400-001000

Cat Code: A1

Loc Code: 44

Address: 321 BIG SPRING DR

Legal 1: LOT 10 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22583			0.22	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5	1,937	1.35	1.00		1.00	1.00	0.72	1.00	193,600
	2	2022	2023	GARAGE-FIN	M5	410	1.35	1.00		1.00	1.00	0.72	1.00	10,200
	3	2022	2023	RMSTR2	M5	876	1.35	1.00		1.00	1.00	0.72	1.00	73,550
	4	2022	2023	PORCH	M5	69	1.35	1.00		1.00	1.00	0.72	1.00	1,080
	5	2022	2023	PORCH	M5	261	1.35	1.00		1.00	1.00	0.72	1.00	4,080
Total Building Value:													282,510	

Sale Date: 10/30/2024
Sale Price: 307,146

Deed Date: 10/30/2024
Volume:

File#: 208165
Page:

Buyer: HUERTA ANTHONY JOHNATHAN
Seller: FIRST AMERICA HOMES, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
345,510	320,000	1.0418	1.1249	B		T	0	0.220	282,510

Sales Ratio Detail

Parcel Id: 66226
Sale #:2

Acct Number: 22583-00041-00400-001100

Cat Code: A1

Loc Code: 44

Address: 325 BIG SPRING DR

Legal 1: LOT 11 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22583			0.22	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,655	1.35	1.00		1.00	1.00	0.80	1.00	183,800
	2	0	2024	RMSTR2	M5	827	1.35	1.00		1.00	1.00	0.80	1.00	77,150
	3	0	2024	PORCH	M5	86	1.35	1.00		1.00	1.00	0.80	1.00	1,500
	4	0	1900	PORCH	M5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,100
	5	0	1900	GARAGE-FIN	M5	406	1.35	1.00		1.00	1.00	0.80	1.00	11,230
Total Building Value:														275,780

Sale Date: 03/19/2024
Sale Price: 308,490

Deed Date: 03/19/2024
Volume:

File#: 201691
Page:

Buyer: NUNEZ ALISON L
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,780	372,000	1.2059	1.0982	B		T	0	0.220	275,780

Parcel Id: 66227
Sale #:2

Acct Number: 22583-00041-00400-001200

Cat Code: A1

Loc Code: 44

Address: 329 BIG SPRING DR

Legal 1: LOT 12 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22583			0.22	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,793	1.35	1.00		1.00	1.00	0.80	1.00	199,120
	2	0	2024	GARAGE-FIN	M5	380	1.35	1.00		1.00	1.00	0.80	1.00	10,510
	3	0	2024	PORCH	M5	57	1.35	1.00		1.00	1.00	0.80	1.00	990
	4	2022	2023	PORCH	M5	83	1.35	1.00		1.00	1.00	0.80	1.00	1,440
Total Building Value:												212,060		

Sale Date: 02/07/2024
Sale Price: 258,990

Deed Date: 02/07/2024
Volume:

File#: 200654
Page:

Buyer: SCHUMACHER JACKSON & AKIHO
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
275,060	296,790	1.1460	1.0620	B		T	0	0.220	212,060

Parcel Id: 66228
Sale #:2

Acct Number: 22583-00041-00400-001300

Cat Code: A1

Loc Code: 44

Address: 401 BIG SPRING DR

Legal 1: LOT 13 BLOCK 4 CYPRESS POINT SECTION 2

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,078	1.35	1.00		1.00	1.00	0.80	1.00	230,780
	2	0	2024	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	2024	PORCH	M5	36	1.35	1.00		1.00	1.00	0.80	1.00	630
	4	0	2024	PORCH	M5	135	1.35	1.00		1.00	1.00	0.80	1.00	2,350
	5	0	2024	GARAGE-FIN	M5	216	1.35	1.00		1.00	1.00	0.80	1.00	5,970
Total Building Value:														250,730

Sale Date: 04/08/2024
Sale Price: 286,990

Deed Date: 04/08/2024
Volume:

File#: 202215
Page:

Buyer: DARICEK KRYSTA
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,730	335,400	1.1687	1.0932	B		T	0	0.220	250,730

Parcel Id: 66230
Sale #:2

Acct Number: 22583-00041-00400-001500

Cat Code: A1

Loc Code: 44

Address: 409 BIG SPRING DR

Legal 1: LOT 15 BLOCK 4 CYPRESS POINT SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22583			0.22	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,655	1.35	1.00		1.00	1.00	0.80	1.00	183,800
	2	0	2024	RMSTR2	M5	827	1.35	1.00		1.00	1.00	0.80	1.00	77,150
	3	0	2024	GARAGE-FIN	M5	406	1.35	1.00		1.00	1.00	0.80	1.00	11,230
	4	0	2024	PORCH	M5	86	1.35	1.00		1.00	1.00	0.80	1.00	1,500
	5	0	2024	PORCH	M5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,100
	6	0	2025	CONCRETE	1	623	1.35	1.00		1.00	1.00	0.80	1.00	4,710
	7	0	2025	STORAGE	42	192	1.35	1.00		1.00	1.00	0.80	1.00	1,170
Total Building Value:														281,660

Sale Date: 05/24/2024
Sale Price: 309,990

Deed Date: 05/24/2024
Volume:

File#: 203617
Page:

Buyer: FOWLER TY & KATELYN
Seller: D.R. HORTON-TEXAS, LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
344,660	372,000	1.2000	1.1118	B		T	0	0.220	281,660

Parcel Id: 63852
Sale #:3

Acct Number: 22585-00041-00100-001500

Cat Code: A1

Loc Code: 44

Address: 514 KICKAPOO DR

Legal 1: CYPRESS POINT SEC 3 LOT 15 BLK 1 LAKEWAY

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22585		0.35	0	0.00			1.00	63,000	0	63,000
Total Land Taxable Value:												63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5	2,042	1.35	1.00		1.00	1.00	0.80	1.00	226,780
	2	0	1900	GARAGE-FIN	M5	408	1.35	1.00		1.00	1.00	0.80	1.00	11,280
	3	0	1900	PORCH	M5	45	1.35	1.00		1.00	1.00	0.80	1.00	780
	4	0	1900	PORCH	M5	135	1.35	1.00		1.00	1.00	0.80	1.00	2,350
	5	0	1900	STORAGE	41	80	1.35	1.00		1.00	1.00	0.80	1.00	360

Total Building Value: 241,550

Sale Date: 12/10/2024
Sale Price: 307,000

Deed Date: 12/10/2024
Volume:

File#: 209317
Page:

Buyer: ULLRICH HUNTER C & BALEIGH DUTTON
Seller: FOSTER CLEO & IZENIA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
304,550	324,270	1.0563	0.9920	B		T	0	0.350	241,550

Parcel Id: 67678
Sale #:2

Acct Number: 22587-00041-00100-000100

Cat Code: A1

Loc Code: 44

Address: 412 LITTLE SPRING CT

Legal 1: LOT 1 BLOCK 1 CYPRESS POINT SECTION 4

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

Total Land Taxable Value: 63,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,445	1.35	1.00		1.00	1.00	0.85	1.00	288,500
	2	2025	2025	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	2025	2025	PORCH	M5	144	1.35	1.00		1.00	1.00	0.85	1.00	2,660
	4	2025	2025	PORCH	M5	237	1.35	1.00		1.00	1.00	0.85	1.00	4,380
	5	2025	2025	CONCRETE	1	100	1.35	1.00		1.00	1.00	0.85	1.00	800
	6	2025	2025	GARAGE-DET	FF3	501	1.35	1.00		1.00	1.00	0.85	1.00	20,580

Total Building Value: 329,200

Sale Date: 08/07/2024
Sale Price: 425,139

Deed Date: 08/07/2024
Volume:

File#: 205720
Page:

Buyer: PROTHRO TERRY & TAMMI
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
392,200	398,320	0.9369	0.9225	B		L	0	0.240	329,200

Parcel Id: 67691
Sale #:2

Acct Number: 22587-00041-00100-001400

Cat Code: A1

Loc Code: 44

Address: 228 LITTLE SPRING CT

Legal 1: LOT 14 BLOCK 1 CYPRESS POINT SECTION 4

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

Total Land Taxable Value: 63,000

Sales Ratio Detail

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

Total Building Value: 303,480

Sale Date: 12/31/2024
Sale Price: 305,000

Deed Date: 12/31/2024
Volume:

File#: 209964
Page:

Buyer: MULHERN KARL P & JENNIFER K
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,480	401,850	1.3175	1.2016	B		T	0	0.190	303,480

Parcel Id: 67693
Sale #:2

Acct Number: 22587-00041-00100-001600

Cat Code: A1

Loc Code: 44

Address: 220 LITTLE SPRING CT

Legal 1: LOT 16 BLOCK 1 CYPRESS POINT SECTION 4

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

Total Land Taxable Value: 63,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,739	1.35	1.00		1.00	1.00	0.80	1.00	188,770
	2	0	2025	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	3	0	2025	PORCH	F5	108	1.35	1.00		1.00	1.00	0.80	1.00	1,790
	4	0	2025	PORCH	F5	119	1.35	1.00		1.00	1.00	0.80	1.00	1,970

Total Building Value: 203,400

Sale Date: 12/20/2024
Sale Price: 275,740

Deed Date: 12/27/2024
Volume:

File#: 209780
Page:

Buyer: COLOMB ASHTON P
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
266,400	285,000	1.0336	0.9661	B		T	0	0.200	203,400

Parcel Id: 67694
Sale #:2

Acct Number: 22587-00041-00100-001700

Cat Code: A1

Loc Code: 44

Address: 214 LITTLE SPRING CT

Legal 1: LOT 17 BLOCK 1 CYPRESS POINT SECTION 4

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

Total Land Taxable Value: 63,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,657	1.35	1.00		1.00	1.00	0.80	1.00	179,870
	2	0	2024	RFSTR2	F5	1,222	1.35	1.00		1.00	1.00	0.80	1.00	111,430
	3	0	2024	GARAGE-FIN	F5	400	1.35	1.00		1.00	1.00	0.80	1.00	10,930
	4	0	2024	PORCH	F5	67	1.35	1.00		1.00	1.00	0.80	1.00	1,110
	5	0	2024	PORCH	F5	120	1.35	1.00		1.00	1.00	0.80	1.00	1,990

Total Building Value: 305,330

Sales Ratio Detail

Sale Date: 09/20/2024
Sale Price: 350,000

Deed Date: 09/20/2024
Volume:

File#: 206968
Page:

Buyer: SIMMS DARIEN ROSS & TAYLOR MICHELLE
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
368,330	404,120	1.1546	1.0524	B		T	0	0.240	305,330

Parcel Id: 67696
Sale #:2

Acct Number: 22587-00041-00200-000200

Cat Code: A1

Loc Code: 44

Address: 221 LITTLE SPRING CT

Legal 1: LOT 2 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.19	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES MAS	M5	2,082	1.35	1.00		1.00	1.00	0.80	1.00	231,220
	2	0	2025	GARAGE-FIN	M5	402	1.35	1.00		1.00	1.00	0.80	1.00	11,110
	3	0	2025	PORCH	M5	138	1.35	1.00		1.00	1.00	0.80	1.00	2,400
	4	0	2025	PORCH	M5	23	1.35	1.00		1.00	1.00	0.80	1.00	400
Total Building Value:													245,130	

Sale Date: 12/03/2024
Sale Price: 293,000

Deed Date: 12/03/2024
Volume:

File#: 209130
Page:

Buyer: LETTS CAROLYNE
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,130	328,380	1.1208	1.0516	B		T	0	0.190	245,130

Parcel Id: 67697
Sale #:2

Acct Number: 22587-00041-00200-000300

Cat Code: A1

Loc Code: 44

Address: 225 LITTLE SPRING CT

Legal 1: LOT 3 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.20	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,572	1.35	1.00		1.00	1.00	0.80	1.00	170,640
	2	0	2025	GARAGE-FIN	F5	445	1.35	1.00		1.00	1.00	0.80	1.00	12,150
	3	0	2025	PORCH	F5	34	1.35	1.00		1.00	1.00	0.80	1.00	560
	4	0	2025	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:													184,680	

Sale Date: 12/18/2024
Sale Price: 276,630

Deed Date: 12/18/2024
Volume:

File#: 209616
Page:

Buyer: 225 LITTLE SPRING LLC
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
247,680	266,890	0.9648	0.8953	B		T	0	0.200	184,680

Sales Ratio Detail

Parcel Id: 67698
Sale #:2

Acct Number: 22587-00041-00200-000400

Cat Code: A1

Loc Code: 44

Address: 229 LITTLE SPRING CT

Legal 1: LOT 4 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.20	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,739	1.35	1.00		1.00	1.00	0.80	1.00	188,770
	2	0	2025	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	3	0	2025	PORCH	F5	108	1.35	1.00		1.00	1.00	0.80	1.00	1,790
	4	0	2025	PORCH	F5	119	1.35	1.00		1.00	1.00	0.80	1.00	1,970
Total Building Value:														203,400

Sale Date: 12/03/2024
Sale Price: 289,990

Deed Date: 12/03/2024
Volume:

File#: 209128
Page:

Buyer: CAVAZOS JESSENIA & SERGIO
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
266,400	285,000	0.9828	0.9187	B		T	0	0.200	203,400

Parcel Id: 67704
Sale #:2

Acct Number: 22587-00041-00200-001000

Cat Code: A1

Loc Code: 44

Address: 317 LITTLE SPRING CT

Legal 1: LOT 10 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22587			0.26	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,573	1.35	1.00		1.00	1.00	0.85	1.00	303,610
	2	2025	2025	GARAGE-FIN	M5	435	1.35	1.00		1.00	1.00	0.85	1.00	12,780
	3	2025	2025	PORCH	M5	142	1.35	1.00		1.00	1.00	0.85	1.00	2,620
	4	2025	2025	PORCH	M5	221	1.35	1.00		1.00	1.00	0.85	1.00	4,080
	5	2025	2025	GARAGE-DET	FF3	461	1.35	1.00		1.00	1.00	0.85	1.00	18,930
Total Building Value:														342,020

Sale Date: 11/19/2024
Sale Price: 460,500

Deed Date: 11/19/2024
Volume:

File#: 208740
Page:

Buyer: ANDERSON ROBERT & CARLA
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
405,020	411,560	0.8937	0.8795	B		L	0	0.260	342,020

Parcel Id: 67709
Sale #:2

Acct Number: 22587-00041-00200-001500

Cat Code: A1

Loc Code: 44

Address: 405 LITTLE SPRING CT

Legal 1: LOT 15 BLOCK 2 CYPRESS POINT SECTION 4

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,399	1.35	1.00		1.00	1.00	0.85	1.00	283,080
	2	2025	2025	RMSTR2	M5	900	1.35	1.00		1.00	1.00	0.85	1.00	89,210
	3	2025	2025	GARAGE-FIN	M5	438	1.35	1.00		1.00	1.00	0.85	1.00	12,870
	4	2025	2025	PORCH	M5	192	1.35	1.00		1.00	1.00	0.85	1.00	3,550
	5	2025	2025	PORCH	M5	290	1.35	1.00		1.00	1.00	0.85	1.00	5,360

Total Building Value: 394,070

Sale Date: 07/26/2024
Sale Price: 436,052

Deed Date: 07/26/2024
Volume:

File#: 205336
Page:

Buyer: GUTIERREZ JOSE JR & MEAGAN
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
457,070	473,180	1.0851	1.0482	B		L	0	0.260	394,070

Parcel Id: 67711
Sale #:2

Acct Number: 22587-00041-00200-001700

Cat Code: A1

Loc Code: 44

Address: 413 LITTLE SPRING CT

Legal 1: LOT 17 BLOCK 2 CYPRESS POINT SECTION 4

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

Total Land Taxable Value: 63,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,320	1.35	1.00		1.00	1.00	0.85	1.00	273,750
	2	2025	2025	GARAGE-FIN	M5	154	1.35	1.00		1.00	1.00	0.85	1.00	4,520
	3	2025	2025	PORCH	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	7,760
	4	2025	2025	PORCH	M5	338	1.35	1.00		1.00	1.00	0.85	1.00	6,240

Total Building Value: 292,270

Sale Date: 05/03/2024
Sale Price: 367,000

Deed Date: 05/03/2024
Volume:

File#: 202966
Page:

Buyer: BISHOP RONALD JR & MELISSA
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
355,270	363,080	0.9893	0.9680	B		L	0	0.240	292,270

Parcel Id: 67714
Sale #:2

Acct Number: 22587-00041-00200-002000

Cat Code: A1

Loc Code: 44

Address: 425 LITTLE SPRING CT

Legal 1: LOT 20 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV22587		0.21	0	0.00	1.00	63,000	0	63,000

Total Land Taxable Value: 63,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,056	1.35	1.00		1.00	1.00	0.85	1.00	242,600
	2	0	2024	GARAGE-FIN	M5	441	1.35	1.00		1.00	1.00	0.85	1.00	12,950
	3	0	2024	PORCH	M5	83	1.35	1.00		1.00	1.00	0.85	1.00	1,540
	4	0	2024	PORCH	M5	208	1.35	1.00		1.00	1.00	0.85	1.00	3,840
	5	0	2025	STORAGE	42	140	1.35	1.00		1.00	1.00	0.85	1.00	900
	6	0	2025	CONCRETE	1	260	1.35	1.00		1.00	1.00	0.85	1.00	2,090

Total Building Value: 263,920

Sales Ratio Detail

Sale Date: 04/29/2024
Sale Price: 319,500

Deed Date: 04/29/2024
Volume:

File#: 202750
Page:

Buyer: MASON RUTH & CALVIN
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
326,920	329,240	1.0305	1.0232	B		L	0	0.210	263,920

Parcel Id: 67716
Sale #:2

Acct Number: 22587-00041-00200-002200

Cat Code: A1

Loc Code: 44

Address: 433 LITTLE SPRING CT

Legal 1: LOT 22 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.19	0		0.00		1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,277	1.35	1.00		1.00	1.00	0.85	1.00	268,680
	2	2025	2025	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.85	1.00	11,750
	3	2025	2025	PORCH	M5	114	1.35	1.00		1.00	1.00	0.85	1.00	2,110
	4	2025	2025	PORCH	M5	304	1.35	1.00		1.00	1.00	0.85	1.00	5,620
Total Building Value:													288,160	

Sale Date: 11/08/2024
Sale Price: 355,000

Deed Date: 11/08/2024
Volume:

File#: 208444
Page:

Buyer: THOMPSON ASA W & TRISTIN
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
351,160	358,720	1.0105	0.9892	B		T	0	0.190	288,160

Parcel Id: 67717
Sale #:2

Acct Number: 22587-00041-00200-002300

Cat Code: A1

Loc Code: 44

Address: 501 LITTLE SPRING CT

Legal 1: LOT 23 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.18	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	1,824	1.35	1.00		1.00	1.00	0.85	1.00	215,230
	2	2025	2025	RMSTR2	M5	900	1.35	1.00		1.00	1.00	0.85	1.00	89,210
	3	2025	2025	GARAGE-FIN	M5	430	1.35	1.00		1.00	1.00	0.85	1.00	12,630
	4	2025	2025	PORCH	M5	149	1.35	1.00		1.00	1.00	0.85	1.00	2,750
	5	2025	2025	PORCH	M5	208	1.35	1.00		1.00	1.00	0.85	1.00	3,840
Total Building Value:													323,660	

Sale Date: 08/28/2024
Sale Price: 380,120

Deed Date: 08/28/2024
Volume:

File#: 206310
Page:

Buyer: BOONE ERIC
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
386,660	406,230	1.0687	1.0172	B		L	0	0.180	323,660

Sales Ratio Detail

Parcel Id: 67720
Sale #:2

Acct Number: 22587-00041-00200-002600

Cat Code: A1

Loc Code: 44

Address: 513 LITTLE SPRING CT

Legal 1: LOT 26 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22587			0.17	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,158	1.35	1.00		1.00	1.00	0.85	1.00	254,640
	2	2025	2025	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	2025	2025	PORCH	M5	96	1.35	1.00		1.00	1.00	0.85	1.00	1,770
	4	2025	2025	PORCH	M5	271	1.35	1.00		1.00	1.00	0.85	1.00	5,010
Total Building Value:														273,760

Sale Date: 09/20/2024
Sale Price: 319,000

Deed Date: 09/20/2024
Volume:

File#: 206977
Page:

Buyer: CHATMAN CHEVIS

Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
336,760	343,170	1.0758	1.0557	B		L	0	0.170	273,760

Parcel Id: 67721
Sale #:2

Acct Number: 22587-00041-00200-002700

Cat Code: A1

Loc Code: 44

Address: 517 LITTLE SPRING CT

Legal 1: LOT 27 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.16	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,158	1.35	1.00		1.00	1.00	0.85	1.00	254,640
	2	2025	2025	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,340
	3	2025	2025	PORCH	M5	96	1.35	1.00		1.00	1.00	0.85	1.00	1,770
	4	2025	2025	PORCH	M5	271	1.35	1.00		1.00	1.00	0.85	1.00	5,010
Total Building Value:												273,760		

Sale Date: 07/01/2024
Sale Price: 320,000

Deed Date: 07/01/2024
Volume:

File#: 204618
Page:

Buyer: OJEDA JACOB & LAUREN KINCAID

Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
336,760	343,170	1.0724	1.0524	B		L	0	0.160	273,760

Parcel Id: 67725
Sale #:2

Acct Number: 22587-00041-00200-003100

Cat Code: A1

Loc Code: 44

Address: 531 LITTLE SPRING CT

Legal 1: LOT 31 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.16	0	0.00		1.00	63,000	0	63,000
Total Land Taxable Value:											63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,263	1.35	1.00		1.00	1.00	0.85	1.00	267,030
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	150	1.35	1.00		1.00	1.00	0.85	1.00	2,770
	4	0	2024	PORCH	M5	130	1.35	1.00		1.00	1.00	0.85	1.00	2,400
Total Building Value:														284,480

Sale Date: 10/07/2024
Sale Price: 339,000

Deed Date: 10/07/2024
Volume:

File#: 207506
Page:

Buyer: LACY TRICIA & DONALD
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,480	354,560	1.0459	1.0250	B		T	0	0.160	284,480

Parcel Id: 67727
Sale #:2

Acct Number: 22587-00041-00200-003300

Cat Code: A1

Loc Code: 44

Address: 605 LITTLE SPRING CT

Legal 1: LOT 33 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.16	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,973	1.35	1.00		1.00	1.00	0.85	1.00	232,810
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	95	1.35	1.00		1.00	1.00	0.85	1.00	1,750
	4	0	2024	PORCH	M5	186	1.35	1.00		1.00	1.00	0.85	1.00	3,430
Total Building Value:														250,270

Sale Date: 09/06/2024
Sale Price: 315,110

Deed Date: 09/06/2024
Volume:

File#: 206565
Page:

Buyer: MUCCITELLI HAILEY & COLIN
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,270	324,730	1.0305	0.9942	B		L	0	0.160	250,270

Parcel Id: 67728
Sale #:2

Acct Number: 22587-00041-00200-003400

Cat Code: A1

Loc Code: 44

Address: 609 LITTLE SPRING CT

Legal 1: LOT 34 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.16	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,104	1.35	1.00		1.00	1.00	0.85	1.00	248,270
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	55	1.35	1.00		1.00	1.00	0.85	1.00	1,010
	4	0	2024	PORCH	M5	175	1.35	1.00		1.00	1.00	0.85	1.00	3,240
Total Building Value:														264,800

Sales Ratio Detail

Sale Date: 02/14/2024
Sale Price: 319,990

Deed Date: 02/14/2024
Volume:

File#: 200797
Page:

Buyer: BROADWAY NOAH
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,800	304,510	0.9516	1.0244	B		L	0	0.160	264,800

Parcel Id: 67729
Sale #:2

Acct Number: 22587-00041-00200-003500

Cat Code: A1

Loc Code: 44

Address: 613 LITTLE SPRING CT

Legal 1: LOT 35 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.16	0		0.00		1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,869	1.35	1.00		1.00	1.00	0.85	1.00	220,540
	2	0	2024	RMSTR2	M5	900	1.35	1.00		1.00	1.00	0.85	1.00	89,210
	3	0	2024	GARAGE-FIN	M5	402	1.35	1.00		1.00	1.00	0.85	1.00	11,810
	4	0	2024	PORCH	M5	142	1.35	1.00		1.00	1.00	0.85	1.00	2,630
	5	0	2024	PORCH	M5	120	1.35	1.00		1.00	1.00	0.85	1.00	2,210
Total Building Value:													326,400	

Sale Date: 07/26/2024
Sale Price: 369,000

Deed Date: 07/26/2024
Volume:

File#: 205343
Page:

Buyer: LEAL CHEYENNE & DONNA ADCOX-RAINEY
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
389,400	409,090	1.1086	1.0553	B		T	0	0.160	326,400

Parcel Id: 67730
Sale #:2

Acct Number: 22587-00041-00200-003600

Cat Code: A1

Loc Code: 44

Address: 617 LITTLE SPRING CT

Legal 1: LOT 36 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.16	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,792	1.35	1.00		1.00	1.00	0.80	1.00	194,520
	2	2025	2025	GARAGE-FIN	F5	367	1.35	1.00		1.00	1.00	0.80	1.00	10,020
	3	2025	2025	PORCH	F5	45	1.35	1.00		1.00	1.00	0.80	1.00	750
	4	2025	2025	PORCH	F5	125	1.35	1.00		1.00	1.00	0.80	1.00	2,070
Total Building Value:													207,360	

Sale Date: 05/16/2024
Sale Price: 283,490

Deed Date: 05/16/2024
Volume:

File#: 203390
Page:

Buyer: AGUILAR JUAN & NAILA VARGAS
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,360	285,370	1.0066	0.9537	B		T	0	0.160	207,360

Sales Ratio Detail

Parcel Id: 67731
Sale #:2

Acct Number: 22587-00041-00200-003700

Cat Code: A1

Loc Code: 44

Address: 621 LITTLE SPRING CT

Legal 1: LOT 37 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.16	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,847	1.35	1.00		1.00	1.00	0.80	1.00	200,490
	2	2025	2025	GARAGE-FIN	F5	387	1.35	1.00		1.00	1.00	0.80	1.00	10,570
	3	2025	2025	PORCH	F5	75	1.35	1.00		1.00	1.00	0.80	1.00	1,240
	4	2025	2025	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:												213,630		

Sale Date: 04/29/2024
Sale Price: 283,990

Deed Date: 04/29/2024
Volume:

File#: 202717
Page:

Buyer: KITE KYLE HUNTER
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,630	304,430	1.0720	0.9741	B		T	0	0.160	213,630

Parcel Id: 67732
Sale #:2

Acct Number: 22587-00041-00200-003800

Cat Code: A1

Loc Code: 44

Address: 625 LITTLE SPRING CT

Legal 1: LOT 38 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.16	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,890	1.35	1.00		1.00	1.00	0.80	1.00	205,160
	2	2025	2025	GARAGE-FIN	F5	360	1.35	1.00		1.00	1.00	0.80	1.00	9,830
	3	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	0.80	1.00	850
	4	2025	2025	PORCH	F5	91	1.35	1.00		1.00	1.00	0.80	1.00	1,510
Total Building Value:												217,350		

Sale Date: 07/31/2024
Sale Price: 279,435

Deed Date: 07/31/2024
Volume:

File#: 205503
Page:

Buyer: MCCRAY HUNTER & EMILY
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
280,350	297,350	1.0641	1.0033	B		T	0	0.160	217,350

Parcel Id: 67733
Sale #:2

Acct Number: 22587-00041-00200-003900

Cat Code: A1

Loc Code: 44

Address: 629 LITTLE SPRING CT

Legal 1: LOT 39 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22587		0.16	0	0.00		1.00	63,000	0	63,000
Total Land Taxable Value:											63,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	2,053	1.35	1.00		1.00	1.00	0.80	1.00	222,850
	2	2025	2025	GARAGE-FIN	F5	371	1.35	1.00		1.00	1.00	0.80	1.00	10,130
	3	2025	2025	PORCH	F5	89	1.35	1.00		1.00	1.00	0.80	1.00	1,480
	4	2025	2025	PORCH	F5	111	1.35	1.00		1.00	1.00	0.80	1.00	1,840
Total Building Value:														236,300

Sale Date: 05/14/2024
Sale Price: 302,580

Deed Date: 05/14/2024
Volume:

File#: 203312
Page:

Buyer: ROWAN JACE & HALEY JOHNSTON
Seller: D R HORTON - TEXAS LTD

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
299,300	312,960	1.0343	0.9892	B		T	0	0.160	236,300

Parcel Id: 67734
Sale #:2

Acct Number: 22587-00041-00200-004000

Cat Code: A1

Loc Code: 44

Address: 633 LITTLE SPRING CT

Legal 1: LOT 40 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.16	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,792	1.35	1.00		1.00	1.00	0.80	1.00	194,520
	2	2025	2025	GARAGE-FIN	F5	367	1.35	1.00		1.00	1.00	0.80	1.00	10,020
	3	2025	2025	PORCH	F5	45	1.35	1.00		1.00	1.00	0.80	1.00	750
	4	2025	2025	PORCH	F5	125	1.35	1.00		1.00	1.00	0.80	1.00	2,070
Total Building Value:														207,360

Sale Date: 05/20/2024
Sale Price: 283,260

Deed Date: 05/20/2024
Volume:

File#: 203458
Page:

Buyer: REDUS ETHAN L & ASHLEY C
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,360	296,870	1.0480	0.9545	B		T	0	0.160	207,360

Parcel Id: 67735
Sale #:2

Acct Number: 22587-00041-00200-004100

Cat Code: A1

Loc Code: 44

Address: 701 LITTLE SPRING CT

Legal 1: LOT 41 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.16	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,847	1.35	1.00		1.00	1.00	0.80	1.00	200,490
	2	2025	2025	GARAGE-FIN	F5	387	1.35	1.00		1.00	1.00	0.80	1.00	10,570
	3	2025	2025	PORCH	F5	75	1.35	1.00		1.00	1.00	0.80	1.00	1,240
	4	2025	2025	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:														213,630

Sales Ratio Detail

Sale Date: 05/09/2024
Sale Price: 286,990

Deed Date: 05/09/2024
Volume:

File#: 203189
Page:

Buyer: ORTIZ SARAH B & DARRELL H WALL
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,630	292,930	1.0207	0.9639	B		T	0	0.160	213,630

Parcel Id: 67736
Sale #:2

Acct Number: 22587-00041-00200-004200

Cat Code: A1

Loc Code: 44

Address: 705 LITTLE SPRING CT

Legal 1: LOT 42 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.16	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,984	1.35	1.00		1.00	1.00	0.85	1.00	234,110
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	96	1.35	1.00		1.00	1.00	0.85	1.00	1,770
	4	0	2024	PORCH	M5	186	1.35	1.00		1.00	1.00	0.85	1.00	3,440
Total Building Value:														251,600

Sale Date: 01/31/2024
Sale Price: 320,000

Deed Date: 01/31/2024
Volume:

File#: 200408
Page:

Buyer: BROYLES KAMRON W
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
314,600	326,200	1.0194	0.9831	B		L	0	0.160	251,600

Parcel Id: 67737
Sale #:2

Acct Number: 22587-00041-00200-004300

Cat Code: A1

Loc Code: 44

Address: 709 LITTLE SPRING CT

Legal 1: LOT 43 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.16	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,167	1.35	1.00		1.00	1.00	0.85	1.00	255,700
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	96	1.35	1.00		1.00	1.00	0.85	1.00	1,770
	4	0	2024	PORCH	M5	199	1.35	1.00		1.00	1.00	0.85	1.00	3,680
Total Building Value:														273,430

Sale Date: 06/04/2024
Sale Price: 335,000

Deed Date: 06/04/2024
Volume:

File#: 203877
Page:

Buyer: PELKEY KRISTIN & JESSE
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
336,430	342,680	1.0229	1.0043	B		L	0	0.160	273,430

Sales Ratio Detail

Parcel Id: 67741
Sale #:2

Acct Number: 22587-00041-00200-004700

Cat Code: A1

Loc Code: 44

Address: 716 LITTLE SPRING CT

Legal 1: LOT 47 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22587			0.28	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,847	1.35	1.00		1.00	1.00	0.80	1.00	200,490
	2	2025	2025	GARAGE-FIN	F5	387	1.35	1.00		1.00	1.00	0.80	1.00	10,570
	3	2025	2025	PORCH	F5	75	1.35	1.00		1.00	1.00	0.80	1.00	1,240
	4	2025	2025	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:														213,630

Sale Date: 07/01/2024
Sale Price: 293,990

Deed Date: 07/01/2024
Volume:

File#: 204625
Page:

Buyer: GARZA VALENTIN

Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,630	304,430	1.0355	0.9410	B		T	0	0.280	213,630

Parcel Id: 67742
Sale #:2

Acct Number: 22587-00041-00200-004800

Cat Code: A1

Loc Code: 44

Address: 712 LITTLE SPRING CT

Legal 1: LOT 48 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.18	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,935	1.35	1.00		1.00	1.00	0.85	1.00	228,330
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	188	1.35	1.00		1.00	1.00	0.85	1.00	3,470
	4	0	2024	PORCH	M5	126	1.35	1.00		1.00	1.00	0.85	1.00	2,330
Total Building Value:														246,410

Sale Date: 03/08/2024
Sale Price: 325,000

Deed Date: 03/08/2024
Volume:

File#: 67752
Page:

Buyer: JACKSON ZANDRIA

Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
309,410	320,490	0.9861	0.9520	B		T	0	0.180	246,410

Parcel Id: 67743
Sale #:2

Acct Number: 22587-00041-00200-004900

Cat Code: A1

Loc Code: 44

Address: 708 LITTLE SPRING CT

Legal 1: LOT 49 BLOCK 2 CYPRESS POINT SECTION 4

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,272	1.35	1.00		1.00	1.00	0.85	1.00	268,090
	2	0	2024	GARAGE-FIN	M5	374	1.35	1.00		1.00	1.00	0.85	1.00	10,990
	3	0	2024	PORCH	M5	152	1.35	1.00		1.00	1.00	0.85	1.00	2,810
	4	0	2024	PORCH	M5	304	1.35	1.00		1.00	1.00	0.85	1.00	5,620
Total Building Value:														287,510

Sale Date: 11/15/2024
Sale Price: 343,000

Deed Date: 11/15/2024
Volume:

File#: 208662
Page:

Buyer: BAIRD VIRGIL FRANK
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
350,510	358,010	1.0438	1.0219	B		T	0	0.200	287,510

Parcel Id: 67744
Sale #:2

Acct Number: 22587-00041-00200-005000

Cat Code: A1

Loc Code: 44

Address: 704 LITTLE SPRING CT

Legal 1: LOT 50 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.20	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,279	1.35	1.00		1.00	1.00	0.85	1.00	268,920
	2	0	2024	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.85	1.00	11,750
	3	0	2024	PORCH	M5	124	1.35	1.00		1.00	1.00	0.85	1.00	2,290
	4	0	2024	PORCH	M5	294	1.35	1.00		1.00	1.00	0.85	1.00	5,430
Total Building Value:														288,390

Sale Date: 10/04/2024
Sale Price: 345,000

Deed Date: 10/04/2024
Volume:

File#: 207447
Page:

Buyer: LUCAS DENTON
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
351,390	358,980	1.0405	1.0185	B		T	0	0.200	288,390

Parcel Id: 67745
Sale #:2

Acct Number: 22587-00041-00200-005100

Cat Code: A1

Loc Code: 44

Address: 700 LITTLE SPRING CT

Legal 1: LOT 51 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.23	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,890	1.35	1.00		1.00	1.00	0.80	1.00	205,160
	2	2025	2025	GARAGE-FIN	F5	360	1.35	1.00		1.00	1.00	0.80	1.00	9,830
	3	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	0.80	1.00	850
	4	2025	2025	PORCH	F5	91	1.35	1.00		1.00	1.00	0.80	1.00	1,510
Total Building Value:														217,350

Sales Ratio Detail

Sale Date: 08/29/2024
Sale Price: 279,990

Deed Date: 08/29/2024
Volume:

File#: 206328
Page:

Buyer: KOETTER MATTHEW J
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
280,350	289,610	1.0344	1.0013	B		T	0	0.230	217,350

Parcel Id: 67746
Sale #:2

Acct Number: 22587-00041-00200-005200

Cat Code: A1

Loc Code: 44

Address: 326 ALDER LOOP

Legal 1: LOT 52 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.25	0		0.00		1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,553	1.35	1.00		1.00	1.00	0.85	1.00	301,250
	2	0	2024	GARAGE-FIN	M5	420	1.35	1.00		1.00	1.00	0.85	1.00	12,330
	3	0	2024	PORCH	M5	114	1.35	1.00		1.00	1.00	0.85	1.00	2,110
	4	0	2024	PORCH	M5	326	1.35	1.00		1.00	1.00	0.85	1.00	6,020
	5	0	2025	CONCRETE	1	220	1.35	1.00		1.00	1.00	0.85	1.00	1,770
	6	0	2025	STORAGE	42	80	1.35	1.00		1.00	1.00	0.85	1.00	520
Total Building Value:													324,000	

Sale Date: 04/01/2024
Sale Price: 379,000

Deed Date: 04/01/2024
Volume:

File#: 202011
Page:

Buyer: DRODDY TOMAS S & EMILEY HENDRIX
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
387,000	302,470	0.7981	1.0211	B		L	0	0.250	324,000

Parcel Id: 67748
Sale #:2

Acct Number: 22587-00041-00200-005400

Cat Code: A1

Loc Code: 44

Address: 318 ALDER LOOP

Legal 1: LOT 54 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.23	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,659	1.35	1.00		1.00	1.00	0.80	1.00	180,090
	2	0	2024	RFSTR2	F5	960	1.35	1.00		1.00	1.00	0.80	1.00	87,540
	3	0	2024	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	4	0	2024	PORCH	F5	27	1.35	1.00		1.00	1.00	0.80	1.00	450
	5	0	2024	PORCH	F5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,010
Total Building Value:													280,960	

Sales Ratio Detail

Sale Date: 04/12/2024
Sale Price: 329,870

Deed Date: 04/12/2024
Volume:

File#: 202329
Page:

Buyer: CARDENAS EDGAR J & TAMMY VASQUEZ
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
343,960	375,560	1.1385	1.0427	B		CS	0	0.230	280,960

Parcel Id: 67749
Sale #:2

Acct Number: 22587-00041-00200-005500

Cat Code: A1

Loc Code: 44

Address: 314 ALDER LOOP

Legal 1: LOT 55 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.23	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,792	1.35	1.00		1.00	1.00	0.80	1.00	194,520
	2	2025	2025	GARAGE-FIN	F5	367	1.35	1.00		1.00	1.00	0.80	1.00	10,020
	3	2025	2025	PORCH	F5	45	1.35	1.00		1.00	1.00	0.80	1.00	750
	4	2025	2025	PORCH	F5	125	1.35	1.00		1.00	1.00	0.80	1.00	2,070
Total Building Value:														207,360

Sale Date: 05/07/2024
Sale Price: 291,990

Deed Date: 05/07/2024
Volume:

File#: 203072
Page:

Buyer: CASTILLO ANTHONY C & TEARINIE CHATLIN
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,360	296,870	1.0167	0.9259	B		T	0	0.230	207,360

Parcel Id: 67750
Sale #:2

Acct Number: 22587-00041-00200-005600

Cat Code: A1

Loc Code: 44

Address: 310 ALDER LOOP

Legal 1: LOT 56 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.22	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,890	1.35	1.00		1.00	1.00	0.80	1.00	205,160
	2	2025	2025	GARAGE-FIN	F5	360	1.35	1.00		1.00	1.00	0.80	1.00	9,830
	3	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	0.80	1.00	850
	4	2025	2025	PORCH	F5	91	1.35	1.00		1.00	1.00	0.80	1.00	1,510
Total Building Value:														217,350

Sale Date: 08/29/2024
Sale Price: 299,990

Deed Date: 08/29/2024
Volume:

File#: 206324
Page:

Buyer: WAY JOHN ROBERT II
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
280,350	289,610	0.9654	0.9345	B		T	0	0.220	217,350

Sales Ratio Detail

Parcel Id: 67753
Sale #:2

Acct Number: 22587-00041-00200-005900

Cat Code: A1

Loc Code: 44

Address: 230 ALDER LOOP

Legal 1: LOT 59 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.47	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	2,053	1.35	1.00		1.00	1.00	0.80	1.00	222,850
	2	2025	2025	GARAGE-FIN	F5	371	1.35	1.00		1.00	1.00	0.80	1.00	10,130
	3	2025	2025	PORCH	F5	89	1.35	1.00		1.00	1.00	0.80	1.00	1,480
	4	2025	2025	PORCH	F5	111	1.35	1.00		1.00	1.00	0.80	1.00	1,840
Total Building Value:												236,300		

Sale Date: 05/06/2024
Sale Price: 320,415

Deed Date: 05/06/2024

File#: 202979

Volume:

Page:

Buyer: LANDRUM ARRON R & BRIANNA M BOUCHER

Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
299,300	324,460	1.0126	0.9341	B		T	0	0.470	236,300

Parcel Id: 67754
Sale #:2

Acct Number: 22587-00041-00200-006000

Cat Code: A1

Loc Code: 44

Address: 226 ALDER LOOP

Legal 1: LOT 60 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.24	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,890	1.35	1.00		1.00	1.00	0.80	1.00	205,160
	2	2025	2025	GARAGE-FIN	F5	360	1.35	1.00		1.00	1.00	0.80	1.00	9,830
	3	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	0.80	1.00	850
	4	2025	2025	PORCH	F5	91	1.35	1.00		1.00	1.00	0.80	1.00	1,510
Total Building Value:												217,350		

Sale Date: 06/11/2024
Sale Price: 303,490

Deed Date: 06/11/2024

File#: 204070

Volume:

Page:

Buyer: NOVOSAD ADAM JENKINS

Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
280,350	34,500	0.1137	0.9238	B		T	0	0.240	217,350

Parcel Id: 67755
Sale #:2

Acct Number: 22587-00041-00200-006100

Cat Code: A1

Loc Code: 44

Address: 222 ALDER LOOP

Legal 1: LOT 61 BLOCK 2 CYPRESS POINT SECTION 4

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,792	1.35	1.00		1.00	1.00	0.80	1.00	194,520
	2	2025	2025	GARAGE-FIN	F5	367	1.35	1.00		1.00	1.00	0.80	1.00	10,020
	3	2025	2025	PORCH	F5	45	1.35	1.00		1.00	1.00	0.80	1.00	750
	4	2025	2025	PORCH	F5	125	1.35	1.00		1.00	1.00	0.80	1.00	2,070
Total Building Value:														207,360

Sale Date: 07/31/2024
Sale Price: 281,990

Deed Date: 07/31/2024
Volume:

File#: 205473
Page:

Buyer: CRUZ ELIJAH ALEJANDRO
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,360	285,370	1.0120	0.9588	B		T	0	0.240	207,360

Parcel Id: 67759
Sale #:2

Acct Number: 22587-00041-00200-006500

Cat Code: A1

Loc Code: 44

Address: 206 ALDER LOOP

Legal 1: LOT 65 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.19	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,659	1.35	1.00		1.00	1.00	0.80	1.00	180,090
	2	0	2024	RFSTR2	F5	960	1.35	1.00		1.00	1.00	0.80	1.00	87,540
	3	0	2024	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	4	0	2024	PORCH	F5	27	1.35	1.00		1.00	1.00	0.80	1.00	450
	5	0	2024	PORCH	F5	121	1.35	1.00		1.00	1.00	0.80	1.00	2,010
Total Building Value:														280,960

Sale Date: 05/01/2024
Sale Price: 325,000

Deed Date: 05/01/2024
Volume:

File#: 202852
Page:

Buyer: FRUGE LISA G
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
343,960	325,000	1.0000	1.0583	B		CS	0	0.190	280,960

Parcel Id: 67760
Sale #:3

Acct Number: 22587-00041-00200-006600

Cat Code: A1

Loc Code: 44

Address: 202 ALDER LOOP

Legal 1: LOT 66 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.21	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,657	1.35	1.00		1.00	1.00	0.80	1.00	179,870
	2	0	2024	RFSTR2	F5	1,222	1.35	1.00		1.00	1.00	0.80	1.00	111,430
	3	0	2024	GARAGE-FIN	F5	400	1.35	1.00		1.00	1.00	0.80	1.00	10,930
	4	0	2024	PORCH	F5	43	1.35	1.00		1.00	1.00	0.80	1.00	710
	5	0	2024	PORCH	F5	120	1.35	1.00		1.00	1.00	0.80	1.00	1,990
Total Building Value:														304,930

Sales Ratio Detail

Sale Date: 05/23/2024
Sale Price: 325,000

Deed Date: 05/23/2024
Volume:

File#: 203560
Page:

Buyer: DISTEFANO JOHNAUGUST & PRISCILLA RAQUEL
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,930	325,000	1.0000	1.1321	B		CS	0	0.210	304,930

Parcel Id: 67761
Sale #:2

Acct Number: 22587-00041-00200-006700

Cat Code: A1

Loc Code: 44

Address: 138 ALDER LOOP

Legal 1: LOT 67 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.33	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,590	1.35	1.00		1.00	1.00	0.85	1.00	305,610
	2	2025	2025	GARAGE-FIN	M5	756	1.35	1.00		1.00	1.00	0.85	1.00	22,210
	3	2025	2025	PORCH	M5	142	1.35	1.00		1.00	1.00	0.85	1.00	2,620
	4	2025	2025	PORCH	M5	291	1.35	1.00		1.00	1.00	0.85	1.00	5,380
Total Building Value:														335,820

Sale Date: 05/29/2024
Sale Price: 428,038

Deed Date: 05/29/2024
Volume:

File#: 203709
Page:

Buyer: STEWART ANTHONY & TERRI
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
398,820	404,020	0.9439	0.9317	B		L	0	0.330	335,820

Parcel Id: 67762
Sale #:2

Acct Number: 22587-00041-00200-006800

Cat Code: A1

Loc Code: 44

Address: 134 ALDER LOOP

Legal 1: LOT 68 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.31	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,847	1.35	1.00		1.00	1.00	0.80	1.00	200,490
	2	2025	2025	GARAGE-FIN	F5	387	1.35	1.00		1.00	1.00	0.80	1.00	10,570
	3	2025	2025	PORCH	F5	75	1.35	1.00		1.00	1.00	0.80	1.00	1,240
	4	2025	2025	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:														213,630

Sale Date: 05/23/2024
Sale Price: 292,990

Deed Date: 05/23/2024
Volume:

File#: 203566
Page:

Buyer: JONES TRESTON
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,630	304,430	1.0390	0.9442	B		T	0	0.310	213,630

Sales Ratio Detail

Parcel Id: 67763
Sale #:2

Acct Number: 22587-00041-00200-006900

Cat Code: A1

Loc Code: 44

Address: 130 ALDER LOOP

Legal 1: LOT 69 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.21	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,792	1.35	1.00		1.00	1.00	0.80	1.00	194,520
	2	2025	2025	GARAGE-FIN	F5	367	1.35	1.00		1.00	1.00	0.80	1.00	10,020
	3	2025	2025	PORCH	F5	45	1.35	1.00		1.00	1.00	0.80	1.00	750
	4	2025	2025	PORCH	F5	125	1.35	1.00		1.00	1.00	0.80	1.00	2,070
Total Building Value:												207,360		

Sale Date: 07/16/2024
Sale Price: 272,150

Deed Date: 07/16/2024
Volume:

File#: 204991
Page:

Buyer: JOLET LOUIS C JR

Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,360	296,870	1.0908	0.9934	B		T	0	0.210	207,360

Parcel Id: 67764
Sale #:2

Acct Number: 22587-00041-00200-007000

Cat Code: A1

Loc Code: 44

Address: 126 ALDER LOOP

Legal 1: LOT 70 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.21	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	2,053	1.35	1.00		1.00	1.00	0.80	1.00	222,850
	2	2025	2025	GARAGE-FIN	F5	371	1.35	1.00		1.00	1.00	0.80	1.00	10,130
	3	2025	2025	PORCH	F5	89	1.35	1.00		1.00	1.00	0.80	1.00	1,480
	4	2025	2025	PORCH	F5	111	1.35	1.00		1.00	1.00	0.80	1.00	1,840
	5	0	2025	STORAGE	42	60	1.35	1.00		1.00	1.00	0.80	1.00	360
Total Building Value:												236,660		

Sale Date: 06/18/2024
Sale Price: 304,900

Deed Date: 06/18/2024
Volume:

File#: 204270
Page:

Buyer: THOMAS MILES

Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
299,660	312,960	1.0264	0.9828	B		T	0	0.210	236,660

Parcel Id: 67765
Sale #:2

Acct Number: 22587-00041-00200-007100

Cat Code: A1

Loc Code: 44

Address: 122 ALDER LOOP

Legal 1: LOT 71 BLOCK 2 CYPRESS POINT SECTION 4

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,277	1.35	1.00		1.00	1.00	0.85	1.00	268,680
	2	2025	2025	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.85	1.00	11,750
	3	2025	2025	PORCH	M5	114	1.35	1.00		1.00	1.00	0.85	1.00	2,110
	4	2025	2025	PORCH	M5	304	1.35	1.00		1.00	1.00	0.85	1.00	5,620
Total Building Value:														288,160

Sale Date: 08/05/2024
Sale Price: 365,145

Deed Date: 08/05/2024
Volume:

File#: 205623
Page:

Buyer: SALINAS NICHOLAS ANTHONY
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
351,160	358,720	0.9824	0.9617	B		L	0	0.210	288,160

Parcel Id: 67766
Sale #:3

Acct Number: 22587-00041-00200-007200

Cat Code: A1

Loc Code: 44

Address: 118 ALDER LOOP

Legal 1: LOT 72 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.21	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,066	1.35	1.00		1.00	1.00	0.85	1.00	243,780
	2	0	2024	GARAGE-FIN	M5	467	1.35	1.00		1.00	1.00	0.85	1.00	13,710
	3	0	2024	PORCH	M5	120	1.35	1.00		1.00	1.00	0.85	1.00	2,220
	4	0	2024	PORCH	M5	271	1.35	1.00		1.00	1.00	0.85	1.00	5,000
Total Building Value:														264,710

Sale Date:
Sale Price: 325,000

Deed Date: 05/31/2024
Volume:

File#: 203770
Page:

Buyer: BOMAR BRITTNEY & SALVADOR E GUTIERREZ
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,710	0	0.0000	1.0083	B		L	0	0.000	264,710

Parcel Id: 67768
Sale #:2

Acct Number: 22587-00041-00200-007400

Cat Code: A1

Loc Code: 44

Address: 110 ALDER LOOP

Legal 1: LOT 74 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.22	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,739	1.35	1.00		1.00	1.00	0.80	1.00	188,770
	2	0	2024	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	3	0	2024	PORCH	F5	108	1.35	1.00		1.00	1.00	0.80	1.00	1,790
	4	0	2024	PORCH	F5	119	1.35	1.00		1.00	1.00	0.80	1.00	1,970
Total Building Value:														203,400

Sales Ratio Detail

Sale Date: 03/27/2024
Sale Price: 292,343

Deed Date: 03/27/2024
Volume:

File#: 201907
Page:

Buyer: THAMES ABBY L & TANNER S LAPOINT
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
266,400	285,000	0.9749	0.9113	B		T	0	0.220	203,400

Parcel Id: 67769
Sale #:2

Acct Number: 22587-00041-00200-007500

Cat Code: A1

Loc Code: 44

Address: 106 ALDER LOOP

Legal 1: LOT 75 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.22	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	2,082	1.35	1.00		1.00	1.00	0.80	1.00	226,000
	2	0	2024	GARAGE-FIN	F5	402	1.35	1.00		1.00	1.00	0.80	1.00	10,980
	3	0	2024	PORCH	F5	29	1.35	1.00		1.00	1.00	0.80	1.00	480
	4	0	2024	PORCH	F5	138	1.35	1.00		1.00	1.00	0.80	1.00	2,290
Total Building Value:													239,750	

Sale Date: 06/18/2024
Sale Price: 270,000

Deed Date: 06/18/2024
Volume:

File#: 204260
Page:

Buyer: LOCKHART MATTHEU & MACKENZIE
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
302,750	319,260	1.1824	1.1213	B		T	0	0.220	239,750

Parcel Id: 67771
Sale #:2

Acct Number: 22587-00041-00200-007700

Cat Code: A1

Loc Code: 44

Address: 103 PEACHLEAF CT

Legal 1: LOT 77 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.23	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,697	1.35	1.00		1.00	1.00	0.80	1.00	184,210
	2	0	2024	GARAGE-FIN	F5	445	1.35	1.00		1.00	1.00	0.80	1.00	12,150
	3	0	2024	PORCH	F5	65	1.35	1.00		1.00	1.00	0.80	1.00	1,080
	4	0	2024	PORCH	F5	120	1.35	1.00		1.00	1.00	0.80	1.00	1,990
	5	0	2025	CONCRETE	1	352	1.35	1.00		1.00	1.00	0.80	1.00	2,660
	6	0	2025	CONCRETE	1	387	1.35	1.00		1.00	1.00	0.80	1.00	2,930
	7	0	2025	CONCRETE	1	320	1.35	1.00		1.00	1.00	0.80	1.00	2,420
	8	0	1900	PORCH	F5	264	1.35	1.00		1.00	1.00	0.80	1.00	4,380
	9	0	2025	CONCRETE	1	144	1.35	1.00		1.00	1.00	0.80	1.00	1,090
Total Building Value:													212,910	

Sales Ratio Detail

Sale Date: 01/04/2024
Sale Price: 265,000

Deed Date: 01/04/2024
Volume:

File#: 199810
Page:

Buyer: FLORES ERIKA
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
275,910	280,400	1.0581	1.0412	B		T	0	0.230	212,910

Parcel Id: 67772
Sale #:2

Acct Number: 22587-00041-00200-007800

Cat Code: A1

Loc Code: 44

Address: 107 PEACHLEAF CT

Legal 1: LOT 78 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.21	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,572	1.35	1.00		1.00	1.00	0.80	1.00	170,640
	2	0	2024	GARAGE-FIN	F5	445	1.35	1.00		1.00	1.00	0.80	1.00	12,150
	3	0	2024	PORCH	F5	34	1.35	1.00		1.00	1.00	0.80	1.00	560
	4	0	2024	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:													184,680	

Sale Date: 06/26/2024
Sale Price: 275,000

Deed Date: 06/26/2024
Volume:

File#: 204457
Page:

Buyer: MERTES MORGAN A
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
247,680	272,900	0.9924	0.9007	B		T	0	0.210	184,680

Parcel Id: 67773
Sale #:2

Acct Number: 22587-00041-00200-007900

Cat Code: A1

Loc Code: 44

Address: 111 PEACHLEAF COURT

Legal 1: LOT 79 BLOCK 2 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.22	0	0.00		1.00		63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,657	1.35	1.00		1.00	1.00	0.80	1.00	179,870
	2	0	2024	RFSTR2	F5	1,222	1.35	1.00		1.00	1.00	0.80	1.00	111,430
	3	0	2024	GARAGE-FIN	F5	400	1.35	1.00		1.00	1.00	0.80	1.00	10,930
	4	0	2024	PORCH	F5	67	1.35	1.00		1.00	1.00	0.80	1.00	1,110
	5	0	2024	PORCH	F5	120	1.35	1.00		1.00	1.00	0.80	1.00	1,990
Total Building Value:													305,330	

Sale Date: 01/22/2024
Sale Price: 368,480

Deed Date: 01/22/2024
Volume:

File#: 200153
Page:

Buyer: HALL MICHAEL DOUGLAS
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
368,330	404,120	1.0967	0.9996	B		T	0	0.220	305,330

Sales Ratio Detail

Parcel Id: 67789
Sale #:2

Acct Number: 22587-00041-00300-000800

Cat Code: A1

Loc Code: 44

Address: 114 PEACHLEAF CT

Legal 1: LOT 8 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.21	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,082	1.35	1.00		1.00	1.00	0.80	1.00	231,220
	2	0	2024	GARAGE-FIN	M5	402	1.35	1.00		1.00	1.00	0.80	1.00	11,110
	3	0	2024	PORCH	M5	93	1.35	1.00		1.00	1.00	0.80	1.00	1,620
	4	0	2024	PORCH	M5	138	1.35	1.00		1.00	1.00	0.80	1.00	2,400
	5	0	2025	CONCRETE	1	115	1.35	1.00		1.00	1.00	0.80	1.00	870
Total Building Value:														247,220

Sale Date: 03/19/2024
Sale Price: 315,000

Deed Date: 03/19/2024
Volume:

File#: 201701
Page:

Buyer: JENKINS BRADEN

Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,220	46,000	0.1460	0.9848	B		T	0	0.210	247,220

Parcel Id: 67791
Sale #:2

Acct Number: 22587-00041-00300-001000

Cat Code: A1

Loc Code: 44

Address: 106 PEACHLEAF CT

Legal 1: LOT 10 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.21	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	2,082	1.35	1.00		1.00	1.00	0.80	1.00	226,000
	2	0	2024	GARAGE-FIN	F5	402	1.35	1.00		1.00	1.00	0.80	1.00	10,980
	3	0	2024	PORCH	F5	29	1.35	1.00		1.00	1.00	0.80	1.00	480
	4	0	2024	PORCH	F5	138	1.35	1.00		1.00	1.00	0.80	1.00	2,290
Total Building Value:														239,750

Sale Date: 06/04/2024
Sale Price: 275,000

Deed Date: 06/04/2024
Volume:

File#: 203865
Page:

Buyer: HANSON GRANT EDGAR

Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
302,750	319,260	1.1609	1.1009	B		T	0	0.210	239,750

Parcel Id: 67792
Sale #:2

Acct Number: 22587-00041-00300-001100

Cat Code: A1

Loc Code: 44

Address: 102 PEACHLEAF CT

Legal 1: LOT 11 BLOCK 3 CYPRESS POINT SECTION 4

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,498	1.35	1.00		1.00	1.00	0.80	1.00	162,610
	2	2025	2025	GARAGE-UNF	F5	380	1.35	1.00		1.00	1.00	0.80	1.00	8,640
	3	2025	2025	PORCH	F5	49	1.35	1.00		1.00	1.00	0.80	1.00	810
	4	2025	2025	PORCH	F5	100	1.35	1.00		1.00	1.00	0.80	1.00	1,660
Total Building Value:														173,720

Sale Date: 07/22/2024
Sale Price: 279,950

Deed Date: 07/22/2024
Volume:

File#: 205168
Page:

Buyer: WALDROP DEVIN L & NOAH J
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
236,720	261,570	0.9343	0.8456	B		T	0	0.240	173,720

Parcel Id: 67793
Sale #:2

Acct Number: 22587-00041-00300-001200

Cat Code: A1

Loc Code: 44

Address: 103 WALNUT HILL CT

Legal 1: LOT 12 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.25	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,572	1.35	1.00		1.00	1.00	0.80	1.00	174,580
	2	0	2024	GARAGE-FIN	M5	445	1.35	1.00		1.00	1.00	0.80	1.00	12,300
	3	0	2024	PORCH	M5	34	1.35	1.00		1.00	1.00	0.80	1.00	590
	4	0	2024	PORCH	M5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,390
Total Building Value:														188,860

Sale Date: 05/01/2024
Sale Price: 285,000

Deed Date: 05/01/2024
Volume:

File#: 202835
Page:

Buyer: YAZINSKI CHRISTOPHER A
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
251,860	272,900	0.9575	0.8837	B		T	0	0.250	188,860

Parcel Id: 67794
Sale #:2

Acct Number: 22587-00041-00300-001300

Cat Code: A1

Loc Code: 44

Address: 107 WALNUT HILL COURT

Legal 1: LOT 13 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.22	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,657	1.35	1.00		1.00	1.00	0.80	1.00	179,870
	2	0	2024	RFSTR2	F5	1,222	1.35	1.00		1.00	1.00	0.80	1.00	111,430
	3	0	2024	GARAGE-FIN	F5	400	1.35	1.00		1.00	1.00	0.80	1.00	10,930
	4	0	2024	PORCH	F5	43	1.35	1.00		1.00	1.00	0.80	1.00	710
	5	0	2024	PORCH	F5	120	1.35	1.00		1.00	1.00	0.80	1.00	1,990
Total Building Value:														304,930

Sales Ratio Detail

Sale Date: 07/31/2024
Sale Price: 354,422

Deed Date: 07/31/2024
Volume:

File#: 205515
Page:

Buyer: SAUCEDO ANDRES FRANCISCO
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,930	325,000	0.9170	1.0381	B		T	0	0.220	304,930

Parcel Id: 67795
Sale #:2

Acct Number: 22587-00041-00300-001400

Cat Code: A1

Loc Code: 44

Address: 111 WALNUT HILL CT

Legal 1: LOT 14 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.22	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,422	1.35	1.00		1.00	1.00	0.80	1.00	154,360
	2	0	2024	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	3	0	2024	PORCH	F5	89	1.35	1.00		1.00	1.00	0.80	1.00	1,480
	4	0	2024	PORCH	F5	102	1.35	1.00		1.00	1.00	0.80	1.00	1,690
Total Building Value:														168,400

Sale Date: 09/06/2024
Sale Price: 251,954

Deed Date: 09/06/2024
Volume:

File#: 206531
Page:

Buyer: HALE TANNER SCOTT
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
231,400	247,490	0.9823	0.9184	B		T	0	0.220	168,400

Parcel Id: 67796
Sale #:2

Acct Number: 22587-00041-00300-001500

Cat Code: A1

Loc Code: 44

Address: 115 WALNUT HILL CT

Legal 1: LOT 15 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.22	0	0.00			1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,739	1.35	1.00		1.00	1.00	0.80	1.00	193,130
	2	0	2024	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	2024	PORCH	M5	108	1.35	1.00		1.00	1.00	0.80	1.00	1,880
	4	0	2024	PORCH	M5	119	1.35	1.00		1.00	1.00	0.80	1.00	2,070
Total Building Value:														208,080

Sale Date: 10/28/2024
Sale Price: 285,000

Deed Date: 10/28/2024
Volume:

File#: 208090
Page:

Buyer: WHEELAND COLBY D
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
271,080	292,250	1.0254	0.9512	B		T	0	0.220	208,080

Sales Ratio Detail

Parcel Id: 67797
Sale #:2

Acct Number: 22587-00041-00300-001600

Cat Code: A1

Loc Code: 44

Address: 119 WALNUT HILL CT

Legal 1: LOT 16 BLOCK 3 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV22587			0.22	0	0.00			1.00	63,000		0	63,000
Total Land Taxable Value:														63,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES MAS	M5	2,093	1.35	1.00		1.00	1.00	0.80	1.00	232,440
	2	2025	2025	GARAGE-FIN	M5	400	1.35	1.00		1.00	1.00	0.80	1.00	11,060
	3	2025	2025	PORCH	M5	96	1.35	1.00		1.00	1.00	0.80	1.00	1,670
	4	2025	2025	PORCH	M5	140	1.35	1.00		1.00	1.00	0.80	1.00	2,430
Total Building Value:														247,600

Sale Date: 07/25/2024
Sale Price: 290,000

Deed Date: 07/25/2024
Volume:

File#: 205308
Page:

Buyer: COOLEY TYLER & EMILY
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,600	331,340	1.1426	1.0710	B		T	0	0.220	247,600

Parcel Id: 67800
Sale #:2

Acct Number: 22587-00041-00400-000300

Cat Code: A1

Loc Code: 44

Address: 331 ALDER LOOP

Legal 1: LOT 3 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.25	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,237	1.35	1.00		1.00	1.00	0.85	1.00	263,960
	2	0	2024	GARAGE-FIN	M5	418	1.35	1.00		1.00	1.00	0.85	1.00	12,280
	3	0	2024	PORCH	M5	96	1.35	1.00		1.00	1.00	0.85	1.00	1,770
	4	0	2024	PORCH	M5	193	1.35	1.00		1.00	1.00	0.85	1.00	3,570
Total Building Value:														281,580

Sale Date: 07/03/2024
Sale Price: 359,900

Deed Date: 07/03/2024
Volume:

File#: 204750
Page:

Buyer: BALLARD JORDAN & CAMERON
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
344,580	351,450	0.9765	0.9574	B		T	0	0.250	281,580

Parcel Id: 67801
Sale #:2

Acct Number: 22587-00041-00400-000400

Cat Code: A1

Loc Code: 44

Address: 327 ALDER LOOP

Legal 1: LOT 4 BLOCK 4 CYPRESS POINT SECTION 4

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,847	1.35	1.00		1.00	1.00	0.80	1.00	200,490
	2	2025	2025	GARAGE-FIN	F5	387	1.35	1.00		1.00	1.00	0.80	1.00	10,570
	3	2025	2025	PORCH	F5	75	1.35	1.00		1.00	1.00	0.80	1.00	1,240
	4	2025	2025	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:														213,630

Sale Date: 07/10/2024
Sale Price: 284,990

Deed Date: 07/10/2024
Volume:

File#: 204809
Page:

Buyer: FRANTA DAVID R III & LAUREN M COMEAUX
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,630	292,930	1.0279	0.9707	B		T	0	0.250	213,630

Parcel Id: 67802
Sale #:2

Acct Number: 22587-00041-00400-000500

Cat Code: A1

Loc Code: 44

Address: 323 ALDER LOOP

Legal 1: LOT 5 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.25	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	2,053	1.35	1.00		1.00	1.00	0.80	1.00	222,850
	2	2025	2025	GARAGE-FIN	F5	371	1.35	1.00		1.00	1.00	0.80	1.00	10,130
	3	2025	2025	PORCH	F5	89	1.35	1.00		1.00	1.00	0.80	1.00	1,480
	4	2025	2025	PORCH	F5	111	1.35	1.00		1.00	1.00	0.80	1.00	1,840
Total Building Value:														236,300

Sale Date: 07/16/2024
Sale Price: 305,000

Deed Date: 07/16/2024
Volume:

File#: 205022
Page:

Buyer: HARO CORBIN A & LAUREN B
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
299,300	324,460	1.0638	0.9813	B		T	0	0.250	236,300

Parcel Id: 67803
Sale #:2

Acct Number: 22587-00041-00400-000600

Cat Code: A1

Loc Code: 44

Address: 319 ALDER LOOP

Legal 1: LOT 6 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.25	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES MAS	M5	1,422	1.35	1.00		1.00	1.00	0.80	1.00	157,920
	2	0	2025	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.80	1.00	11,000
	3	0	2025	PORCH	M5	89	1.35	1.00		1.00	1.00	0.80	1.00	1,550
	4	0	2025	PORCH	M5	102	1.35	1.00		1.00	1.00	0.80	1.00	1,770
Total Building Value:														172,240

Sales Ratio Detail

Sale Date: 12/03/2024
Sale Price: 265,000

Deed Date: 12/03/2024
Volume:

File#: 209135
Page:

Buyer: JOHNSON ROBERT S & SANDRA M DINIS
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
235,240	252,990	0.9547	0.8877	B		T	0	0.250	172,240

Parcel Id: 67804
Sale #:2

Acct Number: 22587-00041-00400-000700

Cat Code: A1

Loc Code: 44

Address: 315 ALDER LOOP

Legal 1: LOT 7 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.25	0		0.00		1.00	63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,657	1.35	1.00		1.00	1.00	0.80	1.00	179,870
	2	0	2025	RFSTR2	F5	1,222	1.35	1.00		1.00	1.00	0.80	1.00	111,430
	3	0	2025	GARAGE-FIN	F5	400	1.35	1.00		1.00	1.00	0.80	1.00	10,930
	4	0	2025	PORCH	F5	67	1.35	1.00		1.00	1.00	0.80	1.00	1,110
	5	0	2025	PORCH	F5	120	1.35	1.00		1.00	1.00	0.80	1.00	1,990
Total Building Value:														305,330

Sale Date: 12/10/2024
Sale Price: 349,000

Deed Date: 12/12/2024
Volume:

File#: 209401
Page:

Buyer: LEWELLEN JOHNNY R JR & NICOLE J
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
368,330	404,120	1.1579	1.0554	B		T	0	0.250	305,330

Parcel Id: 67805
Sale #:2

Acct Number: 22587-00041-00400-000800

Cat Code: A1

Loc Code: 44

Address: 311 ALDER LOOP

Legal 1: LOT 8 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22587			0.28	0	0.00		1.00		63,000	0	63,000	
Total Land Taxable Value:													63,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,739	1.35	1.00		1.00	1.00	0.80	1.00	188,770
	2	0	2025	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	3	0	2025	PORCH	F5	108	1.35	1.00		1.00	1.00	0.80	1.00	1,790
	4	0	2025	PORCH	F5	119	1.35	1.00		1.00	1.00	0.80	1.00	1,970
Total Building Value:														203,400

Sale Date: 11/04/2024
Sale Price: 278,534

Deed Date: 11/04/2024
Volume:

File#: 208289
Page:

Buyer: BROOKS LACY C
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
266,400	285,000	1.0232	0.9564	B		T	0	0.280	203,400

Sales Ratio Detail

Parcel Id: 67807
Sale #:2

Acct Number: 22587-00041-00400-001000

Cat Code: A1

Loc Code: 44

Address: 127 ALDER LOOP

Legal 1: LOT 10 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.25	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,739	1.35	1.00		1.00	1.00	0.80	1.00	188,770
	2	0	2025	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	0.80	1.00	10,870
	3	0	2025	PORCH	F5	108	1.35	1.00		1.00	1.00	0.80	1.00	1,790
	4	0	2025	PORCH	F5	119	1.35	1.00		1.00	1.00	0.80	1.00	1,970
Total Building Value:												203,400		

Sale Date: 09/04/2024
Sale Price: 282,950

Deed Date: 09/04/2024
Volume:

File#: 206482
Page:

Buyer: FANNIN JOSHUA LAYNE
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
266,400	285,000	1.0072	0.9415	B		T	0	0.250	203,400

Parcel Id: 67808
Sale #:2

Acct Number: 22587-00041-00400-001100

Cat Code: A1

Loc Code: 44

Address: 123 ALDER LOOP

Legal 1: LOT 11 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV22587			0.25	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,847	1.35	1.00		1.00	1.00	0.80	1.00	200,490
	2	2025	2025	GARAGE-FIN	F5	387	1.35	1.00		1.00	1.00	0.80	1.00	10,570
	3	2025	2025	PORCH	F5	75	1.35	1.00		1.00	1.00	0.80	1.00	1,240
	4	2025	2025	PORCH	F5	80	1.35	1.00		1.00	1.00	0.80	1.00	1,330
Total Building Value:												213,630		

Sale Date: 12/09/2024
Sale Price: 281,830

Deed Date: 12/09/2024
Volume:

File#: 209268
Page:

Buyer: HODGES AUSTIN J
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,630	296,840	1.0533	0.9815	B		T	0	0.250	213,630

Parcel Id: 67809
Sale #:2

Acct Number: 22587-00041-00400-001200

Cat Code: A1

Loc Code: 44

Address: 119 ALDER LOOP

Legal 1: LOT 12 BLOCK 4 CYPRESS POINT SECTION 4

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,792	1.35	1.00		1.00	1.00	0.80	1.00	194,520
	2	2025	2025	GARAGE-FIN	F5	367	1.35	1.00		1.00	1.00	0.80	1.00	10,020
	3	2025	2025	PORCH	F5	45	1.35	1.00		1.00	1.00	0.80	1.00	750
	4	2025	2025	PORCH	F5	125	1.35	1.00		1.00	1.00	0.80	1.00	2,070
Total Building Value:														207,360

Sale Date: 07/29/2024
Sale Price: 269,990

Deed Date: 07/29/2024
Volume:

File#: 205376
Page:

Buyer: LANE TRAVIS JACOB
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,360	296,870	1.0996	1.0014	B		T	0	0.250	207,360

Parcel Id: 67810
Sale #:2

Acct Number: 22587-00041-00400-001300

Cat Code: A1

Loc Code: 44

Address: 115 ALDER LOOP

Legal 1: LOT 13 BLOCK 4 CYPRESS POINT SECTION 4 ***LIFE ESTATE***

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.25	0	0.00	1.00	63,000	0	63,000			
Total Land Taxable Value:											63,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,890	1.35	1.00		1.00	1.00	0.80	1.00	205,160
	2	2025	2025	GARAGE-FIN	F5	360	1.35	1.00		1.00	1.00	0.80	1.00	9,830
	3	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	0.80	1.00	850
	4	2025	2025	PORCH	F5	91	1.35	1.00		1.00	1.00	0.80	1.00	1,510
Total Building Value:														217,350

Sale Date: 08/09/2024
Sale Price: 278,830

Deed Date: 08/09/2024
Volume:

File#: 205776
Page:

Buyer: MCLEAN KATHY
Seller: D R HORTON - TEXAS LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
280,350	297,350	1.0664	1.0055	B		T	0	0.250	217,350

Parcel Id: 67812
Sale #:2

Acct Number: 22587-00041-00400-001500

Cat Code: A1

Loc Code: 44

Address: 107 ALDER LOOP

Legal 1: LOT 15 BLOCK 4 CYPRESS POINT SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV22587			0.27	0	0.00		1.00	63,000	0	63,000		
Total Land Taxable Value:												63,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	2,516	1.35	1.00		1.00	1.00	0.85	1.00	296,880
	2	0	2024	GARAGE-FIN	M5	462	1.35	1.00		1.00	1.00	0.85	1.00	13,580
	3	0	2024	PORCH	M5	114	1.35	1.00		1.00	1.00	0.85	1.00	2,100
	4	0	2024	PORCH	M5	328	1.35	1.00		1.00	1.00	0.85	1.00	6,060
Total Building Value:														318,620

Sales Ratio Detail

Sale Date: 07/01/2024
Sale Price: 385,000

Deed Date: 07/01/2024
Volume:

File#: 204634
Page:

Buyer: FERGUSON BRETT & ALEXANDRA
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
381,620	384,850	0.9996	0.9912	B		L	0	0.270	318,620

Parcel Id: 7777
Sale #:5

Acct Number: 23000-00089-00300-002300

Cat Code: A1

Loc Code: 44

Address: 647 TROY

Legal 1: LTS 23-24 BLK 3 DOUBLE BAYOU

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS23000			0.23	10,000	100.00			1.00	23,000	0	23,000	
Total Land Taxable Value:													23,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2011	RES FRM	F3+	1,400	1.35	1.00		0.94	1.00	1.00	1.00	168,030
	2	0	2011	PORCH	F3+	160	1.35	1.00		0.94	1.00	1.00	1.00	2,730
	3	0	2010	STORAGE	42	64	1.35	1.00		0.40	1.00	1.00	1.00	190
	4	0	2011	DECK	1	100	1.35	1.00		0.94	1.00	1.00	1.00	1,460
	5	0	2011	DECK	1	24	1.35	1.00		0.94	1.00	1.00	1.00	350
	6	0	2011	PORCH	F3+	1,400	1.35	1.00		0.94	1.00	1.00	1.00	23,890
	7	0	2013	STORAGE	41	80	1.35	1.00		0.80	1.00	1.00	1.00	360
Total Building Value:													197,010	

Sale Date: 04/26/2024
Sale Price: 171,000

Deed Date: 04/26/2024
Volume:

File#: 202689
Page:

Buyer: BAIRD JOSEPH & SHEILA
Seller: HISLER GEORGE W

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
220,010	180,530	1.0557	1.2866	B		L	10,000	0.230	197,010

Parcel Id: 13136
Sale #:5

Acct Number: 24000-00303-00100-000500

Cat Code: A1

Loc Code: 10

Address: 1307 WORK ST

Legal 1: LOT 5 BLK 1 FAHRING SUB

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS24000			0.19	8,100	50.00			1.00	13,020	0	13,020	
Total Land Taxable Value:													13,020	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2013	RES FRM	F4	1,115	1.35	1.00		0.98	1.00	1.00	1.00	142,740
	2	2013	0	PORCH	F4	72	1.35	1.00		0.98	1.00	1.00	1.00	1,300
	3	0	2013	PORCH	F4	260	1.35	1.00		0.98	1.00	1.00	1.00	4,680
Total Building Value:													148,720	

Sale Date: 08/23/2024
Sale Price: 115,000

Deed Date: 08/23/2024
Volume:

File#: 206203
Page:

Buyer: AVILEZ LEONEL VARGAS & JUVENTINA MORA DE VARGAS
Seller: POWE JAMES

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
161,740	157,130	1.3663	1.4064	B		T	8,100	0.186	148,720

Sales Ratio Detail

Parcel Id: 67939
Sale #:2

Acct Number: 28900-00166-00100-000100

Cat Code: A1

Loc Code: 44

Address: 208 CAIN RD

Legal 1: LOT 1 BLK 1 HART HOMES ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS30LD-1			0.17	0	0.00			1.00	4,950	0	4,950	
Total Land Taxable Value:													4,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,498	1.35	1.00		1.00	1.00	1.00	1.00	203,260
	2	0	2024	GARAGE-FIN	F5	438	1.35	1.00		1.00	1.00	1.00	1.00	14,950
	3	0	2024	PORCH	F5	50	1.35	1.00		1.00	1.00	1.00	1.00	1,040
	4	0	2024	PORCH	F5	170	1.35	1.00		1.00	1.00	1.00	1.00	3,520
Total Building Value:													222,770	

Sale Date: 06/28/2024
Sale Price: 249,500

Deed Date: 06/28/2024

File#: 204579

Volume:

Page:

Buyer: SHERMAN WHITNEY M & CORT D
Seller: GTE REAL ESTATE TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
227,720	218,230	0.8747	0.9127	B		T	0	0.165	222,770

Parcel Id: 7218
Sale #:6

Acct Number: 29000-00303-00300-001200

Cat Code: A1

Loc Code: 10

Address: 1005 RANSOM ST

Legal 1: LOT 12 BLK 3 HARVEST RIDGE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS29000			0.31	13,500	90.00			1.00	5,350	0	5,350	
Total Land Taxable Value:													5,350	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M5+	2,213	1.35	1.00		0.93	1.00	1.00	1.00	289,340
	2	2002	0	GARAGE-FIN	M5+	440	1.35	1.00		0.93	1.00	1.00	1.00	15,450
	3	2002	0	PORCH	M5+	100	1.35	1.00		0.93	1.00	1.00	1.00	2,230
	4	2002	0	PORCH	M5+	253	1.35	1.00		0.93	1.00	1.00	1.00	5,630
	5	2003	0	POOL	5	360	1.35	1.00		0.75	1.00	1.00	1.00	17,240
	6	0	1900	CONCRETE	1	200	1.35	1.00		1.00	1.00	1.00	1.00	1,890
Total Building Value:													331,780	

Sale Date: 09/24/2024
Sale Price: 325,000

Deed Date: 09/24/2024

File#: 207040

Volume:

Page:

Buyer: BURK MARSHA
Seller: SMART JEAN W

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
337,130	327,230	1.0069	1.0373	B	29000	T	13,500	0.310	331,780

Parcel Id: 68995
Sale #:2

Acct Number: 32321-00364-00100-000100

Cat Code: A1

Loc Code: 44

Address: 118 NELSON RD

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

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS30LD-1		0.27	0	0.00		1.00	8,160	0	8,160
Total Land Taxable Value:											8,160

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,708	1.35	1.00		1.00	1.00	1.00	1.00	231,760
	2	0	2024	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	1.00	1.00	13,590
	3	0	2024	PORCH	F5	44	1.35	1.00		1.00	1.00	1.00	1.00	910
	4	0	2024	PORCH	F5	159	1.35	1.00		1.00	1.00	1.00	1.00	3,300
Total Building Value:														249,560

Sale Date: 03/13/2024
Sale Price: 270,000

Deed Date: 03/13/2024
Volume:

File#: 201513
Page:

Buyer: ARNOLD JERRICA & SHARON
Seller: GARCIA HOPE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
257,720	242,730	0.8990	0.9545	B		T	0	0.272	249,560

Parcel Id: 68996
Sale #:3

Acct Number: 32321-00364-00100-000200

Cat Code: A1

Loc Code: 44

Address: 112 NELSON RD

Legal 1: LOT 2 BLK 1 HOPE'S LANDING MINOR PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS30LD-1			0.27	0	0.00	1.00	8,130	0	8,130			
Total Land Taxable Value:											8,130			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2025	RES FRM	F5	1,821	1.35	1.00		1.00	1.00	1.00	1.00	247,090
	2	0	2025	GARAGE-FIN	F5	398	1.35	1.00		1.00	1.00	1.00	1.00	13,590
	3	0	2025	PORCH	F5	44	1.35	1.00		1.00	1.00	1.00	1.00	910
	4	0	2025	PORCH	F5	159	1.35	1.00		1.00	1.00	1.00	1.00	3,300
Total Building Value:														264,890

Sale Date: 09/30/2024
Sale Price: 285,000

Deed Date: 09/30/2024
Volume:

File#: 207227
Page:

Buyer: RICHE GREYSON OWEN
Seller: BB HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
273,020	257,040	0.9019	0.9580	B		T	0	0.271	264,890

Parcel Id: 64880
Sale #:3

Acct Number: 36325-00232-00100-001000

Cat Code: A1

Loc Code: 44

Address: 139 LAKEWAY CIR

Legal 1: LT 10 BLK 1 LAKEWAY SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36325B			0.27	0	0.00	1.00	60,000	0	60,000			
Total Land Taxable Value:											60,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,878	1.35	1.00		1.00	1.00	0.95	1.00	247,670
	2	0	2022	GARAGE-FIN	M5	398	1.35	1.00		1.00	1.00	0.95	1.00	13,070
	3	0	2022	PORCH	M5	28	1.35	1.00		1.00	1.00	0.95	1.00	580
	4	0	2022	PORCH	M5	88	1.35	1.00		1.00	1.00	0.95	1.00	1,820
Total Building Value:														263,140

Sales Ratio Detail

Sale Date: 02/08/2024
Sale Price: 291,000

Deed Date: 02/08/2024
Volume:

File#: 200658
Page:

Buyer: PINSON JADON & CRIPPS SARAH
Seller: THOMPSON CASEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
323,140	308,930	1.0616	1.1104	B	36325	T	0	0.266	263,140

Parcel Id: 64890
Sale #:3

Acct Number: 36325-00232-00100-002000

Cat Code: A1

Loc Code: 44

Address: 305 LAKEWAY CIR

Legal 1: LT 20 BLK 1 LAKEWAY SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36325B			0.23	0	0.00			1.00	60,000		0	60,000
Total Land Taxable Value:														60,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	1,650	1.35	1.00		1.00	1.00	0.95	1.00	217,600
	2	0	2023	RMSTR2	M5	625	1.35	1.00		1.00	1.00	0.95	1.00	69,240
	3	0	2023	GARAGE-FIN	M5	382	1.35	1.00		1.00	1.00	0.95	1.00	12,540
	4	0	2023	PORCH	M5	51	1.35	1.00		1.00	1.00	0.95	1.00	1,050
	5	0	2023	PORCH	M5	94	1.35	1.00		1.00	1.00	0.95	1.00	1,940
Total Building Value:														302,370

Sale Date: 12/20/2024
Sale Price: 299,000

Deed Date: 12/20/2024
Volume:

File#: 209680
Page:

Buyer: THERIOT CHASE
Seller: GOBER NOAH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
362,370	345,910	1.1569	1.2119	B	36325	T	0	0.231	302,370

Parcel Id: 48553
Sale #:8

Acct Number: 39010-00300-00000-000600

Cat Code: A1

Loc Code: 54

Address: 246 PINCHBACK DR

Legal 1: LT 6 & W/2 LT 7 MARGIE WHITE ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS39010			0.67	0		0.00		0.00	93,240	0	93,240	
	2	RS39010			0.33	0		0.00		0.00	46,620	0	46,620	
Total Land Taxable Value:													139,860	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M6	2,452	1.35	1.00		1.00	1.00	1.00	1.00	354,220
	2	0	1900	GARAGE-FIN	M6	823	1.35	1.00		1.00	1.00	1.00	1.00	32,420
	3	0	1900	PORCH	M6	96	1.35	1.00		1.00	1.00	1.00	1.00	2,350
	4	0	1900	PORCH	M6	458	1.35	1.00		1.00	1.00	1.00	1.00	11,190
	5	2024	0	CONCRETE	1	321	1.35	1.00		1.00	1.00	1.00	1.00	3,030
	6	0	1900	WAREHOUSE	13	1,200	1.35	1.00		1.00	1.00	1.00	1.00	38,860
	7	0	1900	WH-CPY	13	400	1.35	1.00		1.00	1.00	1.00	1.00	4,940
	8	0	1900	WH-CPY	13	600	1.35	1.00		1.00	1.00	1.00	1.00	7,410
	9	0	1900	POOL	5	684	1.35	1.00		0.85	1.00	1.00	1.00	37,130
	10	2024	0	CANOPY	13	425	1.35	1.00		1.00	1.00	1.00	1.00	2,870
Total Building Value:													494,420	

Sales Ratio Detail

Sale Date: 06/21/2024
Sale Price: 565,000

Deed Date: 06/21/2024
Volume:

File#: 204359
Page:

Buyer: WATTS LAURI & JOSHUA
Seller: MORGAN JAKE A & HALL SHELBY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
634,280	497,160	0.8799	1.1226	B		T	0	0.999	494,420

Parcel Id: 65903
Sale #:1

Acct Number: 41400-00300-00000-000100

Cat Code: A1

Loc Code: 10

Address: 105 HARVEST ST

Legal 1: LOT A MINOR PLAT OF GIGOUT DIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS30LD-1			0.19	0	0.00				1.00	5,780		0	5,780
Total Land Taxable Value:															5,780
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	0	1900	RES MAS	M5	743	1.35	1.00		0.98	1.00	1.25	1.00	126,350	
	2	0	1900	RMSTR2	M5	525	1.35	1.00		0.98	1.00	1.25	1.00	75,000	
	3	0	1900	PORCH	M5	88	1.35	1.00		0.98	1.00	1.25	1.00	2,340	
Total Building Value:															203,690

Sale Date: 08/21/2024
Sale Price: 208,000

Deed Date: 08/21/2024
Volume:

File#: 206120
Page:

Buyer: COOPER KIMBERLY
Seller: GIGOUT LYNN & PAULA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
209,470	168,730	0.8112	1.0071	B		T	0	0.193	203,690

Parcel Id: 19068
Sale #:5

Acct Number: 43000-00089-00100-000800

Cat Code: A1

Loc Code: 44

Address: 334 BAYSIDE DR

Legal 1: LOT 8 BLK 1 OAK ISLAND S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS43000			0.31	13,632	64.00			1.00	11,890	0	11,890	
Total Land Taxable Value:													11,890	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	BULKHEAD	33	74	1.35	1.00		1.00	1.00	1.00	1.00	5,490
	2	0	2025	RES FRM	F5	900	1.35	1.00		1.00	1.00	1.00	1.00	122,120
	3	0	2025	PORCH	F5	300	1.35	1.00		1.00	1.00	1.00	1.00	6,220
	4	0	2025	GARAGE-FIN	F5	450	1.35	1.00		1.00	1.00	1.00	1.00	15,360
	5	0	2025	DECK	1	20	1.35	1.00		1.00	1.00	1.00	1.00	310
	6	0	2025	DECK	1	22	1.35	1.00		1.00	1.00	1.00	1.00	340
	7	0	2025	PORCH	F5	750	1.35	1.00		1.00	1.00	1.00	1.00	15,550
Total Building Value:													165,390	

Sale Date: 12/12/2024
Sale Price: 410,000

Deed Date: 12/12/2024
Volume:

File#: 209413
Page:

Buyer: TRUONGLE THIENKIM & CHRISTOPHER NGUYEN
Seller: MILLER WILLIAM & ROGERS TRACY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
177,280	173,440	0.4230	0.4324	B		T	13,632	0.313	165,390

Sales Ratio Detail

Parcel Id: 64185
Sale #:12

Acct Number: 43700-00312-00000-001000

Cat Code: A4

Loc Code: 44

Address: OETKEN EAST

Legal 1: LT 10 OETKEN EAST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS30LD-1	ARN	0.39	0	0.00		1.00	11,650	20	11,650			
Total Land Taxable Value:											11,650			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	CONCRETE	1	2,475	1.35	1.00		0.90	1.00	1.00	1.00	21,050
	2	0	1900	CONCRETE	1	400	1.35	1.00		0.90	1.00	1.00	1.00	3,400
Total Building Value:											24,450			

Sale Date: 04/15/2024
Sale Price: 50,000

Deed Date: 04/15/2024
Volume:

File#: 202368
Page:

Buyer: LAMB RAYFORD & JANNA
Seller: TUPELO HOLDINGS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
36,100	11,650	0.2330	0.7220	B		L	0	0.388	24,450

Parcel Id: 7712
Sale #:4

Acct Number: 46000-00303-00400-000900

Cat Code: A1

Loc Code: 10

Address: 206 DONNA ST

Legal 1: 9 4 PENICK 68X134 OF LT 9

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS46000			0.30	13,132	98.00		0.97	3,390	0	3,390		
Total Land Taxable Value:												3,390		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	0	RES MAS	M4	1,368	1.35	1.00		0.85	1.00	1.25	1.00	198,680
	2	0	1900	PORCH	M4	24	1.35	1.00		0.85	1.00	1.25	1.00	540
	3	0	1900	CARPORT	M4	320	1.35	1.00		0.85	1.00	1.25	1.00	7,140
	4	0	1900	RMSTR2	M4	432	1.35	1.00		0.85	1.00	1.25	1.00	52,700
	5	0	1900	STORAGE	51	72	1.35	1.00		0.83	1.00	1.25	1.00	610
	6	2005	0	POOL	5	288	1.35	1.00		0.75	1.00	1.25	1.00	17,240
	7	0	1900	PORCH	F3	36	1.35	1.00		0.83	1.00	1.25	1.00	620
	8	0	1900	STORAGE	42	96	1.35	1.00		1.00	1.00	1.25	1.00	910
	9	0	1900	STORAGE		288	1.35	1.00		1.00	1.00	1.25	1.00	4,130
	10	0	1900	CONCRETE	1	350	1.35	1.00		1.00	1.00	1.25	1.00	4,130
Total Building Value:												286,700		

Sale Date: 04/17/2024
Sale Price: 289,900

Deed Date: 04/17/2024
Volume:

File#: 202415
Page:

Buyer: HARRISON LANE M
Seller: THOMAN CORY G & NICHOLE M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
290,090	266,660	0.9198	1.0007	B	46000	T	13,132	0.301	286,700

Parcel Id: 36980
Sale #:5

Acct Number: 46000-00303-00600-000500

Cat Code: A1

Loc Code: 10

Address: 412 TOWER AVE

Legal 1: LOT 5 BLK 6 PENICK ADDN

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS46000		0.36	0	0.00		1.00	4,040	0	4,040

Total Land Taxable Value: 4,040

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2009	STORAGE	42	192	1.35	1.00		0.85	1.00	1.25	1.00	1,550
	2	0	2010	RES FRM	F5	1,722	1.35	1.00		0.98	1.00	1.25	1.00	286,230
	3	0	2010	GARAGE-FIN	F5	402	1.35	1.00		0.98	1.00	1.25	1.00	16,810
	4	0	2010	PORCH	F5	120	1.35	1.00		0.98	1.00	1.25	1.00	3,050
	5	0	2010	PORCH	F5	108	1.35	1.00		0.98	1.00	1.25	1.00	2,740
	6	0	2010	CONCRETE	1	46	1.35	1.00		0.90	1.00	1.25	1.00	490

Total Building Value: 310,870

Sale Date: 06/26/2024

Deed Date: 06/26/2024

File#: 204486

Buyer: NAUMAN MADELYNE & COY KERN

Sale Price: 301,000

Volume:

Page:

Seller: HORNSBY AMANDA D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
314,910	296,400	0.9847	1.0462	B	46000	T	0	0.359	310,870

Parcel Id: 39623

Acct Number: 47491-00001-00200-000500

Cat Code: E

Loc Code: 44

Address: 540 RHONDA ROSA LN

Sale #:4

Multi Parcel Sale

Legal 1: TR 2-5 RANCHES AT TURTLE BAYOU

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS47489G		30.65	0	0.00		1.00	245,200	0	245,200

Total Land Taxable Value: 245,200

Parcel Id: 44556

Acct Number: 47491-00053-00300-000710

Cat Code: F1

Loc Code: 44

Address: 540 RHONDA ROSA LN

Sale #:3

Multi Parcel Sale

Legal 1: TR 3-7-1 RANCHES @ TURTLE BAYOU

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS47489G		1.00	0	0.00		1.00	8,000	0	8,000

Total Land Taxable Value: 8,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	WH-IND	STG	7,645	1.00	1.00		0.60	1.00	1.00	1.00	224,300
	2	2007	0	OFFICE	10	1,980	1.00	1.00		0.95	1.00	1.00	1.00	167,990
	3	0	1900	WH-IND CPY	STG	2,650	1.00	1.00		0.90	1.00	1.00	1.00	23,330
	4	0	2011	STORAGE	41	64	1.35	1.00		0.90	1.00	1.00	1.00	320
	5	2016	0	OFFICE-CPY	10	720	1.00	1.00		1.00	1.00	1.00	1.00	12,860
	6	2017	2018	CANOPY	12	3,000	1.00	1.00		1.00	1.00	1.00	1.00	12,000
	7	0	2024	WH-IND CPY	STG	480	1.00	1.00		0.80	1.00	1.00	1.00	3,760
	8	0	1900	STORAGE	42	240	1.35	1.00		0.85	1.00	1.00	1.00	1,550
	9	2007	0	CONCRETE	1	54,500	1.00	1.00		0.60	1.00	1.00	1.00	228,900

Total Building Value: 675,010

Parcel Id: 39622

Acct Number: 47491-00053-00300-000700

Cat Code: E

Loc Code: 44

Address: 540 RHONDA ROSA LN

Sale #:4

Multi Parcel Sale *Primary Parcel*

Legal 1: TR 3-7 RANCHES @ TURTLE BAYOU

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS47489G		20.92	0	0.00	1.00	167,360	0	167,360
Total Land Taxable Value:										167,360

Sale Date: 12/23/2024 Deed Date: 12/23/2024 File#: 209745 **Buyer: VU ALEXANDER**
 Sale Price: 550,000 Volume: Page: **Seller: NGUYEN TRACY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,095,570	832,030	1.5128	1.9919	B		L	0	52.570	675,010

Parcel Id: 52204 Acct Number: 47493-00008-00200-220100 Cat Code: E Loc Code: 44 Address: 540 WIND TALKER DR
 Sale #:1 Legal 1: TR 2-22-1 RANCHES@TURTLE BAYOU SEC III

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS47489C		0.50	0	0.00	0.00	7,500	0	7,500
	2	RS47489C		9.50	0	0.00	1.00	142,500	0	142,500
Total Land Taxable Value:										150,000

Sale Date: 06/11/2024 Deed Date: 06/11/2024 File#: 204065 **Buyer: WALKER THOMAS & CRISTI**
 Sale Price: 380,000 Volume: Page: **Seller: DELEON STEVEN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
150,000	185,100	0.4871	0.3947	B		T	0	10.000	0

Parcel Id: 16197 Acct Number: 48000-00040-00100-000900 Cat Code: A1 Loc Code: 44 Address: 117 OUISA ST
 Sale #:7 Legal 1: 9,PT 10 B-1 ROBBINS

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS48000			0.21	9,300	75.00	1.00	21,300	0	21,300			
Total Land Taxable Value:											21,300			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	1,290	1.35	1.00		0.85	1.00	1.00	1.00	143,230
	2	0	1900	STORAGE	52	631	1.35	1.00		0.60	1.00	1.00	1.00	4,620
	3	0	2010	RES FRM	F3	583	1.35	1.00		0.90	0.90	1.00	1.00	58,750
	4	0	2010	DECK	1	367	1.35	1.00		0.80	1.00	1.00	1.00	4,550
	5	0	2010	DECK	1	18	1.35	1.00		0.80	1.00	1.00	1.00	220
	6	0	2010	CARPORT	F3	486	1.35	1.00		0.80	1.00	1.00	1.00	7,090
	7	0	2010	SCRN PORCH	F3	1,244	1.35	1.00		0.85	1.00	1.00	1.00	20,670
	8	0	2023	CONCRETE	1	450	1.35	1.00		1.00	1.00	1.00	1.00	4,250
	9	0	1900	CARPORT	MTL2	750	1.35	1.00		1.00	1.00	1.00	1.00	12,490
Total Building Value:														255,870

Sales Ratio Detail

Sale Date: 10/15/2024
Sale Price: 248,000

Deed Date: 10/15/2024
Volume:

File#: 207678
Page:

Buyer: STUART LARRY & ELLA
Seller: WOODALL JASON L & PATRICIA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
277,170	257,980	1.0402	1.1176	B		T	9,300	0.213	255,870

Parcel Id: 15184
Sale #:5

Acct Number: 52510-00071-00000-001200

Cat Code: A4

Loc Code: 44

Address: 215 BAYSHORE ROAD

Legal 1: 12

SOUTHSHORES #1 SUB

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS52510			0.17	7,500	60.00		1.00		5,160	0	5,160	
Total Land Taxable Value:														5,160
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2010	STORAGE	42	336	1.35	1.00		0.20	1.00	1.13	1.00	580
	2	0	1900	CONCRETE	1	240	1.35	1.00		0.85	1.00	1.13	1.00	2,180
Total Building Value:														2,760

Sale Date: 05/24/2024
Sale Price: 15,000

Deed Date: 05/24/2024
Volume:

File#: 203608
Page:

Buyer: STEWART MARISSA D
Seller: DILLMON JAMES P

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
7,920	7,920	0.5280	0.5280	B	52500	T	7,500	0.172	2,760

Parcel Id: 35438
Sale #:6

Acct Number: 52800-00089-00200-001400

Cat Code: A2

Loc Code: 44

Address: 626 NEIRBO ST

Legal 1: LT 14-19 BLK 2 SPORTSMAN SUB

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS52800			0.48	20,900	220.00			0.80	19,200	0	19,200	
	2	RS52800			0.22	9,500	100.00			0.80	8,720	0	8,720	
Total Land Taxable Value:													27,920	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	MOB HME	T-3D	1,560	1.00	1.00		0.70	1.00	1.00	1.00	90,090
	2	2000	0	CARPORT	F2	1,560	1.35	1.00		0.40	1.00	1.00	1.00	8,550
	3	2000	0	DECK	1	297	1.35	1.00		0.40	1.00	1.00	1.00	1,840
	4	2000	0	PORCH	MH	288	1.35	1.00		0.40	1.00	1.00	1.00	1,900
	5	2007	2008	STORAGE	42	120	1.35	1.00		0.80	1.00	1.00	1.00	730
	6	0	2011	CARPORT	MTL2	360	1.35	1.00		0.90	1.00	1.00	1.00	5,400
	7	0	1900	PORCH	F1	360	1.35	1.00		0.80	1.00	1.00	1.00	1,940
Total Building Value:														110,450

Sale Date: 11/25/2024
Sale Price: 163,000

Deed Date: 11/25/2024
Volume:

File#: 208917
Page:

Buyer: ELIZONDO OSCAR JR & PERLA
Seller: HARGRAVE DENTON D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,370	73,250	0.4494	0.8489	B		T	30,400	0.698	110,450

Sales Ratio Detail

Parcel Id: 4773
Sale #:11

Acct Number: 55500-00304-00700-001100

Cat Code: A1

Loc Code: 10

Address: 500 DAVIS

Legal 1: LOT 11 BLK 7 SUNNYSIDE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS55500			0.49	21,120	128.00		1.00	48,500	0	48,500		
Total Land Taxable Value:												48,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	936	1.35	1.00		0.85	1.00	1.00	1.00	98,970
	2	0	1900	PORCH	F3	18	1.35	1.00		0.75	1.00	1.00	1.00	220
	3	0	2010	STORAGE	42	120	1.35	1.00		0.90	1.00	1.00	1.00	820
	4	2020	0	PORCH	F3	16	1.35	1.00		1.00	1.00	1.00	1.00	260
Total Building Value:												100,270		

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

Deed Date: 01/17/2025
Volume:

File#: 210433
Page:

Buyer: VALLEJO ALEX N
Seller: KEEBLE DRAKE T

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
148,770	137,130	0.8066	0.8751	B	55500	T	21,120	0.485	100,270

Parcel Id: 3912
Sale #:4

Acct Number: 55510-00304-00301-000011

Cat Code: A1

Loc Code: 10

Address: 805 DAVIS ST

Legal 1: K 3A SUNNYSIDE #2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS55500			0.57	24,846	152.00		1.00	57,000	0	57,000		
Total Land Taxable Value:												57,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	0	RES FRM	F4	1,328	1.35	1.00		0.69	1.00	1.00	1.00	119,700
	2	0	1900	PORCH	F4	84	1.35	1.00		0.69	1.00	1.00	1.00	1,060
	3	0	1900	GARAGE-DET	FU1	1,052	1.35	1.00		0.69	1.00	1.00	1.00	15,520
	4	0	2010	PORCH	F3	32	1.35	1.00		0.98	1.00	1.00	1.00	520
Total Building Value:												136,800		

Sale Date: 06/14/2024
Sale Price: 170,000

Deed Date: 06/14/2024
Volume:

File#: 204190
Page:

Buyer: STANDLEY LARRY WAYNE
Seller: STANER RETT & TIFANI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
193,800	186,890	1.0994	1.1400	B	55500	T	24,846	0.570	136,800

Parcel Id: 4403
Sale #:7

Acct Number: 62500-00021-00400-001200

Cat Code: A1

Loc Code: 44

Address: 246 TEAL LN

Legal 1: LOT 10-15 BLK 4 WHITE HERON RESORT EST SEC 1

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS62500		0.14	5,865	51.00		0.98	11,480	0	11,480
	2	RS62500		0.14	5,865	51.00		0.98	11,480	0	11,480
	3	RS62500		0.14	5,865	51.00		0.98	11,480	0	11,480
	4	RS62500		0.14	5,865	51.00		0.98	11,480	0	11,480
	5	RS62500		0.14	5,865	51.00		0.98	11,480	0	11,480
	6	RS62500		0.14	5,865	51.00		0.98	11,480	0	11,480

Total Land Taxable Value: 68,880

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES FRM	F5	1,244	1.35	1.00		1.00	1.00	1.05	1.00	177,240
	2	2021	2022	RFSTR2	F5	537	1.35	1.00		1.00	1.00	1.05	1.00	64,270
	3	0	1900	CARPORT	F5	1,451	1.35	1.00		1.00	1.00	1.05	1.00	31,650
	4	0	1900	PORCH	F5	402	1.35	1.00		1.00	1.00	1.05	1.00	8,750
	5	0	1900	PORCH	F5	127	1.35	1.00		1.00	1.00	1.05	1.00	2,770
	6	0	1900	STORAGE	42	309	1.35	1.00		1.00	1.00	1.05	1.00	2,470
	7	0	2025	CONCRETE	1	324	1.35	1.00		1.00	1.00	1.05	1.00	3,210

Total Building Value: 290,360

Sale Date: 05/31/2024

Deed Date: 05/31/2024

File#: 203768

Buyer: SODOLAK WILBERT WAYNE

Sale Price: 350,000

Volume:

Page:

Seller: TILL RUSSELL KEITH

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
359,240	336,400	0.9611	1.0264	B		T	35,190	0.810	290,360

Parcel Id: 12954

Acct Number: 63000-00303-01000-000110

Cat Code: A1

Loc Code: 10

Address: 204 S GALVESTON AVE

Sale #:3

Legal 1: S/2 1 & LT 2 10 WILLCOX

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS63000		0.14	6,200	100.00		0.74	7,100	0	7,100

Total Land Taxable Value: 7,100

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	840	1.35	1.00		0.70	1.00	1.00	1.00	73,150
	2	0	1900	PORCH	F3	96	1.35	1.00		0.40	1.00	1.00	1.00	630
	3	0	2011	RES FRM	F3	240	1.35	1.00		0.98	1.00	1.00	1.00	29,260
	4	0	2012	WAREHOUSE	12	500	1.35	1.00		0.95	1.00	1.00	1.00	11,130

Total Building Value: 114,170

Sale Date: 10/07/2024

Deed Date: 10/07/2024

File#: 207494

Buyer: VARGAS CRISTAL C & PAULINA

Sale Price: 95,000

Volume:

Page:

Seller: BENNETT WILLIAM JEROME

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
121,270	119,050	1.2532	1.2765	B		T	6,200	0.142	114,170

Parcel Id: 11572

Acct Number: 63000-00303-03100-001000

Cat Code: A1

Loc Code: 10

Address: 607 BEAUMONT ST

Sale #:6

Legal 1: 10 31 WILLCOX

Sales Ratio Detail

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

Sale Date: 01/30/2025

Deed Date: 01/30/2025

File#: 210706

Buyer: GRANDELL MICHAEL FRANCES

Sale Price: 218,900

Volume:

Page:

Seller: SALUM REAL ESTATE LLC

Notes:

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

Parcel Id: 28827

Sale #:4

Acct Number: 63000-00303-03200-000100

Cat Code: A1

Loc Code: 10

Address: 612 BEAUMONT ST

Legal 1: 1 BLK 32 WILLCOX

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS63000			0.18	16,000	100.00			1.07	9,180	0	9,180	
Total Land Taxable Value:													9,180	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,333	1.35	1.00		1.00	1.00	1.00	1.00	180,870
	2	0	2024	GARAGE-FIN	F5	450	1.35	1.00		1.00	1.00	1.00	1.00	15,360
	3	0	2024	PORCH	F5	42	1.35	1.00		1.00	1.00	1.00	1.00	870
	4	0	2024	PORCH	F5	136	1.35	1.00		1.00	1.00	1.00	1.00	2,820
Total Building Value:													199,920	

Sale Date: 04/02/2024

Deed Date: 04/02/2024

File#: 202035

Buyer: WRIGHT JOSEPH PATRICK

Sale Price: 222,300

Volume:

Page:

Seller: LIVE G2 SQUARE PROPERTIES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
209,100	204,420	0.9196	0.9406	B		T	16,000	0.184	199,920

Parcel Id: 5670

Sale #:6

Acct Number: 63010-00303-00100-000500

Cat Code: A1

Loc Code: 10

Address: 712 STOWELL

Legal 1: LOT 5 BLK 1 WILLCOX #2

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

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	1,333	1.35	1.00		0.70	1.00	1.00	1.00	121,890
	2	0	1900	PORCH	F4	32	1.35	1.00		0.70	1.00	1.00	1.00	410
	3	0	1900	GARAGE-DET	FU2	691	1.35	1.00		0.57	1.00	1.00	1.00	10,380
	4	0	1900	PORCH	F4	14	1.35	1.00		0.57	1.00	1.00	1.00	150
	5	0	2021	DECK	1	436	1.35	1.00		1.00	1.00	1.00	1.00	6,760
Total Building Value:														139,590

Sale Date: 03/28/2024

Deed Date: 03/28/2024

File#: 201964

Buyer: BOGIE BLAKE & JENNIFER

Sale Price: 90,000

Volume:

Page:

Seller: MATHEWS TROY DEWAYNE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
155,490	128,060	1.4229	1.7277	B		R	13,860	0.318	139,590

Parcel Id: 5932

Sale #:6

Acct Number: 63010-00303-00300-000600

Cat Code: A1

Loc Code: 10

Address: 706 BEAUMONT

Legal 1: LOT 6 BLK 3 WILLCOX #2 ADD

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS63010			0.36	15,840	99.00	1.07	18,200	0	18,200			
Total Land Taxable Value:											18,200			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	1,418	1.35	1.00		0.85	1.00	1.00	1.00	157,450
	2	0	1900	SCRN PORCH	F4	220	1.35	1.00		0.85	1.00	1.00	1.00	3,880
	3	0	1900	GARAGE-DET	FU1	700	1.35	1.00		0.85	1.00	1.00	1.00	12,730
Total Building Value:														174,060

Sale Date: 04/10/2024

Deed Date: 04/10/2024

File#: 202258

Buyer: 5XING PROPERTIES LLC

Sale Price: 45,000

Volume:

Page:

Seller: SHERMAN ELDER F JR & MARY R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
192,260	93,500	2.0778	4.2724	B		CS	15,840	0.364	174,060

Parcel Id: 68016

Sale #:2

Acct Number: 63011-00303-00100-000100

Cat Code: A1

Loc Code: 10

Address: 805 BELTON LN

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

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS63010			0.26	0	0.00	1.00	12,760	0	12,760			
Total Land Taxable Value:											12,760			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,521	1.35	1.00		1.00	1.00	1.00	1.00	206,380
	2	2025	2025	GARAGE-FIN	F5	423	1.35	1.00		1.00	1.00	1.00	1.00	14,440
	3	2025	2025	PORCH	F5	48	1.35	1.00		1.00	1.00	1.00	1.00	1,000
	4	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	1.00	1.00	1,060
Total Building Value:														222,880

Sales Ratio Detail

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

Deed Date: 01/10/2025
Volume:

File#: 210193
Page:

Buyer: COATES NICHOLAS & SALEXUS DICKERSON
Seller: AYAX INVESTMENTS LLC

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

Parcel Id: 9419
Sale #:7

Acct Number: 63030-00303-00400-002200

Cat Code: A1

Loc Code: 10

Address: 1311 CUMMINGS ST

Legal 1: 22 4 WILLCOX #3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS63030	0		0.24	0	0.00			1.00	20,230	0	20,230	
Total Land Taxable Value:													20,230	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2013	RES FRM	F4	1,249	1.35	1.00		0.96	1.00	1.14	1.00	178,550
	2	0	2013	GARAGE-FIN	F4	484	1.35	1.00		0.96	1.00	1.14	1.00	15,580
	3	0	2013	PORCH	F4	59	1.35	1.00		0.96	1.00	1.14	1.00	1,190
	4	2015	2016	STORAGE	41	100	1.35	1.00		0.95	1.00	1.14	1.00	610
	5	2021	2022	RES FRM	F4	183	1.35	1.00		1.00	1.00	1.14	1.00	27,250
Total Building Value:														223,180

Sale Date: 11/22/2024
Sale Price: 176,000

Deed Date: 11/22/2024
Volume:

File#: 208858
Page:

Buyer: DUHON ASHLEY N
Seller: NGUYEN PHOUNG

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
243,410	227,030	1.2899	1.3830	B	63030	T	0	0.238	223,180

Parcel Id: 12235
Sale #:3

Acct Number: 63030-00303-01100-001400

Cat Code: A4

Loc Code: 10

Address: 1215 TRINITY ST

Legal 1: 14 11 WILLCOX #3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS63030	0		0.25	0	0.00		1.00		12,600	0	12,600	
Total Land Taxable Value:													12,600	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	STORAGE	42	80	1.35	1.00		0.60	1.00	1.14	1.00	420
Total Building Value:														420

Sale Date: 10/23/2024
Sale Price: 53,366

Deed Date: 10/23/2024
Volume:

File#: 207958
Page:

Buyer: FONTENOT DELEON & ADRIENNE
Seller: SOUND CAPITAL LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
13,020	153,190	2.8706	0.2440	B	63030	T	0	0.252	420

Parcel Id: 12235
Sale #:2

Acct Number: 63030-00303-01100-001400

Cat Code: A4

Loc Code: 10

Address: 1215 TRINITY ST

Legal 1: 14 11 WILLCOX #3

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS63030	0		0.25	0	0.00			1.00	12,600	0	12,600	
Total Land Taxable Value:													12,600	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	STORAGE	42	80	1.35	1.00		0.60	1.00	1.14	1.00	420
Total Building Value:														420

Sale Date: 08/19/2024
Sale Price: 45,000

Deed Date: 08/20/2024
Volume:

File#: 206083
Page:

Buyer: SOUND CAPITAL LLC
Seller: RIVAS MARIA GUADALUPE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
13,020	153,190	3.4042	0.2893	B	63030	L	0	0.252	420

Parcel Id: 18659
Sale #:7

Acct Number: 63030-00303-01100-002100

Cat Code: A1

Loc Code: 10

Address: 1313 TRINITY ST

Legal 1: LOT 21 BLK 11 WILLCOX #3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS63030	0		0.25	0	0.00			1.00	12,600	0	12,600	
Total Land Taxable Value:													12,600	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,330	1.35	1.00		1.00	1.00	1.14	1.00	205,730
	2	0	2024	GARAGE-FIN	F5	459	1.35	1.00		1.00	1.00	1.14	1.00	17,860
	3	0	2024	PORCH	F5	58	1.35	1.00		1.00	1.00	1.14	1.00	1,370
	4	0	2024	PORCH	F5	116	1.35	1.00		1.00	1.00	1.14	1.00	2,740
Total Building Value:														227,700

Sale Date: 04/08/2024
Sale Price: 222,000

Deed Date: 04/08/2024
Volume:

File#: 202200
Page:

Buyer: LEWIS QUINCY
Seller: BIJAOPTY LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
240,300	234,980	1.0585	1.0824	B	63030	T	0	0.252	227,700

Parcel Id: 12233
Sale #:2

Acct Number: 63030-00303-01400-000800

Cat Code: A1

Loc Code: 10

Address: 1293 TRINITY ST

Legal 1: LOT 8 BLK 14 WILLCOX #3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS63030	0		0.25	0	0.00		1.00	12,600	0	12,600		
Total Land Taxable Value:												12,600		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,330	1.35	1.00		1.00	1.00	1.14	1.00	205,730
	2	0	2024	GARAGE-FIN	F5	459	1.35	1.00		1.00	1.00	1.14	1.00	17,860
	3	0	2024	PORCH	F5	58	1.35	1.00		1.00	1.00	1.14	1.00	1,370
	4	0	2024	PORCH	F5	116	1.35	1.00		1.00	1.00	1.14	1.00	2,740
Total Building Value:														227,700

Sales Ratio Detail

Sale Date: 02/07/2024
Sale Price: 222,000

Deed Date: 02/07/2024
Volume:

File#: 200636
Page:

Buyer: LEWIS QUINCY
Seller: CONPE INVESTMENTS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
240,300	207,680	0.9355	1.0824	B		T	0	0.252	227,700

Parcel Id: 28316
Sale #:2

Acct Number: 63030-00303-01700-001700

Cat Code: A1

Loc Code: 10

Address: 1215 BELTON LN

Legal 1: LT 17 BLK 17 WILLCOX 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS63030	0	0.36	0	0.00		1.00		18,000	0	18,000		
Total Land Taxable Value:												18,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES FRM	F5	1,330	1.35	1.00		1.00	1.00	1.14	1.00	205,730
	2	0	2024	GARAGE-FIN	F5	459	1.35	1.00		1.00	1.00	1.14	1.00	17,860
	3	0	2024	PORCH	F5	58	1.35	1.00		1.00	1.00	1.14	1.00	1,370
	4	0	2024	PORCH	F5	116	1.35	1.00		1.00	1.00	1.14	1.00	2,740
Total Building Value:														227,700

Sale Date: 06/07/2024
Sale Price: 229,900

Deed Date: 06/07/2024
Volume:

File#: 203980
Page:

Buyer: MAYER JEROMY & CRYSTAL
Seller: XARA DEVELOPMENTS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
245,700	240,380	1.0456	1.0687	B	63030	T	0	0.360	227,700

Parcel Id: 68019
Sale #:2

Acct Number: 63032-00303-00100-000100

Cat Code: A1

Loc Code: 10

Address: 1011 BEAUMONT ST

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

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS63030			0.19	0	0.00			1.00	9,300		0	9,300
Total Land Taxable Value:														9,300
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2025	2025	RES FRM	F5	1,521	1.35	1.00		1.00	1.00	1.14	1.00	235,280
	2	2025	2025	GARAGE-FIN	F5	423	1.35	1.00		1.00	1.00	1.14	1.00	16,460
	3	2025	2025	PORCH	F5	48	1.35	1.00		1.00	1.00	1.14	1.00	1,130
	4	2025	2025	PORCH	F5	51	1.35	1.00		1.00	1.00	1.14	1.00	1,210
Total Building Value:														254,080

Sale Date: 08/30/2024
Sale Price: 249,000

Deed Date: 08/30/2024
Volume:

File#: 206389
Page:

Buyer: NEILL SARA
Seller: LORMAN LIVING LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
263,380	252,370	1.0135	1.0578	B	63030	L	0	0.186	254,080

Sales Ratio Detail

Parcel Id: 9396 Acct Number: 63040-00303-02000-000200 Cat Code: A1 Loc Code: 44 Address: 308 E LANE THREE
 Sale #:3 Legal 1: 2 20 WILLCOX #4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS63040		1.90	0	0.00	1.00	57,000	0	57,000

Total Land Taxable Value: 57,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4	1,939	1.35	1.00		0.78	1.00	1.00	1.00	206,730
	2	0	1900	GARAGE-FIN	M4	522	1.35	1.00		0.78	1.00	1.00	1.00	12,990
	3	0	1900	PORCH	M4	24	1.35	1.00		0.78	1.00	1.00	1.00	390
	4	0	1900	GARAGE-DET	FU1	1,152	1.35	1.00		0.60	1.00	1.00	1.00	14,780
	5	0	1900	SHED-2	42	448	1.35	1.00		0.25	1.00	1.00	1.00	390
	6	0	1900	CONCRETE	1	440	1.35	1.00		0.78	1.00	1.00	1.00	3,240

Total Building Value: 238,520

Sale Date: 10/21/2024 Deed Date: 10/21/2024 File#: 207858 Buyer: VAUGHAN GARRETT
 Sale Price: 260,000 Volume: Page: Seller: FRANCE JAMES A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
295,520	276,060	1.0618	1.1366	B		T	0	1.900	238,520