

Sales Ratio Selection Page

Run Date: 4/10/2025 2:39:47PM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2025

Jurisdiction 31-BARBERS HILL 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: 31102 Acct Number: 00003-04301-00100-240300 Cat Code: A1 Loc Code: 15 Address: 8710 MCCOLLUM PARK RD
 Sale #:4 **Multi Parcel Sale** Legal 1: 3 TR 43A-1-3 S BARROW

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RS31LD-1		0.71	0	0.00	1.00	53,250	0	53,250				
	2	RS31LD-1		1.29	0	0.00	0.00	96,750	0	96,750				
Total Land Taxable Value:										150,000				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4	1,604	1.30	1.00		0.82	1.00	1.00	1.00	173,120
	2	0	1900	PORCH	M4	120	1.30	1.00		0.82	1.00	1.00	1.00	1,990
	3	0	1900	GARAGE-FIN	M4	567	1.30	1.00		0.82	1.00	1.00	1.00	14,280
	4	2016	2017	WAREHOUSE	13	1,200	1.30	1.00		1.00	1.00	1.00	1.00	37,420
	5	2016	2017	WH-CPY	13	480	1.30	1.00		1.00	1.00	1.00	1.00	5,710
	6	2016	2017	WH-CPY	13	300	1.30	1.00		1.00	1.00	1.00	1.00	3,570
	7	0	2015	RES FRM	F4	578	1.30	1.00		0.98	1.00	1.00	1.00	71,250
	8	0	2024	DECK	1	108	1.30	1.00		1.00	1.00	1.00	1.00	1,610
Total Building Value:										308,950				

Parcel Id: 25849 Acct Number: 00003-04301-00100-240100 Cat Code: C1 Loc Code: 15 Address: MCCOLLUM PARK RD
 Sale #:3 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: 3 TR 43A-1-1 S BARROW

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-1		0.34	0	0.00	1.00	25,500	0	25,500
	2	RS31LD-1		0.66	0	0.00	0.00	49,500	0	49,500
Total Land Taxable Value:										75,000

Sale Date: 02/06/2024 Deed Date: 02/06/2024 File#: 200612 **Buyer: DYER CHARLES & MARY**
 Sale Price: 425,000 Volume: Page: **Seller: GOODMAN ALAN K & JANE L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
533,950	463,000	1.0894	1.2564	B		T	0	3.000	308,950

Parcel Id: 20493 Acct Number: 00005-04303-00000-090001 Cat Code: A1 Loc Code: 04 Address: 10701 LANGSTON DR
 Sale #:8 Legal 1: 5 TR 43C-0 WM BLOODGOOD

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-1		1.00	0	0.00	1.00	75,000	0	75,000
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	1900	RES FRM	F4	1,173	1.30	1.00		0.75	1.00	1.00	1.00	110,660
	2	0	1900	PORCH	F4	48	1.30	1.00		0.75	1.00	1.00	1.00	640
	3	0	1900	RES FRM	F4	240	1.30	1.00		0.75	1.00	1.00	1.00	22,640
	4	0	1900	GARAGE-DET	FU2	960	1.30	1.00		0.75	1.00	1.00	1.00	18,280
	5	0	1900	PORCH	F4	96	1.30	1.00		0.75	1.00	1.00	1.00	1,270
	6	0	2007	SHED-2	41	240	1.30	1.00		0.75	1.00	1.00	1.00	520
	7	0	2007	SHED-2	41	1,200	1.30	1.00		0.75	1.00	1.00	1.00	2,620
	8	0	1900	DECK	1	282	1.30	1.00		0.75	1.00	1.00	1.00	3,160
Total Building Value:														159,790

Sale Date: 06/10/2024
Sale Price: 255,000

Deed Date: 06/10/2024
Volume:

File#: 204039
Page:

Buyer: MONT BELVIEU CAVERNS LLC
Seller: LUDTKE TRENT A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
234,790	224,250	0.8794	0.9207	B		L	0	1.000	159,790

Parcel Id: 839
Sale #:3

Acct Number: 00013-08500-00000-100001

Cat Code: F1

Loc Code: 24

Address: 12101 FM 1409

Legal 1: 13 TR 85-0 W H HODGES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS31LD-1			0.91	0		0.00		1.00	68,420	0	68,420	
Total Land Taxable Value:													68,420	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1962	0	CHURCH	11	1,800	1.00	0.71		0.90	1.00	1.00	1.00	129,050
	2	2009	2010	CHURCH	11	728	1.00	0.71		0.90	1.00	1.00	1.00	52,190
	3	2010	2011	CHURCH-CPY	11	70	1.00	0.08		0.90	1.00	1.00	1.00	110
	4	0	1900	STORAGE	41	64	1.30	0.10		0.75	1.00	1.00	1.00	30
	5	0	2014	STORAGE	42	120	1.30	0.10		0.75	1.00	1.00	1.00	70
	6	2022	2023	STORAGE	42	192	1.30	0.09		1.00	1.00	1.00	1.00	130
Total Building Value:														181,580

Sale Date: 01/31/2025
Sale Price: 250,000

Deed Date: 01/31/2025
Volume:

File#: 210758
Page:

Buyer: JHA LLC
Seller: HOOVER JAMES ESTATE OF

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
250,000	321,880	1.2875	1.0000	B		CR	0	0.912	181,580

Parcel Id: 10388
Sale #:7

Acct Number: 00013-10800-00300-100001

Cat Code: A1

Loc Code: 04

Address: 3525 BRIDGETTE LN

Legal 1: 13 TR 108-3 W H HODGES (LT 3 PANCHO S/D)

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-1		0.46	0	0.00	1.00	34,500	0	34,500
Total Land Taxable Value:										34,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1911	0	RES FRM	F4+	1,180	1.30	1.00		0.80	1.00	1.00	1.00	118,740
	2	0	2008	RES FRM	F3	128	1.30	1.00		0.94	1.00	1.00	1.00	14,410
	3	0	1900	PORCH	F4+	96	1.30	1.00		0.80	1.00	1.00	1.00	1,510
	4	0	1900	STORAGE	52	204	1.30	1.00		0.50	1.00	1.00	1.00	1,200
	5	0	1900	STORAGE	52	139	1.30	1.00		0.65	1.00	1.00	1.00	1,060
	6	0	2024	RES FRM	F3	208	1.30	1.00		1.00	1.00	1.00	1.00	24,920
	7	0	2024	RES FRM	F3	378	1.30	1.00		1.00	1.00	1.00	1.00	45,280
Total Building Value:														207,120

Sale Date: 03/19/2024
Sale Price: 220,000

Deed Date: 03/19/2024
Volume:

File#: 201679
Page:

Buyer: HUTTO TIMOTHY & DYANA
Seller: VARNADO MARK

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
241,620	234,780	1.0672	1.0983	B		T	0	0.460	207,120

Parcel Id: 4679
Sale #:4

Acct Number: 00013-10800-00500-100001

Cat Code: A1

Loc Code: 04

Address: 3517 BRIDGETTE LN

Legal 1: 13 TR 108-5 W H HODGES (LT 5 PANCCHO S/D)

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS31LD-1		0.46	0		0.00		1.00	34,500	0	34,500		
Total Land Taxable Value:												34,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	0	RES MAS	M4	1,752	1.30	1.00		0.90	1.00	1.00	1.00	207,550
	2	0	1900	PORCH	M4	84	1.30	1.00		0.90	1.00	1.00	1.00	1,530
	3	0	1900	GARAGE-FIN	M4	588	1.30	1.00		0.90	1.00	1.00	1.00	16,260
	4	2024	2025	PORCH	M4	574	1.30	1.00		1.00	1.00	1.00	1.00	11,610
	5	0	1900	STORAGE	41	120	1.30	1.00		0.50	1.00	1.00	1.00	320
	6	0	1900	STORAGE	41	144	1.30	1.00		0.50	1.00	1.00	1.00	390
	7	2005	0	POOL	5	544	1.30	1.00		0.75	1.00	1.00	1.00	25,090
	8	2006	0	PORCH	MTL2	60	1.30	1.00		0.97	1.00	1.00	1.00	930
	9	2024	2025	CONCRETE	1	324	1.30	1.00		1.00	1.00	1.00	1.00	2,950
Total Building Value:														266,630

Sale Date: 10/31/2024
Sale Price: 370,000

Deed Date: 10/31/2024
Volume:

File#: 208229
Page:

Buyer: RAMOS EDUARDO A
Seller: MATHIS GARY FRED

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
301,130	246,750	0.6669	0.8139	B		T	0	0.460	266,630

Parcel Id: 29549
Sale #:3

Acct Number: 00013-10807-00100-100301

Cat Code: A2

Loc Code: 04

Address: 3327 BRIDGETTE LN

Legal 1: 13 TR 108G-1-3-1 W H HODGES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-1		1.81	0	0.00	1.00	135,640	0	135,640
Total Land Taxable Value:										135,640

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3+	2,593	1.30	1.00		0.75	1.00	1.00	1.00	239,110
	2	0	2025	PORCH	MH	125	1.30	1.00		0.75	1.00	1.00	1.00	1,490
	3	0	1900	STORAGE	41	112	1.30	1.00		0.25	1.00	1.00	1.00	150
	4	0	1900	RES FRM	F3	301	1.30	1.00		0.75	1.00	1.00	1.00	27,040
	5	2010	2011	CARPORT	F3	534	1.30	1.00		0.90	1.00	1.00	1.00	8,430
	6	2010	2011	DECK	1	166	1.30	1.00		0.90	1.00	1.00	1.00	2,230
Total Building Value:														278,450

Sale Date: 02/08/2024
Sale Price: 250,000

Deed Date: 02/08/2024
Volume:

File#: 200694
Page:

Buyer: GUTIERREZ JUDITH E & MARQUEZ JOSE R
Seller: DUNLAP SHANE M & DONNA E

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
414,090	228,410	0.9136	1.6564	B		T	0	1.810	278,450

Parcel Id: 17292
Sale #:6

Acct Number: 00023-09902-00000-350001

Cat Code: A1

Loc Code: 15

Address: 8224 FM 2354

Legal 1: 23 TR 99B-0 WM D SMITH

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS76A-1		2.07	0		0.00		1.00	310,760	0	310,760
	2	RS31LD-1		2.41	0		0.00		1.00	180,750	0	180,750
Total Land Taxable Value:												491,510

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	BULKHEAD	33	206	1.30	1.00		0.50	1.00	1.00	1.00	7,360
	2	1993	0	RES MAS	M4+	1,664	1.30	1.00		0.89	1.00	1.00	1.00	194,930
	3	0	1900	RMSTR2	M4+	840	1.30	1.00		0.89	1.00	1.00	1.00	82,660
	4	0	1900	GARAGE-DET	FU2	672	1.30	1.00		0.50	1.00	1.00	1.00	8,530
	5	0	1900	PORCH	M4+	260	1.30	1.00		0.89	1.00	1.00	1.00	4,810
	6	2006	0	PORCH	F3	520	1.30	1.00		0.80	1.00	1.00	1.00	6,610
	7	0	1900	STORAGE	42	192	1.30	1.00		0.50	1.00	1.00	1.00	700
	8	0	1900	PORCH	MH	48	1.30	1.00		0.50	1.00	1.00	1.00	380
	9	2011	2013	CARPORT	F4+	1,488	1.30	1.00		0.98	1.00	1.00	1.00	28,720
	10	2022	0	PORCH	F3	179	1.30	1.00		0.96	1.00	1.00	1.00	2,730
Total Building Value:														337,430

Sale Date: 05/17/2024
Sale Price: 700,000

Deed Date: 05/17/2024
Volume:

File#: 203428
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Buyer: SANDSWEPT VENTURE CAPITAL LLC
Seller: REYNOLDS STEPHEN DAVID

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
828,940	804,970	1.1500	1.1842	B		T	0	4.480	337,430

Parcel Id: 36260
Sale #:3

Acct Number: 00028-00700-00000-210130

Cat Code: A1

Loc Code: 63

Address: 6510 FM 3180 RD

Legal 1: 28 7-0-1-3 B WINFREE

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS3180Z		1.05	0	0.00	1.00	157,500	0	157,500
	2	RS3180Z		1.95	0	0.00	0.00	292,500	0	292,500

Total Land Taxable Value: 450,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	BARND0	4	800	1.30	1.00		0.93	1.00	1.00	1.00	93,590
	2	2001	0	BARND0-2	4	800	1.30	1.00		0.93	1.00	1.00	1.00	78,610
	3	2001	0	WAREHOUSE	13	2,400	1.30	1.00		0.50	1.00	1.00	1.00	34,130
	4	2001	0	CONCRETE	1	852	1.30	1.00		0.65	1.00	1.00	1.00	5,040

Total Building Value: 211,370

Sale Date: 10/23/2024

Deed Date: 10/23/2024

File#: 207979

Buyer: CERVANTES JORGE A JR & JENNIFER D HERNANDEZ

Sale Price: 655,875

Volume:

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Seller: JORDAN HARVON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
661,370	431,920	0.6585	1.0084	B		INT	0	3.000	211,370

Parcel Id: 36260

Acct Number: 00028-00700-00000-210130

Cat Code: A1

Loc Code: 63

Address: 6510 FM 3180 RD

Sale #:2

Legal 1: 28 7-0-1-3 B WINFREE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS3180Z		1.05	0	0.00	1.00	157,500	0	157,500
	2	RS3180Z		1.95	0	0.00	0.00	292,500	0	292,500

Total Land Taxable Value: 450,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	BARND0	4	800	1.30	1.00		0.93	1.00	1.00	1.00	93,590
	2	2001	0	BARND0-2	4	800	1.30	1.00		0.93	1.00	1.00	1.00	78,610
	3	2001	0	WAREHOUSE	13	2,400	1.30	1.00		0.50	1.00	1.00	1.00	34,130
	4	2001	0	CONCRETE	1	852	1.30	1.00		0.65	1.00	1.00	1.00	5,040

Total Building Value: 211,370

Sale Date: 08/16/2024

Deed Date: 08/16/2024

File#: 206017

Buyer: JORDAN HARVON

Sale Price: 530,000

Volume:

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Seller: ROBINSON CHARLES FRANK

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
661,370	431,920	0.8149	1.2479	B		T	0	3.000	211,370

Parcel Id: 7806

Acct Number: 00028-04200-00000-210001

Cat Code: A1

Loc Code: 26

Address: 16117 FM 2354

Sale #:3

Legal 1: 28 TR 42-0 B WINFREE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-2		1.18	0	0.00	1.00	47,120	0	47,120
	2	RS31LD-2		3.27	0	0.00	0.00	130,800	0	130,800
	3	RS31LD-2		1.08	0	0.00	1.00	43,200	0	43,200

Total Land Taxable Value: 221,120

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	0	RES MAS	M4	2,006	1.30	1.00		0.72	1.00	1.00	1.00	190,110
	2	1978	0	PORCH	M4	30	1.30	1.00		0.72	1.00	1.00	1.00	440
	3	0	1900	GLASSPORCH	1	270	1.30	1.00		0.72	1.00	1.00	1.00	3,640
	4	0	1900	GARAGE-UNF	M4	650	1.30	1.00		0.72	1.00	1.00	1.00	11,970
	5	0	1900	CARPORT	F2	567	1.30	1.00		0.85	1.00	1.00	1.00	6,360
	6	0	1900	STORAGE	41	144	1.30	1.00		0.20	1.00	1.00	1.00	160
	7	2004	0	STORAGE	41	120	1.30	1.00		0.65	1.00	1.00	1.00	420
	8	0	1900	STORAGE	42	192	1.30	1.00		1.00	1.00	1.00	1.00	1,410
	9	0	1900	STORAGE	42	1,050	1.30	1.00		1.00	1.00	1.00	1.00	7,680
	10	0	1900	PORCH	MH	144	1.30	1.00		1.00	1.00	1.00	1.00	2,290
Total Building Value:														224,480

Sale Date:
Sale Price: 799,900

Deed Date: 08/23/2024
Volume:

File#: 206206
Page:

Buyer: HOBBS JEANETTE
Seller: CONLEY DIANNA

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
445,600	0	0.0000	0.5571	B		T	0	0.000	224,480

Parcel Id: 6451
Sale #:3

Acct Number: 00029-00200-00400-060001

Cat Code: A1

Loc Code: 24

Address: 13743 FM 1409

Legal 1: 29 TR 2-4 R WISEMAN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-1		1.16	0	0.00	1.00	86,810	0	86,810
	2	RS31LD-1		0.35	0	0.00	1.00	26,250	0	26,250
Total Land Taxable Value:										113,060

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M3	1,272	1.30	0.82		0.85	1.00	1.00	1.00	111,520
	2	0	1900	PORCH	M3	40	1.30	0.82		0.85	1.00	1.00	1.00	480
	3	0	1900	CARPORT	F2	672	1.30	0.55		0.50	1.00	1.00	1.00	2,440
Total Building Value:														114,440

Sale Date: 12/06/2024
Sale Price: 227,500

Deed Date: 12/09/2024
Volume:

File#: 209290
Page:

Buyer: SACROSANT INVESTMENTS LLC
Seller: GREEN JAMES R

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
227,500	370,510	1.6286	1.0000	B		CS	0	1.510	114,440

Parcel Id: 14289
Sale #:8

Acct Number: 00031-02600-00100-240201

Cat Code: A1

Loc Code: 15

Address: 11714 CEDAR GULLY RD

Legal 1: 31 TR 26-1-2 J K ALLEN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS76A-1		0.82	0	0.00	1.00	122,270	0	122,270
Total Land Taxable Value:										122,270

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M5	1,850	1.30	1.00		0.92	1.00	1.00	1.00	227,520
	2	0	1900	PORCH	M5	904	1.30	1.00		0.92	1.00	1.00	1.00	17,410
	3	0	1900	GARAGE-DET	MU2	760	1.30	1.00		0.92	1.00	1.00	1.00	19,310
	4	0	1900	RMSTR2	M5	1,036	1.30	1.00		0.92	1.00	1.00	1.00	107,030
	5	0	1900	BULKHEAD	33	120	1.30	1.00		0.85	1.00	1.00	1.00	7,290
	6	0	1900	POOL	5	1,050	1.30	1.00		0.75	1.00	1.00	1.00	48,420
	7	0	2008	PORCH	F3	75	1.30	1.00		0.97	1.00	1.00	1.00	1,160
Total Building Value:														428,140

Sale Date: 09/30/2024
Sale Price: 710,000

Deed Date: 09/30/2024
Volume:

File#: 207272
Page:

Buyer: KELLY TIMOTHY H & DARRLA
Seller: GLANDT KATHRINE A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
550,410	505,040	0.7113	0.7752	B		T	0	0.810	428,140

Parcel Id: 14157
Sale #:5

Acct Number: 00306-00201-00100-100001

Cat Code: A1

Loc Code: 63

Address: 8423 FM 565 N

Legal 1: 306 TR 2A-1 ABJ WINFREE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RS565R		3.50	0	0.00		0.00	262,500	0	262,500

Total Land Taxable Value: 262,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M6	2,610	1.30	1.00		0.96	1.00	1.00	1.00	348,560
	2	2008	2009	RMSTR2	M6	334	1.30	1.00		0.96	1.00	1.00	1.00	37,470
	3	2008	2009	GARAGE-FIN	M6	452	1.30	1.00		0.96	1.00	1.00	1.00	16,460
	4	2008	2009	CARPORT	M6	523	1.30	1.00		0.96	1.00	1.00	1.00	12,190
	5	2008	2009	PORCH	M6	140	1.30	1.00		0.96	1.00	1.00	1.00	3,160
	6	2008	2009	PORCH	M6	600	1.30	1.00		0.96	1.00	1.00	1.00	13,550
	7	0	2013	GAZEBO	10	64	1.30	1.00		0.98	1.00	1.00	1.00	290
	8	2016	2017	WAREHOUSE	13	1,200	1.30	1.00		1.00	1.00	1.00	1.00	37,420
	9	2016	2017	WH-CPY	13	300	1.30	1.00		0.98	1.00	1.00	1.00	3,500
	10	2016	2017	WH-CPY	13	480	1.30	1.00		0.98	1.00	1.00	1.00	5,600
	11	0	2019	WAREHOUSE	13	720	1.30	1.00		0.98	1.00	1.00	1.00	22,010
	12	2022	2023	RES FRM	F5+	624	1.30	1.00		0.98	1.00	1.00	1.00	82,540
	13	2022	2023	WH-CPY	13	156	1.30	1.00		1.00	1.00	1.00	1.00	1,860
	14	2022	2023	WH-CPY	12	156	1.30	1.00		1.00	1.00	1.00	1.00	1,590
	15	2022	2023	CONCRETE	1	216	1.30	1.00		1.00	1.00	1.00	1.00	1,970
	16	2024	2025	WH-CPY	13	540	1.30	1.00		1.00	1.00	1.00	1.00	6,420
	17	2024	2025	WH-CPY	13	439	1.30	1.00		1.00	1.00	1.00	1.00	5,220
	18	2024	2025	RMSTR2	M6+	311	1.30	1.00		1.00	1.00	1.00	1.00	36,340
Total Building Value:														636,150

Sales Ratio Detail

Sale Date: 09/03/2024
Sale Price: 1,160,000

Deed Date: 09/03/2024
Volume:

File#: 206413
Page:

Buyer: KELLER THEODORE JR & EMILY C
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
898,650	827,860	0.7137	0.7747	B		T	0	3.500	636,150

Parcel Id: 18767
Sale #:3

Acct Number: 00306-06200-00110-100001

Cat Code: A1

Loc Code: 63

Address: 515 GOU HOLE RD

Legal 1: 306 TR 62-110 ABJ WINFREE TR 1,LT 1 OF TR 62

Land	Seq	Class			Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS31LD-1				1.00	0		0.00		1.00	75,000	0	75,000
Total Land Taxable Value:														75,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1973	0	RES MAS	M4	1,717	1.30	1.00		0.80	1.00	1.00	1.00	180,800
	2	1973	0	RES FRM	F4	110	1.30	1.00		0.80	1.00	1.00	1.00	11,070
	3	1973	0	PORCH	M4	25	1.30	1.00		0.80	1.00	1.00	1.00	400
	4	1973	0	GARAGE-FIN	M4	550	1.30	1.00		0.80	1.00	1.00	1.00	13,520
	5	0	1900	STORAGE	42	192	1.30	1.00		0.50	1.00	1.00	1.00	700
	6	0	1900	CONCRETE	1	294	1.30	1.00		0.25	1.00	1.00	1.00	670
	7	0	1900	PORCH	MTL2	200	1.30	1.00		0.90	1.00	1.00	1.00	2,890
Total Building Value:														210,050

Sale Date: 07/02/2024
Sale Price: 324,500

Deed Date: 07/02/2024
Volume:

File#: 204712
Page:

Buyer: BOWERS CHRISTY L & CLINTON C WILSON
Seller: TROUTMAN BRENDA & VERNON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
285,050	258,570	0.7968	0.8784	B		T	0	1.000	210,050

Parcel Id: 14878
Sale #:4

Acct Number: 00306-06200-00810-100001

Cat Code: A1

Loc Code: 20

Address: 931 GOU HOLE RD

Legal 1: 306 TR 62-810 ABJ WINFREE TR 8 LT 1 OF TR 62

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS31LD-1			1.00	0	0.00	1.00	75,000	0	75,000			
Total Land Taxable Value:											75,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	0	RES MAS	M4+	1,408	1.30	1.00		0.94	1.00	1.00	1.00	174,210
	2	2024	2025	RES MAS	M4+	1,024	1.30	1.00		0.95	1.00	1.00	1.00	128,040
	3	1979	0	PORCH	M4+	64	1.30	1.00		0.94	1.00	1.00	1.00	1,250
	4	2024	2025	GARAGE-DET	FU2	560	1.30	1.00		0.95	1.00	1.00	1.00	14,560
	5	2024	2025	STORAGE	42	128	1.30	1.00		0.95	1.00	1.00	1.00	890
Total Building Value:											318,950			

Sales Ratio Detail

Sale Date: 11/06/2024
Sale Price: 225,000

Deed Date: 11/06/2024
Volume:

File#: 208351
Page:

Buyer: THE ROOF HAUS LLC
Seller: TOWER INVESTMENT GROUP LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
393,950	252,170	1.1208	1.7509	B		T	0	1.000	318,950

Parcel Id: 10705
Sale #:3

Acct Number: 00306-10701-00300-210001 Cat Code: A1 Loc Code: 63 Address: 5833 S FM 565 RD
Legal 1: 306 TR 107A-3 ABJ WINFREE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS31LD-1			2.00	0			0.00		1.00	149,930	0	149,930
Total Land Taxable Value:														149,930
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1974	0	RES MAS	M4	1,904	1.30	1.00		0.81	1.00	1.00	1.00	203,000
	2	0	1900	PORCH	M4	146	1.30	1.00		0.81	1.00	1.00	1.00	2,390
	3	0	1900	GARAGE-FIN	M4	943	1.30	1.00		0.81	1.00	1.00	1.00	23,460
	4	0	1900	GLASSPORCH	4	360	1.30	1.00		0.81	1.00	1.00	1.00	7,980
Total Building Value:														236,830

Sale Date: 12/02/2024
Sale Price: 408,000

Deed Date: 12/02/2024
Volume:

File#: 209056
Page:

Buyer: GONZALEZ URIEL
Seller: MCCAULEY JEFFREY & JULIA AND

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
386,760	368,390	0.9029	0.9479	B		T	0	1.999	236,830

Parcel Id: 13163
Sale #:10

Acct Number: 00306-14900-00000-210001 Cat Code: A2 Loc Code: 20 Address: 1402 MALEY RD
Legal 1: 306 TR 149-0 ABJ WINFREE

Land	Seq	Class			Ag_Class	Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS31LD-1				0.86	0	0.00			1.00	64,790		0	64,790
Total Land Taxable Value:															64,790
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	0	2021	MOB HME	T-3D	2,220	1.00	1.00		1.00	1.00	1.00	1.00	183,150	
	2	0	2010	STORAGE	42	80	1.30	1.00		1.00	1.00	1.00	1.00	590	
	3	0	1900	PORCH	MH	240	1.30	1.00		1.00	1.00	1.00	1.00	3,820	
	4	0	1900	DECK	1	64	1.30	1.00		1.00	1.00	1.00	1.00	960	
	5	2021	0	CONCRETE	1	450	1.30	1.00		1.00	1.00	1.00	1.00	4,100	
	6	0	1900	DECK	1	64	1.30	1.00		1.00	1.00	1.00	1.00	960	
	7	2021	0	STORAGE	42	200	1.30	1.00		1.00	1.00	1.00	1.00	1,460	
Total Building Value:															195,040

Sales Ratio Detail

Sale Date: 06/07/2024
Sale Price: 302,000

Deed Date: 06/07/2024
Volume:

File#: 204008
Page:

Buyer: DUGAT AARON & RACHEL
Seller: YORK LACEY ANN CARLEY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
259,830	204,130	0.6759	0.8604	B		T	0	0.864	195,040

Parcel Id: 34627
Sale #:3

Acct Number: 00408-02100-00000-240100

Cat Code: A1

Loc Code: 15

Address: 11130 FM 2354

Multi Parcel Sale

Legal 1: 408 TR 21-0-1 J C FISHER & 31 TR 45A-1-1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RS76A-1		1.69	0	0.00		1.00	254,090	0	254,090
	2	RS31LD-1		1.13	0	0.00		1.00	84,460	0	84,460

Total Land Taxable Value: 338,550

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RES FRM	F7	1,624	1.30	1.00		0.93	1.00	1.00	1.00	221,870
	2	1999	0	PORCH	F7	856	1.30	1.00		0.93	1.00	1.00	1.00	23,300
	3	1999	0	PORCH	F7	434	1.30	1.00		0.93	1.00	1.00	1.00	11,810
	4	1999	0	RFSTR3	F7	1,624	1.30	1.00		0.93	1.00	1.00	1.00	199,680
	5	1999	0	PORCH	F7	856	1.30	1.00		0.93	1.00	1.00	1.00	23,300
	6	1999	0	PORCH	F7	434	1.30	1.00		0.93	1.00	1.00	1.00	11,810
	7	1999	0	RFSTR2	F7	406	1.30	1.00		0.93	1.00	1.00	1.00	46,590
	8	1999	0	PORCH	F7	51	1.30	1.00		0.93	1.00	1.00	1.00	1,390
	9	1999	0	PORCH	F7	170	1.30	1.00		0.93	1.00	1.00	1.00	4,630
	10	1999	0	PORCH	F7	96	1.30	1.00		0.93	1.00	1.00	1.00	2,610
	11	1999	0	GARAGE-DET	FF3	56	1.30	1.00		0.93	1.00	1.00	1.00	3,010
	12	1999	0	GARAGE-FIN	F7	1,584	1.30	1.00		0.93	1.00	1.00	1.00	57,800
	13	1999	0	PORCH	F7	496	1.30	1.00		0.93	1.00	1.00	1.00	13,500
	14	1999	0	PORCH	F7	896	1.30	1.00		0.93	1.00	1.00	1.00	24,380
	15	0	1900	BULKHEAD	22	104	1.30	1.00		0.50	1.00	1.00	1.00	4,060
	16	1999	0	POOL	5	966	1.30	1.00		0.75	1.00	1.00	1.00	44,550
	17	0	2006	POOL	HSE	77	1.30	1.00		0.95	1.00	1.00	1.00	1,490
	18	0	2006	PORCH	F6	233	1.30	1.00		0.95	1.00	1.00	1.00	4,860

Total Building Value: 700,640

Parcel Id: 34626
Sale #:3

Acct Number: 00031-04501-00100-240100

Cat Code: ACX

Loc Code: 15

Address: 11130 FM 2354

Multi Parcel Sale *Primary Parcel*

Legal 1: 31 TR 45A-1-1 J K ALLEN LAND VALUE ON P#34627 FOR HS

Sale Date: 03/18/2024
Sale Price: 0

Deed Date: 03/18/2024
Volume:

File#: 201640
Page:

Buyer: LE TUAN & LUONG TAM
Seller: HONG PHIL VAN & BOBO YEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,039,190	1,014,810	0.0000	0.0000				0	2.820	700,640

Sales Ratio Detail

Parcel Id: 9521 Acct Number: 00491-00617-00000-060001 Cat Code: A2 Loc Code: 63 Address: 13700 S GOODYEAR RD
 Sale #:11 Legal 1: 491 TR 6Q-0 J DORSETT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS31LD-1			1.00	0	0.00			1.00	75,150		0	75,150
Total Land Taxable Value:														75,150
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1991	0	MOB HME	T-3D	1,456	1.00	1.00		0.90	1.00	1.00	1.00	108,110
	2	0	1900	GARAGE-DET	FU1	480	1.30	1.00		0.75	1.00	1.00	1.00	7,820
	3	0	1900	CARPORT	MTL2	400	1.30	1.00		0.40	1.00	1.00	1.00	2,570
	4	2021	2022	PORCH	F3+	288	1.30	1.00		0.95	1.00	1.00	1.00	4,780
	5	2021	2022	PORCH	F3+	256	1.30	1.00		1.00	1.00	1.00	1.00	4,480
Total Building Value:														127,760

Sale Date: 08/12/2024 Deed Date: 08/12/2024 File#: 205837 **Buyer: PADILLA ALEXANDER RAY**
 Sale Price: 196,000 Volume: Page: **Seller: ADEN JOSEPH PAUL & MAKAEALA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
202,910	175,160	0.8937	1.0353	B		T	0	1.002	127,760

Parcel Id: 46794 Acct Number: 12775-00003-00000-000301 Cat Code: A1 Loc Code: 15 Address: 14606 FM 2354
 Sale #:5 Legal 1: PT OF RES C BARROW RANCH SEC 2 RESIDENTIAL

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV12775A			2.53	0	0.00		1.00	187,500	0	187,500		
Total Land Taxable Value:											187,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M6	2,304	1.30	1.00		0.97	1.00	1.25	1.00	397,410
	2	0	2008	PORCH	M6	41	1.30	1.00		0.97	1.00	1.25	1.00	1,170
	3	0	2008	PORCH	M6	142	1.30	1.00		0.97	1.00	1.25	1.00	4,050
	4	0	2008	GARAGE-FIN	M6	858	1.30	1.00		0.97	1.00	1.25	1.00	39,460
	5	0	2008	CARPORT	M6	782	1.30	1.00		0.97	1.00	1.25	1.00	23,030
	6	0	1900	RMSTR2	M6	902	1.30	1.00		0.97	1.00	1.25	1.00	130,690
	7	0	2008	RES FRM	F3	787	1.30	1.00		0.97	1.00	1.25	1.00	114,310
	8	2020	2020	POOL	5	378	1.30	1.00		0.75	1.00	1.25	1.00	21,790
Total Building Value:											731,910			

Sale Date: 07/25/2024 Deed Date: 07/25/2024 File#: 205329 **Buyer: CASTILLO HECTOR & MADONNA**
 Sale Price: 800,000 Volume: Page: **Seller: CHAVEZ JACOB & ANNAIS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
919,410	812,660	1.0158	1.1493	B	1277A	T	0	2.530	731,910

Parcel Id: 44600 Acct Number: 12775-00003-00200-000200 Cat Code: A1 Loc Code: 15 Address: 14619 SADDLEWOOD DR
 Sale #:4 Legal 1: BK 2 LT 2 BARROW RANCH SEC 2

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV12775		0.81	0	0.00		1.00	30,000	0	30,000

Total Land Taxable Value: 30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	2008		RES MAS	M5	2,662	1.30	1.00		0.99	1.00	1.33	1.00	468,550
2	0	2008		PORCH	M5	21	1.30	1.00		0.97	1.00	1.33	1.00	570
3	0	2008		PORCH	M5	37	1.30	1.00		0.97	1.00	1.33	1.00	1,000
4	0	2008		PORCH	M5	64	1.30	1.00		0.97	1.00	1.33	1.00	1,730
5	0	2008		GARAGE-DET	FF2	699	1.30	1.00		0.97	1.00	1.33	1.00	28,230
6	2021	2021		STORAGE	42	120	1.30	1.00		1.00	1.00	1.33	1.00	1,170
7	2021	2022		PORCH	M5	463	1.30	1.00		1.00	1.00	1.33	1.00	12,890

Total Building Value: 514,140

Sale Date: 07/03/2024

Deed Date: 07/03/2024

File#: 204766

Buyer: COCHRAN RYAN C

Sale Price: 525,000

Volume:

Page:

Seller: BOWERMAN ROBERT L SR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
544,140	451,570	0.8601	1.0365	B	12770	T	0	0.807	514,140

Parcel Id: 44611

Acct Number: 12775-00003-00400-000200

Cat Code: A1

Loc Code: 15

Address: 8818 BLACK HORSE RD

Sale #:3

Legal 1: BK 4 LT 2 BARROW RANCH SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV12775		0.74	0	0.00		1.00	30,000	0	30,000

Total Land Taxable Value: 30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2008	2009	RES MAS	M5	2,532	1.30	1.00		0.97	1.00	1.33	1.00	436,670
2		2008	2009	GARAGE-DET	FF3	691	1.30	1.00		0.97	1.00	1.33	1.00	37,870
3		2008	2009	PORCH	M5	15	1.30	1.00		0.97	1.00	1.33	1.00	410
4		2008	2009	PORCH	M5	337	1.30	1.00		0.97	1.00	1.33	1.00	9,100
5		2008	2009	PORCH	M5	72	1.30	1.00		0.97	1.00	1.33	1.00	1,940

Total Building Value: 485,990

Sale Date: 07/23/2024

Deed Date: 07/23/2024

File#: 205229

Buyer: HAYNES KAYLEY

Sale Price: 497,500

Volume:

Page:

Seller: BORNE MARK F

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
515,990	470,970	0.9467	1.0372	B	12770	T	0	0.744	485,990

Parcel Id: 44620

Acct Number: 12775-00003-00400-001100

Cat Code: A1

Loc Code: 15

Address: 8610 BLACK HORSE RD

Sale #:6

Legal 1: BK 4 LT 11 BARROW RANCH SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV12775B		1.11	0	0.00		1.00	34,000	0	34,000

Total Land Taxable Value: 34,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5	2,115	1.30	1.00		0.97	1.00	1.25	1.00	342,810
	2	0	2008	RMSTR2	M5	1,304	1.30	1.00		0.97	1.00	1.25	1.00	177,550
	3	0	2008	PORCH	M5	44	1.30	1.00		0.97	1.00	1.25	1.00	1,120
	4	0	2008	PORCH	M5	183	1.30	1.00		0.97	1.00	1.25	1.00	4,640
	5	0	2008	PORCH	F5	525	1.30	1.00		0.97	1.00	1.25	1.00	12,710
	6	0	2008	CARPORT	M5	359	1.30	1.00		0.97	1.00	1.25	1.00	9,850
	7	0	2008	GARAGE-DET	FF2	512	1.30	1.00		0.97	1.00	1.25	1.00	20,990
	8	0	2008	PORCH	M5	37	1.30	1.00		0.97	1.00	1.25	1.00	940
	9	2009	2010	WAREHOUSE	13	1,212	1.30	1.00		0.80	1.00	1.25	1.00	37,800
	10	2009	2010	WH-CPY	13	472	1.30	1.00		0.80	1.00	1.25	1.00	5,610
Total Building Value:														614,020

Sale Date: 08/21/2024
Sale Price: 580,000

Deed Date: 08/21/2024
Volume:

File#: 206128
Page:

Buyer: BRIGHT HOUSTON & BRITTANY
Seller: FANNIE MAE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
648,020	595,200	1.0262	1.1173	B	1277A	T	0	1.110	614,020

Parcel Id: 44629
Sale #:6

Acct Number: 12775-00003-00400-002000

Cat Code: A1

Loc Code: 15

Address: 14719 STABLEBROOK DR

Legal 1: BK 4 LT 20 BARROW RANCH SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV12775		0.87	0	0.00	1.00	30,000	0	30,000
Total Land Taxable Value:										30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5	1,880	1.30	1.00		0.94	1.00	1.25	1.00	295,300
	2	0	2008	RMSTR2	M5	948	1.30	1.00		0.94	1.00	1.25	1.00	125,080
	3	0	2008	PORCH	M5	35	1.30	1.00		0.94	1.00	1.25	1.00	860
	4	0	2008	PORCH	M5	80	1.30	1.00		0.94	1.00	1.25	1.00	1,970
	5	0	2008	CARPORT	M5	664	1.30	1.00		0.94	1.00	1.25	1.00	17,650
	6	0	2008	GARAGE-DET	FF2	697	1.30	1.00		0.96	1.00	1.25	1.00	26,180
	7	0	2008	STORAGE	42	480	1.30	1.00		0.93	1.00	1.25	1.00	4,080
	8	2013	0	STORAGE	33	120	1.30	1.00		0.95	1.00	1.25	1.00	2,910
	9	0	2019	PORCH	F4	360	1.30	1.00		1.00	1.00	1.25	1.00	7,960
	10	2008	0	CONCRETE	1	232	1.30	1.00		0.90	1.00	1.25	1.00	2,380
Total Building Value:														484,370

Sale Date: 12/13/2024
Sale Price: 500,000

Deed Date: 12/13/2024
Volume:

File#: 209469
Page:

Buyer: HUNTLEY WILLIAM R & ASHLEY
Seller: BROOKS JANELLE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
514,370	486,890	0.9738	1.0287	B	1277A	T	0	0.871	484,370

Parcel Id: 46809
Sale #:3

Acct Number: 12780-00003-00100-000400

Cat Code: A1

Loc Code: 15

Address: 9042 TUMBLEWOOD DR

Legal 1: BK 1 LT 4 BARROW RANCH SEC 3

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV12780			0.70	0	0.00		0.00	30,000	0	30,000		
Total Land Taxable Value:												30,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M5+	2,118	1.30	1.00		0.98	1.00	1.33	1.00	373,740
	2	2009	2010	GARAGE-FIN	M5+	430	1.30	1.00		0.98	1.00	1.33	1.00	20,370
	3	2009	2010	PORCH	M5+	121	1.30	1.00		0.98	1.00	1.33	1.00	3,640
	4	2009	2010	PORCH	M5+	23	1.30	1.00		0.98	1.00	1.33	1.00	690
	5	2016	2017	WAREHOUSE	13	576	1.30	1.00		1.00	1.00	1.33	1.00	23,890
	6	2016	2017	WH-CPY	13	288	1.30	1.00		1.00	1.00	1.33	1.00	4,560
	7	2023	2023	STORAGE	42	98	1.30	1.00		1.00	1.00	1.33	1.00	950
	8	2023	2023	STORAGE	42	90	1.30	1.00		1.00	1.00	1.33	1.00	880
	9	2009	0	CONCRETE	1	225	1.30	1.00		0.90	1.00	1.33	1.00	2,450
Total Building Value:												431,170		

Sale Date: 11/05/2024
Sale Price: 440,000

Deed Date: 11/05/2024
Volume:

File#: 208329
Page:

Buyer: HAUGENATER CYNTHIA A & MICHAEL R
Seller: THORMAN MARK & STEPHANIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
461,170	474,070	1.0774	1.0481	B	12770	T	0	0.695	431,170

Parcel Id: 46827
Sale #:4

Acct Number: 12780-00003-00100-002200

Cat Code: A1

Loc Code: 15

Address: 8919 TUMBLEWOOD DR

Legal 1: BK 1 LT 22 BARROW RANCH SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV12780			0.69	0		0.00		0.00	30,000	0	30,000	
Total Land Taxable Value:													30,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M5	2,546	1.30	1.00		0.97	1.00	1.33	1.00	439,080
	2	2008	2009	GARAGE-DET	MF3	724	1.30	1.00		0.97	1.00	1.33	1.00	43,030
	3	2008	2009	CARPORT	M5	657	1.30	1.00		0.97	1.00	1.33	1.00	19,170
	4	2008	2009	PORCH	M5	15	1.30	1.00		0.97	1.00	1.33	1.00	410
	5	2008	2009	PORCH	M5	371	1.30	1.00		0.97	1.00	1.33	1.00	10,020
	6	2013	0	STORAGE	41	80	1.30	1.00		0.90	1.00	1.33	1.00	520
Total Building Value:													512,230	

Sale Date: 07/12/2024
Sale Price: 483,000

Deed Date: 07/12/2024
Volume:

File#: 204921
Page:

Buyer: GROOVER ROBERT A & LISA
Seller: WADE KENNY LEIGH & PENNY RENEE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
542,230	496,970	1.0289	1.1226	B	12770	T	0	0.689	512,230

Parcel Id: 46836
Sale #:6

Acct Number: 12780-00003-00100-003100

Cat Code: A1

Loc Code: 15

Address: 8719 TUMBLEWOOD DR

Legal 1: BK 1 LT 31 BARROW RANCH SEC 3

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV12780			0.73	0	0.00			0.00	30,000	0	30,000	
Total Land Taxable Value:													30,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M5	2,519	1.30	1.00		0.97	1.00	1.33	1.00	434,420
	2	2008	2009	GARAGE-DET	MF3	726	1.30	1.00		0.97	1.00	1.33	1.00	43,150
	3	2008	2009	CARPORT	M5	662	1.30	1.00		0.97	1.00	1.33	1.00	19,320
	4	2008	2009	PORCH	M5	15	1.30	1.00		0.97	1.00	1.33	1.00	410
	5	2008	2009	PORCH	M5	389	1.30	1.00		0.97	1.00	1.33	1.00	10,500
	6	0	2015	STORAGE	42	219	1.30	1.00		1.00	1.00	1.33	1.00	2,130
	7	0	2015	PORCH	MTL2	776	1.30	1.00		1.00	1.00	1.33	1.00	16,560
	8	0	2018	POOL	5	603	1.30	1.00		0.75	1.00	1.33	1.00	36,990
Total Building Value:													563,480	

Sale Date: 11/25/2024
Sale Price: 550,000

Deed Date: 11/25/2024
Volume:

File#: 208888
Page:

Buyer: DUNN MICHAEL & CINDY
Seller: BANKS BETH ANNE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
593,480	519,060	0.9437	1.0791	B	12770	T	0	0.725	563,480

Parcel Id: 46839
Sale #:4

Acct Number: 12780-00003-00100-003400

Cat Code: A1

Loc Code: 15

Address: 8702 TUMBLEWOOD DR

Legal 1: BK 1 LT 34 BARROW RANCH SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV12780B			1.02	0		0.00		0.00	34,000	0	34,000	
Total Land Taxable Value:													34,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5	2,635	1.30	1.00		0.97	1.00	1.33	1.00	454,430
	2	0	2008	PORCH	M5	147	1.30	1.00		0.97	1.00	1.33	1.00	3,970
	3	0	2008	PORCH	M5	182	1.30	1.00		0.97	1.00	1.33	1.00	4,910
	4	0	2008	CONCRETE	1	115	1.30	1.00		0.97	1.00	1.33	1.00	1,350
	5	0	2008	GARAGE-FIN	M5	432	1.30	1.00		0.97	1.00	1.33	1.00	18,550
	6	2009	2010	STORAGE	42	142	1.30	1.00		0.80	1.00	1.33	1.00	1,110
	7	2024	2025	WAREHOUSE	13	1,198	1.30	1.00		1.00	1.00	1.33	1.00	49,690
	8	2024	2025	WH-CPY	13	563	1.30	1.00		1.00	1.00	1.33	1.00	8,910
	9	2024	2025	WH-CPY	13	394	1.30	1.00		1.00	1.00	1.33	1.00	6,230
Total Building Value:													549,150	

Sale Date: 04/04/2024
Sale Price: 475,000

Deed Date: 04/04/2024
Volume:

File#: 202139
Page:

Buyer: ARMENTA MARIA A & JOSE H
Seller: LORENZ GENE H & KELLY H

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
583,150	471,480	0.9926	1.2277	B	12770	R	0	1.019	549,150

Parcel Id: 29446
Sale #:5

Acct Number: 15000-00106-00100-000100

Cat Code: A1

Loc Code: 15

Address: 13211 WINDY OAKS DR

Legal 1: 1 1 THE BAY PLACE RESERVE TR A THE BAY PLACE

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS75D-1		0.71	30,874	166.00		1.00	24,820	0	24,820
	2	RS75D-1		0.66	0	0.00		1.00	23,170	0	23,170

Total Land Taxable Value: 47,990

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M6+	2,989	1.30	1.00		0.92	1.00	1.22	1.00	481,050
	2	0	2006	GARAGE-FIN	M6+	667	1.30	1.00		0.92	1.00	1.22	1.00	30,200
	3	0	2006	PORCH	M6+	71	1.30	1.00		0.92	1.00	1.22	1.00	2,000
	4	0	2006	PORCH	M6+	67	1.30	1.00		0.92	1.00	1.22	1.00	1,890
	5	0	2006	PORCH	M6+	425	1.30	1.00		0.92	1.00	1.22	1.00	11,990
	6	0	2006	PORCH	M6+	206	1.30	1.00		0.92	1.00	1.22	1.00	5,810
	7	0	2006	PORCH	M6+	298	1.30	1.00		0.96	1.00	1.22	1.00	8,770
	8	2013	2014	GARAGE-DET	MU3	740	1.30	1.00		0.98	1.00	1.22	1.00	34,440
	9	2013	2014	POOL	HSE	897	1.30	1.00		0.98	1.00	1.22	1.00	21,820
	10	2013	2014	POOL	5	904	1.30	1.00		0.75	1.00	1.22	1.00	50,860
	11	2013	2014	PORCH	F4	64	1.30	1.00		0.98	1.00	1.22	1.00	1,350

Total Building Value: 650,180

Sale Date: 03/20/2024

Deed Date: 03/20/2024

File#: 201725

Buyer: BRYAN KIMBERLY & QUENTIN

Sale Price: 600,000

Volume:

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Seller: SIRVA RELOCATION PROPERTIES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
698,170	693,510	1.1558	1.1636	B	15000	CS	30,874	1.371	650,180

Parcel Id: 3548

Acct Number: 15000-00106-00200-001100

Cat Code: A1

Loc Code: 15

Address: 13343 BAY PLACE DR

Sale #:3

Legal 1: 11 2 THE BAY PLACE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS75D-1		1.33	57,965	140.00		1.00	46,590	0	46,590

Total Land Taxable Value: 46,590

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	0	RES MAS	M5	1,834	1.30	1.00		0.87	1.00	1.22	1.00	260,220
	2	0	1900	PORCH	M5	28	1.30	1.00		0.87	1.00	1.22	1.00	620
	3	0	1900	PORCH	M5	225	1.30	1.00		0.87	1.00	1.22	1.00	5,000
	4	0	1900	RMSTR2	M5	757	1.30	1.00		0.87	1.00	1.22	1.00	90,230
	5	0	1900	PORCH	M5	44	1.30	1.00		0.87	1.00	1.22	1.00	980
	6	0	2023	RES FRM	F3	945	1.30	1.00		0.85	1.00	1.22	1.00	117,390
	7	0	1900	POOL	5	800	1.30	1.00		0.75	1.00	1.22	1.00	45,010
	8	2012	2013	CONCRETE	1	156	1.30	1.00		0.87	1.00	1.22	1.00	1,510
	9	0	2016	WAREHOUSE	12	1,217	1.30	1.00		0.85	1.00	1.22	1.00	28,480
	10	0	2016	WH-CPY	12	403	1.30	1.00		0.85	1.00	1.22	1.00	4,250
	11	2021	2021	PORCH	M4+	20	1.30	1.00		1.00	1.00	1.22	1.00	510
	12	2022	2023	PORCH	MTL2	538	1.30	1.00		0.95	1.00	1.22	1.00	10,000
	13	0	1900	TENNIS CT	1	1,560	1.30	1.00		0.85	1.00	1.22	1.00	6,200

Total Building Value: 570,400

Sales Ratio Detail

Sale Date: 05/13/2024
Sale Price: 675,000

Deed Date: 05/13/2024
Volume:

File#: 203241
Page:

Buyer: FOWLER PAUL & CHRISTINA
Seller: WOOD BRITTANY & AUSTIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
616,990	464,340	0.6879	0.9141	B	15000	T	57,965	1.331	570,400

Parcel Id: 17499
Sale #:7

Acct Number: 15500-00023-00500-000200

Cat Code: A1

Loc Code: 15A

Address: 8006 OCEAN DR

Legal 1: E40.2FT 2 & W26FT 3 BLK 5 BAYRIDGE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS15500			0.32	12,578	66.00			1.07	47,970	0	47,970	
Total Land Taxable Value:													47,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4+	915	1.30	1.00		0.88	1.00	1.27	1.00	128,630
	2	0	1900	RFSTR3	F4+	1,459	1.30	1.00		0.88	1.00	1.27	1.00	184,590
	3	0	1900	GARAGE-FIN	F4+	204	1.30	1.00		0.88	1.00	1.27	1.00	7,250
	4	0	1900	GARAGE-FIN	F4+	380	1.30	1.00		0.80	1.00	1.27	1.00	12,280
	5	0	1900	PORCH	F4+	57	1.30	1.00		0.80	1.00	1.27	1.00	1,140
	6	0	1900	PORCH	F4+	132	1.30	1.00		0.80	1.00	1.27	1.00	2,640
	7	0	2008	PORCH	F4+	215	1.30	1.00		0.80	1.00	1.27	1.00	4,300
	8	0	2008	PORCH	F4+	40	1.30	1.00		0.80	1.00	1.27	1.00	800
	9	0	2008	PORCH	F4+	401	1.30	1.00		0.80	1.00	1.27	1.00	8,020
	10	0	2008	DECK	1	401	1.30	1.00		0.80	1.00	1.27	1.00	6,080
	11	0	1900	PORCH	F4+	209	1.30	1.00		0.88	1.00	1.27	1.00	4,600
	12	0	1900	CONCRETE	1	240	1.30	1.00		0.80	1.00	1.27	1.00	2,220
Total Building Value:													362,550	

Sale Date: 11/01/2024
Sale Price: 525,000

Deed Date: 11/01/2024
Volume:

File#: 208240
Page:

Buyer: BOYLE LINDSAY
Seller: UPTON MOLLY J

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
410,520	398,780	0.7596	0.7819	B	15500	T	12,578	0.289	362,550

Parcel Id: 16229
Sale #:9

Acct Number: 15500-00023-00600-000100

Cat Code: A1

Loc Code: 15A

Address: 136 BAYRIDGE DR

Legal 1: 1 6 BAYRIDGE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS81-1			0.12	5,252	58.00			0.96	3,030	0	3,030	
Total Land Taxable Value:													3,030	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	0	RES MAS	M4+	1,150	1.30	1.00		0.88	1.00	1.27	1.00	169,170
	2	0	1900	PORCH	M4+	25	1.30	1.00		0.88	1.00	1.27	1.00	580
	3	0	1900	GARAGE-FIN	M4+	441	1.30	1.00		0.88	1.00	1.27	1.00	15,470
	4	0	1900	PORCH	M4+	16	1.30	1.00		0.88	1.00	1.27	1.00	370
	5	0	2007	CONCRETE	1	240	1.30	1.00		0.82	1.00	1.27	1.00	2,270
Total Building Value:													187,860	

Sales Ratio Detail

Sale Date: 08/01/2024
Sale Price: 199,000

Deed Date: 08/01/2024
Volume:

File#: 205568
Page:

Buyer: WOODS LANCE
Seller: HARDIN KIM MARIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
190,890	170,670	0.8576	0.9592	B	15500	T	5,252	0.121	187,860

Parcel Id: 14370
Sale #:5

Acct Number: 15500-00023-00700-002200

Cat Code: A1

Loc Code: 15A

Address: 140 BAYRIDGE DR

Legal 1: 22 7 BAYRIDGE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS81-1			0.13	5,505			58.00		0.98	3,150	0	3,150
Total Land Taxable Value:														3,150
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4+	1,674	1.30	1.00		0.85	1.00	1.27	1.00	237,860
	2	0	1900	GARAGE-FIN	M4+	704	1.30	1.00		0.85	1.00	1.27	1.00	23,860
	3	0	1900	POOL	5	402	1.30	1.00		0.75	1.00	1.27	1.00	23,540
	4	0	1900	PORCH	M4+	111	1.30	1.00		0.85	1.00	1.27	1.00	2,490
	5	0	1900	CARPORT	MTL2	440	1.30	1.00		0.80	1.00	1.27	1.00	7,170
Total Building Value:														294,920

Sale Date: 10/15/2024
Sale Price: 193,500

Deed Date: 10/15/2024
Volume:

File#: 207722
Page:

Buyer: CASTILLO FAUSTINO RAY
Seller: LEWIS GARRETT D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
298,070	261,380	1.3508	1.5404	B	15500	T	5,505	0.126	294,920

Parcel Id: 8087
Sale #:7

Acct Number: 17500-00023-00500-000102

Cat Code: A1

Loc Code: 15

Address: 8519 OCEAN DR

Legal 1: E,PT D & 4 J BEAZLEY S/D #1 TR 3 80X160FT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS31LD-1			0.87	0	0.00			1.00	64,960	0	64,960	
Total Land Taxable Value:													64,960	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	2,667	1.30	1.00		0.93	1.00	1.00	1.00	311,990
	2	2003	0	STORAGE	42	144	1.30	1.00		0.50	1.00	1.00	1.00	530
	3	0	2007	CONCRETE	1	360	1.30	1.00		0.95	1.00	1.00	1.00	3,110
	4	0	1900	CONCRETE	1	228	1.30	1.00		1.00	1.00	1.00	1.00	2,070
	5	2024	2025	WAREHOUSE	13	2,456	1.30	1.00		1.00	1.00	1.00	1.00	69,860
	6	2024	2025	WH-CPY	13	560	1.30	1.00		1.00	1.00	1.00	1.00	6,660
Total Building Value:														394,220

Sales Ratio Detail

Sale Date: 01/31/2024
Sale Price: 325,000

Deed Date: 01/31/2024
Volume:

File#: 200393
Page:

Buyer: HORNIK TIMOTHY & JEANIE
Seller: DEL CAMPO MICHELLE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
459,180	315,990	0.9723	1.4129	B		T	0	0.866	394,220

Parcel Id: 36665
Sale #:3

Acct Number: 18250-00306-00000-001000

Cat Code: A1

Loc Code: 63

Address: 1327 BEN MAR OVERLOOK

Legal 1: LT 10 BEN MAR COVE S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS18250			1.10	0		0.00		1.00	51,750	0	51,750	
Total Land Taxable Value:													51,750	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M6	2,240	1.30	1.00		0.94	1.00	1.00	1.00	299,540
	2	2002	0	RMSTR2	M6	396	1.30	1.00		0.94	1.00	1.00	1.00	44,480
	3	2002	0	PORCH	M6	108	1.30	1.00		0.94	1.00	1.00	1.00	2,390
	4	2002	0	GARAGE-FIN	M6	555	1.30	1.00		0.94	1.00	1.00	1.00	19,790
	5	2002	0	CONCRETE	1	159	1.30	1.00		0.94	1.00	1.00	1.00	1,360
	6	2002	0	SCRN PORCH	M6	189	1.30	1.00		0.94	1.00	1.00	1.00	4,710
	7	2009	2010	STORAGE	42	288	1.30	1.00		0.80	1.00	1.00	1.00	1,690
	8	2024	2025	WAREHOUSE	13	2,760	1.30	1.00		1.00	1.00	1.00	1.00	78,510
Total Building Value:													452,470	

Sale Date: 08/19/2024
Sale Price: 475,000

Deed Date: 08/19/2024
Volume:

File#: 206049
Page:

Buyer: SHAW ALLAN & KELLY
Seller: STEPHENS BOBBY DAN & NORMA JEAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
504,220	425,710	0.8962	1.0615	B		T	0	1.101	452,470

Parcel Id: 64324
Sale #:1

Acct Number: 18330-00242-00000-000200

Cat Code: A1

Loc Code: 06

Address: 10019 GOLIAD DR

Legal 1: LT 2 BLUE HERON ESTATES SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV18330			0.24	0	0.00		1.00	96,000	0	96,000		
Total Land Taxable Value:												96,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,612	1.30	1.00		1.00	1.00	1.02	1.00	360,690
	2	2022	2023	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.02	1.00	15,570
	3	2022	2023	PORCH	M5+	89	1.30	1.00		1.00	1.00	1.02	1.00	2,090
	4	2022	2023	PORCH	M5+	170	1.30	1.00		1.00	1.00	1.02	1.00	4,000
Total Building Value:												382,350		

Sales Ratio Detail

Sale Date: 10/09/2024
Sale Price: 495,000

Deed Date: 10/09/2024
Volume:

File#: 207603
Page:

Buyer: NIEMEYER TIMOTHY & DANIELLE
Seller: SNOWBERRY DEVELOPMENT LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
478,350	470,070	0.9496	0.9664	B	18330	T	0	0.239	382,350

Parcel Id: 51508
Sale #:5

Acct Number: 19655-00012-00000-002300 Cat Code: A1 Loc Code: 04 Address: 12407 AGATE LN
Legal 1: LT 23 BROOKSTONE SEC 1 REPLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV19655			0.21	0	0.00			0.00	30,000		0	30,000
Total Land Taxable Value:														30,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	2015	RES MAS	M5+	3,312	1.30	1.00		0.98	1.00	0.98	1.00	430,630
	2	2014	2015	GARAGE-FIN	M5+	418	1.30	1.00		0.98	1.00	0.98	1.00	14,590
	3	2014	2015	PORCH	M5+	38	1.30	1.00		0.98	1.00	0.98	1.00	840
	4	2014	2015	PORCH	M5+	119	1.30	1.00		0.98	1.00	0.98	1.00	2,640
	5	2014	2015	GLASSPORCH	5	175	1.30	1.00		0.98	1.00	0.98	1.00	5,080
Total Building Value:														453,780

Sale Date: 04/18/2024
Sale Price: 430,000

Deed Date: 04/18/2024
Volume:

File#: 202447
Page:

Buyer: ROYER MICHAEL & TAMMY
Seller: DANDO STEPHEN & SHERRY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
483,780	417,620	0.9712	1.1251	B	19655	INT	0	0.207	453,780

Parcel Id: 51519
Sale #:6

Acct Number: 19655-00012-00000-003400 Cat Code: A1 Loc Code: 04 Address: 12506 AGATE LN
Legal 1: LT 34 BROOKSTONE SEC 1 REPLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV19655			0.21	0	0.00			0.00	30,000	0	30,000	
Total Land Taxable Value:													30,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5+	2,096	1.30	1.00		0.98	1.00	0.98	1.00	272,520
	2	0	2014	RMSTR2	M5+	1,180	1.30	1.00		0.98	1.00	0.98	1.00	128,880
	3	0	2014	GARAGE-FIN	M5+	667	1.30	1.00		0.98	1.00	0.98	1.00	23,280
	4	0	2014	PORCH	M5+	65	1.30	1.00		0.98	1.00	0.98	1.00	1,440
	5	0	2014	PORCH	M5+	192	1.30	1.00		0.98	1.00	0.98	1.00	4,250
	6	2017	2018	POOL	5	518	1.30	1.00		0.75	1.00	0.98	1.00	23,410
	7	2024	2025	CONCRETE	1	259	1.30	1.00		1.00	1.00	0.98	1.00	2,310
Total Building Value:														456,090

Sales Ratio Detail

Sale Date: 07/18/2024
Sale Price: 484,000

Deed Date: 07/18/2024
Volume:

File#: 205067
Page:

Buyer: CARSON ANDREW & LAUREN
Seller: MILLER MARK & LEAH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
486,090	470,970	0.9731	1.0043	B	19655	T	0	0.207	456,090

Parcel Id: 51523
Sale #:5

Acct Number: 19655-00012-00000-003800

Cat Code: A1

Loc Code: 04

Address: 12406 AGATE LN

Legal 1: LT 38 BROOKSTONE SEC 1 REPLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV19655			0.21	0	0.00		0.00		30,000	0	30,000	
Total Land Taxable Value:													30,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2013	2014	RES MAS	M5+	2,440	1.30	1.00		0.96	1.00	0.98	1.00	310,780
	2	2013	2014	RMSTR2	M5+	945	1.30	1.00		0.96	1.00	0.98	1.00	101,110
	3	2013	2014	GARAGE-FIN	M5+	437	1.30	1.00		0.96	1.00	0.98	1.00	14,940
	4	2013	2014	PORCH	M5+	14	1.30	1.00		0.96	1.00	0.98	1.00	300
	5	2013	2014	PORCH	M5+	290	1.30	1.00		0.96	1.00	0.98	1.00	6,290
	6	2018	2019	STORAGE	42	64	1.30	1.00		1.00	1.00	0.98	1.00	460
	7	2024	2025	CONCRETE	1	89	1.30	1.00		1.00	1.00	0.98	1.00	790
Total Building Value:													434,670	

Sale Date: 06/05/2024
Sale Price: 440,000

Deed Date: 06/05/2024
Volume:

File#: 203927
Page:

Buyer: BEAN JERRELL
Seller: ROUNTREE ROBERT & STACIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
464,670	454,410	1.0328	1.0561	B	19655	T	0	0.207	434,670

Parcel Id: 51533
Sale #:5

Acct Number: 19655-00012-00000-004800

Cat Code: A1

Loc Code: 04

Address: 11810 PEARL LN

Legal 1: LT 48 BROOKSTONE SEC 1 REPLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV19655			0.21	0	0.00		0.00	30,000	0	30,000		
Total Land Taxable Value:												30,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5+	2,924	1.30	1.00		0.98	1.00	0.98	1.00	380,180
	2	0	2014	GARAGE-FIN	M5+	372	1.30	1.00		0.98	1.00	0.98	1.00	12,990
	3	0	2014	PORCH	M5+	203	1.30	1.00		0.98	1.00	0.98	1.00	4,500
	4	0	2014	PORCH	M5+	147	1.30	1.00		0.98	1.00	0.98	1.00	3,260
Total Building Value:												400,930		

Sales Ratio Detail

Sale Date: 02/05/2024
Sale Price: 400,000

Deed Date: 02/05/2024
Volume:

File#: 200562
Page:

Buyer: GIBBS ADAM & KATHERINE
Seller: NASA HOUSE BUYERS, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
430,930	379,230	0.9481	1.0773	B	19655	T	0	0.207	400,930

Parcel Id: 53151
Sale #:4

Acct Number: 19660-00012-00000-000800

Cat Code: A1

Loc Code: 04

Address: 12515 QUARTZ LN

Legal 1: LT 8 BROOKSTONE SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV19655			0.21	0	0.00			0.00	30,000	0	30,000	
Total Land Taxable Value:													30,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	2016	RES MAS	M5+	2,137	1.30	1.00		0.98	1.00	1.04	1.00	294,870
	2	2015	2016	RMSTR2	M5+	798	1.30	1.00		0.98	1.00	1.04	1.00	92,490
	3	2015	2016	GARAGE-FIN	M5+	409	1.30	1.00		0.98	1.00	1.04	1.00	15,150
	4	2015	2016	PORCH	M5+	190	1.30	1.00		0.98	1.00	1.04	1.00	4,470
	5	2015	2016	PORCH	M5+	177	1.30	1.00		0.98	1.00	1.04	1.00	4,160
	6	2024	2025	STORAGE	42	96	1.30	1.00		1.00	1.00	1.04	1.00	730
	7	0	2015	CONCRETE	1	475	1.30	1.00		0.90	1.00	1.04	1.00	4,050
Total Building Value:													415,920	

Sale Date: 12/20/2024
Sale Price: 465,000

Deed Date: 12/20/2024
Volume:

File#: 209722
Page:

Buyer: PATE COLE & JORDYN
Seller: SNYDER TIMOTHY HAROLD & MANDY L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
445,920	418,110	0.8992	0.9590	B	19655	T	0	0.207	415,920

Parcel Id: 53155
Sale #:4

Acct Number: 19660-00012-00000-001200

Cat Code: A1

Loc Code: 04

Address: 11907 OBSIDIAN LN

Legal 1: LT 12 BROOKSTONE SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV19655			0.21	0	0.00			0.00	30,000	0	30,000	
Total Land Taxable Value:													30,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	2016	RES MAS	M5+	2,137	1.30	1.00		1.00	1.00	1.04	1.00	300,880
	2	2015	2016	RMSTR2	M5+	784	1.30	1.00		1.00	1.00	1.04	1.00	92,730
	3	2015	2016	GARAGE-FIN	M5+	409	1.30	1.00		1.00	1.00	1.04	1.00	15,460
	4	2015	2016	PORCH	M5+	190	1.30	1.00		1.00	1.00	1.04	1.00	4,560
	5	2015	2016	PORCH	M5+	177	1.30	1.00		1.00	1.00	1.04	1.00	4,250
	6	2019	2020	STORAGE	42	103	1.30	1.00		1.00	1.00	1.04	1.00	780
	7	2019	2020	PERGOLA	1	210	1.30	1.00		1.00	1.00	1.04	1.00	2,580
Total Building Value:													421,240	

Sales Ratio Detail

Sale Date: 10/29/2024
Sale Price: 415,000

Deed Date: 10/29/2024
Volume:

File#: 208121
Page:

Buyer: MCDONALD OLIVIA & BLAYNE
Seller: SLED MICHAEL PAUL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
451,240	425,350	1.0249	1.0873	B	19655	T	0	0.207	421,240

Parcel Id: 53179
Sale #:3

Acct Number: 19660-00012-00000-003600

Cat Code: A1

Loc Code: 04

Address: 12514 GARNET RD

Legal 1: LT 36 BROOKSTONE SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV19655			0.24	0			0.00			0.00	30,000	0	30,000
Total Land Taxable Value: 30,000															
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2015	2016	RES MAS	M5+	2,966	1.30	1.00		1.00	1.00	1.04	1.00	417,600	
	2	2015	2016	GARAGE-FIN	M5+	418	1.30	1.00		1.00	1.00	1.04	1.00	15,800	
	3	2015	2016	PORCH	M5+	42	1.30	1.00		1.00	1.00	1.04	1.00	1,010	
	4	2015	2016	PORCH	M5+	227	1.30	1.00		1.00	1.00	1.04	1.00	5,440	
	5	2017	2018	STORAGE	42	100	1.30	1.00		1.00	1.00	1.04	1.00	760	
Total Building Value: 440,610															

Sale Date: 07/15/2024
Sale Price: 485,000

Deed Date: 07/15/2024
Volume:

File#: 204941
Page:

Buyer: MANNON CHRISTOPHER S & KELSEY C
Seller: HENSLEY TRAVIS D & ELIZABETH K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
470,610	414,660	0.8550	0.9703	B	19655	T	0	0.239	440,610

Parcel Id: 55188
Sale #:5

Acct Number: 19670-00012-00000-000800

Cat Code: A1

Loc Code: 04

Address: 12031 OBSIDIAN LN

Legal 1: LOT 8 BROOKSTONE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS19670			0.21	0	0.00			0.00	45,540	0	45,540	
Total Land Taxable Value:													45,540	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5+	2,566	1.30	1.00		1.00	1.00	0.89	1.00	309,180
	2	2017	2018	GARAGE-FIN	M5+	430	1.30	1.00		1.00	1.00	0.89	1.00	13,910
	3	2017	2018	PORCH	M5+	202	1.30	1.00		1.00	1.00	0.89	1.00	4,150
	4	2017	2018	PORCH	M5+	46	1.30	1.00		1.00	1.00	0.89	1.00	940
	5	2018	2019	PERGOLA	1	208	1.30	1.00		1.00	1.00	0.89	1.00	2,190
Total Building Value:														330,370

Sale Date: 04/12/2024
Sale Price: 386,000

Deed Date: 04/12/2024
Volume:

File#: 202337
Page:

Buyer: YBARRA BRANDIE
Seller: BGRS RELOCATION INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
375,910	398,320	1.0319	0.9739	B	19670	T	0	0.207	330,370

Sales Ratio Detail

Parcel Id: 55204
Sale #:5

Acct Number: 19670-00012-00000-002400

Cat Code: A1

Loc Code: 04

Address: 12103 OBSIDIAN LN

Legal 1: LOT 24 BROOKSTONE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS19670			0.22	0	0.00			0.00	47,740		0	47,740
Total Land Taxable Value:														47,740
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5+	2,965	1.30	1.00		1.00	1.00	0.89	1.00	357,250
	2	2016	2017	GARAGE-FIN	M5+	418	1.30	1.00		1.00	1.00	0.89	1.00	13,520
	3	2016	2017	PORCH	M5+	42	1.30	1.00		1.00	1.00	0.89	1.00	860
	4	2016	2017	PORCH	M5+	227	1.30	1.00		1.00	1.00	0.89	1.00	4,660
	5	2019	2020	STORAGE	42	80	1.30	1.00		1.00	1.00	0.89	1.00	520
Total Building Value:														376,810

Sale Date: 10/15/2024
Sale Price: 400,000

Deed Date: 10/15/2024
Volume:

File#: 207707
Page:

Buyer: PRATER MICHAEL & AREMY
Seller: RICE ROBERT DALTON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
424,550	393,220	0.9830	1.0614	B	19670	T	0	0.217	376,810

Parcel Id: 55218
Sale #:4

Acct Number: 19670-00012-00000-003800

Cat Code: A1

Loc Code: 04

Address: 12014 OBSIDIAN LN

Legal 1: LOT 38 BROOKSTONE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS19670			0.21	0	0.00		0.00	45,540	0	45,540		
Total Land Taxable Value:											45,540			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5+	2,383	1.30	1.00		0.98	1.00	0.89	1.00	281,390
	2	2016	2017	RMSTR2	M5+	969	1.30	1.00		0.98	1.00	0.89	1.00	96,120
	3	2016	2017	GARAGE-FIN	M5+	512	1.30	1.00		0.98	1.00	0.89	1.00	16,230
	4	2016	2017	PORCH	M5+	18	1.30	1.00		0.98	1.00	0.89	1.00	360
	5	2016	2017	PORCH	M5+	295	1.30	1.00		0.98	1.00	0.89	1.00	5,930
	6	0	2025	DECK	1	216	1.30	1.00		1.00	1.00	0.89	1.00	2,870
	7	2024	2025	STORAGE	42	84	1.30	1.00		1.00	1.00	0.89	1.00	550
Total Building Value:											403,450			

Sale Date: 02/04/2025
Sale Price: 440,000

Deed Date: 02/12/2025
Volume:

File#: 211046
Page:

Buyer: JORDAN CARL R & SAMANTHA C
Seller: PARRISH BRETT E

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
448,990	485,250	1.1028	1.0204		19670	T	0	0.207	403,450

Parcel Id: 55223
Sale #:5

Acct Number: 19670-00012-00000-004300

Cat Code: A1

Loc Code: 04

Address: 12034 OBSIDIAN LN

Legal 1: LOT 43 BROOKSTONE SEC 3

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS19670			0.21	0	0.00			0.00	45,540		0	45,540
Total Land Taxable Value:														45,540
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5+	2,707	1.30	1.00		1.00	1.00	0.89	1.00	326,170
	2	2017	2018	GARAGE-FIN	M5+	479	1.30	1.00		1.00	1.00	0.89	1.00	15,500
	3	2017	2018	PORCH	M5+	203	1.30	1.00		1.00	1.00	0.89	1.00	4,170
	4	2017	2018	PORCH	M5+	128	1.30	1.00		1.00	1.00	0.89	1.00	2,630
	5	2023	2023	STORAGE	42	120	1.30	1.00		1.00	1.00	0.89	1.00	780
Total Building Value:														349,250

Sale Date: 12/31/2024
Sale Price: 415,000

Deed Date: 12/31/2024
Volume:

File#: 209953
Page:

Buyer: BROWN JUSTIN
Seller: PHILLIPS STEVEN DANIEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
394,790	402,420	0.9697	0.9513	B	19670	T	0	0.207	349,250

Parcel Id: 55238
Sale #:3

Acct Number: 19670-00012-00000-005800

Cat Code: A1

Loc Code: 04

Address: 12110 SANDSTONE CIRCLE

Legal 1: LOT 58 BROOKSTONE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS19670			0.20	0	0.00			0.00	43,780		0	43,780
Total Land Taxable Value:														43,780
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5+	1,913	1.30	1.00		1.00	1.00	0.89	1.00	237,160
	2	2017	2018	RMSTR2	M5+	1,608	1.30	1.00		1.00	1.00	0.89	1.00	167,460
	3	2017	2018	GARAGE-FIN	M5+	478	1.30	1.00		1.00	1.00	0.89	1.00	15,460
	4	2017	2018	PORCH	M5+	48	1.30	1.00		1.00	1.00	0.89	1.00	990
	5	2024	2025	CONCRETE	1	100	1.30	1.00		1.00	1.00	0.89	1.00	810
Total Building Value:														421,880

Sale Date: 02/14/2025
Sale Price: 472,500

Deed Date: 02/18/2025
Volume:

File#: 211176
Page:

Buyer: TRUJILLO KELSEY & SALVADOR
Seller: CONLEY CHESTER EUGENE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
465,660	503,570	1.0658	0.9855	B	19670	T	0	0.199	421,880

Parcel Id: 28839
Sale #:6

Acct Number: 19850-00013-00000-000600

Cat Code: A2

Loc Code: 63

Address: 5423 CARRIAGE TRAILS DR

Legal 1: LT 6 CARRIAGE TRAILS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS19850		0.47	0	0.00		1.00	34,880	0	34,880
Total Land Taxable Value:											34,880

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	2015	MOB HME	T-3S	1,071	1.00	1.00		1.00	1.00	1.00	1.00	102,280
	2	2014	2015	PORCH	MH	112	1.30	1.00		1.00	1.00	1.00	1.00	1,780
	3	2014	2015	STORAGE	42	74	1.30	1.00		1.00	1.00	1.00	1.00	540
Total Building Value:														104,600

Sale Date: 03/01/2024

Deed Date: 03/01/2024

File#: 201231

Buyer: RIVERA EMILIO JUAN

Sale Price: 150,000

Volume:

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Seller: VALENCIA JUAN O

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
139,480	89,000	0.5933	0.9299	B		T	0	0.465	104,600

Parcel Id: 58536

Acct Number: 88888-19850-00001-001901

Cat Code: A2

Loc Code: 63

Address: 5430 CARRIAGE TRAILS DR

Sale #:4

Multi Parcel Sale

Legal 1: IMP ONLY LOT 19 CARRIAGE TRAILS SITS ON 23050

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	0	MOB HME	T-3S	960	1.00	1.00		0.70	1.00	1.00	1.00	64,180
	2	0	1900	STORAGE	41	96	1.30	1.00		0.50	1.00	1.00	1.00	260
	3	2009	2010	PORCH	F4+	96	1.30	1.00		0.85	1.00	1.00	1.00	1,610
	4	2000	0	CONCRETE	1	400	1.30	1.00		0.40	1.00	1.00	1.00	1,460
	5	0	2025	PORCH	MH	120	1.30	1.00		1.00	1.00	1.00	1.00	1,910
	6	2024	2025	DECK	1	117	1.30	1.00		1.00	1.00	1.00	1.00	1,750
Total Building Value:														71,170

Parcel Id: 23050

Acct Number: 19850-00013-00000-001900

Cat Code: AC1

Loc Code: 63

Address: 5430 CARRIAGE TRAILS DR

Sale #:4

Multi Parcel Sale *Primary Parcel*

Legal 1: LOT 19 CARRIAGE TRAILS IMP ONLY 58536

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS19850		0.45	0	0.00	1.00	33,600	0	33,600
Total Land Taxable Value:										33,600

Sale Date: 05/23/2024

Deed Date: 05/23/2024

File#: 203554

Buyer: SOUND CAPITAL, LLC

Sale Price: 45,000

Volume:

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Seller: EASTBURN JENNIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
104,770	62,020	1.3782	2.3282	B		L	0	0.448	71,170

Parcel Id: 23055

Acct Number: 19850-00013-00000-002400

Cat Code: A2

Loc Code: 63

Address: 5518 CARRIAGE TRAILS DR

Sale #:10

Legal 1: LOT 24 CARRIAGE TRAILS

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS19850		0.46	0	0.00	1.00	34,430	0	34,430
Total Land Taxable Value:										34,430

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	0	MOB HME	T-3D	2,280	1.00	1.00		0.85	1.00	1.00	1.00	159,890
	2	2021	2021	PORCH	MH	187	1.30	1.00		1.00	1.00	1.00	1.00	2,970
	3	0	1900	CONCRETE	1	384	1.30	1.00		1.00	1.00	1.00	1.00	3,490
Total Building Value:														166,350

Sale Date: 04/29/2024
Sale Price: 206,700

Deed Date: 04/29/2024
Volume:

File#: 202727
Page:

Buyer: BLAND WADE A & KEELY E
Seller: SOUND CAPITAL LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
200,780	135,170	0.6539	0.9714	B		T	0	0.459	166,350

Parcel Id: 23056
Sale #:10

Acct Number: 19850-00013-00000-002500

Cat Code: A2

Loc Code: 63

Address: 5522 CARRIAGE TRAILS DR

Legal 1: LOT 25 CARRIAGE TRAILS

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS19850			0.46	0		0.00		1.00	34,430	0	34,430	
Total Land Taxable Value:													34,430	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	0	MOB HME	T-3D	1,960	1.00	1.00		0.50	1.00	1.00	1.00	80,850
	2	0	1900	SHED-2	41	120	1.30	1.00		0.20	1.00	1.00	1.00	70
	3	0	2008	PORCH	MH	72	1.30	1.00		0.80	1.00	1.00	1.00	920
	4	0	2024	PORCH	MTL1	580	1.30	1.00		1.00	1.00	1.00	1.00	4,030
	5	2023	2024	DECK	1	401	1.30	1.00		1.00	1.00	1.00	1.00	5,980
Total Building Value:														91,850

Sale Date: 03/28/2024
Sale Price: 154,000

Deed Date: 03/28/2024
Volume:

File#: 201967
Page:

Buyer: BELTRAN JOSE N
Seller: WHITE EDDIE D & ELIZABETH Y

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
126,280	77,790	0.5051	0.8200	B		T	0	0.459	91,850

Parcel Id: 64231
Sale #:2

Acct Number: 20600-00012-00100-002700

Cat Code: A1

Loc Code: 04

Address: 12011 CHAMPIONS FOREST DR

Legal 1: LT 27 BK 1 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV20600			0.24	0	0.00	1.00	40,500	0	40,500			
Total Land Taxable Value:											40,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,001	1.30	1.00		1.00	1.00	1.22	1.00	330,500
	2	2024	2025	GARAGE-FIN	M5+	610	1.30	1.00		1.00	1.00	1.22	1.00	27,050
	3	2024	2025	PORCH	M5+	156	1.30	1.00		1.00	1.00	1.22	1.00	4,390
	4	2024	2025	PORCH	M5+	50	1.30	1.00		1.00	1.00	1.22	1.00	1,410
	5	2024	2025	PORCH	M5+	230	1.30	1.00		1.00	1.00	1.22	1.00	6,470
	6	2024	2025	CONCRETE	1	173	1.30	1.00		1.00	1.00	1.22	1.00	1,920
Total Building Value:														371,740

Sales Ratio Detail

Sale Date: 07/19/2024
Sale Price: 436,964

Deed Date: 07/19/2024
Volume:

File#: 205126
Page:

Buyer: JOHNSON SETH A & LACI E
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
412,240	361,750	0.8279	0.9434	B	20600	T	0	0.236	371,740

Parcel Id: 64233
Sale #:2

Acct Number: 20600-00012-00100-002900

Cat Code: A1

Loc Code: 04

Address: 12019 CHAMPIONS FOREST DR

Legal 1: LT 29 BK 1 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV20600			0.23	0	0.00			1.00	40,500	0	40,500	
Total Land Taxable Value:													40,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,898	1.30	1.00		1.00	1.00	1.22	1.00	322,550
	2	2023	2024	GARAGE-FIN	M5+	696	1.30	1.00		1.00	1.00	1.22	1.00	30,860
	3	2023	2024	PORCH	M5+	44	1.30	1.00		1.00	1.00	1.22	1.00	1,240
	4	2023	2024	PORCH	M5+	120	1.30	1.00		1.00	1.00	1.22	1.00	3,370
Total Building Value:														358,020

Sale Date: 07/31/2024
Sale Price: 420,000

Deed Date: 07/31/2024
Volume:

File#: 205513
Page:

Buyer: DAVIS BRUCE W & CATHEY L
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
398,520	376,440	0.8963	0.9489	B	20600	T	0	0.233	358,020

Parcel Id: 64244
Sale #:2

Acct Number: 20600-00012-00100-004000

Cat Code: A1

Loc Code: 04

Address: 12131 CHAMPIONS FOREST DR

Legal 1: LT 40 BK 1 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV20600			0.18	0	0.00		1.00		40,500	0	40,500	
Total Land Taxable Value:													40,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,700	1.30	1.00		1.00	1.00	1.22	1.00	288,900
	2	2023	2024	RMSTR2	M5+	953	1.30	1.00		1.00	1.00	1.22	1.00	136,050
	3	2023	2024	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.22	1.00	18,630
	4	2023	2024	PORCH	M5+	112	1.30	1.00		1.00	1.00	1.22	1.00	3,150
Total Building Value:														446,730

Sale Date: 07/02/2024
Sale Price: 449,990

Deed Date: 07/02/2024
Volume:

File#: 204669
Page:

Buyer: YBARRA JOE ALBERT
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
487,230	358,730	0.7972	1.0828	B	20600	T	0	0.178	446,730

Sales Ratio Detail

Parcel Id: 64245
Sale #:3

Acct Number: 20600-00012-00100-004100

Cat Code: A1

Loc Code: 04

Address: 12135 CHAMPIONS FOREST DR

Legal 1: LT 41 BK 1 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV20600			0.19	0	0.00			1.00	40,500		0	40,500
Total Land Taxable Value:														40,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,130	1.30	1.00		1.00	1.00	1.22	1.00	195,490
	2	2024	2025	RMSTR3	M5+	1,190	1.30	1.00		1.00	1.00	1.22	1.00	185,280
	3	2024	2025	GARAGE-FIN	M5+	410	1.30	1.00		1.00	1.00	1.22	1.00	18,180
	4	2024	2025	PORCH	M5+	99	1.30	1.00		1.00	1.00	1.22	1.00	2,790
	5	2024	2025	PORCH	M5+	50	1.30	1.00		1.00	0.90	1.22	1.00	1,270
Total Building Value:														403,010

Sale Date: 09/03/2024
Sale Price: 434,258

Deed Date: 09/03/2024
Volume:

File#: 206421
Page:

Buyer: REEVES DEEANN & KYLE SLATON

Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
443,510	409,070	0.9420	1.0213	B	20600	T	0	0.185	403,010

Parcel Id: 64247
Sale #:2

Acct Number: 20600-00012-00200-000200

Cat Code: A1

Loc Code: 04

Address: 11626 CHAMPIONS FOREST DR

Legal 1: LT 2 BK 2 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV20600			0.33	0	0.00			1.00	40,500		0	40,500
Total Land Taxable Value:														40,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,042	1.30	1.00		1.00	1.00	1.22	1.00	337,270
	2	2024	2025	RMSTR2	M5+	1,183	1.30	1.00		1.00	1.00	1.22	1.00	164,130
	3	2024	2025	GARAGE-FIN	M5+	814	1.30	1.00		1.00	1.00	1.22	1.00	36,100
	4	2024	2025	PORCH	M5+	124	1.30	1.00		1.00	1.00	1.22	1.00	3,490
	5	2024	2025	PORCH	M5+	102	1.30	1.00		1.00	1.00	1.22	1.00	2,870
Total Building Value:														543,860

Sale Date: 06/04/2024
Sale Price: 570,000

Deed Date: 06/04/2024
Volume:

File#: 203842
Page:

Buyer: HUGHES REBECCA S & JUSTIN M

Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
584,360	40,500	0.0711	1.0252	B	20600	L	0	0.335	543,860

Parcel Id: 64250
Sale #:2

Acct Number: 20600-00012-00200-000500

Cat Code: A1

Loc Code: 04

Address: 11710 CHAMPIONS FOREST DR

Legal 1: LT 5 BK 2 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV20600		0.35	0	0.00		1.00	40,500	0	40,500
Total Land Taxable Value:											40,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,042	1.30	1.00		1.00	1.00	1.22	1.00	337,270
	2	2024	2025	RMSTR2	M5+	1,183	1.30	1.00		1.00	1.00	1.22	1.00	164,130
	3	2024	2025	GARAGE-FIN	M5+	814	1.30	1.00		1.00	1.00	1.22	1.00	36,100
	4	2024	2025	PORCH	M5+	124	1.30	1.00		1.00	1.00	1.22	1.00	3,490
	5	2024	2025	PORCH	M5+	102	1.30	1.00		1.00	1.00	1.22	1.00	2,870

Total Building Value: 543,860

Sale Date: 07/02/2024
Sale Price: 586,589

Deed Date: 07/02/2024
Volume:

File#: 204675
Page:

Buyer: HENSLEY TRAVIS & ELIZABETH
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
584,360	542,280	0.9245	0.9962	B	20600	T	0	0.352	543,860

Parcel Id: 64267
Sale #:2

Acct Number: 20600-00012-00200-002200

Cat Code: A1

Loc Code: 04

Address: 12002 CHAMPIONS FOREST DR

Legal 1: LT 22 BK 2 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV20600		0.27	0	0.00	1.00	40,500	0	40,500

Total Land Taxable Value: 40,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,511	1.30	1.00		1.00	1.00	1.22	1.00	414,730
	2	2023	2024	GARAGE-FIN	M5+	440	1.30	1.00		1.00	1.00	1.22	1.00	19,510
	3	2023	2024	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.22	1.00	900
	4	2023	2024	PORCH	M5+	96	1.30	1.00		1.00	1.00	1.22	1.00	2,700

Total Building Value: 437,840

Sale Date: 04/29/2024
Sale Price: 462,066

Deed Date: 04/29/2024
Volume:

File#: 202721
Page:

Buyer: STACY COLBY D & ALYSSA L
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
478,340	303,000	0.6558	1.0352	B	20600	T	0	0.271	437,840

Parcel Id: 64283
Sale #:3

Acct Number: 20600-00012-00200-003800

Cat Code: A1

Loc Code: 04

Address: 12130 CHAMPIONS FOREST DR

Legal 1: LT 38 BK 2 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV20600		0.20	0	0.00	1.00	40,500	0	40,500

Total Land Taxable Value: 40,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,898	1.30	1.00		1.00	1.00	1.22	1.00	322,550
	2	2024	2025	GARAGE-FIN	M5+	474	1.30	1.00		1.00	1.00	1.22	1.00	21,020
	3	2024	2025	PORCH	M5+	44	1.30	1.00		1.00	1.00	1.22	1.00	1,240
	4	2024	2025	PORCH	M5+	100	1.30	1.00		1.00	1.00	1.22	1.00	2,810

Total Building Value: 347,620

Sales Ratio Detail

Sale Date: 11/27/2024
 Sale Price: 386,000
 Notes:

Deed Date: 11/27/2024
 Volume:

File#: 208996
 Page:

Buyer: KUHN JOHN & DELTA
Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
388,120	358,080	0.9277	1.0055	B	20600	T	0	0.202	347,620

Parcel Id: 64284
 Sale #:3

Acct Number: 20600-00012-00200-003900 Cat Code: A1 Loc Code: 04 Address: 12134 CHAMPIONS FOREST DR
 Legal 1: LT 39 BK 2 CHAMPIONS FOREST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV20600			0.23	0			0.00		1.00	40,500	0	40,500
Total Land Taxable Value:														40,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,498	1.30	1.00		1.00	1.00	1.22	1.00	256,450
	2	2024	2025	RMSTR2	M5+	1,060	1.30	1.00		1.00	1.00	1.22	1.00	152,430
	3	2024	2025	GARAGE-FIN	M5+	640	1.30	1.00		1.00	1.00	1.22	1.00	28,380
	4	2024	2025	PORCH	M5+	28	1.30	1.00		1.00	1.00	1.22	1.00	790
	5	2024	2025	PORCH	M5+	100	1.30	1.00		1.00	1.00	1.22	1.00	2,810
Total Building Value:														440,860

Sale Date: 10/28/2024
 Sale Price: 495,600

Deed Date: 10/28/2024
 Volume:

File#: 208060
 Page:

Buyer: JOVANOVIH JEFFREY S & RANDI LEE
Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
481,360	445,930	0.8998	0.9713	B	20600	T	0	0.233	440,860

Parcel Id: 41091
 Sale #:8

Acct Number: 20900-00489-00000-000700 Cat Code: A1 Loc Code: 04 Address: 11403 KINGS POINT BLVD
 Legal 1: LT 7 CHERRY CREEK S/D SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV20900			0.52	22,560	120.00			0.00	52,500	0	52,500	
Total Land Taxable Value:													52,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5+	3,061	1.30	1.00		0.98	1.00	1.13	1.00	458,910
	2	0	2008	PORCH	M5+	45	1.30	1.00		0.98	1.00	1.13	1.00	1,150
	3	0	2008	PORCH	M5+	192	1.30	1.00		0.98	1.00	1.13	1.00	4,900
	4	0	2008	GARAGE-FIN	M5+	802	1.30	1.00		0.98	1.00	1.13	1.00	32,280
	5	2014	2015	STORAGE	42	192	1.30	1.00		1.00	1.00	1.13	1.00	1,590
	6	2021	2022	POOL	5	553	1.30	1.00		1.00	1.00	1.13	1.00	38,420
Total Building Value:													537,250	

Sales Ratio Detail

Sale Date: 08/13/2024
Sale Price: 610,000

Deed Date: 08/13/2024
Volume:

File#: 205860
Page:

Buyer: BENITEZ JENNIFER & JACOB GARZA
Seller: WOOD GINA LEE & DAVID FRANKLIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
589,750	530,790	0.8701	0.9668	B	20900	T	22,560	0.518	537,250

Parcel Id: 41093
Sale #:6

Acct Number: 20900-00489-00000-000900

Cat Code: A1

Loc Code: 04

Address: 11419 KINGS POINT BLVD

Legal 1: LT 9 CHERRY CREEK S/D SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV20900			0.52	22,560	120.00			0.00	52,500	0	52,500	
Total Land Taxable Value:													52,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2008	RES MAS	M5+	2,935	1.30	1.00		0.98	1.00	1.13	1.00	440,020
	2	0	2008	PORCH	M5+	85	1.30	1.00		0.98	1.00	1.13	1.00	2,170
	3	0	2008	PORCH	M5+	190	1.30	1.00		0.98	1.00	1.13	1.00	4,850
	4	0	2008	GARAGE-FIN	M5+	770	1.30	1.00		0.98	1.00	1.13	1.00	30,990
	5	2012	2013	WAREHOUSE	13	2,000	1.30	1.00		0.98	1.00	1.13	1.00	63,000
	6	0	2011	PORCH	MTL2	420	1.30	1.00		0.96	1.00	1.13	1.00	7,310
Total Building Value:													548,340	

Sale Date: 10/01/2024
Sale Price: 585,000

Deed Date: 10/01/2024
Volume:

File#: 207300
Page:

Buyer: MARTINEZ ERIC & MICHELE
Seller: MUSKA ZACHARY J & AMANDA R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
600,840	559,500	0.9564	1.0271		20900	T	22,560	0.518	548,340

Parcel Id: 6536
Sale #:4

Acct Number: 21000-00489-00000-000600

Cat Code: A1

Loc Code: 04

Address: 11302 CHERRY POINT DR

Legal 1: 6 CHERRY POINT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			1.04	45,156	142.00			1.00	77,750	0	77,750	
Total Land Taxable Value:													77,750	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1973	0	RES MAS	M4+	1,777	1.30	1.00		0.85	1.00	1.15	1.00	228,630
	2	0	1900	PORCH	M4+	20	1.30	1.00		0.85	1.00	1.15	1.00	410
	3	0	1900	GARAGE-FIN	M4+	460	1.30	1.00		0.85	1.00	1.15	1.00	14,120
	4	0	1900	RES FRM	F3	420	1.30	1.00		0.85	1.00	1.15	1.00	49,180
	5	0	2017	WAREHOUSE	13	1,800	1.30	1.00		0.90	1.00	1.15	1.00	58,100
	6	0	2017	WH-CPY	13	900	1.30	1.00		0.90	1.00	1.15	1.00	11,080
	7	0	2017	WH-CPY	13	900	1.30	1.00		0.90	1.00	1.15	1.00	11,080
Total Building Value:													372,600	

Sales Ratio Detail

Sale Date: 05/10/2024
Sale Price: 411,000

Deed Date: 05/10/2024
Volume:

File#: 203229
Page:

Buyer: HAMPTON BRETT & KIMBERLY
Seller: SILCOX STEPHEN C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
450,350	414,640	1.0089	1.0957	B	21000	T	45,156	1.037	372,600

Parcel Id: 3544
Sale #:7

Acct Number: 21000-00489-00000-001200

Cat Code: A1

Loc Code: 04

Address: 11314 CHERRY POINT DR

Legal 1: LOT 12 CHERRY POINT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			1.00	43,569	141.00		1.00		75,020	0	75,020	
Total Land Taxable Value:													75,020	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1974	0	RES MAS	M5	2,058	1.30	1.00		0.95	1.00	1.15	1.00	300,560
	2	0	1900	PORCH	M5	60	1.30	1.00		0.95	1.00	1.15	1.00	1,370
	3	0	1900	GARAGE-FIN	M5	625	1.30	1.00		0.95	1.00	1.15	1.00	22,720
	4	0	1900	PORCH	M5+	525	1.30	1.00		0.95	1.00	1.15	1.00	13,230
Total Building Value:														337,880

Sale Date: 01/09/2024
Sale Price: 385,000

Deed Date: 01/09/2024
Volume:

File#: 199919
Page:

Buyer: OSBURN JULIA

Seller: GONZALEZ FRANCISCO J JR & DANIELA M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
412,900	387,910	1.0076	1.0725	B	21000	T	43,569	1.000	337,880

Parcel Id: 12960
Sale #:4

Acct Number: 21000-00489-00000-002600

Cat Code: A1

Loc Code: 04

Address: 11510 CHERRY POINT DR

Legal 1: LOT 26 CHERRY POINT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			1.00	43,569	141.00			1.00	75,020	0	75,020	
Total Land Taxable Value:													75,020	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	0	RES MAS	M4+	2,135	1.30	1.00		0.90	1.00	1.15	1.00	290,860
	2	0	1900	RMSTR2	M4+	1,647	1.30	1.00		0.90	1.00	1.15	1.00	188,470
	3	0	1900	PORCH	M4+	60	1.30	1.00		0.90	1.00	1.15	1.00	1,290
	4	0	2017	STORAGE	42	336	1.30	1.00		0.95	1.00	1.15	1.00	2,690
	5	2023	2024	RES FRM	F4+	467	1.30	1.00		1.00	1.00	1.15	1.00	67,550
	6	2024	2025	POOL	5	828	1.30	1.00		0.75	1.00	1.15	1.00	43,910
	7	2024	2025	CONCRETE	1	468	1.30	1.00		1.00	1.00	1.15	1.00	4,900
	8	2024	2025	PORCH	M4+	383	1.30	1.00		1.00	1.00	1.15	1.00	9,150
	9	2024	2025	PORCH	F4+	336	1.30	1.00		1.00	1.00	1.15	1.00	7,610
	10	2024	2025	GARAGE-DET	FF3	528	1.30	1.30		1.00	1.00	1.15	1.00	36,730
Total Building Value:														653,160

Sales Ratio Detail

Sale Date: 01/31/2024
Sale Price: 465,000

Deed Date: 01/31/2024
Volume:

File#: 200414
Page:

Buyer: GAITHER NATHAN & CATHERINE
Seller: FANNIE MAE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
728,180	543,810	1.1695	1.5660	B	21000	T	43,569	1.000	653,160

Parcel Id: 15418
Sale #:5

Acct Number: 21000-00489-00000-002700

Cat Code: A1

Loc Code: 04

Address: 11703 CHERRY POINT DR

Legal 1: 27

CHERRY POINT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			1.00	43,569	141.00			1.00	75,020	0	75,020	
Total Land Taxable Value:													75,020	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	0	RES MAS	M4+	2,400	1.30	1.00		0.79	1.00	1.15	1.00	287,000
	2	0	1900	PORCH	M4+	112	1.30	1.00		0.79	1.00	1.15	1.00	2,110
	3	0	1900	SCRN PORCH	M4+	462	1.30	1.00		0.79	1.00	1.15	1.00	10,000
	4	0	1900	CARPORT	M4+	672	1.30	1.00		0.79	1.00	1.15	1.00	12,690
	5	0	1900	STORAGE	33	216	1.30	1.00		0.79	1.00	1.15	1.00	4,010
	6	0	1900	RES FRM	F3	1,040	1.30	1.00		0.30	1.00	1.15	1.00	42,980
	7	2022	2023	STORAGE	42	300	1.30	1.00		1.00	1.00	1.15	1.00	2,530
Total Building Value:														361,320

Sale Date: 11/01/2024
Sale Price: 260,000

Deed Date: 11/01/2024
Volume:

File#: 208268
Page:

Buyer: ABP INVESTMENTS LLC
Seller: MULKEY JOSHUA MONROE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
436,340	404,730	1.5567	1.6782	B	21000	T	43,569	1.000	361,320

Parcel Id: 1945
Sale #:4

Acct Number: 21000-00489-00000-004000

Cat Code: A1

Loc Code: 04

Address: 11814 CHERRY POINT DR

Legal 1: 40

CHERRY POINT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			1.00	43,569	141.00			1.00	75,020	0	75,020	
Total Land Taxable Value:													75,020	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4	1,545	1.30	1.00		0.80	1.00	1.15	1.00	187,090
	2	0	1900	PORCH	F2	240	1.30	1.00		0.81	1.00	1.15	1.00	2,950
	3	0	1900	RES FRM	F4	810	1.30	1.00		0.90	1.00	1.15	1.00	94,910
	4	0	1900	GARAGE-DET	FF2	810	1.30	1.00		0.81	1.00	1.15	1.00	23,620
	5	0	1900	PORCH	M4	75	1.30	1.00		0.81	1.00	1.15	1.00	1,410
	6	0	2025	PORCH	F4	90	1.30	1.00		1.00	1.00	1.15	1.00	1,830
	7	2024	2025	PORCH	MTL2	40	1.30	1.00		1.00	1.00	1.15	1.00	740
	8	2024	2025	CONCRETE	1	365	1.30	1.00		1.00	1.00	1.15	1.00	3,820
Total Building Value:													316,370	

Sales Ratio Detail

Sale Date: 05/23/2024
Sale Price: 352,000

Deed Date: 05/23/2024
Volume:

File#: 203563
Page:

Buyer: WRIGHT DEWEY & CYNTHIA
Seller: GRAY BARBARA ANN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
391,390	296,220	0.8415	1.1119	B	21000	T	43,569	1.000	316,370

Parcel Id: 10756
Sale #:3

Acct Number: 21000-00489-00000-007400

Cat Code: A1

Loc Code: 04

Address: 12214 CHERRY POINT DR

Legal 1: 74

CHERRY POINT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			1.00	43,569	141.00			1.00	75,020	0	75,020	
Total Land Taxable Value:													75,020	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES MAS	M5+	2,191	1.30	1.00		0.95	1.00	1.15	1.00	324,060
	2	2003	0	PORCH	M5+	110	1.30	1.00		0.95	1.00	1.15	1.00	2,770
	3	2003	0	PORCH	M5+	156	1.30	1.00		0.95	1.00	1.15	1.00	3,930
	4	2003	0	GARAGE-FIN	M5+	957	1.30	1.00		0.95	1.00	1.15	1.00	38,000
	5	2024	2025	PORCH	M5+	278	1.30	1.00		1.00	1.00	1.15	1.00	7,370
	6	2024	2025	STORAGE	42	192	1.30	1.00		1.00	1.00	1.15	1.00	1,620
Total Building Value:														377,750

Sale Date: 06/21/2024
Sale Price: 450,000

Deed Date: 06/21/2024
Volume:

File#: 204336
Page:

Buyer: SHARP DEVON
Seller: HARRISON HUNTER J & MEGAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
452,770	450,860	1.0019	1.0062	B	21000	T	43,569	1.000	377,750

Parcel Id: 5410
Sale #:2

Acct Number: 21000-00489-00000-008000

Cat Code: A1

Loc Code: 04

Address: 12310 CHERRY POINT DR

Legal 1: 80

CHERRY POINT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			0.91	39,552	128.00		1.00		68,100	0	68,100	
Total Land Taxable Value:													68,100	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1971	0	RES MAS	M4+	1,588	1.30	1.00		0.90	1.00	1.15	1.00	216,340
	2	0	1900	PORCH	M4+	35	1.30	1.00		0.80	1.00	1.15	1.00	670
	3	0	1900	RES MAS	M4+	286	1.30	1.00		0.90	1.00	1.15	1.00	38,960
	4	0	1900	SCRN PORCH	M4+	240	1.30	1.00		0.80	1.00	1.15	1.00	5,260
	5	0	1900	GARAGE-DET	FU1	576	1.30	1.00		0.70	1.00	1.15	1.00	10,070
	6	0	1900	POOL	5	544	1.30	1.00		0.70	1.00	1.15	1.00	26,930
	7	0	1900	RES MAS	M4+	264	1.30	1.00		0.90	1.00	1.15	1.00	35,970
	8	2024	2025	CONCRETE	1	528	1.30	1.00		1.00	1.00	1.15	1.00	5,530
Total Building Value:													339,730	

Sales Ratio Detail

Sale Date: 09/30/2024
Sale Price: 375,000

Deed Date: 09/30/2024
Volume:

File#: 207242
Page:

Buyer: WROTEN LEE
Seller: SOCKWELL PHYLLIS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
407,830	355,470	0.9479	1.0875	B	21000	T	39,552	0.908	339,730

Parcel Id: 21540
Sale #:6

Acct Number: 21010-00489-00300-000600

Cat Code: C1

Loc Code: 04

Address:

Legal 1: LT 6 BLK 3 CHERRY PT SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS21010		0.21	9,000	75.00	1.00	8,550	0	8,550
Total Land Taxable Value:										8,550

Parcel Id: 21539
Sale #:6

Acct Number: 21010-00489-00300-000500

Cat Code: A1

Loc Code: 04

Address: 12522 WHITE OAK LN

Legal 1: LT 5 BLK 3 CHERRY PT SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS21010			0.21	9,000	75.00	1.00	8,550	0	8,550			
Total Land Taxable Value:											8,550			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	RES MAS	M5	1,372	1.30	1.00		0.90	1.00	1.15	1.00	189,830
	2	0	1900	RMSTR2	M5	549	1.30	1.00		0.90	1.00	1.15	1.00	63,810
	3	0	1900	PORCH	M5	210	1.30	1.00		0.90	1.00	1.15	1.00	4,550
	4	0	1900	GARAGE-FIN	M5	624	1.30	1.00		0.90	1.00	1.15	1.00	21,490
	5	0	1900	RMSTR2	M5	624	1.30	1.00		0.90	1.00	1.15	1.00	72,520
	6	0	2007	STORAGE	42	192	1.30	1.00		0.90	1.00	1.15	1.00	1,450
	7	2012	2013	CARPORT	MTL2	480	1.30	1.00		0.98	1.00	1.15	1.00	8,680
	8	2022	2023	CARPORT	MTL2	240	1.30	1.00		1.00	1.00	1.15	1.00	4,430
	9	2024	2025	PORCH	F4	180	1.30	1.00		1.00	1.00	1.15	1.00	3,660
Total Building Value:														370,420

Sale Date: 04/19/2024
Sale Price: 375,000

Deed Date: 04/19/2024
Volume:

File#: 202487
Page:

Buyer: SAUCEDO JOSE
Seller: MCCUISTION ALAN W

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
387,520	368,560	0.9828	1.0334	B	21000	T	18,000	0.414	370,420

Parcel Id: 38756
Sale #:6

Acct Number: 21900-00028-00200-000400

Cat Code: A1

Loc Code: 63

Address: 4226 TEXANA DR

Legal 1: LT 4 BLK 2 COLES CROSSING SEC1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS63D-1		1.00	0	0.00	1.00	85,000	0	85,000
	2	RS63D-1		0.97	0	0.00	1.00	82,280	0	82,280
Total Land Taxable Value:										167,280

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	RES MAS	M6	3,004	1.30	1.00		0.93	1.00	1.17	1.00	446,210
	2	2005	0	PORCH	M6	70	1.30	1.00		0.93	1.00	1.17	1.00	1,790
	3	2005	0	GARAGE-FIN	M6	656	1.30	1.00		0.93	1.00	1.17	1.00	27,080
	4	0	2006	WAREHOUSE	13	1,050	1.30	1.00		0.65	1.00	1.17	1.00	24,900
	5	2012	0	STORAGE	41	272	1.30	1.00		0.85	1.00	1.17	1.00	1,460
	6	0	2015	CARPORT	F2	480	1.30	1.00		0.98	1.00	1.17	1.00	7,260
	7	0	2015	CONCRETE	1	1,142	1.30	1.00		0.98	1.00	1.17	1.00	11,920
	8	0	1900	RES FRM	F3	150	1.30	1.00		1.00	1.00	1.17	1.00	21,020
Total Building Value:														541,640

Sale Date: 01/26/2024

Deed Date: 01/26/2024

File#: 200286

Buyer: JOSEPH CAROLYN H & LEE NEIL

Sale Price: 764,500

Volume:

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Seller: ROBERTS JOSEPH

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
708,920	544,140	0.7118	0.9273	B		T	0	1.968	541,640

Parcel Id: 38762

Acct Number: 21900-00028-00200-001000

Cat Code: A1

Loc Code: 63

Address: 4410 TEXANA DR

Sale #:3

Multi Parcel Sale

Legal 1: LT 10 B-2 COLES CROSSING SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS63D-1			0.25	0	0.00	1.00	21,250	0	21,250			
Total Land Taxable Value:											21,250			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES FRM	F5+	2,311	1.30	1.00		0.94	1.00	1.17	1.00	336,660
	2	2002	0	RFSTR2	F5+	500	1.30	1.00		0.94	1.00	1.17	1.00	61,190
	3	2002	0	PORCH	F5+	231	1.30	1.00		0.94	1.00	1.17	1.00	5,240
	4	2002	0	GARAGE-FIN	F5+	552	1.30	1.00		0.94	1.00	1.17	1.00	20,370
	5	2002	0	PORCH	F5+	336	1.30	1.00		0.94	1.00	1.17	1.00	7,630
Total Building Value:														431,090

Parcel Id: 38761

Acct Number: 21900-00028-00200-000900

Cat Code: D1 D2

Loc Code: 63

Address: 4410 TEXANA DR

Sale #:3

Multi Parcel Sale *Primary Parcel*

Legal 1: LT 9 BLK 2 COLES CROSSING SEC1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth Per	Real Value	Ag Value	Total Value	
	1	RS63D-1	ARN		3.69	0	0.00			1.00	313,480	200	313,480	
Total Land Taxable Value:													313,480	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	BARN	14	816	1.30	1.00		0.50	1.00	1.17	1.00	2,230
Total Building Value:														2,230

Sale Date: 01/25/2024

Deed Date: 01/25/2024

File#: 200238

Buyer: MOORE DANNY C & LAMBRIGHT DAHLTON

Sale Price: 725,000

Volume:

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Seller: WHITE SHARON HEBERT & DAVID B

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
768,050	635,310	0.8763	1.0594	B		T	0	3.938	433,320

Sales Ratio Detail

Parcel Id: 41808
Sale #:3

Acct Number: 21955-00013-00100-000200

Cat Code: A1

Loc Code: 04

Address: 3419 ROYAL PALM DR

Legal 1: LT 2 BK 1 SEC 1 THE COLONY @ MT BELVIEU

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV21955			0.70	0	0.00			0.00	12,290	0	12,290	
Total Land Taxable Value:													12,290	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M5	2,099	1.30	0.78		0.96	1.00	1.27	1.00	266,840
	2	0	2006	RMSTR2	M5	1,401	1.30	0.78		0.96	1.00	1.27	1.00	149,610
	3	0	2006	PORCH	M5	30	1.30	0.78		0.96	1.00	1.27	1.00	600
	4	0	2006	PORCH	M5	458	1.30	0.78		0.96	1.00	1.27	1.00	9,120
	5	0	2006	GARAGE-FIN	M5	590	1.30	0.38		0.96	1.00	1.27	1.00	9,100
	6	0	2015	STORAGE	42	336	1.30	0.78		1.00	1.00	1.27	1.00	2,440
Total Building Value:													437,710	

Sale Date: 10/09/2024
Sale Price: 459,000

Deed Date: 10/09/2024
Volume:

File#: 207595
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Buyer: MAKOVICKA GARRETT & MICHELLE
Seller: BRADFIELD ROBERT & MINDY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
450,000	541,520	1.1798	0.9804	B	2195A	T	0	0.697	437,710

Parcel Id: 41844
Sale #:4

Acct Number: 21955-00013-00100-003400

Cat Code: A1

Loc Code: 04

Address: 10119 PALM DR

Legal 1: LT 34 BK 1 SEC 1 THE COLONY @ MT BELVIEU

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV21955			0.50	0	0.00			0.00	13,000		0	13,000
Total Land Taxable Value:														13,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2005	RES MAS	M5	2,501	1.30	1.00		0.96	1.00	1.20	1.00	385,150
	2	2004	2005	GARAGE-FIN	M5	577	1.30	1.00		0.96	1.00	1.20	1.00	22,120
	3	2004	2005	PORCH	M5	459	1.30	1.00		0.96	1.00	1.20	1.00	11,070
	4	2004	2005	PORCH	M5	306	1.30	1.00		0.96	1.00	1.20	1.00	7,380
	5	2004	2005	STORAGE	42	240	1.30	1.00		0.60	1.00	1.20	1.00	1,260
	6	2009	2010	STORAGE	42	288	1.30	1.00		0.85	1.00	1.20	1.00	2,150
Total Building Value:														429,130

Sale Date: 05/29/2024
Sale Price: 420,000

Deed Date: 05/29/2024
Volume:

File#: 203688
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Buyer: VELAZQUEZ JONATHAN & WENDY
Seller: TOOKE GWENDOLYN A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
442,130	503,040	1.1977	1.0527	B	21955	T	0	0.500	429,130

Parcel Id: 41853
Sale #:2

Acct Number: 21955-00013-00100-004300

Cat Code: A1

Loc Code: 04

Address: 3103 SABLE PALM DR

Legal 1: LT 43 BK 1 SEC 1 THE COLONY @ MT BELVIEU

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV21955			0.50	0	0.00			0.00	13,000	0	13,000	
Total Land Taxable Value:													13,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M5	2,541	1.30	1.00		0.96	1.00	1.20	1.00	391,310
	2	0	2006	PORCH	M5	460	1.30	1.00		0.96	1.00	1.20	1.00	11,090
	3	0	2006	PORCH	M5	278	1.30	1.00		0.96	1.00	1.20	1.00	6,700
	4	0	2006	GARAGE-FIN	M5	575	1.30	1.00		0.96	1.00	1.20	1.00	22,040
	5	0	2006	POOL	5	540	1.30	1.00		0.75	1.00	1.20	1.00	29,880
	6	0	2007	STORAGE	42	120	1.30	1.00		0.75	1.00	1.20	1.00	790
	7	2016	2017	CARPORT	M5	670	1.30	1.00		1.00	1.00	1.20	1.00	18,190
	8	0	2025	CONCRETE	1	159	1.30	1.00		1.00	1.00	1.20	1.00	1,740
Total Building Value:													481,740	

Sale Date: 02/29/2024

Deed Date: 02/29/2024

File#: 201223

Buyer: WISEMAN GLEN A & CONYA D

Sale Price: 475,000

Volume:

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Seller: SCHMITT ALAN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
494,740	485,710	1.0225	1.0416	B	21955	L	0	0.500	481,740

Parcel Id: 41866

Sale #:3

Acct Number: 21955-00013-00100-005600

Cat Code: A1

Loc Code: 04

Address: 9726 PALM DR

Legal 1: LT 56 BK 1 SEC 1 THE COLONY @ MT BELVIEU

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV21955			0.64	0		0.00		0.00	13,000	0	13,000	
Total Land Taxable Value:													13,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2005	RES MAS	M5	2,297	1.30	1.00		0.95	1.00	1.20	1.00	350,050
	2	2004	2005	PORCH	M5	189	1.30	1.00		0.95	1.00	1.20	1.00	4,510
	3	2004	2005	PORCH	M5	164	1.30	1.00		0.95	1.00	1.20	1.00	3,910
	4	2004	2005	GARAGE-FIN	M5	652	1.30	1.00		0.95	1.00	1.20	1.00	24,740
	5	0	2009	CONCRETE	1	297	1.30	1.00		0.80	1.00	1.20	1.00	2,590
	6	0	2016	WAREHOUSE	13	1,499	1.30	1.00		1.00	1.00	1.20	1.00	56,100
	7	0	2016	WH-CPY	13	775	1.30	1.00		1.00	1.00	1.20	1.00	11,060
Total Building Value:													452,960	

Sale Date: 09/20/2024

Deed Date: 09/20/2024

File#: 206984

Buyer: WARD KATHY

Sale Price: 488,000

Volume:

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Seller: GUIDRY KRIS & KEITH D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
465,960	539,720	1.1060	0.9548	B	21955	T	0	0.639	452,960

Parcel Id: 49501

Sale #:3

Acct Number: 21956-00013-00000-001000

Cat Code: A1

Loc Code: 04

Address: 10042 FAN PALM DR

Legal 1: LT 10 THE COLONY @ MT BELVIEU SEC 2

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV21955		0.30	0	0.00		0.00	13,000	0	13,000

Total Land Taxable Value: 13,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RES MAS	M5+	1,548	1.30	1.00		0.98	1.00	1.27	1.00	270,350
	2	2012	0	RMSTR2	M5+	853	1.30	1.00		0.98	1.00	1.27	1.00	125,140
	3	2012	0	GARAGE-FIN	M5+	460	1.30	1.00		0.98	1.00	1.27	1.00	20,810
	4	2012	0	PORCH	M5+	238	1.30	1.00		0.98	1.00	1.27	1.00	6,830
	5	2012	0	PORCH	M5+	197	1.30	1.00		0.98	1.00	1.27	1.00	5,650
	6	0	2025	CONCRETE	1	630	1.30	1.00		0.85	1.00	1.27	1.00	6,190

Total Building Value: 434,970

Sale Date: 05/24/2024

Deed Date: 05/24/2024

File#: 203590

Buyer: CORLISS JUSTIN T & MAREN M, BRIAN WINNINGHAM

Sale Price: 450,000

Volume:

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Seller: MOUTON KIMBERLYN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
447,970	442,900	0.9842	0.9955	B	2195A	T	0	0.302	434,970

Parcel Id: 42511

Acct Number: 22350-00306-00000-001900

Cat Code: A1

Loc Code: 63

Address: 5123 COTTON CREEK DR

Sale #:8

Legal 1: LT 19 COTTON CREEK S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22350		0.25	0	0.00		0.00	26,000	0	26,000

Total Land Taxable Value: 26,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	2007	RES MAS	M4+	1,040	1.30	1.00		0.94	1.00	1.13	1.00	145,400
	2	2006	2007	RMSTR3	M4+	1,365	1.30	1.00		0.94	1.00	1.13	1.00	171,770
	3	0	2007	PORCH	M4+	74	1.30	1.00		0.94	1.00	1.13	1.00	1,630
	4	0	2007	GARAGE-FIN	M4+	400	1.30	1.00		0.94	1.00	1.13	1.00	13,340
	5	0	2007	STORAGE	42	160	1.30	1.00		0.65	1.00	1.13	1.00	860
	6	0	1900	DECK	1	96	1.30	1.00		0.70	1.00	1.13	1.00	1,130
	7	0	1900	CONCRETE	1	24	1.30	1.00		0.75	1.00	1.13	1.00	190

Total Building Value: 334,320

Sale Date: 12/03/2024

Deed Date: 12/03/2024

File#: 209109

Buyer: BATRES YARITZA & JUAN

Sale Price: 300,000

Volume:

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Seller: OPENDOOR PROPERTY TRUST I A DELAWARE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
360,320	351,140	1.1705	1.2011	B	2235A	T	0	0.252	334,320

Parcel Id: 45336

Acct Number: 22370-00321-00300-000600

Cat Code: A1

Loc Code: 06

Address: 13614 COTTON WAY

Sale #:5

Legal 1: BK 3 LT 6 COTTON WOOD EST PHASE 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV22370A		0.46	0	0.00		0.00	28,000	0	28,000

Total Land Taxable Value: 28,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M5+	2,533	1.30	1.00		0.98	1.00	0.94	1.00	315,900
	2	2009	2010	RMSTR2	M5+	672	1.30	1.00		0.98	1.00	0.94	1.00	70,400
	3	2009	2010	GARAGE-FIN	M5+	418	1.30	1.00		0.98	1.00	0.94	1.00	14,000
	4	2009	2010	CARPORT	M5+	217	1.30	1.00		0.98	1.00	0.94	1.00	4,580
	5	2009	2010	PORCH	M5+	30	1.30	1.00		0.98	1.00	0.94	1.00	640
	6	2009	2010	PORCH	M5+	35	1.30	1.00		0.98	1.00	0.94	1.00	740
	7	2009	2010	POOL	5	480	1.30	1.00		0.75	1.00	0.94	1.00	20,810
	8	2009	2010	STORAGE	41	73	1.30	1.00		0.85	1.00	0.94	1.00	310
Total Building Value:														427,380

Sale Date: 08/29/2024
Sale Price: 400,000

Deed Date: 08/29/2024
Volume:

File#: 206351
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Buyer: ROGIC RADOVAN & JELENA
Seller: GREEN DARRYL & LESLIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
455,380	435,120	1.0878	1.1384	B	22370	T	0	0.460	427,380

Parcel Id: 67297
Sale #:5

Acct Number: 22390-00012-00100-000600

Cat Code: A1

Loc Code: 04

Address: 13207 CAYLOR CIR

Legal 1: LOT 6 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS22390		0.38	0	0.00	1.00	38,400	0	38,400

Total Land Taxable Value: 38,400

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,993	1.30	1.00		1.00	1.00	1.27	1.00	352,570
	2	2024	2025	GARAGE-FIN	M5+	618	1.30	1.00		1.00	1.00	1.27	1.00	28,530
	3	2024	2025	PORCH	M5+	76	1.30	1.00		1.00	1.00	1.27	1.00	2,230
	4	2024	2025	PORCH	M5+	36	1.30	1.00		1.00	1.00	1.27	1.00	1,050

Total Building Value: 384,380

Sale Date: 12/06/2024
Sale Price: 430,000

Deed Date: 12/09/2024
Volume:

File#: 209266
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Buyer: BISHOP ETHAN
Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
422,780	422,780	0.9832	0.9832	B	22390	T	0	0.384	384,380

Parcel Id: 67301
Sale #:2

Acct Number: 22390-00012-00100-001000

Cat Code: A1

Loc Code: 04

Address: 11522 YOUNGQUIST DR

Legal 1: LOT 10 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS22390		0.50	0	0.00	1.00	49,700	0	49,700

Total Land Taxable Value: 49,700

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2024	RES MAS	M5+	1,614	1.30	1.00		1.00	1.00	1.14	1.00	256,300
	2	2024	2025	RMSTR2	M5+	962	1.30	1.00		1.00	1.00	1.14	1.00	128,330
	3	2024	2025	GARAGE-FIN	M5+	677	1.30	1.00		1.00	1.00	1.14	1.00	28,050
	4	2024	2025	PORCH	M5+	88	1.30	1.00		1.00	1.00	1.14	1.00	2,310
	5	2024	2025	PORCH	M5+	144	1.30	1.00		1.00	1.00	1.14	1.00	3,790
	6	2024	2025	CONCRETE	1	1,200	1.30	1.00		1.00	1.00	1.14	1.00	12,450
Total Building Value:														431,230

Sale Date: 07/30/2024
Sale Price: 490,000

Deed Date: 07/30/2024
Volume:

File#: 205449
Page:

Buyer: HEY GEORGE E & NICOLE G
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
480,930	503,100	1.0267	0.9815	B	22390	L	0	0.497	431,230

Parcel Id: 67302
Sale #:2

Acct Number: 22390-00012-00100-001100

Cat Code: A1

Loc Code: 04

Address: 11518 YOUNGQUIST DR

Legal 1: LOT 11 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS22390			0.43	0		0.00		1.00	43,000	0	43,000	
Total Land Taxable Value:													43,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2024	RES MAS	M5+	2,017	1.30	1.00		1.00	1.00	1.27	1.00	346,790
	2	2024	2024	GARAGE-FIN	M5+	600	1.30	1.00		1.00	1.00	1.27	1.00	27,690
	3	0	1900	PORCH	M5+	236	1.30	1.00		1.00	1.00	1.27	1.00	6,910
	4	2024	2024	PORCH	M5+	150	1.30	1.00		1.00	1.00	1.27	1.00	4,390
	5	2024	2025	CONCRETE	1	80	1.30	1.00		1.00	1.00	1.27	1.00	920
	6	2024	2025	GARAGE-DET	FU1	495	1.30	1.00		1.00	1.00	1.27	1.00	13,650
Total Building Value:														400,350

Sale Date: 03/13/2024
Sale Price: 450,000

Deed Date: 03/13/2024
Volume:

File#: 201496
Page:

Buyer: SKINNER JAMES & LAURA
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
443,350	169,730	0.3772	0.9852	B	22390	L	0	0.430	400,350

Parcel Id: 67303
Sale #:2

Acct Number: 22390-00012-00100-001200

Cat Code: A1

Loc Code: 04

Address: 11514 YOUNGQUIST DR

Legal 1: LOT 12 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS22390		0.39	0	0.00			1.00	38,600	0	38,600
Total Land Taxable Value:												38,600

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,494	1.30	1.00		1.00	1.00	1.14	1.00	238,990
	2	2023	2024	RMSTR2	M5+	1,064	1.30	1.00		1.00	1.00	1.14	1.00	142,970
	3	2023	2024	GARAGE-FIN	M5+	430	1.30	1.00		1.00	1.00	1.14	1.00	17,820
	4	2023	2024	PORCH	M5+	112	1.30	1.00		1.00	1.00	1.14	1.00	2,940
	5	2023	2024	PORCH	M5+	33	1.30	1.00		1.00	1.00	1.14	1.00	870
	6	2024	2025	CONCRETE	1	270	1.30	1.00		1.00	1.00	1.14	1.00	2,800
Total Building Value:														406,390

Sale Date: 03/01/2024
Sale Price: 454,529

Deed Date: 03/01/2024
Volume:

File#: 201243
Page:

Buyer: SOTOMAYOR MAILIN SANCHEZ & ISAAC LEDEZMA
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
444,990	198,500	0.4367	0.9790	B		T	0	0.386	406,390

Parcel Id: 67304
Sale #:4

Acct Number: 22390-00012-00100-001300

Cat Code: A1

Loc Code: 04

Address: 11510 YOUNGQUIST DR

Legal 1: LOT 13 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS22390			0.34	0	0.00			1.00	33,700	0	33,700	
Total Land Taxable Value:													33,700	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,524	1.30	1.00		1.00	1.00	1.14	1.00	243,790
	2	2024	2025	RMSTR2	M5+	1,034	1.30	1.00		1.00	1.00	1.14	1.00	138,940
	3	2024	2025	GARAGE-FIN	M5+	629	1.30	1.00		1.00	1.00	1.14	1.00	26,060
	4	2024	2025	PORCH	M5+	111	1.30	1.00		1.00	1.00	1.14	1.00	2,920
	5	2024	2025	CONCRETE	1	450	1.30	1.00		1.00	1.00	1.14	1.00	4,670
Total Building Value:														416,380

Sale Date: 12/30/2024
Sale Price: 420,000

Deed Date: 12/31/2024
Volume:

File#: 209992
Page:

Buyer: BURKHART ROBERT E & GINA M
Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
450,080	497,100	1.1836	1.0716	B	22390	T	0	0.337	416,380

Parcel Id: 67324
Sale #:2

Acct Number: 22390-00012-00100-003300

Cat Code: A1

Loc Code: 04

Address: 11210 YOUNGQUIST DR

Legal 1: LOT 33 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS22390			0.30	0	0.00			1.00	30,400	0	30,400	
Total Land Taxable Value:													30,400	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,904	1.30	1.00		1.00	1.00	1.27	1.00	336,830
	2	2023	2024	PORCH	M5+	60	1.30	1.00		1.00	1.00	1.27	1.00	1,760
	3	2023	2024	PORCH	M5+	100	1.30	1.00		1.00	1.00	1.27	1.00	2,930
	4	2023	2024	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.27	1.00	18,460
Total Building Value:														359,980

Sales Ratio Detail

Sale Date: 06/06/2024
Sale Price: 377,900

Deed Date: 06/06/2024
Volume:

File#: 203948
Page:

Buyer: GRIMSLEY BRUCE A & DAWN I
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
390,380	390,380	1.0330	1.0330	B	22390	T	0	0.304	359,980

Parcel Id: 67327
Sale #:3

Acct Number: 22390-00012-00100-003600

Cat Code: A1

Loc Code: 04

Address: 11134 YOUNGQUIST DR

Legal 1: LOT 36 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS22390			0.48	0	0.00			1.00	47,700	0	47,700	
Total Land Taxable Value:													47,700	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,001	1.30	1.00		1.00	1.00	1.27	1.00	344,040
	2	2023	2024	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.27	1.00	18,460
	3	2023	2024	PORCH	M5+	156	1.30	1.00		1.00	1.00	1.27	1.00	4,570
	4	2023	2024	PORCH	M5+	140	1.30	1.00		1.00	1.00	1.27	1.00	4,100
Total Building Value:														371,170

Sale Date: 12/20/2024
Sale Price: 414,000

Deed Date: 12/20/2024
Volume:

File#: 209709
Page:

Buyer: APPEL BARRETT W
Seller: BICKHAM BRITTAIN G & BEAU R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
418,870	418,870	1.0118	1.0118	B	22390	T	0	0.477	371,170

Parcel Id: 67329
Sale #:2

Acct Number: 22390-00012-00100-003800

Cat Code: A1

Loc Code: 04

Address: 11126 YOUNGQUIST DR

Legal 1: LOT 38 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS22390			0.27	0	0.00			1.00	26,600		0	26,600
Total Land Taxable Value:														26,600
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,940	1.30	1.00		1.00	1.00	1.27	1.00	343,200
	2	2023	2024	PORCH	M5+	20	1.30	1.00		1.00	1.00	1.27	1.00	590
	3	2023	2024	PORCH	M5+	100	1.30	1.00		1.00	1.00	1.27	1.00	2,930
	4	2023	2024	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.27	1.00	18,460
Total Building Value:														365,180

Sale Date: 05/07/2024
Sale Price: 366,313

Deed Date: 05/07/2024
Volume:

File#: 203042
Page:

Buyer: GRIFFITH BOBBY JR & MARY E SAMPSON
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
391,780	391,780	1.0695	1.0695	B	22390	T	0	0.266	365,180

Sales Ratio Detail

Parcel Id: 67331
Sale #:4

Acct Number: 22390-00012-00100-004000

Cat Code: A1

Loc Code: 04

Address: 11118 YOUNGQUIST DR

Legal 1: LOT 40 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS22390			0.27	0	0.00		1.00	26,600	0	26,600		
Total Land Taxable Value:												26,600		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,114	1.30	1.00		1.00	1.00	1.27	1.00	363,470
	2	2023	2024	GARAGE-FIN	M5+	436	1.30	1.00		1.00	1.00	1.27	1.00	20,130
	3	2023	2024	PORCH	M5+	64	1.30	1.00		1.00	1.00	1.27	1.00	1,870
	4	2023	2024	PORCH	M5+	150	1.30	1.00		1.00	1.00	1.27	1.00	4,390
Total Building Value:												389,860		

Sale Date: 10/01/2024
Sale Price: 387,000

Deed Date: 10/01/2024
Volume:

File#: 207328
Page:

Buyer: WARE JOHN S & FALLON

Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
416,460	318,990	0.8243	1.0761	B	22390	T	0	0.266	389,860

Parcel Id: 67343
Sale #:5

Acct Number: 22390-00012-00100-005200

Cat Code: A1

Loc Code: 04

Address: 10922 YOUNGQUIST DR

Legal 1: LOT 52 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS22390			0.27	0	0.00		1.00	26,600	0	26,600		
Total Land Taxable Value:												26,600		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,025	1.30	1.00		1.00	1.00	1.27	1.00	348,170
	2	2024	2025	GARAGE-FIN	M5+	668	1.30	1.00		1.00	1.00	1.27	1.00	30,840
	3	2024	2025	PORCH	M5+	30	1.30	1.00		1.00	1.00	1.27	1.00	880
	4	2024	2025	PORCH	M5+	138	1.30	1.00		1.00	1.00	1.27	1.00	4,040
Total Building Value:												383,930		

Sale Date: 12/30/2024
Sale Price: 405,900

Deed Date: 12/31/2024
Volume:

File#: 209955
Page:

Buyer: MOLLIQUE JAQUARRIUS D & MARGARET

Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
410,530	410,530	1.0114	1.0114	B	22390	T	0	0.266	383,930

Parcel Id: 67346
Sale #:5

Acct Number: 22390-00012-00100-005500

Cat Code: A1

Loc Code: 04

Address: 10910 YOUNGQUIST DR

Legal 1: LOT 55 BLOCK 1 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS22390		0.27	0	0.00		1.00	26,600	0	26,600
Total Land Taxable Value:											26,600

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,936	1.30	1.00		1.00	1.00	1.27	1.00	342,490
	2	2024	2025	GARAGE-FIN	M5+	628	1.30	1.00		1.00	1.00	1.27	1.00	28,990
	3	2024	2025	PORCH	M5+	75	1.30	1.00		1.00	1.00	1.27	1.00	2,200
	4	2024	2025	PORCH	M5+	144	1.30	1.00		1.00	1.00	1.27	1.00	4,220
	5	2024	2025	CONCRETE	1	152	1.30	1.00		1.00	1.00	1.27	1.00	1,760

Total Building Value: 379,660

Sale Date: 11/25/2024
Sale Price: 430,000

Deed Date: 11/25/2024
Volume:

File#: 208915
Page:

Buyer: VALDEZ MATTHEW & KIMBERLY VILLAREAL
Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
406,260	397,490	0.9244	0.9448	B	22390	T	0	0.266	379,660

Parcel Id: 67355
Sale #:4

Acct Number: 22390-00012-00200-000100

Cat Code: A1

Loc Code: 04

Address: 13302 WATKINS WAY

Legal 1: LOT 1 BLOCK 2 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS22390		0.43	0	0.00	1.00	42,500	0	42,500

Total Land Taxable Value: 42,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,001	1.30	1.00		1.00	1.00	1.27	1.00	344,040
	2	2024	2025	GARAGE-FIN	M5+	610	1.30	1.00		1.00	1.00	1.27	1.00	28,160
	3	2024	2025	PORCH	M5+	140	1.30	1.00		1.00	1.00	1.27	1.00	4,100
	4	2024	2025	PORCH	M5+	156	1.30	1.00		1.00	1.00	1.27	1.00	4,570
	5	2024	2025	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.27	1.00	1,160

Total Building Value: 382,030

Sale Date: 12/27/2024
Sale Price: 448,166

Deed Date: 12/30/2024
Volume:

File#: 209858
Page:

Buyer: PINEDA ALEX & BRIANNA RIOS
Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
424,530	424,530	0.9473	0.9473		22390	T	0	0.425	382,030

Parcel Id: 67359
Sale #:4

Acct Number: 22390-00012-00200-000500

Cat Code: A1

Loc Code: 04

Address: 13315 WATKINS WAY

Legal 1: LOT 5 BLOCK 2 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS22390		0.52	0	0.00	1.00	51,900	0	51,900

Total Land Taxable Value: 51,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,001	1.30	1.00		1.00	1.00	1.27	1.00	344,040
	2	2023	2024	GARAGE-FIN	M5+	610	1.30	1.00		1.00	1.00	1.27	1.00	28,160
	3	2024	2025	PORCH	M5+	156	1.30	1.00		1.00	1.00	1.27	1.00	4,570
	4	2024	2025	PORCH	M5+	140	1.30	1.00		1.00	1.00	1.27	1.00	4,100
	5	2024	2025	CONCRETE	1	202	1.30	1.00		1.00	1.00	1.27	1.00	2,330
	6	2024	2025	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.27	1.00	1,160
Total Building Value:														384,360

Sale Date: 11/26/2024
Sale Price: 462,334

Deed Date: 11/26/2024
Volume:

File#: 208972
Page:

Buyer: HERRERA VICTOR CHAVEZ
Seller: CENTURY LAND HOLDINGS OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
436,260	423,690	0.9164	0.9436	B	22390	T	0	0.519	384,360

Parcel Id: 67388
Sale #:2

Acct Number: 22390-00012-00300-001100

Cat Code: A1

Loc Code: 04

Address: 13311 OWENS PL

Legal 1: LOT 11 BLOCK 3 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS22390			0.32	0	0.00			1.00	31,500	0	31,500	
Total Land Taxable Value:													31,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,001	1.30	1.00		1.00	1.00	1.27	1.00	344,040
	2	2024	2025	GARAGE-FIN	M5+	610	1.30	1.00		1.00	1.00	1.27	1.00	28,160
	3	2024	2025	PORCH	M5+	156	1.30	1.00		1.00	1.00	1.27	1.00	4,570
	4	2024	2025	GLASSPORCH	5	50	1.30	1.00		1.00	1.00	1.27	1.00	1,920
	5	2024	2025	STORAGE	42	160	1.30	1.00		1.00	1.00	1.27	1.00	1,490
Total Building Value:														380,180

Sale Date: 04/15/2024
Sale Price: 405,000

Deed Date: 04/15/2024
Volume:

File#: 202348
Page:

Buyer: BOJCZUK GREGORY F & NEVA M
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
411,680	23,630	0.0583	1.0165	B	22390	T	0	0.315	380,180

Parcel Id: 67393
Sale #:2

Acct Number: 22390-00012-00400-000300

Cat Code: A1

Loc Code: 04

Address: 11319 YOUNGQUIST DR

Legal 1: LOT 3 BLOCK 4 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS22390		0.43	0	0.00			1.00	43,100	0	43,100
Total Land Taxable Value:												43,100

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,620	1.30	1.00		1.00	1.00	1.14	1.00	257,250
	2	2024	2025	RMSTR2	M5+	1,033	1.30	1.00		1.00	1.00	1.14	1.00	137,800
	3	2024	2025	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.14	1.00	17,400
	4	2024	2025	PORCH	M5+	140	1.30	1.00		1.00	1.00	1.14	1.00	3,680
	5	2024	2025	PORCH	M5+	108	1.30	1.00		1.00	1.00	1.14	1.00	2,840

Total Building Value: 418,970

Sale Date: 03/01/2024
Sale Price: 459,612

Deed Date: 03/01/2024
Volume:

File#: 201236
Page:

Buyer: HENLEY BORIS LEGAYLE & JOHN
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
462,070	32,330	0.0703	1.0053	B		T	0	0.431	418,970

Parcel Id: 67398
Sale #:2

Acct Number: 22390-00012-00400-000800

Cat Code: A1

Loc Code: 04

Address: 11127 YOUNGQUIST DR

Legal 1: LOT 8 BLOCK 4 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS22390		0.28	0	0.00	1.00	28,200	0	28,200

Total Land Taxable Value: 28,200

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,390	1.30	1.00		1.00	1.00	1.14	1.00	223,780
	2	2023	2024	RMSTR2	M5+	750	1.30	1.00		1.00	1.00	1.14	1.00	101,420
	3	2023	2024	GARAGE-FIN	M5+	424	1.30	1.00		1.00	1.00	1.14	1.00	17,570
	4	2023	2024	PORCH	M5+	107	1.30	1.00		1.00	1.00	1.14	1.00	2,810
	5	2023	2024	PORCH	M5+	100	1.30	1.00		1.00	1.00	1.14	1.00	2,630

Total Building Value: 348,210

Sale Date: 07/02/2024
Sale Price: 394,569

Deed Date: 07/02/2024
Volume:

File#: 204723
Page:

Buyer: WILKINS LEWIS C & LAURA
Seller: ANGLIA HOMES LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
376,410	416,110	1.0546	0.9540	B	22390	T	0	0.282	348,210

Parcel Id: 67403
Sale #:3

Acct Number: 22390-00012-00400-001300

Cat Code: A1

Loc Code: 04

Address: 11107 YOUNGQUIST DR

Legal 1: LOT 13 BLOCK 4 COUNTRY CREEK SUBDIVISION

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS22390		0.31	0	0.00	1.00	31,000	0	31,000

Total Land Taxable Value: 31,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,612	1.30	1.00		1.00	1.00	1.27	1.00	285,170
	2	2023	2024	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.27	1.00	18,460
	3	2023	2024	PORCH	M5+	64	1.30	1.00		1.00	1.00	1.27	1.00	1,870
	4	2023	2024	PORCH	M5+	130	1.30	1.00		1.00	1.00	1.27	1.00	3,810

Total Building Value: 309,310

Sales Ratio Detail

Sale Date: 11/22/2024
Sale Price: 369,900

Deed Date: 11/22/2024
Volume:

File#: 208843
Page:

Buyer: MUNOZ ANDREW & CRISTINA CASTILLO
Seller: PATE COLE L & JORDYN A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
340,310	340,310	0.9200	0.9200	B	22390	T	0	0.310	309,310

Parcel Id: 2391
Sale #:6

Acct Number: 22510-00028-00000-002300

Cat Code: A1

Loc Code: 63

Address: 5124 KENDALL RD

Legal 1: LOT 23 COTTON LAKE EST SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS2250			5.00	0		0.00		1.00	250,000	0	250,000	
Total Land Taxable Value:													250,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1981	0	RES MAS	M4+	2,492	1.30	1.00		0.90	1.00	1.29	1.00	380,820
	2	0	1900	RES MAS	M4+	384	1.30	1.00		0.90	1.00	1.29	1.00	58,680
	3	1981	0	GARAGE-FIN	M4+	552	1.30	1.00		0.90	1.00	1.29	1.00	20,120
	4	1981	0	PORCH	M4+	180	1.30	1.00		0.90	1.00	1.29	1.00	4,340
	5	0	1900	WAREHOUSE	13	1,080	1.30	1.00		0.75	0.85	1.29	1.00	27,700
	6	1995	0	SHED-1	42	864	1.30	1.00		0.75	1.00	1.29	1.00	5,710
	7	0	1900	CONCRETE	1	160	1.30	1.00		1.00	1.00	1.29	1.00	1,880
	8	2024	2025	CONCRETE	1	139	1.30	1.00		1.00	1.00	1.29	1.00	1,630
	9	0	1900	CONCRETE	1	256	1.30	1.00		1.00	1.00	1.29	1.00	3,010
	10	0	1900	CONCRETE	1	168	1.30	1.00		1.00	1.00	1.29	1.00	1,970
Total Building Value:													505,860	

Sale Date: 07/15/2024
Sale Price: 840,000

Deed Date: 07/15/2024
Volume:

File#: 204933
Page:

Buyer: O'KEEFE SHANNON
Seller: BECK DAVID & TERRY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
755,860	603,290	0.7182	0.8998	B	22500	T	0	5.000	505,860

Parcel Id: 45698
Sale #:5

Acct Number: 22525-00306-00500-000300

Cat Code: A1

Loc Code: 63

Address: 5011 WIMBERLY LN

Legal 1: B 5 LT 3 COVE AT COTTON CREEK AMENDED

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22525			0.23	0	0.00			0.00	26,000	0	26,000	
Total Land Taxable Value:													26,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5	2,009	1.30	1.00		0.97	1.00	0.87	1.00	226,640
	2	0	2008	RMSTR2	M5	1,400	1.30	1.00		0.97	1.00	0.87	1.00	132,670
	3	0	2008	PORCH	M5	97	1.30	1.00		0.97	1.00	0.87	1.00	1,710
	4	0	2008	GARAGE-FIN	M5	400	1.30	1.00		0.97	1.00	0.87	1.00	11,230
	5	0	2015	PORCH	F5	310	1.30	1.00		1.00	1.00	0.87	1.00	5,390
	6	2020	0	DECK	1	60	1.30	1.00		0.85	1.00	0.87	1.00	660
Total Building Value:													378,300	

Sales Ratio Detail

Sale Date: 12/20/2024
Sale Price: 377,900

Deed Date: 12/23/2024
Volume:

File#: 209736
Page:

Buyer: LINKS JOSHUA & JAMI
Seller: DAVIS ARTHURHULTZ DONNA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
404,300	373,760	0.9890	1.0699	B	2252A	T	0	0.225	378,300

Parcel Id: 47850
Sale #:7

Acct Number: 22526-00321-00900-000300

Cat Code: A1

Loc Code: 63

Address: 8611 LYNN BROOK LN

Legal 1: BK 9 LT 3 COVE AT COTTON CREEK ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22526			0.24	0		0.00		0.00	26,000	0	26,000	
Total Land Taxable Value:													26,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M5	1,665	1.30	1.00		0.96	1.00	0.87	1.00	185,900
	2	2011	0	RMSTR2	M5	1,136	1.30	1.00		0.96	1.00	0.87	1.00	106,540
	3	2011	0	GARAGE-FIN	M5	418	1.30	1.00		0.96	1.00	0.87	1.00	11,620
	4	2011	0	PORCH	M5	57	1.30	1.00		0.96	1.00	0.87	1.00	1,000
	5	2011	0	PERGOLA	1	248	1.30	1.00		0.96	1.00	0.87	1.00	2,450
	6	2024	2025	STORAGE	42	96	1.30	1.00		1.00	1.00	0.87	1.00	610
Total Building Value:													308,120	

Sale Date: 04/10/2024
Sale Price: 339,000

Deed Date: 04/10/2024
Volume:

File#: 202271
Page:

Buyer: MACALLISTER SHANE & GABRIELA
Seller: TEXAS PROPERTY RELIEF LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
334,120	317,940	0.9379	0.9856	B	2252A	T	0	0.238	308,120

Parcel Id: 47855
Sale #:6

Acct Number: 22526-00321-00900-000800

Cat Code: A1

Loc Code: 63

Address: 8610 LYNN BROOK LN

Legal 1: BK 9 LT 8 COVE AT COTTON CREEK ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV22526			0.18	0	0.00			0.00	26,000	0	26,000	
Total Land Taxable Value:													26,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M5	1,657	1.30	1.00		0.98	1.00	0.87	1.00	188,860
	2	2011	0	RMSTR2	M5	1,340	1.30	1.00		0.98	1.00	0.87	1.00	128,290
	3	2011	0	GARAGE-FIN	M5	418	1.30	1.00		0.98	1.00	0.87	1.00	11,860
	4	2011	0	PORCH	M5	32	1.30	1.00		0.98	1.00	0.87	1.00	570
	5	2011	0	CONCRETE	1	100	1.30	1.00		0.98	1.00	0.87	1.00	780
Total Building Value:													330,360	

Sales Ratio Detail

Sale Date: 12/09/2024
Sale Price: 335,000

Deed Date: 12/11/2024
Volume:

File#: 209332
Page:

Buyer: KOGUT RICHARD & THERESA L
Seller: ROLF BRENDEN L & OESER JESSICA ASHLEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
356,360	338,160	1.0094	1.0638	B	2252A	T	0	0.178	330,360

Parcel Id: 26596
Sale #:5

Acct Number: 22550-00013-00100-001100 Cat Code: A1 Loc Code: 04 Address: 3311 KATHLEEN BLVD
Legal 1: LT 11 BLK 1 CROWN COLONY #1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV2255			0.48	0	0.00			1.00	26,000		0	26,000
Total Land Taxable Value:														26,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RES MAS	M5+	1,912	1.30	1.00		0.92	1.00	1.19	1.00	291,580
	2	0	1900	GARAGE-FIN	M5+	437	1.30	1.00		0.92	1.00	1.19	1.00	17,390
	3	0	1900	PORCH	M5+	24	1.30	1.00		0.92	1.00	1.19	1.00	610
	4	0	1900	PORCH	M5+	284	1.30	1.00		0.92	1.00	1.19	1.00	7,170
Total Building Value:														316,750

Sale Date: 12/30/2024
Sale Price: 335,000

Deed Date: 12/31/2024
Volume:

File#: 209944
Page:

Buyer: MOORE KARA
Seller: GRAHAM CHARLENE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,750	377,340	1.1264	1.0231	B	22550	T	0	0.482	316,750

Parcel Id: 29838
Sale #:8

Acct Number: 22560-00013-00300-001001 Cat Code: A1 Loc Code: 04 Address: 2907 KATHLEEN BLVD
Legal 1: LTS 10 & 11 BLK 3 CROWN COLONY SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2256			0.65	0	0.00			1.00	26,000	0	26,000	
	2	FV2256			0.42	0	0.00			1.00	26,000	0	26,000	
Total Land Taxable Value:													52,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	RES MAS	M6	2,053	1.30	1.00		0.91	1.00	1.19	1.00	316,270
	2	1995	0	RMSTR2	M6	1,050	1.30	1.00		0.91	1.00	1.19	1.00	135,870
	3	1995	0	PORCH	M6	198	1.30	1.00		0.91	1.00	1.19	1.00	5,050
	4	1995	0	PORCH	M6	210	1.30	1.00		0.91	1.00	1.19	1.00	5,350
	5	1995	0	GARAGE-FIN	M6	710	1.30	1.00		0.91	1.00	1.19	1.00	29,170
	6	1995	0	PORCH	M6	210	1.30	1.00		0.91	1.00	1.19	1.00	5,350
	7	0	1900	POOL	5	780	1.30	1.00		0.75	1.00	1.19	1.00	42,810
	8	0	2025	CONCRETE	1	105	1.30	1.00		1.00	1.00	1.19	1.00	1,140
Total Building Value:													541,010	

Sales Ratio Detail

Sale Date: 05/03/2024
Sale Price: 576,000

Deed Date: 05/03/2024
Volume:

File#: 202964
Page:

Buyer: BINGHAM JONATHAN RALPH & LINDA TERESA
Seller: HENNIGAN JEFFREY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
593,010	576,000	1.0000	1.0295	B	22550	T	0	1.066	541,010

Parcel Id: 35358
Sale #:8

Acct Number: 22570-00013-00600-000400

Cat Code: A1

Loc Code: 04

Address: 10318 TRAVIS LN

Legal 1: LT 4 BLK 6 CROWN COLONY SEC 3 PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2257			0.48	0		0.00		1.00	26,000	0	26,000	
Total Land Taxable Value:													26,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RES MAS	M5	2,226	1.30	1.00		0.93	1.00	1.19	1.00	329,320
	2	2001	0	PORCH	M5	327	1.30	1.00		0.93	1.00	1.19	1.00	7,570
	3	2001	0	PORCH	M5	309	1.30	1.00		0.93	1.00	1.19	1.00	7,160
	4	2001	0	GARAGE-DET	MF2	483	1.30	1.00		0.93	1.00	1.19	1.00	19,620
	5	2001	0	CONCRETE	1	138	1.30	1.00		0.70	1.00	1.19	1.00	1,050
	6	0	2015	STORAGE	42	20	1.30	1.00		0.50	1.00	1.19	1.00	90
	7	2024	2025	PERGOLA	1	423	1.30	1.00		1.00	1.00	1.19	1.00	5,950
Total Building Value:													370,760	

Sale Date: 09/13/2024
Sale Price: 428,000

Deed Date: 09/13/2024
Volume:

File#: 206781
Page:

Buyer: NEUBAUER JOSHUA R & HALEY N
Seller: BOOZER CHRISTOPHER L & HALEY M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
396,760	409,160	0.9560	0.9270	B	22570	T	0	0.482	370,760

Parcel Id: 35377
Sale #:5

Acct Number: 22570-00013-00600-002300

Cat Code: A1

Loc Code: 04

Address: 10122 TRAVIS LN

Legal 1: LT 23 BLK 6 CROWN COLONY SEC 3 PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2257			0.52	0	0.00			1.00	26,000	0	26,000	
Total Land Taxable Value:													26,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M5	1,474	1.30	1.00		0.94	1.00	1.19	1.00	220,410
	2	2002	0	RMSTR2	M5	770	1.30	1.00		0.94	1.00	1.19	1.00	96,720
	3	2002	0	PORCH	M5	200	1.30	1.00		0.94	1.00	1.19	1.00	4,680
	4	2002	0	PORCH	M5	45	1.30	1.00		0.94	1.00	1.19	1.00	1,050
	5	2002	0	GARAGE-FIN	M5	506	1.30	1.00		0.94	1.00	1.19	1.00	18,840
	6	0	2014	WAREHOUSE	12	396	1.30	1.00		1.00	1.00	1.19	1.00	10,630
	7	0	2014	WH-CPY	12	194	1.30	1.00		1.00	1.00	1.19	1.00	2,350
Total Building Value:													354,680	

Sales Ratio Detail

Sale Date: 06/11/2024
Sale Price: 420,300

Deed Date: 06/11/2024
Volume:

File#: 204097
Page:

Buyer: HANLY TRESSA
Seller: COPLIN MARSHEA A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
380,680	403,180	0.9593	0.9057	B	22570	T	0	0.518	354,680

Parcel Id: 35391
Sale #:5

Acct Number: 22570-00013-00700-000700

Cat Code: A1

Loc Code: 04

Address: 3022 DEMI LN

Legal 1: LT 7 BLK 7 CROWN COLONY SEC 3 PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2257			1.10	0	0.00			1.00	26,000	0	26,000	
Total Land Taxable Value:													26,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	2006	RES MAS	M5	3,108	1.30	1.00		0.96	1.00	1.19	1.00	474,640
	2	2006	2015	RMSTR2	M5	299	1.30	1.00		0.96	1.00	1.19	1.00	38,360
	3	0	2006	GARAGE-DET	MF2	864	1.30	1.00		0.96	1.00	1.19	1.00	32,780
	4	0	2006	PORCH	M5	96	1.30	1.00		0.96	1.00	1.19	1.00	2,300
	5	0	2006	PORCH	M5	77	1.30	1.00		0.96	1.00	1.19	1.00	1,840
	6	0	2006	PORCH	M5	34	1.30	1.00		0.96	1.00	1.19	1.00	810
	7	0	2008	PORCH	F3	246	1.30	1.00		0.97	1.00	1.19	1.00	4,510
	8	0	2008	GARAGE-DET	FF2	412	1.30	1.00		0.97	1.00	1.19	1.00	16,080
	9	0	2008	STORAGE	42	160	1.30	1.00		0.80	1.00	1.19	1.00	1,110
	10	0	2014	POOL	5	584	1.30	1.00		0.75	1.00	1.19	1.00	32,050
	11	0	2025	CONCRETE	1	678	1.30	1.00		1.00	1.00	1.19	1.00	7,340
Total Building Value:													611,820	

Sale Date: 12/18/2024
Sale Price: 590,000

Deed Date: 12/18/2024
Volume:

File#: 209623
Page:

Buyer: HAYES JENNIFER M & BRIAN T
Seller: LAFITTE LOUIS D JR & KAY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
637,820	602,570	1.0213	1.0811	B	22570	T	0	1.098	611,820

Parcel Id: 58987
Sale #:2

Acct Number: 22850-00490-00100-000300

Cat Code: A1

Loc Code: 63

Address: 13606 REBEL RD

Legal 1: LOT 3 DOTMON ESTATES MINOR PLAT AMENDED

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS31LD-1			2.30	0	0.00			1.00	172,640	0	172,640	
Total Land Taxable Value:													172,640	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	BARND0	4	800	1.30	1.00		1.00	1.00	1.00	1.00	100,630
	2	2022	2023	WAREHOUSE	12	1,600	1.30	1.00		1.00	1.00	1.00	1.00	36,110
	3	2022	2023	WH-CPY	12	600	1.30	1.00		1.00	1.00	1.00	1.00	6,100
Total Building Value:													142,840	

Sales Ratio Detail

Sale Date: 09/25/2024
Sale Price: 335,000

Deed Date: 09/25/2024
Volume:

File#: 207107
Page:

Buyer: GOMEZ JUAN JR & AUDREY
Seller: MAHOSKY ELGIN & NATALY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,480	312,090	0.9316	0.9417	B		T	0	2.302	142,840

Parcel Id: 44012
Sale #:5

Acct Number: 23085-00321-00100-000300

Cat Code: A1

Loc Code: 04

Address: 3414 EAGLE CREEK DR

Legal 1: BK 1 LT 3 EAGLE CREEK PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg_Depth	Per	Real Value	Ag Value	Total Value		
	1	FV23085			0.55	24,000	120.00		1.00	37,500	0	37,500		
Total Land Taxable Value:												37,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES MAS	M5	1,797	1.30	1.00		0.97	1.00	0.96	1.00	223,690
	2	0	2007	RMSTR2	M5	852	1.30	1.00		0.97	1.00	0.96	1.00	89,090
	3	0	2007	PORCH	M5	226	1.30	1.00		0.97	1.00	0.96	1.00	4,400
	4	0	2007	PORCH	M5	367	1.30	1.00		0.97	1.00	0.96	1.00	7,150
	5	0	2007	PORCH	M5	45	1.30	1.00		0.97	1.00	0.96	1.00	880
	6	0	2007	GARAGE-FIN	M5	765	1.30	1.00		0.97	1.00	0.96	1.00	23,710
	7	0	2007	RES FRM	F3	765	1.30	1.00		0.97	0.90	0.96	1.00	76,800
	8	0	2007	PORCH	M5	288	1.30	1.00		0.98	1.00	0.96	1.00	5,670
Total Building Value:												431,390		

Sale Date: 12/23/2024
Sale Price: 418,000

Deed Date: 12/23/2024
Volume:

File#: 209758
Page:

Buyer: PRICE JADE D & ZACHARY D
Seller: GONCY MICHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
468,890	450,950	1.0788	1.1217	B	23085	T	24,000	0.551	431,390

Parcel Id: 44042
Sale #:6

Acct Number: 23085-00321-00200-001900

Cat Code: A1

Loc Code: 04

Address: 9735 INWOOD CIR

Legal 1: BK 2 LT 19 EAGLE CREEK PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV23085			0.36	15,792	112.80			1.00	37,500	0	37,500	
Total Land Taxable Value:													37,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5	2,432	1.30	1.00		0.97	1.00	0.96	1.00	302,740
	2	0	2008	PORCH	M5	120	1.30	1.00		0.97	1.00	0.96	1.00	2,340
	3	2008	0	SCRN PORCH	M5	200	1.30	1.00		0.97	1.00	0.96	1.00	4,480
	4	0	2008	GARAGE-FIN	M5	470	1.30	1.00		0.97	1.00	0.96	1.00	14,570
	5	2018	2019	POOL	5	1,040	1.30	1.00		0.75	1.00	0.96	1.00	46,040
	6	0	2025	CONCRETE	1	90	1.30	1.00		1.00	1.00	0.96	1.00	790
Total Building Value:													370,960	

Sales Ratio Detail

Sale Date: 12/06/2024
Sale Price: 439,000

Deed Date: 12/06/2024
Volume:

File#: 209251
Page:

Buyer: WINGFIELD WILLIAM JR & TIFFANY
Seller: STRANO TAMRA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
408,460	351,880	0.8015	0.9304	B	23085	T	15,792	0.363	370,960

Parcel Id: 44117
Sale #:5

Acct Number: 23085-00321-00400-001700

Cat Code: A1

Loc Code: 04

Address: 9707 CRESTWOOD DR

Legal 1: BK 4 LT 17 EAGLE CREEK PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV23085			0.29	12,600			90.00		0.00	37,500		0	37,500
Total Land Taxable Value:															37,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	0	2007	RES MAS	M5	2,252	1.30	1.00		0.97	1.00	0.96	1.00	280,330	
	2	0	2007	PORCH	M5	118	1.30	1.00		0.97	1.00	0.96	1.00	2,300	
	3	2024	2025	PORCH	M5	216	1.30	1.00		1.00	1.00	0.96	1.00	4,340	
	4	0	2007	GARAGE-FIN	M5	637	1.30	1.00		0.97	1.00	0.96	1.00	19,740	
	5	2024	2025	STORAGE	42	100	1.30	1.00		1.00	1.00	0.96	1.00	700	
Total Building Value:															307,410

Sale Date: 04/22/2024
Sale Price: 384,300

Deed Date: 04/22/2024
Volume:

File#: 202553
Page:

Buyer: MIZE BRANDON S & DIANE M BRIE
Seller: CRAMER PAMELA L

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
344,910	319,490	0.8314	0.8975	B	23085	T	12,600	0.289	307,410

Parcel Id: 50249
Sale #:5

Acct Number: 23090-00321-00500-001900

Cat Code: A1

Loc Code: 04

Address: 9703 INDIAN TRAIL

Legal 1: BK 5 LT 19 EAGLE CREEK SEC II

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV23090			0.21	0	0.00			0.00	37,500	0	37,500	
Total Land Taxable Value:													37,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RES MAS	M5	1,532	1.30	1.00		0.98	1.00	0.96	1.00	192,670
	2	2012	0	RMSTR2	M5	1,467	1.30	1.00		0.98	1.00	0.96	1.00	154,980
	3	2016	2017	PORCH	F5	279	1.30	1.00		1.00	1.00	0.96	1.00	5,350
	4	2012	0	PORCH	M5	120	1.30	1.00		0.98	1.00	0.96	1.00	2,360
	5	2012	0	GARAGE-FIN	M5	660	1.30	1.00		0.98	1.00	0.96	1.00	20,660
	6	2018	2019	POOL	5	532	1.30	1.00		0.75	1.00	0.96	1.00	23,550
	7	0	2025	CONCRETE	1	80	1.30	1.00		1.00	1.00	0.96	1.00	700
Total Building Value:														400,270

Sales Ratio Detail

Sale Date: 03/18/2024
Sale Price: 449,000

Deed Date: 03/18/2024
Volume:

File#: 201657
Page:

Buyer: GUTIERREZ EDWIN G & SOTO BRISEIDA A
Seller: SLAUGHTER CHRISTOPHER D & ANGELA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
437,770	409,550	0.9121	0.9750	B	23085	T	0	0.207	400,270

Parcel Id: 40437
Sale #:4

Acct Number: 23200-00028-00000-005100

Cat Code: A1

Loc Code: 63

Address: 5002 MAJESTIC DR

Legal 1: LT 51 EAGLE HEIGHTS S/D 150 X 337

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS23200			1.16	0		0.00		1.00	87,000	0	87,000	
Total Land Taxable Value:													87,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	2008	RES MAS	M5+	2,494	1.30	1.00		0.96	1.00	1.06	1.00	343,590
	2	2007	0	RMSTR2	M5+	462	1.30	1.00		0.96	1.00	1.06	1.00	53,470
	3	2007	2008	GARAGE-FIN	M5+	502	1.30	1.00		0.96	1.00	1.06	1.00	18,570
	4	2007	2008	PORCH	M5+	165	1.30	1.00		0.96	1.00	1.06	1.00	3,870
	5	2007	2008	PORCH	M5+	162	1.30	1.00		0.96	1.00	1.06	1.00	3,800
	6	2008	2009	WAREHOUSE	12	1,500	1.30	1.00		0.75	1.00	1.06	1.00	26,910
	7	0	2019	PORCH	M5+	281	1.30	1.00		1.00	1.00	1.06	1.00	6,870
	8	0	2019	CONCRETE	1	122	1.30	1.00		1.00	1.00	1.06	1.00	1,180
Total Building Value:													458,260	

Sale Date: 11/21/2024
Sale Price: 610,000

Deed Date: 11/21/2024
Volume:

File#: 208817
Page:

Buyer: BEILFUSS JOHN R & KIMBERLY
Seller: PATIN FREDRICK ALLEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
545,260	477,700	0.7831	0.8939	B	23200	T	0	1.160	458,260

Parcel Id: 43046
Sale #:10

Acct Number: 23400-00012-00100-001500

Cat Code: A1

Loc Code: 04

Address: 11811 EAGLE RIDGE DR

Legal 1: BK 1 LT 15 EAGLE POINT ESTATES PHASE I

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV23400		0.21	9,300	75.00		0.00	32,000	0	32,000			
Total Land Taxable Value:											32,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5	2,266	1.30	1.00		1.00	1.00	0.93	1.00	281,710
	2	2017	2018	GARAGE-FIN	M5	492	1.30	1.00		1.00	1.00	0.93	1.00	15,230
	3	2017	2018	PORCH	M5	36	1.30	1.00		1.00	1.00	0.93	1.00	700
	4	2017	2018	PORCH	M5	83	1.30	1.00		1.00	1.00	0.93	1.00	1,620
	5	2018	2019	STORAGE	42	120	1.30	1.00		1.00	1.00	0.93	1.00	820
	6	2023	2023	CONCRETE	1	296	1.30	1.00		1.00	1.00	0.93	1.00	2,510
Total Building Value:											302,590			

Sales Ratio Detail

Sale Date: 07/15/2024
Sale Price: 369,900

Deed Date: 07/15/2024
Volume:

File#: 204928
Page:

Buyer: SHIPP MICAELA
Seller: MANNON SETH & KELSEY C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
334,590	350,180	0.9467	0.9045	B	23400	T	9,300	0.214	302,590

Parcel Id: 43050
Sale #:5

Acct Number: 23400-00012-00100-001900

Cat Code: A1

Loc Code: 04

Address: 11827 EAGLE RIDGE DR

Legal 1: BK 1 LT 19 EAGLE POINT ESTATES PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV23400			0.21	9,300	75.00		0.00	32,000	0	32,000		
Total Land Taxable Value:												32,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES FRM	F5	1,429	1.30	1.00		0.96	1.00	0.93	1.00	166,700
	2	0	2007	RFSTR2	F5	1,288	1.30	1.00		0.96	1.00	0.93	1.00	126,210
	3	0	2007	PORCH	F5	286	1.30	1.00		0.96	1.00	0.93	1.00	5,100
	4	0	2007	PORCH	F5	90	1.30	1.00		0.96	1.00	0.93	1.00	1,600
	5	0	2007	GARAGE-FIN	F5	446	1.30	1.00		0.96	1.00	0.93	1.00	13,090
	6	2017	2018	PORCH	F5	320	1.30	1.00		0.65	1.00	0.93	1.00	3,860
	7	2020	2021	STORAGE	42	36	1.30	1.00		1.00	1.00	0.93	1.00	250
Total Building Value:												316,810		

Sale Date: 07/31/2024
Sale Price: 327,000

Deed Date: 07/31/2024
Volume:

File#: 205468
Page:

Buyer: BREWER MELISSA & BRANDON
Seller: REINHARDT MATTHEW & VALI MARIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,810	380,110	1.1624	1.0667	B	23400	T	9,300	0.214	316,810

Parcel Id: 43058
Sale #:7

Acct Number: 23400-00012-00100-002700

Cat Code: A1

Loc Code: 04

Address: 12003 EAGLE RIDGE DR

Legal 1: BK 1 LT 27 EAGLE POINT ESTATES PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV23400			0.21	9,300	75.00		0.00	32,000	0	32,000		
Total Land Taxable Value:												32,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5+	2,472	1.30	1.00		0.98	1.00	0.93	1.00	305,010
	2	0	2014	GARAGE-FIN	M5+	660	1.30	1.00		0.98	1.00	0.93	1.00	21,860
	3	0	2014	PORCH	M5+	321	1.30	1.00		0.98	1.00	0.93	1.00	6,750
	4	0	2014	PORCH	M5+	68	1.30	1.00		0.98	1.00	0.93	1.00	1,430
	5	2023	2023	CONCRETE	1	126	1.30	1.00		1.00	1.00	0.93	1.00	1,070
Total Building Value:												336,120		

Sales Ratio Detail

Sale Date: 04/02/2024
Sale Price: 365,000

Deed Date: 04/02/2024
Volume:

File#: 202078
Page:

Buyer: LONGORIO FAITH & JOSEPH B IV
Seller: BARBER DYLAN T & ROBERTS COURTNEY M

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
368,120	407,130	1.1154	1.0085	B	23400	L	9,300	0.214	336,120

Parcel Id: 43070
Sale #:9

Acct Number: 23400-00012-00200-000200

Cat Code: A1

Loc Code: 04

Address: 11626 EAGLE RIDGE DR

Legal 1: BK 2 LT 2 EAGLE POINT ESTATES PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV23400			0.21	9,300	75.00			0.00	32,000	0	32,000	
Total Land Taxable Value:													32,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	2014	RES MAS	M5+	1,795	1.30	1.00		0.94	1.00	0.93	1.00	218,580
	2	2014	2015	RMSTR2	M5+	1,211	1.30	1.00		0.94	1.00	0.93	1.00	123,880
	3	2014	2015	GARAGE-FIN	M5+	619	1.30	1.00		0.94	1.00	0.93	1.00	19,670
	4	2014	2015	PORCH	M5+	115	1.30	1.00		0.94	1.00	0.93	1.00	2,320
	5	2014	2015	PORCH	M5+	219	1.30	1.00		0.94	1.00	0.93	1.00	4,420
	6	2015	2016	STORAGE	42	24	1.30	1.00		0.90	1.00	0.93	1.00	150
Total Building Value:														369,020

Sale Date: 05/06/2024
Sale Price: 394,999

Deed Date: 05/06/2024
Volume:

File#: 202989
Page:

Buyer: PERRY BRIANNA N & JAMES K
Seller: HALL JAMES

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
401,020	452,580	1.1458	1.0152	B	23400	T	9,300	0.214	369,020

Parcel Id: 43080
Sale #:6

Acct Number: 23400-00012-00200-001200

Cat Code: A1

Loc Code: 04

Address: 11810 EAGLE RIDGE DR

Legal 1: BK 2 LT 12 EAGLE POINT ESTATES PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV23400			0.21	9,300	75.00			0.00	32,000	0	32,000	
Total Land Taxable Value:													32,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	2015	RES MAS	M5+	2,126	1.30	1.00		0.98	1.00	0.93	1.00	262,320
	2	2014	2015	RMSTR2	M5+	801	1.30	1.00		0.98	1.00	0.93	1.00	83,020
	3	2014	2015	GARAGE-FIN	M5+	634	1.30	1.00		0.98	1.00	0.93	1.00	21,000
	4	2014	2015	PORCH	M5+	44	1.30	1.00		0.98	1.00	0.93	1.00	920
	5	2014	2015	PORCH	M5+	206	1.30	1.00		0.98	1.00	0.93	1.00	4,330
Total Building Value:														371,590

Sales Ratio Detail

Sale Date: 09/19/2024
Sale Price: 394,500

Deed Date: 09/19/2024
Volume:

File#: 206903
Page:

Buyer: CATES CHADWICK S & BARBARA
Seller: BGRS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
403,590	455,550	1.1548	1.0230	B	23400	T	9,300	0.214	371,590

Parcel Id: 64696
Sale #:2

Acct Number: 23805-00013-00000-000200

Cat Code: A1

Loc Code: 63

Address: 11618 EAST WOOD DR

Legal 1: LOT 2 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV23805			0.50	0		0.00		1.00	48,000	0	48,000	
Total Land Taxable Value:													48,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,970	1.30	1.00		1.00	1.00	1.00	1.00	274,410
	2	2023	2024	RMSTR2	M5+	1,130	1.30	1.00		1.00	1.00	1.00	1.00	132,220
	3	2023	2024	GARAGE-FIN	M5+	613	1.30	1.00		1.00	1.00	1.00	1.00	22,280
	4	2023	2024	PORCH	M5+	288	1.30	1.00		1.00	1.00	1.00	1.00	6,650
	5	2023	2024	PORCH	M5+	124	1.30	1.00		1.00	1.00	1.00	1.00	2,860
	6	2023	2024	GARAGE-DET	FF3	484	1.30	1.00		1.00	1.00	1.00	1.00	22,520
Total Building Value:													460,940	

Sale Date: 11/14/2024
Sale Price: 589,990

Deed Date: 11/14/2024
Volume:

File#: 208627
Page:

Buyer: DYER WILLIAM J & COURTNIIE M
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
508,940	508,930	0.8626	0.8626	B		T	0	0.500	460,940

Parcel Id: 64699
Sale #:2

Acct Number: 23805-00013-00000-000500

Cat Code: A1

Loc Code: 63

Address: 11606 EAST WOOD DR

Legal 1: LOT 5 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV23805			0.50	0	0.00		1.00	48,000	0	48,000		
Total Land Taxable Value:													48,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,217	1.30	1.00		1.00	1.00	1.00	1.00	300,140
	2	2024	2025	RMSTR2	M5+	1,560	1.30	1.00		1.00	1.00	1.00	1.00	177,410
	3	2024	2025	GARAGE-FIN	M5+	430	1.30	1.00		1.00	1.00	1.00	1.00	15,630
	4	2024	2025	PORCH	M5+	290	1.30	1.00		1.00	1.00	1.00	1.00	6,690
	5	2024	2025	PORCH	M5+	48	1.30	1.00		1.00	1.00	1.00	1.00	1,110
Total Building Value:													500,980	

Sales Ratio Detail

Sale Date: 08/22/2024
Sale Price: 506,162

Deed Date: 08/22/2024
Volume:

File#: 206168
Page:

Buyer: NAGY JEFFREY KRIS JR & MORGAN ASHLEY
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
548,980	36,000	0.0711	1.0846	B		L	0	0.500	500,980

Parcel Id: 64700
Sale #:2

Acct Number: 23805-00013-00000-000600

Cat Code: A1

Loc Code: 63

Address: 11602 EAST WOOD DR

Legal 1: LOT 6 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV23805			0.50	0			0.00		1.00	48,000		0	48,000
Total Land Taxable Value:															48,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2024	2025	RES MAS	M5+	2,228	1.30	1.00		1.00	1.00	1.00	1.00	301,630	
	2	2024	2025	RMSTR2	M5+	1,908	1.30	1.00		1.00	1.00	1.00	1.00	216,990	
	3	2024	2025	GARAGE-FIN	M5+	630	1.30	1.00		1.00	1.00	1.00	1.00	22,900	
	4	2024	2025	PORCH	M5+	290	1.30	1.00		1.00	1.00	1.00	1.00	6,690	
	5	2024	2025	PORCH	M5+	78	1.30	1.00		1.00	1.00	1.00	1.00	1,800	
Total Building Value:															550,010

Sale Date: 09/30/2024
Sale Price: 548,683

Deed Date: 09/30/2024
Volume:

File#: 207209
Page:

Buyer: MONDRAGON ARTURO & VALERIE
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
598,010	598,010	1.0899	1.0899	B		L	0	0.500	550,010

Parcel Id: 64702
Sale #:2

Acct Number: 23805-00013-00000-000800

Cat Code: A1

Loc Code: 63

Address: 11514 EAST WOOD DR

Legal 1: LOT 8 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV23805			0.50	0	0.00			1.00	48,000	0	48,000	
Total Land Taxable Value:													48,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,206	1.30	1.00		1.00	1.00	1.07	1.00	319,560
	2	2024	2025	GARAGE-FIN	M5+	452	1.30	1.00		1.00	1.00	1.07	1.00	17,580
	3	2024	2025	PORCH	M5+	38	1.30	1.00		1.00	1.00	1.07	1.00	940
	4	2024	2025	PORCH	M5+	142	1.30	1.00		1.00	1.00	1.07	1.00	3,500
Total Building Value:														341,580

Sale Date: 10/17/2024
Sale Price: 384,990

Deed Date: 10/17/2024
Volume:

File#: 207785
Page:

Buyer: PRYOR ERIC JAMES
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
389,580	367,240	0.9539	1.0119	B		T	0	0.500	341,580

Sales Ratio Detail

Parcel Id: 64706
Sale #:2

Acct Number: 23805-00013-00000-001200

Cat Code: A1

Loc Code: 63

Address: 11418 EAST WOOD DR

Legal 1: LOT 12 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV23805			0.50	0	0.00			1.00	48,000		0	48,000
Total Land Taxable Value:														48,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	3,112	1.30	1.00		1.00	1.00	1.07	1.00	450,800
	2	2023	2024	GARAGE-FIN	M5+	412	1.30	1.00		1.00	1.00	1.07	1.00	16,020
	3	2023	2024	PORCH	M5+	42	1.30	1.00		1.00	1.00	1.07	1.00	1,040
	4	2023	2024	PORCH	M5+	170	1.30	1.00		1.00	1.00	1.07	1.00	4,200
Total Building Value:														472,060

Sale Date: 05/03/2024
Sale Price: 489,990

Deed Date: 05/03/2024
Volume:

File#: 202955
Page:

Buyer: WEST SAMANTHA I & CLARENCE W METTLACH III
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
520,060	259,680	0.5300	1.0614	B		L	0	0.500	472,060

Parcel Id: 64708
Sale #:2

Acct Number: 23805-00013-00000-001400

Cat Code: A1

Loc Code: 63

Address: 11410 EAST WOOD DR

Legal 1: LOT 14 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV23805			0.50	0	0.00			1.00	48,000		0	48,000
Total Land Taxable Value:														48,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,006	1.30	1.00		1.00	1.00	1.07	1.00	290,590
	2	2024	2025	GARAGE-FIN	M5+	430	1.30	1.00		1.00	1.00	1.07	1.00	16,720
	3	2024	2025	PORCH	M5+	69	1.30	1.00		1.00	1.00	1.07	1.00	1,700
	4	2024	2025	PORCH	M5+	135	1.30	1.00		1.00	1.00	1.07	1.00	3,330
	5	0	2020	CONCRETE	1	385	1.30	1.00		1.00	1.00	1.07	1.00	3,750
Total Building Value:														316,090

Sale Date: 11/25/2024
Sale Price: 382,490

Deed Date: 11/25/2024
Volume:

File#: 208871
Page:

Buyer: WHITE THEO C & JIMMIE
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
364,090	340,790	0.8910	0.9519	B		T	0	0.500	316,090

Parcel Id: 64709
Sale #:2

Acct Number: 23805-00013-00000-001500

Cat Code: A1

Loc Code: 63

Address: 11406 EAST WOOD DR

Legal 1: LOT 15 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV23805		0.50	0	0.00		1.00	48,000	0	48,000
Total Land Taxable Value:											48,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,093	1.30	1.00		1.00	1.00	1.07	1.00	303,190
	2	2023	2024	GARAGE-FIN	M5+	717	1.30	1.00		1.00	1.00	1.07	1.00	27,880
	3	2023	2024	PORCH	M5+	168	1.30	1.00		1.00	1.00	1.07	1.00	4,140
	4	2023	2024	PORCH	M5+	66	1.30	1.00		1.00	1.00	1.07	1.00	1,620
Total Building Value:														336,830

Sale Date: 12/23/2024
Sale Price: 422,990

Deed Date: 12/27/2024
Volume:

File#: 209788
Page:

Buyer: FONTENOT SAVIO D & BETHANY F
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
384,830	365,420	0.8639	0.9098			T	0	0.500	336,830

Parcel Id: 64716
Sale #:2

Acct Number: 23805-00013-00000-002200

Cat Code: A1

Loc Code: 63

Address: 11507 EAST WOOD DR

Legal 1: LOT 22 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV23805			0.50	0	0.00	1.00	48,000	0	48,000			
Total Land Taxable Value:											48,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,220	1.30	1.00		1.00	1.00	1.00	1.00	300,550
	2	2024	2025	RMSTR2	M5+	1,557	1.30	1.00		1.00	1.00	1.00	1.00	177,070
	3	2024	2025	GARAGE-FIN	M5+	659	1.30	1.00		1.00	1.00	1.00	1.00	23,950
	4	2024	2025	PORCH	M5+	48	1.30	1.00		1.00	1.00	1.00	1.00	1,110
	5	2024	2025	PORCH	M5+	276	1.30	1.00		1.00	1.00	1.00	1.00	6,370
Total Building Value:														509,050

Sale Date: 07/31/2024
Sale Price: 564,292

Deed Date: 07/31/2024
Volume:

File#: 205499
Page:

Buyer: PHAM SHANNON CARL
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
557,050	36,000	0.0638	0.9872	B		L	0	0.500	509,050

Parcel Id: 64724
Sale #:2

Acct Number: 23805-00013-00000-003000

Cat Code: A1

Loc Code: 63

Address: 11703 EAST WOOD DR

Legal 1: LOT 30 ESTATE AT EAGLES LANDING S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV23805			0.70	0	0.00		1.00	48,000	0	48,000		
Total Land Taxable Value:												48,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,107	1.30	1.00		1.00	1.00	1.07	1.00	450,080
	2	2024	2025	GARAGE-FIN	M5+	607	1.30	1.00		1.00	1.00	1.07	1.00	23,610
	3	2024	2025	PORCH	M5+	24	1.30	1.00		1.00	1.00	1.07	1.00	590
	4	2024	2025	PORCH	M5+	167	1.30	1.00		1.00	1.00	1.07	1.00	4,120
Total Building Value:														478,400

Sales Ratio Detail

Sale Date: 10/28/2024
Sale Price: 489,990

Deed Date: 10/28/2024
Volume:

File#: 208070
Page:

Buyer: MADRIGAL JESUS
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
526,400	477,200	0.9739	1.0743	B		T	0	0.695	478,400

Parcel Id: 47763
Sale #:3

Acct Number: 24600-00028-00000-000800

Cat Code: A1

Loc Code: 63

Address: 4227 LONDON LN

Legal 1: LT 8 FALCONS POINT S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS24600			1.11	0		0.00		0.00	83,550	0	83,550	
Total Land Taxable Value:													83,550	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RES MAS	M5+	2,972	1.30	1.00		0.98	1.00	1.20	1.00	473,170
	2	2012	0	RMSTR2	M5+	400	1.30	1.00		0.98	1.00	1.20	1.00	53,500
	3	0	1900	GARAGE-FIN	M5+	892	1.30	1.00		0.98	1.00	1.20	1.00	38,130
	4	0	1900	PORCH	M5+	297	1.30	1.00		0.98	1.00	1.20	1.00	8,050
	5	0	1900	PORCH	M5+	109	1.30	1.00		0.98	1.00	1.20	1.00	2,960
	6	0	1900	POOL	5	675	1.30	1.00		0.75	1.00	1.20	1.00	37,360
Total Building Value:													613,170	

Sale Date: 08/05/2024
Sale Price: 720,000

Deed Date: 08/05/2024
Volume:

File#: 205627
Page:

Buyer: MILLER MARK & LEAH
Seller: ANDERSON ROBERT A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
696,720	654,020	0.9084	0.9677	B	24600	T	0	1.114	613,170

Parcel Id: 47766
Sale #:3

Acct Number: 24600-00028-00000-001100

Cat Code: A1

Loc Code: 63

Address: 4319 LONDON LN

Legal 1: LT 11 FALCONS POINT S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS24600			1.16	0	0.00	0.00	87,150	0	87,150			
Total Land Taxable Value:											87,150			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M6	2,834	1.30	1.00		0.97	1.00	1.20	1.00	450,330
	2	0	1900	RMSTR2	M6	417	1.30	1.00		0.97	1.00	1.20	1.00	55,660
	3	0	1900	GARAGE-FIN	M6	478	1.30	1.00		0.97	1.00	1.20	1.00	21,110
	4	0	1900	GARAGE-FIN	M6	278	1.30	1.00		0.97	1.00	1.20	1.00	12,280
	5	0	1900	PORCH	M6	32	1.30	1.00		0.97	1.00	1.20	1.00	880
	6	0	1900	PORCH	M6	50	1.30	1.00		0.97	1.00	1.20	1.00	1,370
	7	0	1900	PORCH	M6	351	1.30	1.00		0.97	1.00	1.20	1.00	9,610
	8	0	1900	POOL	5	730	1.30	1.00		0.75	1.00	1.20	1.00	40,400
	9	2016	2017	WAREHOUSE	13	1,600	1.30	1.00		1.00	1.00	1.20	1.00	59,880
	10	2016	2017	WH-CPY	13	800	1.30	1.00		1.00	1.00	1.20	1.00	11,420
Total Building Value:											662,940			

Sales Ratio Detail

Sale Date: 10/17/2024
Sale Price: 835,000

Deed Date: 10/17/2024
Volume:

File#: 207806
Page:

Buyer: MOORE RICHARD & CRYSTAL DAVIS
Seller: PRYOR ERIC & DEJEAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
750,090	722,550	0.8653	0.8983	B	24600	T	0	1.162	662,940

Parcel Id: 47769
Sale #:4

Acct Number: 24600-00028-00000-001400

Cat Code: A1

Loc Code: 63

Address: 4411 LONDON LN

Legal 1: LT 14 FALCONS POINT S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS24600			1.16	0	0.00			0.00	87,150	0	87,150	
Total Land Taxable Value:													87,150	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RES MAS	M5+	1,801	1.30	1.00		0.98	1.00	1.20	1.00	295,020
	2	2012	0	RMSTR2	M5+	776	1.30	1.00		0.98	1.00	1.20	1.00	106,780
	3	2012	0	GARAGE-FIN	M5+	441	1.30	1.00		0.98	1.00	1.20	1.00	18,850
	4	2012	0	PORCH	M5+	19	1.30	1.00		0.98	1.00	1.20	1.00	520
	5	2012	0	PORCH	M5+	114	1.30	1.00		0.98	1.00	1.20	1.00	3,090
	6	2012	0	WAREHOUSE	12	720	1.30	1.00		0.85	1.00	1.20	1.00	16,570
	7	0	1900	WH-CPY	12	360	1.30	1.00		0.85	1.00	1.20	1.00	3,730
	8	0	2014	POOL	5	494	1.30	1.00		0.75	1.00	1.20	1.00	27,340
	9	0	2015	PORCH	F3	240	1.30	1.00		1.00	1.00	1.20	1.00	4,580
	10	0	2020	PORCH	F4	192	1.30	1.00		1.00	1.00	1.20	1.00	4,070
Total Building Value:													480,550	

Sale Date: 09/13/2024
Sale Price: 647,500

Deed Date: 09/13/2024
Volume:

File#: 206779
Page:

Buyer: OCANAS STEVE JR
Seller: COUNTS TRAVIS G & HARRIS KATELYNN N

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
567,700	550,670	0.8505	0.8768	B	24600	T	0	1.162	480,550

Parcel Id: 47784
Sale #:4

Acct Number: 24600-00028-00000-002900

Cat Code: A1

Loc Code: 63

Address: 4803 LONDON LN

Legal 1: LT 29 FALCONS POINT S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS24600		1.16	0	0.00		0.00	87,150	0	87,150
Total Land Taxable Value:											87,150

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RES MAS	M5+	2,556	1.30	1.00		0.98	1.00	1.20	1.00	406,940
	2	2012	0	RMSTR2	M5+	751	1.30	1.00		0.98	1.00	1.20	1.00	100,440
	3	2012	0	GARAGE-FIN	M5+	552	1.30	1.00		0.98	1.00	1.20	1.00	23,600
	4	2012	0	GARAGE-FIN	M5+	277	1.30	1.00		0.98	1.00	1.20	1.00	11,840
	5	2012	0	PORCH	M5+	277	1.30	1.00		0.98	1.00	1.20	1.00	7,510
	6	2012	0	PORCH	M5+	26	1.30	1.00		0.98	1.00	1.20	1.00	710
	7	0	2021	POOL	5	584	1.30	1.00		0.75	1.00	1.20	1.00	32,320
	8	0	2021	PORCH	M5+	252	1.30	1.00		1.00	1.00	1.20	1.00	6,970
Total Building Value:														590,330

Sale Date: 04/18/2024

Deed Date: 04/18/2024

File#: 202444

Buyer: BEALL AMY

Sale Price: 665,000

Volume:

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Seller: WOOLSEY CHASE ODOM

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
677,480	648,150	0.9747	1.0188	B	24600	T	0	1.162	590,330

Parcel Id: 47796

Sale #:4

Acct Number: 24600-00028-00000-004100

Cat Code: A1

Loc Code: 63

Address: 5103 LONDON LN

Legal 1: LT 41 FALCONS POINT S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS24600		1.12	0	0.00	0.00	84,300	0	84,300

Total Land Taxable Value: 84,300

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M6	3,008	1.30	1.00		0.94	1.00	1.20	1.00	463,190
	2	2011	0	RMSTR2	M6	760	1.30	1.00		0.94	1.00	1.20	1.00	98,310
	3	2011	0	GARAGE-FIN	M6	783	1.30	1.00		0.94	1.00	1.20	1.00	33,500
	4	2011	0	PORCH	M6	189	1.30	1.00		0.94	1.00	1.20	1.00	5,020
	5	2011	0	PORCH	M6	42	1.30	1.00		0.94	1.00	1.20	1.00	1,110
	6	2012	0	WAREHOUSE	13	1,200	1.30	1.00		0.85	1.00	1.20	1.00	38,170
	7	2012	0	WH-CPY	13	600	1.30	1.00		0.85	1.00	1.20	1.00	7,280
	8	0	1900	POOL	5	927	1.30	1.00		0.75	1.00	1.20	1.00	51,300
	9	0	1900	RES FRM	F5	1,200	1.30	1.00		0.94	1.00	1.20	1.00	176,870
	10	0	1900	PERGOLA	1	120	1.30	1.00		0.94	1.00	1.20	1.00	1,600

Total Building Value: 876,350

Sale Date: 02/18/2025

Deed Date: 02/18/2025

File#: 211170

Buyer: WILSON JUSTIN & TABATHA

Sale Price: 814,000

Volume:

Page:

Seller: LAYFIELD LARRY D & CAROL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
960,650	960,650	1.1802	1.1802	B	24600	T	0	1.124	876,350

Parcel Id: 47800

Sale #:5

Acct Number: 24600-00028-00000-004500

Cat Code: A1

Loc Code: 63

Address: 5135 LONDON LN

Legal 1: LT 45 FALCONS POINT S/D

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS24600			1.38	0		0.00		0.00	103,280	0	103,280	
Total Land Taxable Value:													103,280	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5+	2,761	1.30	1.00		1.00	1.00	1.20	1.00	448,550
	2	2016	2017	RMSTR2	M5+	550	1.30	1.00		1.00	1.00	1.20	1.00	75,060
	3	2016	2017	GARAGE-FIN	M5+	585	1.30	1.00		1.00	1.00	1.20	1.00	25,520
	4	2016	2017	GARAGE-FIN	M5+	275	1.30	1.00		1.00	1.00	1.20	1.00	11,990
	5	2016	2017	PORCH	M5+	31	1.30	1.00		1.00	1.00	1.20	1.00	860
	6	2016	2017	PORCH	M5+	198	1.30	1.00		1.00	1.00	1.20	1.00	5,480
	7	0	2020	WAREHOUSE	13	2,400	1.30	1.00		1.00	1.00	1.20	1.00	81,920
	8	0	2020	WH-CPY	13	800	1.30	1.00		1.00	1.00	1.20	1.00	11,420
	9	0	2021	WH-CPY	13	480	1.30	1.00		1.00	1.00	1.20	1.00	6,850
	10	2024	2025	WH-CPY	13	750	1.30	1.00		1.00	1.00	1.20	1.00	10,710
Total Building Value:													678,360	

Sale Date: 02/01/2024
Sale Price: 735,000

Deed Date: 02/01/2024
Volume:

File#: 200468
Page:

Buyer: MENDENHALL LARRY & SHERRY
Seller: HOWARD NATHAN L & LORI L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
781,640	668,080	0.9090	1.0635	B	24600	L	0	1.377	678,360

Parcel Id: 27283
Sale #:6

Acct Number: 25120-00012-00000-000800

Cat Code: A1

Loc Code: 04

Address: 12706 E RIVER RUN DR

Legal 1: LT 8 FISHERS LANDING

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2512A			0.27	11,700	90.00			1.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RES MAS	M5+	1,840	1.30	1.00		0.95	1.00	1.14	1.00	277,580
	2	1997	0	PORCH	M5+	16	1.30	1.00		0.95	1.00	1.14	1.00	400
	3	1997	0	PORCH	M5+	200	1.30	1.00		0.95	1.00	1.14	1.00	5,000
	4	1997	0	GARAGE-FIN	M5+	412	1.30	1.00		0.95	1.00	1.14	1.00	16,220
	5	0	1900	STORAGE	42	120	1.30	1.00		0.30	1.00	1.14	1.00	300
	6	2024	2025	CONCRETE	1	130	1.30	1.00		1.00	1.00	1.14	1.00	1,350
Total Building Value:													300,850	

Sale Date: 07/24/2024
Sale Price: 350,000

Deed Date: 07/24/2024
Volume:

File#: 205250
Page:

Buyer: MARTIN MACAUL
Seller: RD EQUITY LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,850	317,050	0.9059	0.9367	B	2512	T	11,700	0.269	300,850

Parcel Id: 27283
Sale #:5

Acct Number: 25120-00012-00000-000800

Cat Code: A1

Loc Code: 04

Address: 12706 E RIVER RUN DR

Legal 1: LT 8 FISHERS LANDING

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV2512A			0.27	11,700	90.00		1.00	27,000	0	27,000		
Total Land Taxable Value:											27,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RES MAS	M5+	1,840	1.30	1.00		0.95	1.00	1.14	1.00	277,580
	2	1997	0	PORCH	M5+	16	1.30	1.00		0.95	1.00	1.14	1.00	400
	3	1997	0	PORCH	M5+	200	1.30	1.00		0.95	1.00	1.14	1.00	5,000
	4	1997	0	GARAGE-FIN	M5+	412	1.30	1.00		0.95	1.00	1.14	1.00	16,220
	5	0	1900	STORAGE	42	120	1.30	1.00		0.30	1.00	1.14	1.00	300
	6	2024	2025	CONCRETE	1	130	1.30	1.00		1.00	1.00	1.14	1.00	1,350
Total Building Value:											300,850			

Sale Date: 03/22/2024
Sale Price: 215,000

Deed Date: 03/22/2024
Volume:

File#: 201816
Page:

Buyer: RD EQUITY LLC
Seller: KELLEY JOSEPH J JR & CAROLE A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,850	317,050	1.4747	1.5249	B	2512	L	11,700	0.269	300,850

Parcel Id: 27390
Sale #:2

Acct Number: 25120-00012-00000-008000

Cat Code: A1

Loc Code: 04

Address: 12810 FISHER DR

Legal 1: LTS 80 & N/2 81 FISHERS LANDING

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2512A			0.27	11,700		90.00		1.00	27,000	0	27,000	
	2	FV2512A2			0.13	5,850		45.00		1.00	13,500	0	13,500	
Total Land Taxable Value:													40,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1991	0	RES MAS	M5+	1,556	1.30	1.00		0.89	1.00	1.14	1.00	221,530
	2	0	1900	PORCH	M5+	18	1.30	1.00		0.90	1.00	1.14	1.00	430
	3	0	1900	GARAGE-FIN	M5+	576	1.30	1.00		0.90	1.00	1.14	1.00	21,480
	4	0	1900	RMSTR2	M5+	1,076	1.30	1.00		0.90	1.00	1.14	1.00	130,130
	5	2005	0	PORCH	MTL2	260	1.30	1.00		0.96	1.00	1.14	1.00	4,560
Total Building Value:													378,130	

Sale Date: 04/18/2024
Sale Price: 425,000

Deed Date: 04/18/2024
Volume:

File#: 202453
Page:

Buyer: WOOLSEY CHASE ODOM
Seller: KILLEBREW MICHAEL R ETUX

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
418,630	416,050	0.9789	0.9850	B	2512	L	17,550	0.403	378,130

Parcel Id: 28491
Sale #:7

Acct Number: 25120-00012-00000-011600

Cat Code: A1

Loc Code: 04

Address: 3815 WATER OAK TRL

Legal 1: LT 116 FISHERS LANDING

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV2512A		0.32	13,830	92.20		1.00	27,000	0	27,000
Total Land Taxable Value:											27,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RES MAS	M5+	2,528	1.30	1.00		0.92	1.00	1.14	1.00	358,950
	2	2001	0	RMSTR2	M5+	594	1.30	1.00		0.92	1.00	1.14	1.00	70,850
	3	2001	0	PORCH	M5+	297	1.30	1.00		0.92	1.00	1.14	1.00	7,180
	4	2001	0	PORCH	M5+	161	1.30	1.00		0.92	1.00	1.14	1.00	3,890
	5	2001	0	PORCH	M5+	132	1.30	1.00		0.92	1.00	1.14	1.00	3,190
	6	2001	0	GARAGE-FIN	M5+	506	1.30	1.00		0.92	1.00	1.14	1.00	19,290
	7	2001	0	STORAGE	42	96	1.30	1.00		0.45	1.00	1.14	1.00	360
	8	0	2006	POOL	5	384	1.30	1.00		0.75	1.00	1.14	1.00	20,190
	9	2009	2010	STORAGE	42	120	1.30	1.00		0.90	1.00	1.14	1.00	900
	10	2001	0	PORCH	M5+	152	1.30	1.00		0.92	1.00	1.14	1.00	3,680
Total Building Value:														488,480

Sale Date: 09/04/2024
Sale Price: 450,000

Deed Date: 09/04/2024
Volume:

File#: 206476
Page:

Buyer: MITCHELL CHASE & SHASTA
Seller: NEELY KURT F & WAUTHENA L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
515,480	490,880	1.0908	1.1455	B	2512	L	13,830	0.318	488,480

Parcel Id: 28498
Sale #:4

Acct Number: 25120-00012-00000-012200

Cat Code: A1

Loc Code: 04

Address: 3814 OAK RIDGE DR

Legal 1: E/2 122 & 123 FISHERS LANDING

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV2512A		0.32	13,830	92.20			1.00	27,000	0	27,000
	2	FV2512A2		0.16	6,915	46.10			1.00	13,500	0	13,500
Total Land Taxable Value:												40,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1993	0	RES MAS	M5+	819	1.30	1.00		0.90	1.00	1.14	1.00	118,670
	2	1997	0	RES MAS	M5+	456	1.30	1.00		0.92	1.00	1.14	1.00	67,540
	3	0	1900	RMSTR2	M5+	1,028	1.30	1.00		0.90	1.00	1.14	1.00	125,120
	4	0	1900	PORCH	M5+	15	1.30	1.00		0.90	1.00	1.14	1.00	350
	5	1997	0	PORCH	M5+	64	1.30	1.00		0.92	1.00	1.14	1.00	1,550
	6	1997	0	GARAGE-DET	MU2	720	1.30	1.00		0.92	1.00	1.14	1.00	20,850
	7	2005	0	STORAGE	42	160	1.30	1.00		0.60	1.00	1.14	1.00	800
	8	2005	0	POOL	5	384	1.30	1.00		0.75	1.00	1.14	1.00	20,190
	9	0	2025	PORCH	F5+	270	1.30	1.00		1.00	1.00	1.14	1.00	6,350
Total Building Value:														361,420

Sale Date: 09/30/2024
Sale Price: 455,000

Deed Date: 09/30/2024
Volume:

File#: 207229
Page:

Buyer: DAVIS TIMOTHY & SARAH
Seller: BERCAW JASON L & ASHLEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
401,920	390,870	0.8591	0.8833	B	2512	T	20,745	0.476	361,420

Parcel Id: 29266
Sale #:9

Acct Number: 25130-00012-00000-015700

Cat Code: A1

Loc Code: 04

Address: 12318 RIVER RUN EAST

Legal 1: LT 157 FISHERS LANDING II

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2512A			0.26	0	0.00			1.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	RES MAS	M5+	1,766	1.30	1.00		0.93	1.00	1.14	1.00	260,800
	2	1998	0	RMSTR2	M5+	240	1.30	1.00		0.93	1.00	1.14	1.00	29,770
	3	1998	0	PORCH	M5+	20	1.30	1.00		0.93	1.00	1.14	1.00	490
	4	1998	0	GARAGE-FIN	M5+	420	1.30	1.00		0.93	1.00	1.14	1.00	16,190
	5	2017	2018	PORCH	MTL2	220	1.30	1.00		1.00	1.00	1.14	1.00	4,020
Total Building Value:													311,270	

Sale Date: 04/22/2024
Sale Price: 350,000

Deed Date: 04/22/2024
Volume:

File#: 202551
Page:

Buyer: EMERY AVERY & CHRISTOPHER
Seller: HAUSLER LARRY & CAROL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,270	335,990	0.9600	0.9665	B	2513	T	0	0.260	311,270

Parcel Id: 29274
Sale #:5

Acct Number: 25130-00012-00000-016400

Cat Code: A1

Loc Code: 04

Address: 12210 RIVER RUN EAST

Legal 1: LT 164 FISHERS LANDING II

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2512A			0.26	0	0.00			1.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	0	RES MAS	M5+	1,172	1.30	1.00		0.91	1.00	1.14	1.00	172,410
	2	1996	0	GARAGE-FIN	M5+	400	1.30	1.00		0.91	1.00	1.14	1.00	15,080
	3	1996	0	RMSTR2	M5+	560	1.30	1.00		0.91	1.00	1.14	1.00	69,200
	4	2002	0	PORCH	MTL2	284	1.30	1.00		0.90	1.00	1.14	1.00	4,670
	5	0	1900	STORAGE	42	144	1.30	1.00		0.25	1.00	1.14	1.00	300
Total Building Value:													261,660	

Sale Date: 12/11/2024
Sale Price: 330,000

Deed Date: 12/11/2024
Volume:

File#: 209349
Page:

Buyer: 12210 RIVER RUN LLC
Seller: WOOD DAVID T & KATHRYN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
288,660	285,270	0.8645	0.8747	B	2513	L	0	0.260	261,660

Parcel Id: 29292
Sale #:7

Acct Number: 25130-00012-00000-018200

Cat Code: A1

Loc Code: 04

Address: 12215 RIVER RUN EAST

Legal 1: LT 182 & FISHERS LANDING II S/2 OF LT 183

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV2512A		0.29	0	0.00		1.00	27,000	0	27,000
	2	FV2512A2		0.13	0	0.00		1.00	13,500	0	13,500
Total Land Taxable Value:											40,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RES MAS	M6	1,333	1.30	1.00		0.93	1.00	1.14	1.00	205,290
	2	1999	0	RMSTR2	M6	972	1.30	1.00		0.93	1.00	1.14	1.00	125,740
	3	1999	0	GARAGE-FIN	M6	483	1.30	1.00		0.93	1.00	1.14	1.00	19,430
	4	1999	0	PORCH	M6	69	1.30	1.00		0.93	1.00	1.14	1.00	1,720
	5	2000	0	STORAGE	42	144	1.30	1.00		0.40	1.00	1.14	1.00	480
	6	2001	0	PORCH	MTL2	234	1.30	1.00		0.94	1.00	1.14	1.00	4,020
Total Building Value:														356,680

Sale Date: 09/16/2024
Sale Price: 350,000

Deed Date: 09/16/2024
Volume:

File#: 206817
Page:

Buyer: CUEVAS RICARDO
Seller: MCSWAIN TIMOTHY D & PAULA H

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
397,180	394,890	1.1283	1.1348	B	2513	T	0	0.420	356,680

Parcel Id: 29317
Sale #:4

Acct Number: 25130-00012-00000-020600

Cat Code: A1

Loc Code: 04

Address: 12322 FISHER DR

Legal 1: LT 206 FISHERS LANDING II

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2512			0.26	0		0.00		1.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	RES MAS	M5+	2,374	1.30	1.00		0.92	1.00	1.14	1.00	337,080
	2	1995	0	GARAGE-FIN	M5+	576	1.30	1.00		0.92	1.00	1.14	1.00	21,960
	3	1995	0	PORCH	M5+	297	1.30	1.00		0.92	1.00	1.14	1.00	7,180
	4	1995	0	SCRN PORCH	M5+	180	1.30	1.00		0.92	1.00	1.14	1.00	5,000
	5	0	1900	DECK	1	500	1.30	1.00		0.92	1.00	1.14	1.00	7,830
	6	0	1900	DECK	1	745	1.30	1.00		0.92	1.00	1.14	1.00	11,660
	7	1995	0	STORAGE	42	240	1.30	1.00		0.25	1.00	1.14	1.00	500
	8	2016	2017	SHED-1	42	160	1.30	1.00		1.00	1.00	1.14	1.00	1,240
Total Building Value:													392,450	

Sale Date: 08/28/2024
Sale Price: 375,000

Deed Date: 08/28/2024
Volume:

File#: 206316
Page:

Buyer: JOHNSON RYAN A & LAUREN
Seller: CALHOUN JERRIE ANN TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
419,450	419,450	1.1185	1.1185	B	2513	T	0	0.260	392,450

Parcel Id: 29343
Sale #:2

Acct Number: 25130-00012-00000-021400

Cat Code: C1

Loc Code: 04

Address: RIVER RUN WEST

Legal 1: N/2 LT 214 FISHERS LANDING II

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV2512A2		0.17	0	0.00	1.00	13,500	0	13,500
Total Land Taxable Value:										13,500

Sales Ratio Detail

Parcel Id: 29324

Acct Number: 25130-00012-00000-021300

Cat Code: A1

Loc Code: 04

Address: 12314 RIVER RUN WEST

Sale #:2

Multi Parcel Sale *Primary Parcel*

Legal 1: LT 213 FISHERS LANDING II

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV2512A			0.34	0	0.00	1.00	27,000	0	27,000			
Total Land Taxable Value:											27,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	RES MAS	M5+	2,310	1.30	1.00		0.92	1.00	1.14	1.00	327,990
	2	1998	0	PORCH	M5+	75	1.30	1.00		0.92	1.00	1.14	1.00	1,810
	3	1998	0	PORCH	M5+	216	1.30	1.00		0.92	1.00	1.14	1.00	5,220
	4	1998	0	GARAGE-FIN	M5+	784	1.30	1.00		0.92	1.00	1.14	1.00	29,890
	5	2005	0	POOL	5	576	1.30	1.00		0.75	1.00	1.14	1.00	30,280
	6	0	2007	CARPORT	MTL2	280	1.30	1.00		0.97	1.00	1.14	1.00	4,970
	7	2012	0	CANOPY	32	1,292	1.30	1.00		0.98	1.00	1.14	1.00	22,520
	8	2016	2017	PORCH	MTL2	89	1.30	1.00		1.00	1.00	1.14	1.00	1,630
	9	2016	2017	PORCH	MTL2	123	1.30	1.00		1.00	1.00	1.14	1.00	2,250
	10	0	1900	CONCRETE	1	549	1.30	1.00		1.00	1.00	1.14	1.00	5,700
	11	1998	2025	RMSTR2	M5+	208	1.30	1.00		1.00	1.00	1.14	1.00	26,970
Total Building Value:											459,230			

Sale Date: 09/23/2024

Deed Date: 09/23/2024

File#: 207004

Buyer: WEHMEYER LOUIS F & CAROL

Sale Price: 485,000

Volume:

Page:

Seller: MILLER JUSTIN & BRENDA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
499,730	477,960	0.9855	1.0304	B	2513	T	0	0.505	459,230

Parcel Id: 32148

Acct Number: 25140-00012-00000-024100

Cat Code: A1

Loc Code: 04

Address: 12219 W RIVER RUN

Sale #:8

Legal 1: LOT 241 FISHERS LANDING III

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV2512A			0.38	0	0.00		1.00	27,000	0	27,000		
Total Land Taxable Value:												27,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RES MAS	M5+	792	1.30	1.00		0.94	1.00	1.14	1.00	120,350
	2	2001	0	RMSTR2	M5+	694	1.30	1.00		0.94	1.00	1.14	1.00	88,590
	3	2001	0	PORCH	M5+	200	1.30	1.00		0.94	1.00	1.14	1.00	4,940
	4	2001	0	PORCH	M5+	200	1.30	1.00		0.94	1.00	1.14	1.00	4,940
	5	2001	0	PORCH	M5+	92	1.30	1.00		0.94	1.00	1.14	1.00	2,270
	6	2001	0	GARAGE-FIN	M5+	506	1.30	1.00		0.94	1.00	1.14	1.00	19,710
	7	2012	2013	PORCH	F4	312	1.30	1.00		1.00	1.00	1.14	1.00	6,290
	8	2018	2019	CONCRETE	1	522	1.30	1.00		1.00	1.00	1.14	1.00	5,420
	9	2022	2023	RES FRM	F5+	439	1.30	1.00		1.00	0.84	1.14	1.00	56,740
Total Building Value:												309,250		

Sales Ratio Detail

Sale Date: 06/21/2024
Sale Price: 361,689

Deed Date: 06/21/2024
Volume:

File#: 204337
Page:

Buyer: OPRY DALTON E & BROOK
Seller: GARCIA CAMERON & KRISTINA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
336,250	330,480	0.9137	0.9297	B	2514	T	0	0.379	309,250

Parcel Id: 32232
Sale #:5

Acct Number: 25140-00012-00000-026500

Cat Code: A1

Loc Code: 04

Address: 12122 FISHER DR

Legal 1: LOT 265 FISHERS LANDING III

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2512A			0.27	0	0.00			1.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RES MAS	M5+	2,051	1.30	1.00		0.93	1.00	1.14	1.00	294,380
	2	1999	0	PORCH	M5+	81	1.30	1.00		0.93	1.00	1.14	1.00	1,980
	3	1999	0	PORCH	M5+	172	1.30	1.00		0.93	1.00	1.14	1.00	4,210
	4	1999	0	GARAGE-FIN	M5+	493	1.30	1.00		0.93	1.00	1.14	1.00	19,000
	5	0	1900	STORAGE	42	96	1.30	1.00		0.35	1.00	1.14	1.00	280
	6	2005	0	POOL	5	540	1.30	1.00		0.75	1.00	1.14	1.00	28,390
	7	0	2008	CONCRETE	1	411	1.30	1.00		0.90	1.00	1.14	1.00	3,840
Total Building Value:													352,080	

Sale Date: 07/25/2024
Sale Price: 395,800

Deed Date: 07/25/2024
Volume:

File#: 205316
Page:

Buyer: SHIPMAN BRENT ALLEN
Seller: HARRISON MELINDA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
379,080	360,460	0.9107	0.9578	B	2514	T	0	0.269	352,080

Parcel Id: 32723
Sale #:5

Acct Number: 25150-00012-00000-027000

Cat Code: A1

Loc Code: 04

Address: 12203 W RIVER RUN DR

Legal 1: LT 270 FISHERS LANDING S/D SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV2512A			0.36	0	0.00	1.00	27,000	0	27,000			
Total Land Taxable Value:											27,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	RES MAS	M5+	2,038	1.30	1.00		0.95	1.00	1.14	1.00	298,810
	2	0	1900	RMSTR2	M5+	1,134	1.30	1.00		0.95	1.00	1.14	1.00	139,670
	3	0	1900	GARAGE-FIN	M5+	504	1.30	1.00		0.92	1.00	1.14	1.00	19,210
	4	0	1900	PORCH	M5+	72	1.30	1.00		0.92	1.00	1.14	1.00	1,740
	5	0	1900	PORCH	M5+	264	1.30	1.00		0.92	1.00	1.14	1.00	6,390
Total Building Value:											465,820			

Sales Ratio Detail

Sale Date: 02/08/2024
Sale Price: 470,000

Deed Date: 02/08/2024
Volume:

File#: 200692
Page:

Buyer: GUILBEAU KENDALL L & LANDON B
Seller: BAY AREA HOUSE BUYERS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
492,820	381,240	0.8111	1.0486	B	2515	T	0	0.360	465,820

Parcel Id: 32739
Sale #:6

Acct Number: 25150-00012-00000-028600

Cat Code: A1

Loc Code: 04

Address: 12220 W RIVER RUN

Legal 1: LT 286 FISHERS LANDING S/D SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV2512A			0.28	0		0.00		1.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES MAS	M5+	1,885	1.30	1.00		0.95	1.00	1.14	1.00	284,360
	2	2003	0	PORCH	M5+	23	1.30	1.00		0.95	1.00	1.14	1.00	570
	3	2003	0	PORCH	M5+	158	1.30	1.00		0.95	1.00	1.14	1.00	3,950
	4	2003	0	GARAGE-FIN	M5+	374	1.30	1.00		0.95	1.00	1.14	1.00	14,720
	5	2018	2019	STORAGE	42	164	1.30	1.00		1.00	1.00	1.14	1.00	1,370
	6	0	2024	CONCRETE	1	388	1.30	1.00		1.00	1.00	1.14	1.00	4,030
Total Building Value:														309,000

Sale Date: 02/05/2024
Sale Price: 355,000

Deed Date: 02/05/2024
Volume:

File#: 200534
Page:

Buyer: ROBERT JOSEPH
Seller: GIBBS ADAM & KATHERINE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
336,000	295,850	0.8334	0.9465	B	2515	T	0	0.280	309,000

Parcel Id: 4298
Sale #:3

Acct Number: 27300-00029-00000-000500

Cat Code: A1

Loc Code: 24

Address: 15703 BROWN LN

Legal 1: LOT 5 GREEN ACRES S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS31LD-1			1.08	0	0.00			1.00	81,000	0	81,000	
Total Land Taxable Value:													81,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1967	0	RES MAS	M4	1,240	1.30	1.00		0.77	1.00	1.00	1.00	125,680
	2	0	1900	GARAGE-FIN	M4	483	1.30	1.00		0.77	1.00	1.00	1.00	11,420
	3	0	1900	PORCH	M4	96	1.30	1.00		0.77	1.00	1.00	1.00	1,500
	4	0	1900	RMSTR3	M4	1,288	1.30	1.00		0.77	1.00	1.00	1.00	117,490
	5	1998	0	GARAGE-DET	FF2	864	1.30	1.00		0.60	1.00	1.00	1.00	16,230
	6	2021	2022	PORCH	F4	204	1.30	1.00		1.00	1.00	1.00	1.00	3,610
	7	2021	2022	STORAGE	42	53	1.30	1.00		1.00	1.00	1.00	1.00	390
Total Building Value:														276,320

Sales Ratio Detail

Sale Date: 09/13/2024
Sale Price: 299,900

Deed Date: 09/13/2024
Volume:

File#: 206776
Page:

Buyer: BUCHHOLZ WILLIAM & ERICA
Seller: SHIPMAN BRENT ALLEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
357,320	344,970	1.1503	1.1915	B		T	0	1.080	276,320

Parcel Id: 38802
Sale #:9

Acct Number: 27400-00003-00000-001300

Cat Code: A1

Loc Code: 26

Address: 3819 MADISON AVE

Legal 1: LT 13 GREENBRIAR ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS27400			1.00	0		0.00		1.00	50,000	0	50,000	
Total Land Taxable Value:													50,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M5+	2,835	1.30	1.00		0.97	1.00	1.00	1.00	372,290
	2	2008	2009	GARAGE-DET	MF2	725	1.30	1.00		0.97	1.00	1.00	1.00	23,360
	3	2008	2009	GARAGE-DET	MF2	908	1.30	1.00		0.97	1.00	1.00	1.00	29,250
	4	0	2020	GARAGE-DET	FF3	444	1.30	1.00		0.97	1.00	1.00	1.00	20,040
	5	2008	2009	PORCH	M5+	896	1.30	1.00		0.97	1.00	1.00	1.00	20,040
	6	2008	2009	PORCH	M5+	80	1.30	1.00		0.97	1.00	1.00	1.00	1,790
	7	2012	0	STORAGE	32	160	1.30	1.00		0.90	1.00	1.00	1.00	2,240
	8	0	2013	POOL	5	716	1.30	1.00		0.75	1.00	1.00	1.00	33,020
	9	0	2016	PERGOLA	1	144	1.30	1.00		1.00	1.00	1.00	1.00	1,700
Total Building Value:													503,730	

Sale Date: 04/22/2024
Sale Price: 662,500

Deed Date: 04/22/2024
Volume:

File#: 202569
Page:

Buyer: DIEKELMAN DEBBIE & PETER WOLTER
Seller: GLOWCZWSKI DAVID M & MARY K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
553,730	520,520	0.7857	0.8358	B		T	0	1.000	503,730

Parcel Id: 21963
Sale #:5

Acct Number: 28000-00306-00000-000030

Cat Code: F1

Loc Code: 63

Address: 7328 FM 3180

Legal 1: RESERVE TR C BK 2 HACKBERRY CREEK SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS3180S			0.56	10,950	0.00		1.02	280,000	0	280,000		
Total Land Taxable Value:												280,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1989	0	RETAIL-ST	10	2,940	1.00	1.00		0.60	1.00	1.21	1.00	137,740
	2	0	1900	RETAIL-CPY	10	240	1.00	1.00		0.60	1.00	1.21	1.00	2,250
	3	0	1900	CONCRETE	1	9,300	1.00	1.00		0.60	1.00	1.21	1.00	47,260
	4	0	1900	RETAIL-CPY	10	40	1.00	1.00		0.85	1.00	1.21	1.00	530
	5	0	1900	RETAIL-CPY	10	16	1.00	1.00		0.85	1.00	1.21	1.00	210
Total Building Value:												187,990		

Sales Ratio Detail

Sale Date: 03/04/2024
Sale Price: 498,750

Deed Date: 03/04/2024
Volume:

File#: 201301
Page:

Buyer: HUY AMINA
Seller: CHEA RA & CHHENG KEANG LONH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
467,990	182,730	0.3664	0.9383	B	28000	CR	10,950	0.560	187,990

Parcel Id: 22009
Sale #:10

Acct Number: 28000-00306-00200-000700 Cat Code: A1 Loc Code: 63 Address: 4518 SARAH LN
Legal 1: LOT 7 BK 2 HACKBERRY CREEK SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS28000			0.50	22,534	120.00		0.89	37,500	0	37,500		
Total Land Taxable Value:											37,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RES MAS	M4+	1,541	1.30	1.00		0.87	1.00	1.21	1.00	213,520
	2	0	1900	GARAGE-FIN	M4+	484	1.30	1.00		0.87	1.00	1.21	1.00	16,000
	3	0	1900	PORCH	M4+	15	1.30	1.00		0.87	1.00	1.21	1.00	330
	4	0	2019	PORCH	MTL2	409	1.30	1.00		0.95	1.00	1.21	1.00	7,540
	5	0	1900	RES MAS	M4+	486	1.30	1.00		0.88	1.00	1.21	1.00	68,110
	6	0	2019	WAREHOUSE	13	1,500	1.30	1.00		1.00	1.00	1.21	1.00	56,600
	7	0	2019	WH-CPY	13	360	1.30	1.00		1.00	1.00	1.21	1.00	5,180
Total Building Value:											367,280			

Sale Date: 09/30/2024
Sale Price: 389,900

Deed Date: 09/30/2024
Volume:

File#: 207263
Page:

Buyer: KENT TIFFANY L & JOHN
Seller: SAMADANI JOSEPH & WHITNEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
404,780	305,240	0.7829	1.0382	B	28000	T	22,534	0.500	367,280

Parcel Id: 21972
Sale #:5

Acct Number: 28010-00306-00100-000600 Cat Code: A1 Loc Code: 63 Address: 4607 JOE PATCH DR
Legal 1: LOT 6 HACKBERRY CREEK SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS28000			0.50	21,721	107.00			0.98	37,500	0	37,500	
Total Land Taxable Value:													37,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1994	0	RES MAS	M5	1,674	1.30	1.00		0.90	1.00	1.21	1.00	243,690
	2	1994	0	PORCH	M5	36	1.30	1.00		0.90	1.00	1.21	1.00	820
	3	1994	0	GLASSPORCH	5	257	1.30	1.00		0.90	1.00	1.21	1.00	8,460
	4	1994	0	GARAGE-FIN	M5	528	1.30	1.00		0.90	1.00	1.21	1.00	19,140
	5	2005	0	CONCRETE	1	760	1.30	1.00		0.90	1.00	1.21	1.00	7,530
	6	0	2014	STORAGE	42	168	1.30	1.00		0.70	1.00	1.21	1.00	1,040
	7	0	2015	WAREHOUSE	13	1,708	1.30	1.00		1.00	1.00	1.21	1.00	64,450
	8	0	2015	CONCRETE	1	312	1.30	1.00		1.00	1.00	1.21	1.00	3,440
Total Building Value:													348,570	

Sales Ratio Detail

Sale Date: 09/26/2024
Sale Price: 424,500

Deed Date: 09/26/2024
Volume:

File#: 207178
Page:

Buyer: PAYNE JOHN & TAMMY
Seller: MEADOR JEFFREY & LORI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
386,070	319,580	0.7528	0.9095	B	28000	T	21,721	0.500	348,570

Parcel Id: 21977
Sale #:10

Acct Number: 28010-00306-00100-001100

Cat Code: A1

Loc Code: 63

Address: 4803 JOE PATCH

Legal 1: LOT 11 BK 1 HACKBERRY CREEK SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS28000			0.62	27,192	103.00			1.09	46,800	0	46,800	
Total Land Taxable Value:													46,800	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1993	0	RES MAS	M5	1,652	1.30	1.00		0.92	1.00	1.21	1.00	245,840
	2	1993	0	RES MAS	M5	451	1.30	1.00		0.92	1.00	1.21	1.00	67,110
	3	1993	0	PORCH	M5	20	1.30	1.00		0.92	1.00	1.21	1.00	470
	4	1993	0	GARAGE-FIN	M5	462	1.30	1.00		0.92	1.00	1.21	1.00	17,120
	5	1997	0	POOL	5	512	1.30	1.00		0.75	1.00	1.21	1.00	28,570
	6	2022	2022	STORAGE	42	448	1.30	1.00		1.00	1.00	1.21	1.00	3,970
	7	2016	0	PORCH	M5	380	1.30	1.00		0.98	1.00	1.21	1.00	9,430
	8	2023	2025	CONCRETE	1	208	1.30	1.00		1.00	1.00	1.21	1.00	2,290
Total Building Value:														374,800

Sale Date: 02/26/2024
Sale Price: 415,000

Deed Date: 02/26/2024
Volume:

File#: 201077
Page:

Buyer: DAVENPORT SHANE A II & FARRAH
Seller: SPARKS JAKE CODY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
421,600	308,690	0.7438	1.0159	B	28000	T	27,192	0.624	374,800

Parcel Id: 21994
Sale #:9

Acct Number: 28010-00306-00100-002300

Cat Code: A1

Loc Code: 63

Address: 4614 JOE PATCH RD

Legal 1: LOT 23 BK 1 HACKBERRY CREEK SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS28000			0.50	21,800	100.00			1.00	37,500	0	37,500	
Total Land Taxable Value:													37,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RES MAS	M5	1,622	1.30	1.00		0.89	1.00	1.21	1.00	233,500
	2	0	1900	PORCH	M5	144	1.30	1.00		0.89	1.00	1.21	1.00	3,250
	3	0	1900	PORCH	M5	30	1.30	1.00		0.89	1.00	1.21	1.00	680
	4	0	1900	GARAGE-FIN	M5	484	1.30	1.00		0.89	1.00	1.21	1.00	17,350
Total Building Value:														254,780

Sales Ratio Detail

Sale Date: 12/06/2024
Sale Price: 277,000

Deed Date: 12/06/2024
Volume:

File#: 209253
Page:

Buyer: WHITE JERRY L & SHANE & ALCIA HART
Seller: BURKE THOMAS AARON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
292,280	237,710	0.8582	1.0552	B	28000	T	21,800	0.500	254,780

Parcel Id: 66959
Sale #:1

Acct Number: 29600-00321-00100-000800

Cat Code: A1

Loc Code: 61MT

Address: 8410 TREETOP HEIGHTS DR

Legal 1: LOT 8 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.18	0		0.00		1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,438	1.30	1.00		1.00	1.00	0.88	1.00	169,160
	2	2024	2025	RMSTR2	M5	800	1.30	1.00		1.00	1.00	0.88	1.00	79,050
	3	2024	2025	GARAGE-FIN	M5	360	1.30	1.00		1.00	1.00	0.88	1.00	10,540
	4	2024	2025	PORCH	M5	92	1.30	1.00		1.00	1.00	0.88	1.00	1,690
	5	2024	2025	PORCH	M5	90	1.30	1.00		1.00	1.00	0.88	1.00	1,660
Total Building Value:													262,100	

Sale Date: 12/19/2024
Sale Price: 336,790

Deed Date: 12/19/2024
Volume:

File#: 209627
Page:

Buyer: TORRES JOSE LUIS & ALEJANDRA G CAPILLA
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,070	335,820	0.9971	0.9147	B		T	0	0.180	262,100

Parcel Id: 66960
Sale #:1

Acct Number: 29600-00321-00100-000900

Cat Code: A1

Loc Code: 61MT

Address: 8414 TREETOP HEIGHTS DR

Legal 1: LOT 9 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.17	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2024	2025	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2024	2025	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2024	2025	PORCH	M5	85	1.30	1.00		1.00	1.00	0.88	1.00	1,570
	5	2024	2025	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
Total Building Value:													296,210	

Sale Date: 02/14/2025
Sale Price: 365,520

Deed Date: 02/20/2025
Volume:

File#: 211243
Page:

Buyer: NERI EDUARDO
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,180	298,400	0.8164	0.9361	B		T	0	0.166	296,210

Sales Ratio Detail

Parcel Id: 66962
Sale #:1

Acct Number: 29600-00321-00100-001100

Cat Code: A1

Loc Code: 61MT

Address: 8422 TREETOP HEIGHTS DR

Legal 1: LOT 11 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.16	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2024	2025	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2024	2025	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	4	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	5	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
Total Building Value:												328,680		

Sale Date: 10/31/2024
Sale Price: 366,990

Deed Date: 10/31/2024
Volume:

File#: 208202
Page:

Buyer: BROWN KAYLA M & DANA SCOTT POWELL
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	376,040	1.0247	1.0209	B		T	0	0.162	328,680

Parcel Id: 66966
Sale #:1

Acct Number: 29600-00321-00100-001500

Cat Code: A1

Loc Code: 61MT

Address: 8502 TREETOP HEIGHTS DR

Legal 1: LOT 15 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV29600			0.19	0	0.00			1.00	45,970		0	45,970
Total Land Taxable Value:														45,970
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,647	1.30	1.00		1.00	1.00	0.88	1.00	193,750
	2	2024	2025	RMSTR2	M5	939	1.30	1.00		1.00	1.00	0.88	1.00	92,790
	3	2024	2025	PORCH	M5	124	1.30	1.00		1.00	1.00	0.88	1.00	2,280
	4	2024	2025	PORCH	M5	19	1.30	1.00		1.00	1.00	0.88	1.00	350
	5	2024	2025	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
Total Building Value:														301,350

Sale Date: 11/12/2024
Sale Price: 358,620

Deed Date: 11/12/2024
Volume:

File#: 208497
Page:

Buyer: TORRES ISRAEL
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,320	346,750	0.9669	0.9685	B		T	0	0.185	301,350

Parcel Id: 66967
Sale #:1

Acct Number: 29600-00321-00100-001600

Cat Code: A1

Loc Code: 61MT

Address: 8506 TREETOP HEIGHTS DR

Legal 1: LOT 16 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.18	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value:											45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,065	1.30	1.00		1.00	1.00	1.00	1.00	276,050
	2	2024	2025	PORCH	M5	75	1.30	1.00		1.00	1.00	1.00	1.00	1,570
	3	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	1.00	1.00	13,210
	4	2024	2025	PORCH	M5	152	1.30	1.00		1.00	1.00	1.00	1.00	3,180
Total Building Value:														294,010

Sale Date: 10/03/2024
Sale Price: 328,320

Deed Date: 10/03/2024
Volume:

File#: 207422
Page:

Buyer: HARRISON HEATHER & DENNIS W YOUNG III
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,980	294,030	0.8956	1.0355	B		T	0	0.179	294,010

Parcel Id: 66968
Sale #:1

Acct Number: 29600-00321-00100-001700

Cat Code: A1

Loc Code: 61MT

Address: 8510 TREETOP HEIGHTS DR

Legal 1: LOT 17 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.18	0	0.00	1.00	45,970	0	45,970
Total Land Taxable Value:										45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2024	2025	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2024	2025	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2024	2025	PORCH	M5	85	1.30	1.00		1.00	1.00	0.88	1.00	1,570
	5	2024	2025	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
Total Building Value:														296,210

Sale Date: 11/27/2024
Sale Price: 379,820

Deed Date: 11/27/2024
Volume:

File#: 209000
Page:

Buyer: HOLLOWAY BRANDON T & CAHRIE L HAHN
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,180	369,120	0.9718	0.9009	B		T	0	0.176	296,210

Parcel Id: 66969
Sale #:1

Acct Number: 29600-00321-00100-001800

Cat Code: A1

Loc Code: 61MT

Address: 8514 TREETOP HEIGHTS DR

Legal 1: LOT 18 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.17	0	0.00	1.00	45,970	0	45,970
Total Land Taxable Value:										45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,494	1.30	1.00		1.00	1.00	1.00	1.00	199,720
	2	2024	2025	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	1.00	1.00	13,250
	3	2024	2025	PORCH	M5	72	1.30	1.00		1.00	1.00	1.00	1.00	1,510
	4	2024	2025	PORCH	M5	119	1.30	1.00		1.00	1.00	1.00	1.00	2,490
Total Building Value:														216,970

Sales Ratio Detail

Sale Date: 10/01/2024
Sale Price: 274,980

Deed Date: 10/01/2024
Volume:

File#: 207308
Page:

Buyer: SWINDOLL VERNON LAMAR
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
262,940	231,540	0.8420	0.9562	B		T	0	0.165	216,970

Parcel Id: 66970
Sale #:1

Acct Number: 29600-00321-00100-001900 Cat Code: A1 Loc Code: 61MT Address: 8518 TREETOP HEIGHTS DR
Legal 1: LOT 19 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.16	0		0.00		1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,676	1.30	1.00		1.00	1.00	0.88	1.00	197,160
	2	2024	2025	RMSTR2	M5	909	1.30	1.00		1.00	1.00	0.88	1.00	89,830
	3	2024	2025	GARAGE-FIN	M5	384	1.30	1.00		1.00	1.00	0.88	1.00	11,250
	4	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	5	2024	2025	PORCH	M5	123	1.30	1.00		1.00	1.00	0.88	1.00	2,270
Total Building Value:														302,330

Sale Date: 12/02/2024
Sale Price: 360,890

Deed Date: 12/02/2024
Volume:

File#: 209086
Page:

Buyer: GRANDERSON KENNETH O JR
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,300	347,800	0.9637	0.9651	B		T	0	0.160	302,330

Parcel Id: 66971
Sale #:1

Acct Number: 29600-00321-00100-002000 Cat Code: A1 Loc Code: 61MT Address: 8522 TREETOP HEIGHTS DR
Legal 1: LOT 20 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.16	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,725	1.30	1.00		1.00	1.00	1.00	1.00	230,600
	2	2024	2025	GARAGE-FIN	M5	402	1.30	1.00		1.00	1.00	1.00	1.00	13,380
	3	2024	2025	PORCH	M5	120	1.30	1.00		1.00	1.00	1.00	1.00	2,510
	4	2024	2025	PORCH	M5	24	1.30	1.00		1.00	1.00	1.00	1.00	500
Total Building Value:														246,990

Sale Date: 08/23/2024
Sale Price: 318,640

Deed Date: 08/23/2024
Volume:

File#: 206176
Page:

Buyer: OLVERA KEMUEL A
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
292,960	256,740	0.8057	0.9194	B		T	0	0.160	246,990

Sales Ratio Detail

Parcel Id: 66973
Sale #:1

Acct Number: 29600-00321-00100-002200

Cat Code: A1

Loc Code: 61MT

Address: 8530 TREETOP HEIGHTS DR

Legal 1: LOT 22 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.16	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,507	1.30	1.00		1.00	1.00	0.88	1.00	177,280
	2	2023	2024	RMSTR2	M5	829	1.30	1.00		1.00	1.00	0.88	1.00	81,920
	3	2023	2024	GARAGE-FIN	M5	422	1.30	1.00		1.00	1.00	0.88	1.00	12,360
	4	2023	2024	PORCH	M5	84	1.30	1.00		1.00	1.00	0.88	1.00	1,550
	5	2023	2024	PORCH	M5	136	1.30	1.00		1.00	1.00	0.88	1.00	2,500
Total Building Value:												275,610		

Sale Date: 03/21/2024
Sale Price: 294,440

Deed Date: 03/21/2024
Volume:

File#: 201765
Page:

Buyer: HERNANDEZ NANCY A
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
321,580	346,760	1.1777	1.0922	B		T	0	0.159	275,610

Parcel Id: 66978
Sale #:1

Acct Number: 29600-00321-00100-002700

Cat Code: A1

Loc Code: 61MT

Address: 8602 TREETOP HEIGHTS DR

Legal 1: LOT 27 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV29600			0.15	0	0.00			1.00	45,970		0	45,970
Total Land Taxable Value:														45,970
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2023	2024	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2023	2024	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2023	2024	PORCH	M5	85	1.30	1.00		1.00	1.00	0.88	1.00	1,570
	5	2023	2024	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
Total Building Value:														296,210

Sale Date: 04/03/2024
Sale Price: 344,040

Deed Date: 04/03/2024
Volume:

File#: 202092
Page:

Buyer: GOLDSMITH BRYAN K & CAROLYN J LEJEUNE
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,180	369,120	1.0729	0.9946	B		T	0	0.151	296,210

Parcel Id: 66979
Sale #:1

Acct Number: 29600-00321-00100-002800

Cat Code: A1

Loc Code: 61MT

Address: 8606 TREETOP HEIGHTS DR

Legal 1: LOT 28 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value:											45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,647	1.30	1.00		1.00	1.00	0.88	1.00	193,750
	2	2023	2024	RMSTR2	M5	939	1.30	1.00		1.00	1.00	0.88	1.00	92,790
	3	2023	2024	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
	4	2023	2024	PORCH	M5	124	1.30	1.00		1.00	1.00	0.88	1.00	2,280
	5	2023	2024	PORCH	M5	19	1.30	1.00		1.00	1.00	0.88	1.00	350

Total Building Value: 301,350

Sale Date: 04/01/2024

Deed Date: 04/01/2024

File#: 202025

Buyer: KING CHARLES D & NADIA M ISADORE

Sale Price: 333,640

Volume:

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Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,320	369,740	1.1082	1.0410	B		T	0	0.151	301,350

Parcel Id: 66981

Sale #:1

Acct Number: 29600-00321-00100-003000

Cat Code: A1

Loc Code: 61MT

Address: 8614 TREETOP HEIGHTS DR

Legal 1: LOT 30 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00	1.00	45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,547	1.30	1.00		1.00	1.00	0.88	1.00	181,990
	2	2023	2024	RMSTR2	M5	789	1.30	1.00		1.00	1.00	0.88	1.00	77,970
	3	2023	2024	GARAGE-FIN	M5	392	1.30	1.00		1.00	1.00	0.88	1.00	11,480
	4	2023	2024	PORCH	M5	41	1.30	1.00		1.00	1.00	0.88	1.00	760
	5	2023	2024	PORCH	M5	136	1.30	1.00		1.00	1.00	0.88	1.00	2,500

Total Building Value: 274,700

Sale Date: 05/21/2024

Deed Date: 05/21/2024

File#: 203497

Buyer: CEARLEY NICHOLAS

Sale Price: 326,940

Volume:

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Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,670	349,420	1.0688	0.9808	B		T	0	0.151	274,700

Parcel Id: 66982

Sale #:1

Acct Number: 29600-00321-00100-003100

Cat Code: A1

Loc Code: 61MT

Address: 8618 TREETOP HEIGHTS DR

Legal 1: LOT 31 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00	1.00	45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2023	2024	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2023	2024	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2023	2024	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
	5	2023	2024	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810

Total Building Value: 296,450

Sales Ratio Detail

Sale Date: 04/18/2024
Sale Price: 349,070

Deed Date: 04/18/2024
Volume:

File#: 202464
Page:

Buyer: RHOADS AMANDA
Seller: MERITAGE HOMES OF TEXAS LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,420	369,390	1.0582	0.9809	B		L	0	0.151	296,450

Parcel Id: 66985
Sale #:1

Acct Number: 29600-00321-00100-003400
Cat Code: A1 Loc Code: 61MT Address: 8630 TREETOP HEIGHTS DR
Legal 1: LOT 34 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV29600			0.15	0			0.00		1.00	45,970		0	45,970
Total Land Taxable Value:															45,970
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2023	2024	RES MAS	M5	1,629	1.30	1.00		1.00	1.00	0.88	1.00	191,630	
	2	2023	2024	RMSTR2	M5	1,138	1.30	1.00		1.00	1.00	0.88	1.00	112,460	
	3	2023	2024	GARAGE-FIN	M5	424	1.30	1.00		1.00	1.00	0.88	1.00	12,420	
	4	2023	2024	PORCH	M5	38	1.30	1.00		1.00	1.00	0.88	1.00	700	
	5	2023	2024	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840	
Total Building Value:															319,050

Sale Date: 01/04/2024
Sale Price: 344,276

Deed Date: 01/04/2024
Volume:

File#: 199815
Page:

Buyer: BAIER GERALD W
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
365,020	388,690	1.1290	1.0603	B		L	0	0.151	319,050

Parcel Id: 66986
Sale #:1

Acct Number: 29600-00321-00100-003500
Cat Code: A1 Loc Code: 61MT Address: 8634 TREETOP HEIGHTS DR
Legal 1: LOT 35 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.18	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2023	2024	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2023	2024	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2023	2024	PORCH	M5	85	1.30	1.00		1.00	1.00	0.88	1.00	1,570
	5	2023	2024	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
Total Building Value:														296,210

Sale Date: 06/28/2024
Sale Price: 344,490

Deed Date: 06/28/2024
Volume:

File#: 204551
Page:

Buyer: HUTCHINSON DUSTIN
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,180	369,120	1.0715	0.9933	B		T	0	0.176	296,210

Sales Ratio Detail

Parcel Id: 66988
Sale #:1

Acct Number: 29600-00321-00100-003700

Cat Code: A1

Loc Code: 61MT

Address: 8610 LAKE GROOVE LN

Legal 1: LOT 37 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.15	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,647	1.30	1.00		1.00	1.00	0.88	1.00	193,750
	2	2023	2024	RMSTR2	M5	939	1.30	1.00		1.00	1.00	0.88	1.00	92,790
	3	2023	2024	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
	4	2023	2024	PORCH	M5	124	1.30	1.00		1.00	1.00	0.88	1.00	2,280
	5	2023	2024	PORCH	M5	19	1.30	1.00		1.00	1.00	0.88	1.00	350
Total Building Value:												301,350		

Sale Date: 04/01/2024
Sale Price: 326,990

Deed Date: 04/01/2024
Volume:

File#: 201981
Page:

Buyer: MARES HUGO & ROSALINDA
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,320	369,740	1.1307	1.0622	B		T	0	0.152	301,350

Parcel Id: 66997
Sale #:1

Acct Number: 29600-00321-00100-004600

Cat Code: A1

Loc Code: 61MT

Address: 8603 LAKE GROOVE LN

Legal 1: LOT 46 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.17	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2023	2024	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2023	2024	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2023	2024	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
	5	2023	2024	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
Total Building Value:												296,450		

Sale Date: 03/05/2024
Sale Price: 344,940

Deed Date: 03/05/2024
Volume:

File#: 201315
Page:

Buyer: BARNETT RICHARD J
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,420	369,390	1.0709	0.9927	B		T	0	0.169	296,450

Parcel Id: 66998
Sale #:1

Acct Number: 29600-00321-00100-004700

Cat Code: A1

Loc Code: 61MT

Address: 8523 LAKE GROOVE LN

Legal 1: LOT 47 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.17	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value:											45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,676	1.30	1.00		1.00	1.00	0.88	1.00	197,160
	2	2023	2024	RMSTR2	M5	909	1.30	1.00		1.00	1.00	0.88	1.00	89,830
	3	2023	2024	GARAGE-FIN	M5	384	1.30	1.00		1.00	1.00	0.88	1.00	11,250
	4	2023	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	5	2023	2024	PORCH	M5	123	1.30	1.00		1.00	1.00	0.88	1.00	2,270

Total Building Value: 302,330

Sale Date: 03/28/2024
Sale Price: 341,040

Deed Date: 03/28/2024
Volume:

File#: 201933
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Buyer: THE EPW & EFW LIVING TRUST DATED DEC 22, 2017
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,300	370,790	1.0872	1.0213	B		T	0	0.169	302,330

Parcel Id: 66999
Sale #:1

Acct Number: 29600-00321-00100-004800

Cat Code: A1

Loc Code: 61MT

Address: 8519 LAKE GROOVE LN

Legal 1: LOT 48 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.17	0	0.00		45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,494	1.30	1.00		1.00	1.00	1.00	1.00	199,720
	2	2023	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	1.00	1.00	13,250
	3	2023	2024	PORCH	M5	72	1.30	1.00		1.00	1.00	1.00	1.00	1,510
	4	2023	2024	PORCH	M5	119	1.30	1.00		1.00	1.00	1.00	1.00	2,490

Total Building Value: 216,970

Sale Date: 03/14/2024
Sale Price: 271,940

Deed Date: 03/14/2024
Volume:

File#: 201554
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Buyer: TURNER CHARLES
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
262,940	254,530	0.9360	0.9669	B		T	0	0.169	216,970

Parcel Id: 67000
Sale #:1

Acct Number: 29600-00321-00100-004900

Cat Code: A1

Loc Code: 61MT

Address: 8515 LAKE GROOVE LN

Legal 1: LOT 49 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.17	0	0.00		45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2023	2024	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2023	2024	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
	4	2023	2024	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2023	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820

Total Building Value: 328,680

Sales Ratio Detail

Sale Date: 03/19/2024
Sale Price: 347,440

Deed Date: 03/19/2024
Volume:

File#: 201676
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Buyer: VARGAS JENNY
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	406,320	1.1695	1.0783	B		T	0	0.169	328,680

Parcel Id: 67002
Sale #:1

Acct Number: 29600-00321-00100-005100

Cat Code: A1

Loc Code: 61MT

Address: 8507 LAKE GROOVE LN

Legal 1: LOT 51 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.16	0		0.00		1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,480	1.30	1.00		1.00	1.00	0.88	1.00	174,100
	2	2024	2025	RMSTR2	M5	880	1.30	1.00		1.00	1.00	0.88	1.00	86,960
	3	2024	2025	GARAGE-FIN	M5	360	1.30	1.00		1.00	1.00	0.88	1.00	10,540
	4	2024	2025	PORCH	M5	50	1.30	1.00		1.00	1.00	0.88	1.00	920
	5	2024	2025	PORCH	M5	60	1.30	1.00		1.00	1.00	0.88	1.00	1,110
Total Building Value:														273,630

Sale Date: 06/26/2024
Sale Price: 348,140

Deed Date: 06/26/2024
Volume:

File#: 204453
Page:

Buyer: MCKINLEY HOLLY
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
319,600	338,230	0.9715	0.9180	B		T	0	0.157	273,630

Parcel Id: 67003
Sale #:1

Acct Number: 29600-00321-00100-005200

Cat Code: A1

Loc Code: 61MT

Address: 8503 LAKE GROOVE LN

Legal 1: LOT 52 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.24	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,507	1.30	1.00		1.00	1.00	0.88	1.00	177,280
	2	2023	2024	RMSTR2	M5	829	1.30	1.00		1.00	1.00	0.88	1.00	81,920
	3	2023	2024	GARAGE-FIN	M5	422	1.30	1.00		1.00	1.00	0.88	1.00	12,360
	4	2023	2024	PORCH	M5	84	1.30	1.00		1.00	1.00	0.88	1.00	1,550
	5	2023	2024	PORCH	M5	136	1.30	1.00		1.00	1.00	0.88	1.00	2,500
Total Building Value:													275,610	

Sale Date: 01/04/2024
Sale Price: 329,855

Deed Date: 01/04/2024
Volume:

File#: 199811
Page:

Buyer: DENNEY BRITTANY & TACKETT LUCAS
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
321,580	346,760	1.0512	0.9749	B		L	0	0.238	275,610

Sales Ratio Detail

Parcel Id: 67005
Sale #:1

Acct Number: 29600-00321-00100-005400

Cat Code: A1

Loc Code: 61MT

Address: 12006 SILVER MOON LN

Legal 1: LOT 54 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.14	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,480	1.30	1.00		1.00	1.00	0.88	1.00	174,100
	2	2024	2025	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.88	1.00	83,010
	3	2024	2025	GARAGE-FIN	M5	360	1.30	1.00		1.00	1.00	0.88	1.00	10,540
	4	2024	2025	PORCH	M5	50	1.30	1.00		1.00	1.00	0.88	1.00	920
	5	2024	2025	PORCH	M5	60	1.30	1.00		1.00	1.00	0.88	1.00	1,110
Total Building Value:												269,680		

Sale Date: 01/02/2025
Sale Price: 333,340

Deed Date: 01/02/2025
Volume:

File#: 209994
Page:

Buyer: ROBERTS EMILY M & JONATHAN LUCATERO
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,650	340,120	1.0203	0.9469	B		T	0	0.138	269,680

Parcel Id: 67006
Sale #:1

Acct Number: 29600-00321-00100-005500

Cat Code: A1

Loc Code: 61MT

Address: 12010 SILVER MOON LN

Legal 1: LOT 55 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.15	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2023	2024	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2023	2024	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
	4	2023	2024	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2023	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
Total Building Value:												328,680		

Sale Date: 02/22/2024
Sale Price: 341,000

Deed Date: 02/22/2024
Volume:

File#: 201017
Page:

Buyer: SOK VIBOL & THOU SOPHADANY
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	399,030	1.1702	1.0987	B		CS	0	0.154	328,680

Parcel Id: 67007
Sale #:1

Acct Number: 29600-00321-00100-005600

Cat Code: A1

Loc Code: 61MT

Address: 12014 SILVER MOON LN

Legal 1: LOT 56 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.16	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value:											45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,725	1.30	1.00		1.00	1.00	1.00	1.00	230,600
	2	2023	2024	GARAGE-FIN	M5	402	1.30	1.00		1.00	1.00	1.00	1.00	13,380
	3	2023	2024	PORCH	M5	120	1.30	1.00		1.00	1.00	1.00	1.00	2,510
	4	2023	2024	PORCH	M5	97	1.30	1.00		1.00	1.00	1.00	1.00	2,030
Total Building Value:														248,520

Sale Date: 02/12/2024
Sale Price: 281,290

Deed Date: 02/12/2024
Volume:

File#: 200752
Page:

Buyer: EVANS CAMERON T & LUCAS LILLY R
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
294,490	281,260	0.9999	1.0469	B		T	0	0.155	248,520

Parcel Id: 67008
Sale #:1

Acct Number: 29600-00321-00100-005700

Cat Code: A1

Loc Code: 61MT

Address: 12018 SILVER MOON LN

Legal 1: LOT 57 BLK 1 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.16	0	0.00	1.00	45,970	0	45,970
Total Land Taxable Value:										45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,547	1.30	1.00		1.00	1.00	0.88	1.00	181,990
	2	2023	2024	RMSTR2	M5	789	1.30	1.00		1.00	1.00	0.88	1.00	77,970
	3	2023	2024	GARAGE-FIN	M5	392	1.30	1.00		1.00	1.00	0.88	1.00	11,480
	4	2023	2024	PORCH	M5	41	1.30	1.00		1.00	1.00	0.88	1.00	760
	5	2023	2024	PORCH	M5	136	1.30	1.00		1.00	1.00	0.88	1.00	2,500
Total Building Value:														274,700

Sale Date: 04/02/2024
Sale Price: 321,890

Deed Date: 04/02/2024
Volume:

File#: 202046
Page:

Buyer: MAYFIELD KYRON D
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,670	345,690	1.0739	0.9962	B		T	0	0.155	274,700

Parcel Id: 68896
Sale #:1

Acct Number: 29600-00321-00100-005820

Cat Code: A1

Loc Code: 61MT

Address: 12022 SILVER MOON LN

Legal 1: LOT 58 BLK 1 HEIGHTS OF BAYTOWN 1/2 U/I

Multi Parcel Sale

Parcel Id: 67009
Sale #:1

Acct Number: 29600-00321-00100-005800

Cat Code: A1

Loc Code: 61MT

Address: 12022 SILVER MOON LN

Legal 1: LOT 58 BLK 1 HEIGHTS OF BAYTOWN

Multi Parcel Sale *Primary Parcel*

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.16	0	0.00	1.00	22,980	0	22,980
	2	FV29600		0.16	0	0.00	1.00	22,980	0	22,980
Total Land Taxable Value:										45,960

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	2,046	1.30	1.00		1.00	0.50	1.00	1.00	136,750
	2	2023	2024	GARAGE-FIN	M5	408	1.30	1.00		1.00	0.50	1.00	1.00	6,790
	3	2023	2024	PORCH	M5	146	1.30	1.00		1.00	0.50	1.00	1.00	1,530
	4	2023	2024	PORCH	M5	112	1.30	1.00		1.00	0.50	1.00	1.00	1,170
	5	2023	2024	RES MAS	M5	2,046	1.30	1.00		1.00	0.50	1.00	1.00	136,750
	6	2023	2024	GARAGE-FIN	M5	408	1.30	1.00		1.00	0.50	1.00	1.00	6,790
	7	2023	2024	PORCH	M5	112	1.30	1.00		1.00	0.50	1.00	1.00	1,170
	8	2023	2024	PORCH	M5	146	1.30	1.00		1.00	0.50	1.00	1.00	1,530
Total Building Value:														292,480

Sale Date: 01/03/2024
Sale Price: 320,740

Deed Date: 01/03/2024
Volume:

File#: 199777
Page:

Buyer: MARTIN EDDIE & WIEBERG APRIL &
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,440	315,720	0.9843	1.0552	B		L	0	0.155	292,480

Parcel Id: 67050
Sale #:1

Acct Number: 29600-00321-00300-000300

Cat Code: A1

Loc Code: 61MT

Address: 12135 MEANDERING STREAM DR

Legal 1: LOT 3 BLK 3 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.16	0	0.00	1.00	45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	2,046	1.30	1.00		1.00	1.00	1.00	1.00	273,510
	2	2023	2024	GARAGE-FIN	M5	408	1.30	1.00		1.00	1.00	1.00	1.00	13,580
	3	2023	2024	PORCH	M5	146	1.30	1.00		1.00	1.00	1.00	1.00	3,060
	4	2023	2024	PORCH	M5	112	1.30	1.00		1.00	1.00	1.00	1.00	2,340

Total Building Value: 292,490

Sale Date: 02/07/2025
Sale Price: 326,440

Deed Date: 02/07/2025
Volume:

File#: 210951
Page:

Buyer: SILLAR MERA M PANES & RANDY
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,460	265,330	0.8128	1.0368	B		T	0	0.163	292,490

Parcel Id: 67055
Sale #:1

Acct Number: 29600-00321-00300-000800

Cat Code: A1

Loc Code: 61MT

Address: 12115 MEANDERING STREAM DR

Legal 1: LOT 8 BLK 3 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00	1.00	45,970	0	45,970

Total Land Taxable Value: 45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2024	2025	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	4	2024	2025	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
Total Building Value:														328,680

Sale Date: 02/10/2025
Sale Price: 366,790

Deed Date: 02/10/2025
Volume:

File#: 210999
Page:

Buyer: HARRIS AUSTON
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	310,760	0.8472	1.0214	B		T	0	0.152	328,680

Parcel Id: 67056
Sale #:1

Acct Number: 29600-00321-00300-000900

Cat Code: A1

Loc Code: 61MT

Address: 12111 MEANDERING STREAM DR

Legal 1: LOT 9 BLK 3 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV29600			0.15	0	0.00	1.00	45,970	0	45,970			
Total Land Taxable Value:											45,970			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,480	1.30	1.00		1.00	1.00	0.88	1.00	174,100
	2	2024	2025	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.88	1.00	83,010
	3	2024	2025	GARAGE-FIN	M5	360	1.30	1.00		1.00	1.00	0.88	1.00	10,540
	4	2024	2025	PORCH	M5	60	1.30	1.00		1.00	1.00	0.88	1.00	1,110
	5	2024	2025	PORCH	M5	50	1.30	1.00		1.00	1.00	0.88	1.00	920
Total Building Value:														269,680

Sale Date: 01/16/2025
Sale Price: 334,000

Deed Date: 01/16/2025
Volume:

File#: 210385
Page:

Buyer: CULVER COLBY E & NELLIE N
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,650	266,580	0.7981	0.9451	B		T	0	0.152	269,680

Parcel Id: 67057
Sale #:1

Acct Number: 29600-00321-00300-001000

Cat Code: A1

Loc Code: 61MT

Address: 12107 MEANDERING STREAM DR

Legal 1: LOT 10 BLK 3 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV29600			0.15	0	0.00	1.00	45,970	0	45,970			
Total Land Taxable Value:											45,970			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,065	1.30	1.00		1.00	1.00	1.00	1.00	276,050
	2	2024	2025	PORCH	M5	131	1.30	1.00		1.00	1.00	1.00	1.00	2,740
	3	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	1.00	1.00	13,210
	4	2024	2025	PORCH	M5	152	1.30	1.00		1.00	1.00	1.00	1.00	3,180
Total Building Value:														295,180

Sales Ratio Detail

Sale Date: 01/23/2025
Sale Price: 325,440

Deed Date: 01/23/2025
Volume:

File#: 210449
Page:

Buyer: RUSHING JOSEPH & CARRIE
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
341,150	222,420	0.6834	1.0483	B		T	0	0.152	295,180

Parcel Id: 67066
Sale #:1

Acct Number: 29600-00321-00300-001900 Cat Code: A1 Loc Code: 61MT Address: 12134 RUSHING RIDGE DR
Legal 1: LOT 19 BLK 3 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV29600			0.16	0		0.00		1.00	45,970		0	45,970
Total Land Taxable Value:														45,970
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2024	2025	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	4	2024	2025	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
Total Building Value:														328,680

Sale Date: 10/28/2024
Sale Price: 363,790

Deed Date: 10/28/2024
Volume:

File#: 208054
Page:

Buyer: MCCORMICK JAYSON E & MARISA D
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	376,040	1.0337	1.0299	B		T	0	0.159	328,680

Parcel Id: 67068
Sale #:1

Acct Number: 29600-00321-00300-002100 Cat Code: A1 Loc Code: 61MT Address: 12142 RUSHING RIDGE DR
Legal 1: LOT 21 BLK 3 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.20	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,065	1.30	1.00		1.00	1.00	1.00	1.00	276,050
	2	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	1.00	1.00	13,210
	3	2024	2025	PORCH	M5	75	1.30	1.00		1.00	1.00	1.00	1.00	1,570
	4	2024	2025	PORCH	M5	152	1.30	1.00		1.00	1.00	1.00	1.00	3,180
Total Building Value:													294,010	

Sale Date: 12/30/2024
Sale Price: 328,320

Deed Date: 12/31/2024
Volume:

File#: 209975
Page:

Buyer: FALCON AARON C
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,980	317,020	0.9656	1.0355	B		T	0	0.195	294,010

Sales Ratio Detail

Parcel Id: 67069
Sale #:1

Acct Number: 29600-00321-00400-000100

Cat Code: A1

Loc Code: 61MT

Address: 12139 RUSHING RIDGE DR

Legal 1: LOT 1 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.22	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2023	2024	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2023	2024	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2023	2024	PORCH	M5	134	1.30	1.00		1.00	1.00	0.88	1.00	2,470
	5	2023	2024	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
Total Building Value:												297,110		

Sale Date: 10/15/2024
Sale Price: 373,920

Deed Date: 10/15/2024
Volume:

File#: 207686
Page:

Buyer: TUBBS ETHAN C & ASHLEY C
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
343,080	22,980	0.0615	0.9175	B		T	0	0.223	297,110

Parcel Id: 67071
Sale #:1

Acct Number: 29600-00321-00400-000300

Cat Code: A1

Loc Code: 61MT

Address: 12131 RUSHING RIDGE DR

Legal 1: LOT 3 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.15	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,478	1.30	1.00		1.00	1.00	0.88	1.00	173,870
	2	2024	2025	RMSTR2	M5	798	1.30	1.00		1.00	1.00	0.88	1.00	78,860
	3	2024	2025	PORCH	M5	28	1.30	1.00		1.00	1.00	0.88	1.00	520
	4	2024	2025	PORCH	M5	108	1.30	1.00		1.00	1.00	0.88	1.00	1,990
	5	2024	2025	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
Total Building Value:												267,420		

Sale Date: 09/16/2024
Sale Price: 326,840

Deed Date: 09/16/2024
Volume:

File#: 206793
Page:

Buyer: TREJO EMMANUEL
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,390	22,980	0.0703	0.9588	B		T	0	0.153	267,420

Parcel Id: 67074
Sale #:1

Acct Number: 29600-00321-00400-000600

Cat Code: A1

Loc Code: 61MT

Address: 12119 RUSHING RIDGE DR

Legal 1: LOT 6 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value:											45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2024	2025	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	4	2024	2025	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
Total Building Value:														328,680

Sale Date: 10/01/2024
Sale Price: 369,290

Deed Date: 10/01/2024
Volume:

File#: 207322
Page:

Buyer: TRAN LOI DUC & LOC
Seller: MERITAGE HOMES OF TEXAS LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	376,040	1.0183	1.0145	B		T	0	0.153	328,680

Parcel Id: 67075
Sale #:1

Acct Number: 29600-00321-00400-000700

Cat Code: A1

Loc Code: 61MT

Address: 12115 RUSHING RIDGE DR

Legal 1: LOT 7 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV29600			0.15	0	0.00	1.00	45,970	0	45,970			
Total Land Taxable Value:											45,970			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,502	1.30	1.00		1.00	1.00	0.88	1.00	176,690
	2	2024	2025	RMSTR2	M5	821	1.30	1.00		1.00	1.00	0.88	1.00	81,130
	3	2024	2025	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2024	2025	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
	5	2024	2025	PORCH	M5	108	1.30	1.00		1.00	1.00	0.88	1.00	1,990
Total Building Value:														273,690

Sale Date: 11/14/2024
Sale Price: 323,390

Deed Date: 11/14/2024
Volume:

File#: 208620
Page:

Buyer: AMBROSE LUTHER B JR & LABRITTANY
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
319,660	344,630	1.0657	0.9885	B		T	0	0.153	273,690

Parcel Id: 67078
Sale #:1

Acct Number: 29600-00321-00400-001000

Cat Code: A1

Loc Code: 61MT

Address: 12103 RUSHING RIDGE DR

Legal 1: LOT 10 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV29600			0.17	0	0.00	1.00	45,970	0	45,970			
Total Land Taxable Value:											45,970			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,725	1.30	1.00		1.00	1.00	1.00	1.00	230,600
	2	2024	2025	GARAGE-FIN	M5	402	1.30	1.00		1.00	1.00	1.00	1.00	13,380
	3	2024	2025	PORCH	M5	120	1.30	1.00		1.00	1.00	1.00	1.00	2,510
	4	2024	2025	PORCH	M5	97	1.30	1.00		1.00	1.00	1.00	1.00	2,030
Total Building Value:														248,520

Sales Ratio Detail

Sale Date: 08/01/2024
Sale Price: 293,691

Deed Date: 08/01/2024
Volume:

File#: 205541
Page:

Buyer: PITTS GREGORY S & RITA THOMAS
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
294,490	22,980	0.0782	1.0027	B		T	0	0.173	248,520

Parcel Id: 67079
Sale #:1

Acct Number: 29600-00321-00400-001100

Cat Code: A1

Loc Code: 61MT

Address: 12102 SILVER MOON LN

Legal 1: LOT 11 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.16	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,494	1.30	1.00		1.00	1.00	1.00	1.00	199,720
	2	2024	2025	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	1.00	1.00	13,250
	3	2024	2025	PORCH	M5	72	1.30	1.00		1.00	1.00	1.00	1.00	1,510
	4	2024	2025	PORCH	M5	119	1.30	1.00		1.00	1.00	1.00	1.00	2,490
Total Building Value:														216,970

Sale Date: 08/01/2024
Sale Price: 269,390

Deed Date: 08/01/2024
Volume:

File#: 205533
Page:

Buyer: PENA AMANDA J
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
262,940	22,980	0.0853	0.9761	B		T	0	0.159	216,970

Parcel Id: 67081
Sale #:1

Acct Number: 29600-00321-00400-001300

Cat Code: A1

Loc Code: 61MT

Address: 12107 SILVER MOON LN

Legal 1: LOT 13 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.14	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,555	1.30	1.00		1.00	1.00	0.88	1.00	182,930
	2	2024	2025	RMSTR2	M5	990	1.30	1.00		1.00	1.00	0.88	1.00	97,830
	3	2024	2025	GARAGE-FIN	M5	412	1.30	1.00		1.00	1.00	0.88	1.00	12,070
	4	2024	2025	PORCH	M5	98	1.30	1.00		1.00	1.00	0.88	1.00	1,810
	5	0	1900	CONCRETE	1	60	1.30	1.00		1.00	1.00	0.88	1.00	480
Total Building Value:														295,120

Sale Date: 09/06/2024
Sale Price: 358,740

Deed Date: 09/06/2024
Volume:

File#: 206563
Page:

Buyer: EPW & EFW LIVING TRUST
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
341,090	367,340	1.0240	0.9508	B		T	0	0.140	295,120

Sales Ratio Detail

Parcel Id: 67082
Sale #:1

Acct Number: 29600-00321-00400-001400

Cat Code: A1

Loc Code: 61MT

Address: 12103 SILVER MOON LN

Legal 1: LOT 14 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.15	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,725	1.30	1.00		1.00	1.00	1.00	1.00	230,600
	2	2024	2025	GARAGE-FIN	M5	402	1.30	1.00		1.00	1.00	1.00	1.00	13,380
	3	2024	2025	PORCH	M5	120	1.30	1.00		1.00	1.00	1.00	1.00	2,510
	4	2024	2025	PORCH	M5	76	1.30	1.00		1.00	1.00	1.00	1.00	1,590
Total Building Value:												248,080		

Sale Date: 08/01/2024
Sale Price: 290,640

Deed Date: 08/01/2024
Volume:

File#: 205558
Page:

Buyer: BARRAGAN DANIEL

Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
294,050	22,980	0.0791	1.0117	B		T	0	0.150	248,080

Parcel Id: 67083
Sale #:1

Acct Number: 29600-00321-00400-001500

Cat Code: A1

Loc Code: 61MT

Address: 12039 SILVER MOON LN

Legal 1: LOT 15 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.15	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,676	1.30	1.00		1.00	1.00	0.88	1.00	197,160
	2	2024	2025	RMSTR2	M5	909	1.30	1.00		1.00	1.00	0.88	1.00	89,830
	3	2024	2025	GARAGE-FIN	M5	384	1.30	1.00		1.00	1.00	0.88	1.00	11,250
	4	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	5	2024	2025	PORCH	M5	123	1.30	1.00		1.00	1.00	0.88	1.00	2,270
Total Building Value:												302,330		

Sale Date: 09/09/2024
Sale Price: 324,190

Deed Date: 09/09/2024
Volume:

File#: 206616
Page:

Buyer: VERDUZCO EDGAR ARREDONDO

Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,300	370,790	1.1437	1.0744	B		T	0	0.149	302,330

Parcel Id: 67084
Sale #:1

Acct Number: 29600-00321-00400-001600

Cat Code: A1

Loc Code: 61MT

Address: 12035 SILVER MOON LN

Legal 1: LOT 16 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value:											45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,478	1.30	1.00		1.00	1.00	0.88	1.00	173,870
	2	2024	2025	RMSTR2	M5	798	1.30	1.00		1.00	1.00	0.88	1.00	78,860
	3	2024	2025	PORCH	M5	28	1.30	1.00		1.00	1.00	0.88	1.00	520
	4	2024	2025	PORCH	M5	108	1.30	1.00		1.00	1.00	0.88	1.00	1,990
	5	2024	2025	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180

Total Building Value: 267,420

Sale Date: 12/27/2024
Sale Price: 323,390

Deed Date: 12/27/2024
Volume:

File#: 209809
Page:

Buyer: JOSEPH WILHELM A & FANNY J
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,390	365,690	1.1308	0.9691	B		T	0	0.150	267,420

Parcel Id: 67085
Sale #:1

Acct Number: 29600-00321-00400-001700

Cat Code: A1

Loc Code: 61MT

Address: 12031 SILVER MOON LN

Legal 1: LOT 17 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00		45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,494	1.30	1.00		1.00	1.00	1.00	1.00	199,720
	2	2023	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	1.00	1.00	13,250
	3	2024	2025	PORCH	M5	97	1.30	1.00		1.00	1.00	1.00	1.00	2,030
	4	2024	2025	PORCH	M5	126	1.30	1.00		1.00	1.00	1.00	1.00	2,640

Total Building Value: 217,640

Sale Date: 07/02/2024
Sale Price: 286,840

Deed Date: 07/02/2024
Volume:

File#: 204677
Page:

Buyer: FOSTER LINDSEY M
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
263,610	45,970	0.1603	0.9190	B		T	0	0.150	217,640

Parcel Id: 67086
Sale #:1

Acct Number: 29600-00321-00400-001800

Cat Code: A1

Loc Code: 61MT

Address: 12027 SILVER MOON LN

Legal 1: LOT 18 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00		45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2024	2025	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
	4	2024	2025	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630

Total Building Value: 328,680

Sales Ratio Detail

Sale Date: 08/05/2024
Sale Price: 363,590

Deed Date: 08/05/2024
Volume:

File#: 205649
Page:

Buyer: YOUNG CAMERON & KATELYN
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	22,980	0.0632	1.0304	B		T	0	0.151	328,680

Parcel Id: 67087
Sale #:1

Acct Number: 29600-00321-00400-001900

Cat Code: A1

Loc Code: 61MT

Address: 12023 SILVER MOON LN

Legal 1: LOT 19 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.15	0		0.00		1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,647	1.30	1.00		1.00	1.00	0.88	1.00	193,750
	2	2024	2025	RMSTR2	M5	939	1.30	1.00		1.00	1.00	0.88	1.00	92,790
	3	2024	2025	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
	4	2024	2025	PORCH	M5	124	1.30	1.00		1.00	1.00	0.88	1.00	2,280
	5	2024	2025	PORCH	M5	19	1.30	1.00		1.00	1.00	0.88	1.00	350
Total Building Value:													301,350	

Sale Date: 09/04/2024
Sale Price: 318,890

Deed Date: 09/04/2024
Volume:

File#: 206496
Page:

Buyer: KEELING KEVIN VAUGHN
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,320	346,750	1.0874	1.0892	B		T	0	0.151	301,350

Parcel Id: 67088
Sale #:1

Acct Number: 29600-00321-00400-002000

Cat Code: A1

Loc Code: 61MT

Address: 12019 SILVER MOON LN

Legal 1: LOT 20 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.15	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,478	1.30	1.00		1.00	1.00	0.88	1.00	173,870
	2	2024	2025	RMSTR2	M5	798	1.30	1.00		1.00	1.00	0.88	1.00	78,860
	3	2024	2025	PORCH	M5	28	1.30	1.00		1.00	1.00	0.88	1.00	520
	4	2024	2025	PORCH	M5	108	1.30	1.00		1.00	1.00	0.88	1.00	1,990
	5	2024	2025	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
Total Building Value:													267,420	

Sale Date: 11/12/2024
Sale Price: 321,340

Deed Date: 11/12/2024
Volume:

File#: 208494
Page:

Buyer: BUENROSTRO COLBY J & GISSELL G BONILLA
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,390	22,980	0.0715	0.9753	B		T	0	0.151	267,420

Sales Ratio Detail

Parcel Id: 67093
Sale #:1

Acct Number: 29600-00321-00400-002500

Cat Code: A1

Loc Code: 61MT

Address: 8639 TREETOP HEIGHTS DR

Legal 1: LOT 25 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.14	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,647	1.30	1.00		1.00	1.00	0.88	1.00	193,750
	2	2024	2025	RMSTR2	M5	939	1.30	1.00		1.00	1.00	0.88	1.00	92,790
	3	2024	2025	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
	4	2024	2025	PORCH	M5	124	1.30	1.00		1.00	1.00	0.88	1.00	2,280
	5	2024	2025	PORCH	M5	19	1.30	1.00		1.00	1.00	0.88	1.00	350
Total Building Value:												301,350		

Sale Date: 09/17/2024
Sale Price: 322,240

Deed Date: 09/17/2024
Volume:

File#: 206841
Page:

Buyer: TERAPALLI ESWARARAO
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,320	346,750	1.0761	1.0778	B		T	0	0.144	301,350

Parcel Id: 67095
Sale #:1

Acct Number: 29600-00321-00400-002700

Cat Code: A1

Loc Code: 61MT

Address: 8631 TREETOP HEIGHTS DR

Legal 1: LOT 27 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.15	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2024	2025	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
	4	2024	2025	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2024	2025	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
Total Building Value:												328,680		

Sale Date: 08/06/2024
Sale Price: 339,790

Deed Date: 08/06/2024
Volume:

File#: 205680
Page:

Buyer: AMEZCUA ERIC & SERGIO
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	22,980	0.0676	1.1026	B		T	0	0.145	328,680

Parcel Id: 67096
Sale #:1

Acct Number: 29600-00321-00400-002800

Cat Code: A1

Loc Code: 61MT

Address: 8627 TREETOP HEIGHTS DR

Legal 1: LOT 28 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value:											45,970

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,065	1.30	1.00		1.00	1.00	1.00	1.00	276,050
	2	2024	2025	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	1.00	1.00	13,210
	3	2024	2025	PORCH	M5	75	1.30	1.00		1.00	1.00	1.00	1.00	1,570
	4	2024	2025	PORCH	M5	152	1.30	1.00		1.00	1.00	1.00	1.00	3,180
Total Building Value:														294,010

Sale Date: 05/09/2024
Sale Price: 316,440

Deed Date: 05/09/2024
Volume:

File#: 203185
Page:

Buyer: BARNETT CHARLES & LESLIE
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,980	22,980	0.0726	1.0744	B		L	0	0.146	294,010

Parcel Id: 67097
Sale #:1

Acct Number: 29600-00321-00400-002900

Cat Code: A1

Loc Code: 61MT

Address: 8623 TREETOP HEIGHTS DR

Legal 1: LOT 29 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV29600			0.15	0	0.00	1.00	45,970	0	45,970			
Total Land Taxable Value:											45,970			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,507	1.30	1.00		1.00	1.00	0.88	1.00	177,280
	2	2023	2024	RMSTR2	M5	829	1.30	1.00		1.00	1.00	0.88	1.00	81,920
	3	2023	2024	GARAGE-FIN	M5	422	1.30	1.00		1.00	1.00	0.88	1.00	12,360
	4	2023	2024	PORCH	M5	84	1.30	1.00		1.00	1.00	0.88	1.00	1,550
	5	2023	2024	PORCH	M5	136	1.30	1.00		1.00	1.00	0.88	1.00	2,500
Total Building Value:														275,610

Sale Date: 05/10/2024
Sale Price: 321,440

Deed Date: 05/10/2024
Volume:

File#: 203197
Page:

Buyer: LEE JACOB
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
321,580	350,680	1.0910	1.0004	B		T	0	0.146	275,610

Parcel Id: 67098
Sale #:1

Acct Number: 29600-00321-00400-003000

Cat Code: A1

Loc Code: 61MT

Address: 8619 TREETOP HEIGHTS DR

Legal 1: LOT 30 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value		Ag Value		Total Value
	1	FV29600			0.15	0	0.00		1.00	45,970		0		45,970
Total Land Taxable Value:														45,970
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,480	1.30	1.00		1.00	1.00	0.88	1.00	174,100
	2	2024	2025	RMSTR2	M5	800	1.30	1.00		1.00	1.00	0.88	1.00	79,050
	3	2024	2025	GARAGE-FIN	M5	360	1.30	1.00		1.00	1.00	0.88	1.00	10,540
	4	2024	2025	PORCH	M5	50	1.30	1.00		1.00	1.00	0.88	1.00	920
	5	2024	2025	PORCH	M5	60	1.30	1.00		1.00	1.00	0.88	1.00	1,110
Total Building Value:														265,720

Sales Ratio Detail

Sale Date: 12/02/2024
Sale Price: 314,990

Deed Date: 12/02/2024
Volume:

File#: 209040
Page:

Buyer: PALIKA RAMANA, SARAVANAN RAMASAMY &
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
311,690	312,830	0.9931	0.9895	B		T	0	0.146	265,720

Parcel Id: 67099
Sale #:1

Acct Number: 29600-00321-00400-003100

Cat Code: A1

Loc Code: 61MT

Address: 8615 TREETOP HEIGHTS DR

Legal 1: LOT 31 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.15	0		0.00		1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2023	2024	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2023	2024	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
	4	2023	2024	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2023	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820
Total Building Value:													328,680	

Sale Date: 03/12/2024
Sale Price: 361,690

Deed Date: 03/12/2024
Volume:

File#: 201457
Page:

Buyer: BREAZEAL KENNON E & LAUREN A
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	399,030	1.1032	1.0358	B		T	0	0.147	328,680

Parcel Id: 67100
Sale #:1

Acct Number: 29600-00321-00400-003200

Cat Code: A1

Loc Code: 61MT

Address: 8611 TREETOP HEIGHTS DR

Legal 1: LOT 32 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV29600			0.15	0	0.00			1.00	45,970	0	45,970	
Total Land Taxable Value:													45,970	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,046	1.30	1.00		1.00	1.00	1.00	1.00	273,510
	2	2024	2025	GARAGE-FIN	M5	408	1.30	1.00		1.00	1.00	1.00	1.00	13,580
	3	2024	2025	PORCH	M5	146	1.30	1.00		1.00	1.00	1.00	1.00	3,060
	4	2024	2025	PORCH	M5	112	1.30	1.00		1.00	1.00	1.00	1.00	2,340
Total Building Value:													292,490	

Sale Date: 05/30/2024
Sale Price: 324,490

Deed Date: 05/30/2024
Volume:

File#: 203735
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Buyer: MURPHY JACK & PATRICIA A
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
338,460	45,970	0.1417	1.0431	B		CS	0	0.147	292,490

Sales Ratio Detail

Parcel Id: 67101
Sale #:1

Acct Number: 29600-00321-00400-003300

Cat Code: A1

Loc Code: 61MT

Address: 8607 TREETOP HEIGHTS DR

Legal 1: LOT 33 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.15	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,725	1.30	1.00		1.00	1.00	1.00	1.00	230,600
	2	2023	2024	GARAGE-FIN	M5	402	1.30	1.00		1.00	1.00	1.00	1.00	13,380
	3	2023	2024	PORCH	M5	120	1.30	1.00		1.00	1.00	1.00	1.00	2,510
	4	2023	2024	PORCH	M5	31	1.30	1.00		1.00	1.00	1.00	1.00	650
Total Building Value:														247,140

Sale Date: 05/29/2024
Sale Price: 295,590

Deed Date: 05/29/2024

File#: 203716

Volume:

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Buyer: POSSO JOSE

Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
293,110	45,970	0.1555	0.9916	B		L	0	0.146	247,140

Parcel Id: 67102
Sale #:1

Acct Number: 29600-00321-00400-003400

Cat Code: A1

Loc Code: 61MT

Address: 8603 TREETOP HEIGHTS DR

Legal 1: LOT 34 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV29600			0.16	0	0.00		1.00	45,970	0	45,970		
Total Land Taxable Value:												45,970		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,478	1.30	1.00		1.00	1.00	0.88	1.00	173,870
	2	2024	2025	RMSTR2	M5	800	1.30	1.00		1.00	1.00	0.88	1.00	79,050
	3	2024	2025	PORCH	M5	28	1.30	1.00		1.00	1.00	0.88	1.00	520
	4	2024	2025	PORCH	M5	108	1.30	1.00		1.00	1.00	0.88	1.00	1,990
	5	2024	2025	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
Total Building Value:														267,610

Sale Date: 11/12/2024
Sale Price: 327,790

Deed Date: 11/12/2024

File#: 208491

Volume:

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Buyer: DAVENPORT TYLER

Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
313,580	22,980	0.0701	0.9566	B		T	0	0.161	267,610

Parcel Id: 67103
Sale #:1

Acct Number: 29600-00321-00400-003500

Cat Code: A1

Loc Code: 61MT

Address: 8535 TREETOP HEIGHTS DR

Legal 1: LOT 35 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV29600		0.22	0	0.00		1.00	45,970	0	45,970
Total Land Taxable Value: 45,970											

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,647	1.30	1.00		1.00	1.00	0.88	1.00	193,750
	2	2023	2024	RMSTR2	M5	939	1.30	1.00		1.00	1.00	0.88	1.00	92,790
	3	2023	2024	GARAGE-FIN	M5	416	1.30	1.00		1.00	1.00	0.88	1.00	12,180
	4	2023	2024	PORCH	M5	124	1.30	1.00		1.00	1.00	0.88	1.00	2,280
	5	2023	2024	PORCH	M5	19	1.30	1.00		1.00	1.00	0.88	1.00	350

Total Building Value: 301,350

Sale Date: 03/13/2024
Sale Price: 334,470

Deed Date: 03/13/2024
Volume:

File#: 201507
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Buyer: ORTIZ DAVID F & LINDA
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,320	369,740	1.1055	1.0384	B		T	0	0.220	301,350

Parcel Id: 67106
Sale #:1

Acct Number: 29600-00321-00400-003800

Cat Code: A1

Loc Code: 61MT

Address: 8523 TREETOP HEIGHTS DR

Legal 1: LOT 38 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00	1.00	45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,472	1.30	1.00		1.00	1.00	0.88	1.00	173,160
	2	2024	2025	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.88	1.00	83,010
	3	2024	2025	GARAGE-FIN	M5	360	1.30	1.00		1.00	1.00	0.88	1.00	10,540
	4	2024	2025	PORCH	M5	88	1.30	1.00		1.00	1.00	0.88	1.00	1,620
	5	2024	2025	PORCH	M5	81	1.30	1.00		1.00	1.00	0.88	1.00	1,490

Total Building Value: 269,820

Sale Date: 10/22/2024
Sale Price: 317,840

Deed Date: 10/22/2024
Volume:

File#: 207909
Page:

Buyer: SCHAEFER VERONICA G & JOSHUA Z
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,790	317,130	0.9978	0.9936	B		T	0	0.151	269,820

Parcel Id: 67107
Sale #:1

Acct Number: 29600-00321-00400-003900

Cat Code: A1

Loc Code: 61MT

Address: 8519 TREETOP HEIGHTS DR

Legal 1: LOT 39 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV29600		0.15	0	0.00	1.00	45,970	0	45,970

Total Land Taxable Value: 45,970

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,714	1.30	1.00		1.00	1.00	0.88	1.00	201,630
	2	2023	2024	RMSTR2	M5	1,131	1.30	1.00		1.00	1.00	0.88	1.00	111,760
	3	2023	2024	GARAGE-FIN	M5	397	1.30	1.00		1.00	1.00	0.88	1.00	11,630
	4	2023	2024	PORCH	M5	100	1.30	1.00		1.00	1.00	0.88	1.00	1,840
	5	2023	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.88	1.00	1,820

Total Building Value: 328,680

Sales Ratio Detail

Sale Date: 04/01/2024
Sale Price: 345,740

Deed Date: 04/01/2024
Volume:

File#: 202015
Page:

Buyer: WILLIAMS CRAIG S JR & KELSEY A
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,650	399,030	1.1541	1.0836	B		T	0	0.151	328,680

Parcel Id: 67108
Sale #:1

Acct Number: 29600-00321-00400-004000

Cat Code: A1

Loc Code: 61MT

Address: 8515 TREETOP HEIGHTS DR

Legal 1: LOT 40 BLK 4 HEIGHTS OF BAYTOWN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV29600			0.14	0			0.00		1.00	45,970		0	45,970
Total Land Taxable Value:															45,970
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2023	2024	RES MAS	M5	1,547	1.30	1.00		1.00	1.00	0.88	1.00	181,990	
	2	2023	2024	RMSTR2	M5	789	1.30	1.00		1.00	1.00	0.88	1.00	77,970	
	3	2023	2024	GARAGE-FIN	M5	392	1.30	1.00		1.00	1.00	0.88	1.00	11,480	
	4	2023	2024	PORCH	M5	41	1.30	1.00		1.00	1.00	0.88	1.00	760	
	5	2023	2024	PORCH	M5	136	1.30	1.00		1.00	1.00	0.88	1.00	2,500	
Total Building Value:															274,700

Sale Date: 05/30/2024
Sale Price: 322,340

Deed Date: 05/30/2024
Volume:

File#: 203732
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Buyer: SALAZAR ERICK
Seller: MERITAGE HOMES OF TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,670	345,690	1.0724	0.9948	B		T	0	0.144	274,700

Parcel Id: 59437
Sale #:3

Acct Number: 32555-00210-00100-000200

Cat Code: A1

Loc Code: 06

Address: 15219 ICET CREEK AVE

Legal 1: LT 2 BK 1 ICET CREEK CROSSING SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV32555			0.75	0	0.00			1.00	96,950	0	96,950	
Total Land Taxable Value:													96,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,424	1.30	1.00		1.00	1.00	1.18	1.00	387,240
	2	2021	2022	GARAGE-FIN	M5+	714	1.30	1.00		1.00	1.00	1.18	1.00	30,620
	3	2021	2022	PORCH	M5+	30	1.30	1.00		1.00	1.00	1.18	1.00	820
	4	2021	2022	PORCH	M5+	82	1.30	1.00		1.00	1.00	1.18	1.00	2,230
	5	2023	2024	WAREHOUSE	12	1,500	1.30	1.00		1.00	1.00	1.18	1.00	39,950
	6	2023	2024	WH-CPY	12	600	1.30	1.00		1.00	1.00	1.18	1.00	7,200
Total Building Value:														468,060

Sales Ratio Detail

Sale Date: 04/15/2024
Sale Price: 620,000

Deed Date: 04/15/2024
Volume:

File#: 202363
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Buyer: BIENLIEN JAMES & ANDREA M RAGUSA
Seller: REINLASODER JENNIFER D & RAYMOND N III

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
565,010	552,110	0.8905	0.9113	B	32550	T	0	0.754	468,060

Parcel Id: 65397
Sale #:2

Acct Number: 32560-00210-00100-000200

Cat Code: A1

Loc Code: 06

Address: 15022 ARENOSA AVE

Legal 1: LOT 2 BLK 1 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV32560			0.76	0	0.00			1.00	96,950	0	96,950	
Total Land Taxable Value:													96,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	3,101	1.30	1.00		1.00	1.00	1.16	1.00	486,990
	2	2023	2024	GARAGE-DET	MF3	1,024	1.30	1.00		1.00	1.00	1.16	1.00	54,730
	3	2023	2024	PORCH	M5+	43	1.30	1.00		1.00	1.00	1.16	1.00	1,150
	4	2023	2024	PORCH	M5+	261	1.30	1.00		1.00	1.00	1.16	1.00	6,980
Total Building Value:														549,850

Sale Date: 03/01/2024
Sale Price: 622,272

Deed Date: 03/01/2024
Volume:

File#: 201266
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Buyer: COUNTS TRAVIS G & KATELYNN N
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
646,800	473,830	0.7615	1.0394	B		T	0	0.756	549,850

Parcel Id: 65398
Sale #:2

Acct Number: 32560-00210-00100-000300

Cat Code: A1

Loc Code: 06

Address: 15018 ARENOSA AVE

Legal 1: LOT 3 BLK 1 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV32560			0.76	0	0.00			1.00	96,950	0	96,950	
Total Land Taxable Value:													96,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	3,024	1.30	1.00		1.00	1.00	1.16	1.00	474,900
	2	2023	2024	GARAGE-FIN	M5+	828	1.30	1.00		1.00	1.00	1.16	1.00	34,920
	3	2023	2024	PORCH	M5+	11	1.30	1.00		1.00	1.00	1.16	1.00	290
	4	2023	2024	PORCH	M5+	148	1.30	1.00		1.00	1.00	1.16	1.00	3,960
Total Building Value:														514,070

Sale Date: 02/27/2024
Sale Price: 583,590

Deed Date: 02/27/2024
Volume:

File#: 201137
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Buyer: MCGOWAN LOUIS M & LORRAINE V
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
611,020	453,340	0.7768	1.0470	B		T	0	0.759	514,070

Sales Ratio Detail

Parcel Id: 65404
Sale #:2

Acct Number: 32560-00210-00200-000600

Cat Code: A1

Loc Code: 06

Address: 7710 CHACON PLACE

Legal 1: LOT 6 BLK 2 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV32560			0.75	0	0.00		1.00	96,950	0	96,950		
Total Land Taxable Value:												96,950		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	3,197	1.30	1.00		1.00	1.00	1.16	1.00	502,070
	2	2022	2023	GARAGE-FIN	M5+	580	1.30	1.00		1.00	1.00	1.16	1.00	24,450
	3	2022	2023	PORCH	M5+	43	1.30	1.00		1.00	1.00	1.16	1.00	1,150
	4	2022	2023	PORCH	M5+	350	1.30	1.00		1.00	1.00	1.16	1.00	9,360
	5	2024	2024	GARAGE-DET	MF3	960	1.30	1.00		1.00	1.00	1.16	1.00	51,310
Total Building Value:												588,340		

Sale Date: 04/30/2024
Sale Price: 653,228

Deed Date: 04/30/2024
Volume:

File#: 202790
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Buyer: BLAME DESTINY B & CAMERON 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
685,290	96,950	0.1484	1.0491	B		T	0	0.751	588,340

Parcel Id: 65406
Sale #:2

Acct Number: 32560-00210-00300-000100

Cat Code: A1

Loc Code: 06

Address: 7607 CHACON PL

Legal 1: LOT 1 BLK 3 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV32560			0.83	0	0.00		1.00	96,950	0	96,950		
Total Land Taxable Value:												96,950		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,024	1.30	1.00		1.00	1.00	1.16	1.00	474,900
	2	2024	2025	GARAGE-FIN	M5+	828	1.30	1.00		1.00	1.00	1.16	1.00	34,910
	3	2024	2025	PORCH	M5+	11	1.30	1.00		1.00	1.00	1.16	1.00	290
	4	2024	2025	PORCH	M5+	148	1.30	1.00		1.00	1.00	1.16	1.00	3,960
Total Building Value:												514,060		

Sale Date: 05/01/2024
Sale Price: 620,012

Deed Date: 05/01/2024
Volume:

File#: 202840
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Buyer: ARMSTRONG BRADLEY K & KELSEY B
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
611,010	96,950	0.1564	0.9855	B		T	0	0.833	514,060

Parcel Id: 65408
Sale #:2

Acct Number: 32560-00210-00300-000300

Cat Code: A1

Loc Code: 06

Address: 7615 CHACON PL

Legal 1: LOT 3 BLK 3 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV32560		0.83	0	0.00		1.00	96,950	0	96,950
Total Land Taxable Value:											96,950

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,161	1.30	1.00		1.00	1.00	1.16	1.00	496,410
	2	2024	2025	GARAGE-FIN	M5+	590	1.30	1.00		1.00	1.00	1.16	1.00	24,880
	3	2024	2025	PORCH	M5+	44	1.30	1.00		1.00	1.00	1.16	1.00	1,180
	4	2024	2025	PORCH	M5+	351	1.30	1.00		1.00	1.00	1.16	1.00	9,390
Total Building Value:														531,860

Sale Date: 04/22/2024
Sale Price: 610,936

Deed Date: 04/22/2024
Volume:

File#: 202536
Page:

Buyer: GREER DEANNA K & TODD 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
628,810	96,950	0.1587	1.0293	B		L	0	0.825	531,860

Parcel Id: 65416
Sale #:2

Acct Number: 32560-00210-00300-001100

Cat Code: A1

Loc Code: 06

Address: 15027 ARENOSA AVE

Legal 1: LOT 11 BLK 3 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV32560			0.82	0	0.00	1.00	96,950	0	96,950			
Total Land Taxable Value:											96,950			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,823	1.30	1.00		1.00	1.00	1.16	1.00	443,330
	2	2023	2024	GARAGE-FIN	M5+	464	1.30	1.00		1.00	1.00	1.16	1.00	19,560
	3	2023	2024	PORCH	M5+	18	1.30	1.00		1.00	1.00	1.16	1.00	480
	4	2023	2024	PORCH	M5+	205	1.30	1.00		1.00	1.00	1.16	1.00	5,480
Total Building Value:														468,850

Sale Date: 04/02/2024
Sale Price: 549,644

Deed Date: 04/02/2024
Volume:

File#: 202049
Page:

Buyer: RENDON MARK A & KAMYLIS S
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
565,800	353,360	0.6429	1.0294	B		T	0	0.821	468,850

Parcel Id: 65418
Sale #:3

Acct Number: 32560-00210-00400-000100

Cat Code: A1

Loc Code: 06

Address: 7510 KEECHI PL

Legal 1: LOT 1 BLK 4 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV32560			0.78	0	0.00		1.00	96,950	0	96,950		
Total Land Taxable Value:													96,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	3,521	1.30	1.00		1.00	1.00	1.16	1.00	552,950
	2	2022	2023	GARAGE-FIN	M5+	685	1.30	1.00		1.00	1.00	1.16	1.00	28,880
	3	2022	2023	PORCH	M5+	188	1.30	1.00		1.00	1.00	1.16	1.00	5,030
	4	2022	2023	PORCH	M5+	15	1.30	1.00		1.00	1.00	1.16	1.00	400
	5	2022	2023	GARAGE-DET	MF3	660	1.30	1.00		1.00	1.00	1.16	1.00	35,270
Total Building Value:														622,530

Sales Ratio Detail

Sale Date: 05/06/2024
Sale Price: 799,000

Deed Date: 05/06/2024
Volume:

File#: 202991
Page:

Buyer: HOLDEN JOHN E IV & ADRIENNE
Seller: HCA MODEL FUND 2016-9 WEST LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
719,480	596,270	0.7463	0.9005	B		L	0	0.781	622,530

Parcel Id: 65419
Sale #:2

Acct Number: 32560-00210-00400-000200

Cat Code: A1

Loc Code: 06

Address: 7514 KEECHI PL

Legal 1: LOT 2 BLK 4 ICET CREEK CROSSING SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV32560			0.78	0		0.00		1.00	96,950		0	96,950
Total Land Taxable Value:														96,950
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,197	1.30	1.00		1.00	1.00	1.16	1.00	502,070
	2	2024	2025	GARAGE-FIN	M5+	580	1.30	1.00		1.00	1.00	1.16	1.00	24,450
	3	2024	2025	PORCH	M5+	43	1.30	1.00		1.00	1.00	1.16	1.00	1,150
	4	2024	2025	PORCH	M5+	350	1.30	1.00		1.00	1.00	1.16	1.00	9,360
	5	2024	2025	GARAGE-DET	MF3	960	1.30	1.00		1.00	1.00	1.16	1.00	51,310
Total Building Value:														588,340

Sale Date: 04/12/2024
Sale Price: 655,633

Deed Date: 04/12/2024
Volume:

File#: 202331
Page:

Buyer: MORGAN MARK S & CATHERINE B
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
685,290	96,950	0.1479	1.0452	B		T	0	0.780	588,340

Parcel Id: 65431
Sale #:2

Acct Number: 32565-00210-00100-000800

Cat Code: A1

Loc Code: 06

Address: 15130 ARENOSA AVE

Legal 1: LOT 8 BLK 1 ICET CREEK CROSSING SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV32565			1.00	0	0.00			1.00	96,950	0	96,950	
Total Land Taxable Value:													96,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,121	1.30	1.00		1.00	1.00	1.07	1.00	307,250
	2	2023	2024	RMSTR2	M5+	1,482	1.30	1.00		1.00	1.00	1.07	1.00	180,340
	3	2023	2024	GARAGE-FIN	M5+	393	1.30	1.00		1.00	1.00	1.07	1.00	15,280
	4	2023	2024	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.07	1.00	790
	5	2023	2024	PORCH	M5+	203	1.30	1.00		1.00	1.00	1.07	1.00	5,010
Total Building Value:														508,670

Sale Date: 01/10/2024
Sale Price: 575,500

Deed Date: 01/10/2024
Volume:

File#: 199949
Page:

Buyer: MANGUM CALEB 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
605,620	575,170	0.9994	1.0523	B		T	0	1.000	508,670

Sales Ratio Detail

Parcel Id: 65450
Sale #:3

Acct Number: 32565-00210-00300-000600

Cat Code: A1

Loc Code: 06

Address: 15123 ARENOSA AVE

Legal 1: LOT 6 BLK 3 ICET CREEK CROSSING SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV32565			0.78	0	0.00			1.00	96,950		0	96,950
Total Land Taxable Value:														96,950
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	3,521	1.30	1.00		1.00	1.00	1.15	1.00	548,180
	2	2022	2023	GARAGE-FIN	M5+	580	1.30	1.00		1.00	1.00	1.15	1.00	24,240
	3	2022	2023	PORCH	M5+	188	1.30	1.00		1.00	1.00	1.15	1.00	4,990
	4	2022	2023	PORCH	M5+	15	1.30	1.00		1.00	1.00	1.15	1.00	400
Total Building Value:														577,810

Sale Date: 06/14/2024
Sale Price: 640,000

Deed Date: 06/14/2024
Volume:

File#: 204184
Page:

Buyer: CHAVEZ CARLOS A & ELIDA N
Seller: WATERMAN KARLYE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
674,760	643,820	1.0060	1.0543	B	32565A	T	0	0.776	577,810

Parcel Id: 57555
Sale #:8

Multi Parcel Sale

Acct Number: 88888-33400-00002-001400

Cat Code: M1

Loc Code: 63

Address: 13015 INDIAN RIDGE

Legal 1: IMP ONLY LOT 14 INDIAN RIDGE S/D SITS ON P# 31986

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	STORAGE	42	160	1.30	1.00		0.25	1.00	1.00	1.00	290
	2	2016	2017	MOB HME	T-3D	1,680	1.00	1.00		1.00	1.00	1.00	1.00	138,600
	3	2018	2019	PORCH	MH	164	1.30	1.00		1.00	1.00	1.00	1.00	2,610
Total Building Value:											141,500			

Parcel Id: 31986
Sale #:7

Multi Parcel Sale *Primary Parcel*

Acct Number: 33400-00029-00000-001400

Cat Code: C1

Loc Code: 63

Address: 13015 INDIAN RIDGE

Legal 1: LOT 14 INDIAN RIDGE S/D IMP ONLY P# 57555

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV3340		0.50	21,778	106.70		1.00	21,000	0	21,000
Total Land Taxable Value:											21,000

Sale Date: 01/25/2024
Sale Price: 185,000

Deed Date: 01/25/2024
Volume:

File#: 200232
Page:

Buyer: HUERTA ARMANDO & JUANA M
Seller: HENICKE MICHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
162,500	127,480	0.6891	0.8784	B		T	21,778	0.500	141,500

Parcel Id: 38403
Sale #:4

Multi Parcel Sale

Acct Number: 88888-33400-00002-004801

Cat Code: M1

Loc Code: 63

Address: 13114 INDIAN RIDGE DR

Legal 1: IMP ONLY LT 48 INDIAN RIDGE SD SITS ON 32044

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	MOB HME	T-2S	1,216	1.00	1.00		0.85	1.00	1.00	1.00	71,840
	2	2021	0	PORCH	F3+	128	1.30	1.00		0.85	1.00	1.00	1.00	1,900
	3	0	1900	DECK	1	72	1.30	1.00		0.85	1.00	1.00	1.00	910
Total Building Value:														74,650

Parcel Id: 32044

Acct Number: 33400-00029-00000-004800

Cat Code: C1

Loc Code: 63

Address: 13114 INDIAN RIDGE DR

Sale #:5

Multi Parcel Sale *Primary Parcel*

Legal 1: LOT 48 INDIAN RIDGE S/D IMP ONLY 38403

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV3340		0.50	21,752	109.99			1.00	21,000	0	21,000
Total Land Taxable Value:												21,000

Sale Date: 12/13/2024

Sale Price: 150,000

Deed Date: 12/16/2024

Volume:

File#: 209514

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Buyer: VELA LAURA

Seller: SEBREN JOHN M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
95,650	77,970	0.5198	0.6377			T	21,752	0.499	74,650

Parcel Id: 32051

Acct Number: 33400-00029-00000-005300

Cat Code: A2

Loc Code: 63

Address: 13214 INDIAN RIDGE

Sale #:4

Legal 1: LOT 53 INDIAN RIDGE S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV3340			0.50	21,752	108.37			1.00	21,000	0	21,000	
Total Land Taxable Value:													21,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1997	MOB HME	T-3D	1,344	1.00	1.00		0.75	1.00	1.00	1.00	83,160
	2	0	1900	PORCH	MH	384	1.30	1.00		0.75	1.00	1.00	1.00	4,580
	3	0	1900	PORCH	MH	16	1.30	1.00		0.75	1.00	1.00	1.00	190
	4	0	1900	STORAGE	42	120	1.30	1.00		0.80	1.00	1.00	1.00	700
Total Building Value:														88,630

Sale Date: 02/01/2024

Sale Price: 187,000

Deed Date: 02/01/2024

Volume:

File#: 200449

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Buyer: LAUGHLIN MICHAEL T

Seller: MATULA ALAN M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
109,630	78,180	0.4181	0.5863	B		T	21,752	0.499	88,630

Parcel Id: 56998

Acct Number: 35200-00306-00100-002500

Cat Code: A1

Loc Code: 63

Address: 5826 GOLDEN COVE RD

Sale #:2

Legal 1: LOT 25 BLK 1 JOSEPHS COVE SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV35200		0.13	0	0.00			1.00	22,900	0	22,900
Total Land Taxable Value:												22,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES FRM	F4+	759	1.30	1.00		0.98	1.00	0.97	1.00	90,760
	2	2017	2018	RFSTR3	F4+	1,114	1.30	1.00		0.98	1.00	0.97	1.00	119,880
	3	2017	2018	GARAGE-FIN	F4+	426	1.30	1.00		0.98	1.00	0.97	1.00	12,880
	4	2017	2018	PORCH	F4+	44	1.30	1.00		0.98	1.00	0.97	1.00	820
Total Building Value:														224,340

Sale Date: 04/25/2024
Sale Price: 220,000

Deed Date: 04/25/2024
Volume:

File#: 202638
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Buyer: JOBESH PROPERTIES
Seller: SURBER DAKOTA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
247,240	270,360	1.2289	1.1238	B	3522B	T	0	0.126	224,340

Parcel Id: 57014
Sale #:5

Acct Number: 35200-00306-00100-004100

Cat Code: A1

Loc Code: 63

Address: 5622 TREASURE COVE RD

Legal 1: LOT 41 BLK 1 JOSEPHS COVE SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV35200A			0.14	0	0.00	1.00	27,900	0	27,900			
Total Land Taxable Value:											27,900			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES FRM	F4+	865	1.30	1.00		0.98	1.00	0.97	1.00	103,430
	2	2017	2018	RFSTR3	F4+	1,177	1.30	1.00		0.98	1.00	0.97	1.00	126,660
	3	2017	2018	GARAGE-FIN	F4+	428	1.30	1.00		0.98	1.00	0.97	1.00	12,940
	4	2017	2018	PORCH	F4+	41	1.30	1.00		0.98	1.00	0.97	1.00	770
	5	2024	2025	CONCRETE	1	192	1.30	1.00		1.00	1.00	0.97	1.00	1,690
Total Building Value:														245,490

Sale Date: 05/03/2024
Sale Price: 264,900

Deed Date: 05/03/2024
Volume:

File#: 202930
Page:

Buyer: NATIONAL RESIDENTIAL NOMINEE SERVICES INC
Seller: RAY JUSTIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
273,390	296,830	1.1205	1.0320	B	3522B	T	0	0.142	245,490

Parcel Id: 57016
Sale #:5

Acct Number: 35200-00306-00100-004300

Cat Code: A1

Loc Code: 63

Address: 5614 TREASURE COVE RD

Legal 1: LOT 43 BLK 1 JOSEPHS COVE SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value		Ag Value	Total Value	
	1	FV35200B			0.22	0	0.00		1.00	32,900		0	32,900	
Total Land Taxable Value:													32,900	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES FRM	F4+	865	1.30	1.00		0.98	1.00	0.97	1.00	103,430
	2	2017	2018	RFSTR3	F4+	1,177	1.30	1.00		0.98	1.00	0.97	1.00	126,660
	3	2017	2018	GARAGE-FIN	F4+	428	1.30	1.00		0.98	1.00	0.97	1.00	12,940
	4	2017	2018	PORCH	F4+	41	1.30	1.00		0.98	1.00	0.97	1.00	770
	5	2018	2019	PORCH	F4+	288	1.30	1.00		0.98	1.00	0.97	1.00	5,390
Total Building Value:														249,190

Sales Ratio Detail

Sale Date: 10/31/2024
Sale Price: 250,000

Deed Date: 10/31/2024
Volume:

File#: 208224
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Buyer: PINEDA ABIGAIL & ANTONIO III
Seller: RUTHERFORD TRENT C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
282,090	307,780	1.2311	1.1284	B	3522B	T	0	0.218	249,190

Parcel Id: 58142
Sale #:2

Acct Number: 35210-00306-00200-000500

Cat Code: A1

Loc Code: 63

Address: 6027 CORAL COVE RD

Legal 1: LOT 5 BK 2 JOSEPHS COVE SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV35210A			0.16	0	0.00			1.00	27,900		0	27,900
Total Land Taxable Value:														27,900
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2018	RES FRM	F4+	660	1.30	1.00		0.99	1.00	0.97	1.00	79,720
	2	2018	2018	RFSTR3	F4+	744	1.30	1.00		0.99	1.00	0.97	1.00	80,880
	3	2018	2018	GARAGE-FIN	F4+	225	1.30	1.00		0.99	1.00	0.97	1.00	6,870
	4	2018	2018	PORCH	F4+	17	1.30	1.00		0.99	1.00	0.97	1.00	320
Total Building Value:														167,790

Sale Date: 01/26/2024
Sale Price: 235,000

Deed Date: 01/26/2024
Volume:

File#: 200284
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Buyer: SIMPSON DWAYNE
Seller: FLORES JOSE & ATHALIA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
195,690	212,990	0.9063	0.8327	B	3522B	T	0	0.155	167,790

Parcel Id: 58155
Sale #:2

Acct Number: 35210-00306-00200-001800

Cat Code: A1

Loc Code: 63

Address: 6119 CORAL COVE RD

Legal 1: LOT 18 BK 2 JOSEPHS COVE SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV35210A			0.14	0	0.00			1.00	27,900	0	27,900	
Total Land Taxable Value:													27,900	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2018	RES FRM	F4+	1,166	1.30	1.00		0.97	1.00	1.06	1.00	150,800
	2	2018	2018	PORCH	F4+	23	1.30	1.00		0.97	1.00	1.06	1.00	470
	3	2018	2018	GARAGE-FIN	F4+	313	1.30	1.00		0.97	1.00	1.06	1.00	10,230
	4	0	2019	CONCRETE	1	133	1.30	1.00		0.97	1.00	1.06	1.00	1,240
	5	0	2022	DECK	1	96	1.30	1.00		0.97	1.00	1.06	1.00	1,470
	6	2022	2022	STORAGE	42	49	1.30	1.00		0.97	1.00	1.06	1.00	370
Total Building Value:														164,580

Sale Date: 11/20/2024
Sale Price: 210,000

Deed Date: 11/20/2024
Volume:

File#: 208791
Page:

Buyer: RS RENTAL III-B LLC
Seller: POPE LAURYN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
192,480	205,710	0.9796	0.9166	B	35200	T	0	0.140	164,580

Sales Ratio Detail

Parcel Id: 58194
Sale #:3

Acct Number: 35210-00306-00400-001900

Cat Code: A1

Loc Code: 63

Address: 8226 STARFISH RD

Legal 1: LOT 19 BK 4 JOSEPHS COVE SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV35210B			0.20	0	0.00			1.00	32,900	0	32,900	
Total Land Taxable Value:													32,900	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2018	RES FRM	F4+	964	1.30	1.00		0.98	1.00	0.97	1.00	115,270
	2	2018	2018	RFSTR3	F4+	1,362	1.30	1.00		0.98	1.00	0.97	1.00	146,570
	3	2018	2018	GARAGE-FIN	F4+	424	1.30	1.00		0.98	1.00	0.97	1.00	12,820
	4	2018	2018	PORCH	F4+	41	1.30	1.00		0.98	1.00	0.97	1.00	770
	5	0	2021	STORAGE	42	80	1.30	1.00		1.00	1.00	0.97	1.00	570
	6	0	2022	DECK	1	240	1.30	1.00		0.98	1.00	0.97	1.00	3,400
Total Building Value:													279,400	

Sale Date: 02/22/2024
Sale Price: 265,000

Deed Date: 02/22/2024
Volume:

File#: 201021
Page:

Buyer: BILLINGS SHANNON & CIERRA

Seller: WALLACE THOMAS D & WIRITTHA THABTHONG

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
312,300	336,260	1.2689	1.1785	B	3522B	T	0	0.203	279,400

Parcel Id: 59129
Sale #:2

Acct Number: 35220-00306-00100-000800

Cat Code: A1

Loc Code: 63

Address: 6046 TREASURE COVE RD

Legal 1: LOT 8 BK 1 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV35220B			0.62	0	0.00		1.00	32,900	0	32,900		
Total Land Taxable Value:												32,900		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES FRM	F4+	1,782	1.30	1.00		1.00	1.00	1.06	1.00	237,600
	2	2019	2020	GARAGE-FIN	F4+	395	1.30	1.00		1.00	1.00	1.06	1.00	13,310
	3	2019	2020	PORCH	F4+	26	1.30	1.00		1.00	1.00	1.06	1.00	540
	4	0	2022	STORAGE	42	80	1.30	1.00		1.00	1.00	1.06	1.00	620
	5	0	2023	PORCH	F4+	713	1.30	1.00		1.00	1.00	1.06	1.00	14,890
Total Building Value:												266,960		

Sale Date: 10/29/2024
Sale Price: 279,900

Deed Date: 10/29/2024
Volume:

File#: 208109
Page:

Buyer: LUNA KIMBERLY J & SERGIO JR

Seller: GRAY CALVIN JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
299,860	304,600	1.0882	1.0713	B	35200	T	0	0.619	266,960

Parcel Id: 59141
Sale #:4

Acct Number: 35220-00306-00200-001200

Cat Code: A1

Loc Code: 63

Address: 5818 RAINBOW RD

Legal 1: LOT 12 BK 2 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV35220A		0.13	0	0.00		1.00	27,900	0	27,900
Total Land Taxable Value:											27,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES FRM	F4+	759	1.30	1.00		1.00	1.00	0.97	1.00	92,610
	2	2019	2020	RFSTR3	F4+	1,114	1.30	1.00		1.00	1.00	0.97	1.00	122,330
	3	2019	2020	GARAGE-FIN	F4+	426	1.30	1.00		1.00	1.00	0.97	1.00	13,140
	4	2019	2020	PORCH	F4+	44	1.30	1.00		1.00	1.00	0.97	1.00	840
	5	0	2022	CONCRETE	1	100	1.30	1.00		1.00	1.00	0.97	1.00	880

Total Building Value: 229,800

Sale Date: 05/20/2024
Sale Price: 209,000

Deed Date: 05/20/2024
Volume:

File#: 203488
Page:

Buyer: RODRIGUEZ SAMUEL
Seller: SECRETARY OF VETERANS AFFAIRS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
257,700	281,390	1.3464	1.2330	B	3522B	T	0	0.132	229,800

Parcel Id: 59142
Sale #:3

Acct Number: 35220-00306-00200-001300

Cat Code: A1

Loc Code: 63

Address: 5814 RAINBOW RD

Legal 1: LOT 13 BK 2 JOSEPH COVE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV35220		0.13	0	0.00	1.00	22,900	0	22,900

Total Land Taxable Value: 22,900

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.06	1.00	178,000
	2	2019	2020	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.06	1.00	630
	3	2019	2020	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.06	1.00	13,210
	4	0	2020	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.06	1.00	960

Total Building Value: 192,800

Sale Date: 10/24/2024
Sale Price: 225,000

Deed Date: 10/24/2024
Volume:

File#: 207999
Page:

Buyer: RS RENTAL III-B LLC
Seller: PAGE HANNAH R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
215,700	226,110	1.0049	0.9587	B	35200	T	0	0.126	192,800

Parcel Id: 59185
Sale #:3

Acct Number: 35220-00306-00300-002600

Cat Code: A1

Loc Code: 63

Address: 8027 CRUSTACEAN RD

Legal 1: LOT 26 BK 3 JOSEPH COVE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV35220		0.13	0	0.00	1.00	22,900	0	22,900

Total Land Taxable Value: 22,900

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2019	RES FRM	F4+	759	1.30	1.00		1.00	1.00	0.97	1.00	92,610
	2	2018	2019	RFSTR3	F4+	1,114	1.30	1.00		1.00	1.00	0.97	1.00	122,330
	3	2018	2019	GARAGE-FIN	F4+	426	1.30	1.00		1.00	1.00	0.97	1.00	13,140
	4	2018	2019	PORCH	F4+	44	1.30	1.00		1.00	1.00	0.97	1.00	840
	5	0	2021	PORCH	F4+	500	1.30	1.00		1.00	1.00	0.97	1.00	9,550
	6	0	2021	STORAGE	42	154	1.30	1.00		1.00	1.00	0.97	1.00	1,090

Total Building Value: 239,560

Sales Ratio Detail

Sale Date: 09/18/2024
Sale Price: 267,500

Deed Date: 09/18/2024
Volume:

File#: 206860
Page:

Buyer: RIVERA MIGUEL
Seller: STOREY JASON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
262,460	287,460	1.0746	0.9812	B	3522B	T	0	0.126	239,560

Parcel Id: 59201
Sale #:2

Acct Number: 35220-00306-00300-004200 Cat Code: A1 Loc Code: 63 Address: 5611 SNAPPING TURTLE RD
Legal 1: LOT 42 BK 3 JOSEPH COVE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV35220B		0.24	0	0.00		1.00		32,900	0	32,900		
Total Land Taxable Value:												32,900		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2019	RES FRM	F4+	1,782	1.30	1.00		1.00	1.00	1.06	1.00	237,600
	2	2018	2019	PORCH	F4+	26	1.30	1.00		1.00	1.00	1.06	1.00	540
	3	2018	2019	GARAGE-FIN	F4+	395	1.30	1.00		1.00	1.00	1.06	1.00	13,310
	4	0	2022	PORCH	MTL2	160	1.30	1.00		1.00	1.00	1.06	1.00	2,720
	5	0	2022	CONCRETE	1	74	1.30	1.00		1.00	1.00	1.06	1.00	710
Total Building Value:												254,880		

Sale Date: 04/10/2024
Sale Price: 289,000

Deed Date: 04/10/2024
Volume:

File#: 202248
Page:

Buyer: GRIMALDO RODOLFO
Seller: MAGNESS TOMMYLEE RAY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
287,780	289,440	1.0015	0.9958	B	35200	T	0	0.239	254,880

Parcel Id: 59207
Sale #:2

Acct Number: 35220-00306-00300-004800 Cat Code: A1 Loc Code: 63 Address: 5723 SNAPPING TURTLE RD
Legal 1: LOT 48 BK 3 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV35220B			0.21	0	0.00			1.00	32,900	0	32,900	
Total Land Taxable Value:													32,900	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2020	RES FRM	F4+	1,775	1.30	1.00		1.00	1.00	1.06	1.00	236,670
	2	0	2020	GARAGE-FIN	F4+	395	1.30	1.00		1.00	1.00	1.06	1.00	13,310
	3	0	2020	PORCH	F4+	26	1.30	1.00		1.00	1.00	1.06	1.00	540
	4	2022	2023	PORCH	MTL2	404	1.30	1.00		1.00	1.00	1.06	1.00	6,870
	5	2023	2024	PORCH	MTL2	50	1.30	1.00		1.00	1.00	1.06	1.00	850
Total Building Value:													258,240	

Sale Date: 06/10/2024
Sale Price: 236,500

Deed Date: 06/10/2024
Volume:

File#: 204013
Page:

Buyer: MORALES MIGUEL A & MARTHA
Seller: BARRERA JOSE ANTONIO

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
291,140	290,130	1.2268	1.2310	B	35200	T	0	0.206	258,240

Sales Ratio Detail

Parcel Id: 59251
Sale #:5

Acct Number: 35220-00306-00500-001700

Cat Code: A1

Loc Code: 63

Address: 5806 SNAPPING TURTLE RD

Legal 1: LOT 17 BK 5 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV35220			0.13	0	0.00			1.00	22,900		0	22,900
Total Land Taxable Value:														22,900
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2020	RES FRM	F4+	660	1.30	1.00		1.00	1.00	0.97	1.00	80,530
	2	2020	2020	RFSTR3	F4+	744	1.30	1.00		1.00	1.00	0.97	1.00	81,700
	3	2020	2020	GARAGE-FIN	F4+	225	1.30	1.00		1.00	1.00	0.97	1.00	6,940
	4	2020	2020	PORCH	F4+	17	1.30	1.00		1.00	1.00	0.97	1.00	320
	5	0	2020	CONCRETE	1	100	1.30	1.00		1.00	1.00	0.97	1.00	880
Total Building Value:														170,370

Sale Date: 02/14/2025
Sale Price: 225,000

Deed Date: 02/14/2025
Volume:

File#: 211119
Page:

Buyer: BROWN JESSE
Seller: NRZ REO VIII LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
193,270	210,840	0.9371	0.8590	B	3522B	T	0	0.126	170,370

Parcel Id: 59257
Sale #:4

Acct Number: 35220-00306-00500-002300

Cat Code: A1

Loc Code: 63

Address: 5735 RAINBOW RD

Legal 1: LOT 23 BK 5 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV35220A			0.17	0	0.00			1.00	27,900		0	27,900
Total Land Taxable Value:														27,900
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES FRM	F4+	660	1.30	1.00		1.00	1.00	0.97	1.00	80,530
	2	2019	2020	RFSTR3	F4+	744	1.30	1.00		1.00	1.00	0.97	1.00	81,700
	3	2019	2020	PORCH	F4+	18	1.30	1.00		1.00	1.00	0.97	1.00	340
	4	2019	2020	GARAGE-FIN	F4+	225	1.30	1.00		1.00	1.00	0.97	1.00	6,940
	5	0	2020	CONCRETE	1	100	1.30	1.00		1.00	1.00	0.97	1.00	880
Total Building Value:														170,390

Sale Date: 02/27/2024
Sale Price: 200,000

Deed Date: 02/27/2024
Volume:

File#: 201142
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Buyer: GOMEZ BRIAN & SANDRA
Seller: SECRETARY OF HOUSING AND URBAN DEV

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
198,290	215,860	1.0793	0.9914	B	3522B	T	0	0.170	170,390

Parcel Id: 59264
Sale #:4

Acct Number: 35220-00306-00500-003000

Cat Code: A1

Loc Code: 63

Address: 5707 RAINBOW RD

Legal 1: LOT 30 BK 5 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV35220A		0.14	0	0.00		1.00	27,900	0	27,900
Total Land Taxable Value:											27,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.06	1.00	178,000
	2	2019	2020	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.06	1.00	630
	3	2019	2020	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.06	1.00	13,210
	4	0	2020	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.06	1.00	960
Total Building Value:														192,800

Sale Date: 11/13/2024
Sale Price: 185,000

Deed Date: 11/13/2024
Volume:

File#: 208559
Page:

Buyer: VALENCIA JOSEPH & MORGAN DEHOVEN
Seller: SECRETARY OF HOUSING AND URBAN DEV

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
220,700	231,110	1.2492	1.1930	B	35200	T	0	0.142	192,800

Parcel Id: 59278
Sale #:3

Acct Number: 35220-00306-00500-004400

Cat Code: A1

Loc Code: 63

Address: 8018 DISTANT HARBOR RD

Legal 1: LOT 44 BK 5 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV35220A		0.17	0	0.00	1.00	27,900	0	27,900
Total Land Taxable Value:										27,900

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2019	RES FRM	F4+	660	1.30	1.00		1.00	1.00	0.97	1.00	80,530
	2	2018	2019	RFSTR3	F4+	744	1.30	1.00		1.00	1.00	0.97	1.00	81,700
	3	2018	2019	PORCH	F4+	17	1.30	1.00		1.00	1.00	0.97	1.00	320
	4	2018	2019	GARAGE-FIN	F4+	225	1.30	1.00		1.00	1.00	0.97	1.00	6,940
	5	0	2021	CONCRETE	1	262	1.30	1.00		1.00	1.00	0.97	1.00	2,310
Total Building Value:														171,800

Sale Date: 04/30/2024
Sale Price: 216,000

Deed Date: 04/30/2024
Volume:

File#: 202788
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Buyer: BETHANYA HOLDINGS LLC
Seller: LEE JACOB KYLE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
199,700	217,420	1.0066	0.9245	B	3522B	T	0	0.171	171,800

Parcel Id: 59292
Sale #:6

Acct Number: 35220-00306-00600-001300

Cat Code: A1

Loc Code: 63

Address: 8026 CRUSTACEAN RD

Legal 1: LOT 13 BK 6 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV35220		0.13	0	0.00	1.00	22,900	0	22,900
Total Land Taxable Value:										22,900

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2019	RES FRM	F4+	660	1.30	1.00		0.99	1.00	0.97	1.00	79,720
	2	2018	2019	RFSTR3	F4+	744	1.30	1.00		0.99	1.00	0.97	1.00	80,880
	3	2018	2019	GARAGE-FIN	F4+	225	1.30	1.00		0.99	1.00	0.97	1.00	6,870
	4	2018	2019	PORCH	F4+	17	1.30	1.00		0.99	1.00	0.97	1.00	320
	5	0	2019	CONCRETE	1	100	1.30	1.00		0.99	1.00	0.97	1.00	870
Total Building Value:														168,660

Sales Ratio Detail

Sale Date: 12/09/2024
Sale Price: 225,000

Deed Date: 12/09/2024
Volume:

File#: 209263
Page:

Buyer: URBAN ESTATE RENTALS
Seller: BINK HOLDING LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
191,560	208,950	0.9287	0.8514	B	3522B	T	0	0.126	168,660

Parcel Id: 59306
Sale #:4

Acct Number: 35220-00306-00700-001100

Cat Code: A1

Loc Code: 63

Address: 5422 BARRON RD

Legal 1: LOT 11 BK 7 JOSEPHS COVE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV35220B			0.23	0		0.00		1.00	32,900	0	32,900	
Total Land Taxable Value:													32,900	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2019	RES FRM	F4+	1,782	1.30	1.00		1.00	1.00	1.06	1.00	237,600
	2	2018	2019	PORCH	F4+	26	1.30	1.00		1.00	1.00	1.06	1.00	540
	3	2018	2019	GARAGE-FIN	F4+	395	1.30	1.00		1.00	1.00	1.06	1.00	13,310
	4	0	2021	POOL	5	480	1.30	1.00		0.75	1.00	1.06	1.00	23,460
	5	0	2019	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.06	1.00	960
Total Building Value:													275,870	

Sale Date: 09/24/2024
Sale Price: 249,900

Deed Date: 09/24/2024
Volume:

File#: 207030
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Buyer: RODRIGUEZ ANGELICA SAMANTHA
Seller: TEBBANI AWETEF

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,770	300,240	1.2014	1.2356	B	35200	T	0	0.231	275,870

Parcel Id: 61151
Sale #:2

Acct Number: 35230-00306-00200-001800

Cat Code: A1

Loc Code: 63

Address: 8407 LIBERTY SKY RD

Legal 1: LT 18 BLK 2 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV35200A			0.15	0	0.00			1.00	27,900	0	27,900	
Total Land Taxable Value:													27,900	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES FRM	F4+	1,392	1.30	1.00		0.99	1.00	1.13	1.00	195,880
	2	0	2021	GARAGE-FIN	F4+	395	1.30	1.00		0.99	1.00	1.13	1.00	14,050
	3	0	2021	PORCH	F4+	18	1.30	1.00		0.99	1.00	1.13	1.00	400
	4	0	2021	CONCRETE	1	100	1.30	1.00		0.99	1.00	1.13	1.00	1,020
Total Building Value:													211,350	

Sale Date: 11/06/2024
Sale Price: 235,000

Deed Date: 11/06/2024
Volume:

File#: 208373
Page:

Buyer: DANIELL BENFORD A & NOOR A
Seller: MCCUISTION ALAN W

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
239,250	236,790	1.0076	1.0181	B	35200	T	0	0.147	211,350

Sales Ratio Detail

Parcel Id: 61156
Sale #:3

Acct Number: 35230-00306-00200-002300

Cat Code: A1

Loc Code: 63

Address: 8431 LIBERTY SKY RD

Legal 1: LT 23 BLK 2 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV35200A			0.13	0	0.00			1.00	27,900		0	27,900
Total Land Taxable Value:														27,900
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.13	1.00	189,760
	2	0	2021	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.13	1.00	14,090
	3	0	2021	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.13	1.00	670
	4	0	2021	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
	5	2021	2021	STORAGE	42	120	1.30	1.00		1.00	1.00	1.13	1.00	990
Total Building Value:														206,540

Sale Date: 10/09/2024
Sale Price: 235,000

Deed Date: 10/09/2024
Volume:

File#: 207553
Page:

Buyer: RS RENTAL III-B LLC
Seller: JOHNSON EILEEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
234,440	232,150	0.9879	0.9976	B	35200	T	0	0.133	206,540

Parcel Id: 61164
Sale #:2

Acct Number: 35230-00306-00200-003100

Cat Code: A1

Loc Code: 63

Address: 5527 LITTORAL RD

Legal 1: LT 31 BLK 2 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV35200			0.13	0	0.00		1.00	22,900	0	22,900		
Total Land Taxable Value:												22,900		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.13	1.00	189,760
	2	0	2021	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.13	1.00	14,090
	3	0	2021	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.13	1.00	670
	4	0	2021	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
Total Building Value:												205,550		

Sale Date: 08/19/2024
Sale Price: 223,000

Deed Date: 08/19/2024
Volume:

File#: 206052
Page:

Buyer: COX CASSANDRA & DWIGHT STOCKMAN
Seller: LYTTLE AMY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
228,450	226,110	1.0139	1.0244	B	35200	T	0	0.126	205,550

Parcel Id: 61174
Sale #:2

Acct Number: 35230-00306-00200-004100

Cat Code: A1

Loc Code: 63

Address: 5715 LITTORAL RD

Legal 1: LT 41 BLK 2 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV35200		0.13	0	0.00		1.00	22,900	0	22,900
Total Land Taxable Value:											22,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.13	1.00	189,760
	2	0	2021	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.13	1.00	14,090
	3	0	2021	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.13	1.00	670
	4	0	2021	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
Total Building Value:														205,550

Sale Date: 04/22/2024
Sale Price: 234,000

Deed Date: 04/22/2024
Volume:

File#: 202547
Page:

Buyer: NAVA THOMAS A & KIAUNDRA M LAMONTAGNE
Seller: PADEN RACHEAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
228,450	226,110	0.9663	0.9763	B	35200	T	0	0.126	205,550

Parcel Id: 61211
Sale #:3

Acct Number: 35230-00306-00300-001400

Cat Code: A1

Loc Code: 63

Address: 8426 BERMUDA BLUE RD

Legal 1: LT 14 BLK 3 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV35200A			0.18	0	0.00	1.00	27,900	0	27,900			
Total Land Taxable Value:											27,900			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES FRM	F4+	1,782	1.30	1.00		1.00	1.00	1.13	1.00	253,290
	2	2021	2022	PORCH	F4+	26	1.30	1.00		1.00	1.00	1.13	1.00	580
	3	2021	2022	GARAGE-FIN	F4+	395	1.30	1.00		1.00	1.00	1.13	1.00	14,190
	4	0	2022	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
Total Building Value:														269,090

Sale Date: 11/26/2024
Sale Price: 214,500

Deed Date: 11/26/2024
Volume:

File#: 208990
Page:

Buyer: RODRIGUEZ ALEJANDRA
Seller: LOANDEPOT.COM LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
296,990	283,410	1.3213	1.3846	B	35200	T	0	0.182	269,090

Parcel Id: 61215
Sale #:2

Acct Number: 35230-00306-00400-000400

Cat Code: A1

Loc Code: 63

Address: 8415 BERMUDA BLUE RD

Legal 1: LT 4 BLK 4 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV35200A			0.14	0	0.00	1.00	27,900	0	27,900			
Total Land Taxable Value:											27,900			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.13	1.00	189,760
	2	2021	2022	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.13	1.00	14,090
	3	2021	2022	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.13	1.00	670
	4	0	2022	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
Total Building Value:														205,550

Sales Ratio Detail

Sale Date: 10/03/2024
Sale Price: 229,500

Deed Date: 10/03/2024
Volume:

File#: 207430
Page:

Buyer: AMARO JUSTIN CHRISTOPHER
Seller: GUERRERO JORGE LUIS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
233,450	231,110	1.0070	1.0172	B	35200	T	0	0.138	205,550

Parcel Id: 61224
Sale #:2

Acct Number: 35230-00306-00400-001300

Cat Code: A1

Loc Code: 63

Address: 8422 RAYBURN RD

Legal 1: LT 13 BLK 4 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV35200A			0.18	0	0.00			1.00	27,900		0	27,900
Total Land Taxable Value:														27,900
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES FRM	F4+	1,392	1.30	1.00		1.00	1.00	1.13	1.00	197,860
	2	2021	2022	GARAGE-FIN	F4+	395	1.30	1.00		1.00	1.00	1.13	1.00	14,190
	3	2021	2022	PORCH	F4+	18	1.30	1.00		1.00	1.00	1.13	1.00	400
	4	0	2022	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
Total Building Value:														213,480

Sale Date: 10/11/2024
Sale Price: 246,200

Deed Date: 10/11/2024
Volume:

File#: 207664
Page:

Buyer: RS RENTAL III-B LLC
Seller: WILSON GREGORY ARDELL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
241,380	238,910	0.9704	0.9804	B	35200	T	0	0.182	213,480

Parcel Id: 61232
Sale #:2

Acct Number: 35230-00306-00500-000800

Cat Code: A1

Loc Code: 63

Address: 8406 SANDY DRIFT RD

Legal 1: LT 8 BLK 5 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV35200A			0.14	0	0.00		1.00		27,900	0	27,900	
Total Land Taxable Value:													27,900	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.13	1.00	189,760
	2	2021	2022	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.13	1.00	14,090
	3	2021	2022	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.13	1.00	670
	4	2021	2022	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
Total Building Value:														205,550

Sale Date: 07/15/2024
Sale Price: 229,000

Deed Date: 07/15/2024
Volume:

File#: 204936
Page:

Buyer: ERWIN JARED D
Seller: TAUBER DEBORA A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
233,450	231,110	1.0092	1.0194	B	35200	T	0	0.139	205,550

Sales Ratio Detail

Parcel Id: 61243
Sale #:2

Acct Number: 35230-00306-00600-000700

Cat Code: A1

Loc Code: 63

Address: 8406 DUSTY RIDGE RD

Legal 1: LT 7 BLK 6 JOSEPHS COVE SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV35200A			0.17	0	0.00		1.00	27,900	0	27,900		
Total Land Taxable Value:												27,900		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES FRM	F4+	1,335	1.30	1.00		1.00	1.00	1.13	1.00	189,760
	2	2021	2022	GARAGE-FIN	F4+	392	1.30	1.00		1.00	1.00	1.13	1.00	14,090
	3	2021	2022	PORCH	F4+	30	1.30	1.00		1.00	1.00	1.13	1.00	670
	4	0	2022	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.13	1.00	1,030
Total Building Value:												205,550		

Sale Date: 01/17/2024
Sale Price: 239,000

Deed Date: 01/17/2024
Volume:

File#: 200036
Page:

Buyer: HERRERA ERIK G
Seller: ROCA BRITTANY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
233,450	230,450	0.9642	0.9768	B	35200	T	0	0.165	205,550

Parcel Id: 36836
Sale #:4

Multi Parcel Sale

Acct Number: 36150-00013-00100-001001

Cat Code: E

Loc Code: 04

Address: TRINITY ST

Legal 1: PT LT 10 BK 1 K B RANCH

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS75CC-1	ARN	2.00	0	0.00	1.00	150,000	110	150,000
Total Land Taxable Value:										150,000

Parcel Id: 39264
Sale #:7

Multi Parcel Sale

Acct Number: 00013-11600-00000-060200

Cat Code: D1

Loc Code: 04

Address:

Legal 1: 13 TR 116-0-2 W H HODGES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-3	ARN	12.50	0	0.00	1.00	500,120	680	500,120
Total Land Taxable Value:										500,120

Parcel Id: 39265
Sale #:7

Multi Parcel Sale

Acct Number: 00013-11600-00000-060110

Cat Code: D1

Loc Code: 61

Address:

Legal 1: 13 116-0-1-1 WM H HODGES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS31LD-3	ARN	1.64	0	0.00	1.00	65,600	90	65,600
Total Land Taxable Value:										65,600

Parcel Id: 35234
Sale #:4

Multi Parcel Sale *Primary Parcel*

Acct Number: 36150-00013-00100-001000

Cat Code: A1

Loc Code: 04

Address: 3203 TRINITY ST

Legal 1: PT LT 10 BK 1 K B RANCH

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS75CC-1		1.21	0	0.00	1.00	90,600	0	90,600
Total Land Taxable Value:										90,600

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RES FRM	F6	2,093	1.30	1.00		0.93	1.00	1.00	1.00	268,300
	2	1999	0	CARPORT	F6	576	1.30	1.00		0.93	1.00	1.00	1.00	12,120
	3	1999	0	PORCH	F6	108	1.30	1.00		0.93	1.00	1.00	1.00	2,210
	4	1999	0	PORCH	F6	267	1.30	1.00		0.93	1.00	1.00	1.00	5,460
	5	1999	0	RFSTR2	F6	425	1.30	1.00		0.93	1.00	1.00	1.00	45,770
	6	0	2022	WAREHOUSE	12	1,200	1.30	1.00		0.85	1.00	1.00	1.00	23,020
	7	0	1900	WH-CPY	12	800	1.30	1.00		0.45	1.00	1.00	1.00	3,660
	8	2003	0	POOL	5	640	1.30	1.00		0.75	1.00	1.00	1.00	29,520
	9	2003	0	PORCH	F3	384	1.30	1.00		0.95	1.00	1.00	1.00	5,800
	10	2004	2005	WAREHOUSE	11	1,224	1.30	1.00		0.60	1.00	1.00	1.00	19,080
	11	0	2005	WH-CPY	11	648	1.30	1.00		0.60	1.00	1.00	1.00	2,430
	12	2004	2005	WH-CPY	11	648	1.30	1.00		0.60	1.00	1.00	1.00	2,430
	13	2009	2010	BARN	14	985	1.30	1.00		0.85	1.00	1.00	1.00	3,920
	14	2009	2010	WH-CPY	12	776	1.30	1.00		0.85	1.00	1.00	1.00	6,710
	15	2009	0	CONCRETE	1	388	1.30	1.00		0.85	1.00	1.00	1.00	3,000
	16	0	2022	RES FRM	F3	400	1.30	1.00		0.85	1.00	1.00	1.00	40,730
Total Building Value:														474,160

Sale Date: 12/18/2024
Sale Price: 1,630,000

Deed Date: 12/18/2024
Volume:

File#: 209612
Page:

Buyer: RANCH ON THE HILL LLC
Seller: CLIFTON HERBERT D JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,280,480	584,680	0.3587	0.7856	B		T	0	3.208	474,160

Parcel Id: 35239
Sale #:2

Acct Number: 36150-00013-00100-001500

Cat Code: A1

Loc Code: 04

Address: 3311 TRINITY DR

Legal 1: LT 15 BLK 1 K B RANCH

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS75CC-1			3.00	0	0.00			1.00	225,000	0	225,000	
Total Land Taxable Value:													225,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES MAS	M6	3,194	1.30	1.00		0.95	1.00	1.00	1.00	414,220
	2	2003	0	RMSTR2	M6	506	1.30	1.00		1.00	1.00	1.00	1.00	58,020
	3	2003	0	GARAGE-FIN	M6	484	1.30	1.00		0.95	1.00	1.00	1.00	17,440
	4	2003	0	PORCH	M6	206	1.30	1.00		0.95	1.00	1.00	1.00	4,600
	5	2003	0	PORCH	M6	215	1.30	1.00		0.95	1.00	1.00	1.00	4,810
	6	0	1900	CONCRETE	1	104	1.30	1.00		0.80	1.00	1.00	1.00	760
	7	2003	0	CONCRETE	1	813	1.30	1.00		0.80	1.00	1.00	1.00	5,920
	8	2001	0	WAREHOUSE	13	2,720	1.30	1.00		0.75	1.00	1.00	1.00	58,030
	9	2010	2011	POOL	5	800	1.30	1.00		0.75	1.00	1.00	1.00	36,890
	10	2015	2016	PORCH	MTL1	156	1.30	1.00		1.00	1.00	1.00	1.00	1,080
	11	0	2025	CONCRETE	1	942	1.30	1.00		1.00	1.00	1.00	1.00	8,570
	12	0	2025	CONCRETE	1	840	1.30	1.00		1.00	1.00	1.00	1.00	7,640
	13	0	2025	RES FRM	F4	480	1.30	1.00		1.00	1.00	1.00	1.00	60,380
Total Building Value:													678,360	

Sales Ratio Detail

Sale Date: 12/02/2024
Sale Price: 865,000

Deed Date: 12/02/2024
Volume:

File#: 209066
Page:

Buyer: SANDERS JOHN R & REBECCA
Seller: HILL LUCAS B & JOLENE M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
903,360	569,650	0.6586	1.0443	B		T	0	3.000	678,360

Parcel Id: 45196
Sale #:6

Acct Number: 36200-00028-00000-000700

Cat Code: A1

Loc Code: 63

Address: 4419 KATIES CREEK AVE

Legal 1: LT 7 KATIES CREEK

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS36200		1.00	0			0.00		0.00	75,000	0	75,000
	2	RS36200		1.13	0			0.00		0.00	84,750	0	84,750
Total Land Taxable Value:													159,750

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M7	3,786	1.30	1.00		1.00	1.00	1.10	1.00	617,250
	2	0	2020	RMSTR2	M7	1,500	1.30	1.00		1.00	1.00	1.10	1.00	205,430
	3	0	2020	GARAGE-FIN	M7	878	1.30	1.00		1.00	1.00	1.10	1.00	56,680
	4	0	2020	PORCH	M7	155	1.30	1.00		1.00	1.00	1.10	1.00	5,350
	5	0	2020	PORCH	M7	425	1.30	1.00		1.00	1.00	1.10	1.00	14,680
	6	0	2020	WAREHOUSE	13	2,426	1.30	1.00		1.00	1.00	1.10	1.00	75,910
	7	0	2020	WH-CPY	13	1,007	1.30	1.00		1.00	1.00	1.10	1.00	13,180
	8	0	2020	WH-CPY	13	903	1.30	1.00		1.00	1.00	1.10	1.00	11,820
	9	0	2021	POOL	5	722	1.30	1.00		0.75	1.00	1.10	1.00	36,630
	10	0	2021	POOL	COV	1,749	1.30	1.00		1.00	1.00	1.10	1.00	26,140
	11	0	2021	STORAGE	42	160	1.30	1.00		1.00	1.00	1.10	1.00	1,290

Total Building Value: 1,064,360

Sale Date: 11/08/2024
Sale Price: 1,800,000

Deed Date: 11/08/2024
Volume:

File#: 208449
Page:

Buyer: SMART CATINA SANFORD
Seller: JTH REVOCABLE TRUST & MLH REVOCABLE TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,224,110	1,007,860	0.5599	0.6801	B	36200	T	0	2.130	1,064,360

Parcel Id: 45200
Sale #:2

Acct Number: 36200-00028-00000-001100

Cat Code: A1

Loc Code: 63

Address: 4611 KATIES CREEK AVE

Legal 1: LT 11 KATIES CREEK

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS36200		1.00	0	0.00		0.00		75,000	0	75,000
	2	RS36200		3.10	0	0.00		0.00		202,280	0	202,280
Total Land Taxable Value:												277,280

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M5+	2,499	1.30	1.00		0.95	1.00	1.10	1.00	353,540
	2	2011	0	GARAGE-FIN	M5+	629	1.30	1.00		0.95	1.00	1.10	1.00	23,890
	3	2011	0	PORCH	M5+	77	1.30	1.00		0.95	1.00	1.10	1.00	1,860
	4	2011	0	PORCH	M5+	247	1.30	1.00		0.95	1.00	1.10	1.00	5,950
	5	0	2018	PORCH	F4	140	1.30	1.00		0.97	1.00	1.10	1.00	2,640
	6	0	2018	POOL	5	553	1.30	1.00		0.75	1.00	1.10	1.00	28,050
	7	0	2022	PORCH	F4	240	1.30	1.00		0.98	1.00	1.10	1.00	4,570
Total Building Value:														420,500

Sale Date: 06/13/2024
Sale Price: 630,000

Deed Date: 06/13/2024
Volume:

File#: 204133
Page:

Buyer: DUCOTE PATRICIA J & DANNY P
Seller: HUDDLESTON WILLIAM J & RIEKO O

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
697,780	686,410	1.0895	1.1076	B	36200	T	0	4.100	420,500

Parcel Id: 45211
Sale #:4

Acct Number: 36200-00028-00000-002200

Cat Code: A1

Loc Code: 63

Address: 5011 KATIES CREEK AVE

Legal 1: LT 22 KATIES CREEK

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS36200		1.00	0		0.00		0.00	75,000	0	75,000
	2	RS36200		1.41	0		0.00		0.00	105,750	0	105,750
Total Land Taxable Value:												180,750

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M5+	2,498	1.30	1.00		0.98	1.00	1.10	1.00	364,560
	2	0	1900	RMSTR2	M5+	256	1.30	1.00		1.00	1.00	1.10	1.00	32,020
	3	2009	2010	GARAGE-FIN	M5+	588	1.30	1.00		0.98	1.00	1.10	1.00	23,040
	4	2009	2010	PORCH	M5+	194	1.30	1.00		0.98	1.00	1.10	1.00	4,820
	5	2009	2010	PORCH	M5+	147	1.30	1.00		0.98	1.00	1.10	1.00	3,650
	6	2009	2010	WAREHOUSE	13	1,552	1.30	1.00		0.80	1.00	1.10	1.00	42,590
	7	2009	2010	WH-CPY	13	559	1.30	1.00		0.80	1.00	1.10	1.00	5,850
	8	2009	0	CONCRETE	1	547	1.30	1.00		0.65	1.00	1.10	1.00	3,560
Total Building Value:														480,090

Sale Date: 10/15/2024
Sale Price: 639,000

Deed Date: 10/15/2024
Volume:

File#: 207734
Page:

Buyer: FLOYD HIRAM S JR & CECILIA A
Seller: GENTRY JOSEPH H & COTY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
660,840	622,790	0.9746	1.0342	B	36200	T	0	2.410	480,090

Parcel Id: 50493
Sale #:3

Acct Number: 36200-00028-00000-004501

Cat Code: A1

Loc Code: 63

Address: 5218 KATIES CREEK AVE

Legal 1: LT 45 & LT 46 KATIES CREEK

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS36200A		1.00	0	0.00		0.00		75,000	0	75,000
	2	RS36200A		0.50	0	0.00		0.00		37,500	0	37,500
	3	RS36200A	ARN-1S	0.58	0	0.00		0.00		43,500	30	43,500
	4	RS36200A		0.50	0	0.00		0.00		37,500	0	37,500
	5	RS36200A	ARN	1.51	0	0.00		0.00		113,250	80	113,250

Total Land Taxable Value: 306,750

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M6	2,766	1.30	1.00		0.95	1.00	1.10	1.00	402,100
	2	2011	0	RMSTR2	M6	1,180	1.30	1.00		0.95	1.00	1.10	1.00	144,100
	3	2011	0	GARAGE-DET	FF2	2,295	1.30	1.00		0.95	1.00	1.10	1.00	75,080
	4	2011	0	CARPORT	F6	1,133	1.30	1.00		0.95	1.00	1.10	1.00	26,780
	5	2011	0	PORCH	M6	526	1.30	1.00		0.95	1.00	1.10	1.00	12,930
	6	2011	0	PORCH	M6	842	1.30	1.00		0.95	1.00	1.10	1.00	20,700
	7	2011	0	PORCH	F3	321	1.30	1.00		0.95	1.00	1.10	1.00	5,330

Total Building Value: 687,020

Sale Date: 10/15/2024

Deed Date: 10/15/2024

File#: 207736

Buyer: BALL CHARLES M & TAMI M

Sale Price: 975,000

Volume:

Page:

Seller: BUCKLES TERENCE P & KIMBERLY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
993,770	962,470	0.9871	1.0193	B	36200	T	0	4.090	687,020

Parcel Id: 45251

Acct Number: 36200-00028-00000-006200

Cat Code: A1

Loc Code: 63

Address: 5903 SADDLE PLACE

Sale #:5

Legal 1: LT 62 KATIES CREEK

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS36200		1.00	0	0.00		0.00		75,000	0	75,000
	2	RS36200		1.27	0	0.00		0.00		95,250	0	95,250

Total Land Taxable Value: 170,250

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	2013	RES MAS	M5+	3,037	1.30	1.00		0.97	1.00	1.10	1.00	438,700
	2	2012	2013	GARAGE-FIN	M5+	502	1.30	1.00		0.97	1.00	1.10	1.00	19,470
	3	0	1900	PORCH	M5+	300	1.30	1.00		0.97	1.00	1.10	1.00	7,380
	4	2012	2013	PORCH	M5+	485	1.30	1.00		0.97	1.00	1.10	1.00	11,930
	5	2012	2013	WAREHOUSE	13	1,652	1.30	1.00		0.90	1.00	1.10	1.00	51,010
	6	2012	2013	WH-CPY	13	792	1.30	1.00		0.90	1.00	1.10	1.00	9,330
	7	0	2015	POOL	5	541	1.30	1.00		0.75	1.00	1.10	1.00	27,440
	8	0	2015	PERGOLA	1	192	1.30	1.00		0.98	1.00	1.10	1.00	2,450
	9	2012	0	CONCRETE	1	490	1.30	1.00		0.75	1.00	1.10	1.00	3,680

Total Building Value: 571,390

Sales Ratio Detail

Sale Date: 08/02/2024
Sale Price: 750,000

Deed Date: 08/02/2024
Volume:

File#: 205581
Page:

Buyer: ANCELET JUSTIN A & SHARA
Seller: FOJT JEREMY C & LISA M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
741,640	701,190	0.9349	0.9889	B	36200	T	0	2.270	571,390

Parcel Id: 45563
Sale #:4

Acct Number: 36250-00242-00100-003000

Cat Code: A1

Loc Code: 06

Address: 14007 MARTINIQUE LN

Legal 1: BK 1 LT 30 LAKES OF CHAMPIONS ESTATES SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36250			0.26	0		0.00		0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M5	1,566	1.30	1.00		0.98	1.00	1.08	1.00	221,570
	2	2009	2010	GARAGE-FIN	M5	460	1.30	1.00		0.98	1.00	1.08	1.00	16,200
	3	2009	2010	PORCH	M5	294	1.30	1.00		0.98	1.00	1.08	1.00	6,510
	4	2009	2010	RMSTR2	M5	840	1.30	1.00		0.98	1.00	1.08	1.00	99,840
	5	2009	2010	PORCH	M5	256	1.30	1.00		0.98	1.00	1.08	1.00	5,670
	6	2012	2013	POOL	5	600	1.30	1.00		0.75	1.00	1.08	1.00	29,880
Total Building Value:													379,670	

Sale Date: 05/20/2024
Sale Price: 390,000

Deed Date: 05/20/2024
Volume:

File#: 203480
Page:

Buyer: MARRERO RUSLEY & YANNIFER SENRA
Seller: OPENDOOR PROPERTY TRUST I A DELAWARE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
413,000	370,160	0.9491	1.0590	B	36250	T	0	0.260	379,670

Parcel Id: 45592
Sale #:5

Acct Number: 36250-00242-00200-002500

Cat Code: A1

Loc Code: 06

Address: 9410 ST CROIX WAY

Legal 1: BK 2 LT 25 LAKES OF CHAMPIONS ESTATES SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36250			0.27	0	0.00		0.00		33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5	1,666	1.30	1.00		0.97	1.00	1.08	1.00	233,310
	2	0	2008	RMSTR2	M5	795	1.30	1.00		0.97	1.00	1.08	1.00	93,520
	3	0	2008	PORCH	M5	138	1.30	1.00		0.97	1.00	1.08	1.00	3,030
	4	0	2008	PORCH	M5	243	1.30	1.00		0.97	1.00	1.08	1.00	5,330
	5	0	2008	GARAGE-FIN	M5	504	1.30	1.00		0.97	1.00	1.08	1.00	17,570
	6	2020	2020	POOL	5	876	1.30	1.00		0.75	1.00	1.08	1.00	43,630
Total Building Value:													396,390	

Sales Ratio Detail

Sale Date: 08/07/2024
Sale Price: 450,000

Deed Date: 08/07/2024
Volume:

File#: 205700
Page:

Buyer: DAVIS BRIAN & DEANNA
Seller: ADAMEZ CODY & CRYSTAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
429,720	373,990	0.8311	0.9549	B	36250	T	0	0.270	396,390

Parcel Id: 45614
Sale #:4

Acct Number: 36250-00242-00400-000700

Cat Code: A1

Loc Code: 06

Address: 14003 ST THOMAS ST

Legal 1: BK 4 LT 7 LAKES OF CHAMPIONS ESTATES SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36250			0.26	0		0.00		0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2010	0	RES MAS	M5	1,885	1.30	1.00		0.98	1.00	1.08	1.00	266,700
	2	2010	0	RMSTR2	M5	490	1.30	1.00		0.98	1.00	1.08	1.00	58,240
	3	2010	0	GARAGE-FIN	M5	490	1.30	1.00		0.98	1.00	1.08	1.00	17,260
	4	2010	0	PORCH	M5	240	1.30	1.00		0.98	1.00	1.08	1.00	5,320
	5	2010	0	PORCH	M5	238	1.30	1.00		0.98	1.00	1.08	1.00	5,270
Total Building Value:														352,790

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

Deed Date: 02/02/2024
Volume:

File#: 200511
Page:

Buyer: HENSCEY KAYLIE

Seller: GUNN JOHN EDWARD & SEALS JANNA & LAW JAIMI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
386,120	355,100	0.9469	1.0297	B	36250	T	0	0.260	352,790

Parcel Id: 52339
Sale #:7

Acct Number: 36256-00242-00100-005500

Cat Code: A1

Loc Code: 06

Address: 13931 BELMONT CIR

Legal 1: BK 1 LT 55 LAKES OF CHAMPIONS SEC 2A

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36256			0.21	0	0.00			0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	2016	RES MAS	M5+	1,623	1.30	1.00		0.98	1.00	1.08	1.00	239,280
	2	2015	2016	RMSTR2	M5+	955	1.30	1.00		0.98	1.00	1.08	1.00	118,270
	3	2015	2016	GARAGE-FIN	M5+	481	1.30	1.00		0.98	1.00	1.08	1.00	18,500
	4	2015	2016	PORCH	M5+	111	1.30	1.00		0.98	1.00	1.08	1.00	2,710
	5	2015	2016	PORCH	M5+	153	1.30	1.00		0.98	1.00	1.08	1.00	3,730
	6	2022	2023	STORAGE	42	80	1.30	1.00		1.00	1.00	1.08	1.00	630
	7	2024	2025	CONCRETE	1	276	1.30	1.00		1.00	1.00	1.08	1.00	2,710
Total Building Value:														385,830

Sales Ratio Detail

Sale Date: 01/29/2025
Sale Price: 419,000

Deed Date: 01/29/2025
Volume:

File#: 210650
Page:

Buyer: LOFTON ETHAN & GABRIELA BETACOURTH
Seller: NEUBAUER HALEY & JOSHUA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
419,160	404,820	0.9662	1.0004	B	36250	T	0	0.207	385,830

Parcel Id: 52359
Sale #:5

Acct Number: 36256-00242-00200-000300

Cat Code: A1

Loc Code: 06

Address: 14027 HAWTHORNE CIR

Legal 1: BK 2 LT 3 LAKES OF CHAMPIONS SEC 2A

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36256		0.25	0	0.00		0.00		33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5	2,133	1.30	1.00		0.98	1.00	1.08	1.00	301,790
	2	0	2014	RMSTR2	M5	680	1.30	1.00		0.98	1.00	1.08	1.00	80,820
	3	0	2014	GARAGE-FIN	M5	490	1.30	1.00		0.98	1.00	1.08	1.00	17,260
	4	0	2014	PORCH	M5	160	1.30	1.00		0.98	1.00	1.08	1.00	3,540
	5	0	2014	PORCH	M5	217	1.30	1.00		0.98	1.00	1.08	1.00	4,810
	6	2014	2015	STORAGE	42	80	1.30	1.00		1.00	1.00	1.08	1.00	630
	7	2016	2017	POOL	5	624	1.30	1.00		0.75	1.00	1.08	1.00	31,080
Total Building Value:												439,930		

Sale Date: 10/04/2024
Sale Price: 459,900

Deed Date: 10/04/2024
Volume:

File#: 207474
Page:

Buyer: JONES JOSEPH & ERICA
Seller: THERIOT AUSTIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
473,260	409,530	0.8905	1.0290	B	36250	T	0	0.246	439,930

Parcel Id: 53222
Sale #:2

Acct Number: 36257-36256-00100-003900

Cat Code: A1

Loc Code: 06

Address: 9718 KEENELAND CIR

Legal 1: BK 1 LT 39 REPLAT OF LAKES OF CHAMPIONS SEC 2A

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36256			0.31	0	0.00			0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2017	RES MAS	M5+	2,748	1.30	1.00		0.97	1.00	1.08	1.00	389,740
	2	2016	2017	GARAGE-FIN	M5+	551	1.30	1.00		0.97	1.00	1.08	1.00	20,980
	3	2016	2017	PORCH	M5+	29	1.30	1.00		0.97	1.00	1.08	1.00	700
	4	2016	2017	PORCH	M5+	326	1.30	1.00		0.97	1.00	1.08	1.00	7,880
	5	2016	2017	RES FRM	F3	400	1.30	1.00		0.97	0.70	1.08	1.00	35,140
	6	2016	2017	CARPORT	F3	280	1.30	1.00		0.97	1.00	1.08	1.00	5,150
	7	2023	2024	STORAGE	42	64	1.30	1.00		1.00	1.00	1.08	1.00	510
Total Building Value:													460,100	

Sales Ratio Detail

Sale Date: 03/20/2024
Sale Price: 510,000

Deed Date: 03/20/2024
Volume:

File#: 201748
Page:

Buyer: GLOWCZWSKI DAVID M
Seller: MEREDITH GARY W & MILDRED C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
493,430	467,760	0.9172	0.9675	B	36250	T	0	0.313	460,100

Parcel Id: 55941
Sale #:2

Acct Number: 36259-00242-00100-000300

Cat Code: A1

Loc Code: 06

Address: 9711 SUFFOLK DOWNS DR

Legal 1: LOT 3 BK 1 LAKES OF CHAMPIONS EST SEC 2B PHASE 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36259		0.26	0	0.00		0.00		33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5+	2,642	1.30	1.00		1.00	1.00	1.06	1.00	379,140
	2	2016	2017	GARAGE-FIN	M5+	587	1.30	1.00		1.00	1.00	1.06	1.00	22,620
	3	2017	2017	PORCH	M5+	82	1.30	1.00		1.00	1.00	1.06	1.00	2,000
	4	2016	2017	PORCH	M5+	121	1.30	1.00		1.00	1.00	1.06	1.00	2,960
	5	2021	2021	PORCH	M5+	427	1.30	1.00		1.00	1.00	1.06	1.00	10,440
Total Building Value:														417,160

Sale Date: 12/10/2024
Sale Price: 433,000

Deed Date: 12/10/2024
Volume:

File#: 209302
Page:

Buyer: WILKS ELMER D & ALMA J WILKS
Seller: BLOCKER JARROD DANIEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
450,490	441,790	1.0203	1.0404	B	36259	T	0	0.264	417,160

Parcel Id: 55967
Sale #:2

Acct Number: 36259-00242-00200-000800

Cat Code: A1

Loc Code: 06

Address: 9730 SUFFOLK DOWNS DR

Legal 1: LOT 8 BK 2 LAKES OF CHAMPIONS ESTATES SEC 2B PH 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.24	0	0.00			0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5+	2,123	1.30	1.00		1.00	1.00	1.06	1.00	304,660
	2	2016	2017	RMSTR2	M5+	745	1.30	1.00		1.00	1.00	1.06	1.00	89,810
	3	2016	2017	GARAGE-FIN	M5+	556	1.30	1.00		1.00	1.00	1.06	1.00	21,420
	4	2016	2017	PORCH	M5+	182	1.30	1.00		1.00	1.00	1.06	1.00	4,450
	5	2016	2017	PORCH	M5+	194	1.30	1.00		1.00	1.00	1.06	1.00	4,740
	6	2024	2025	PORCH	M5+	220	1.30	1.00		1.00	1.00	1.06	1.00	5,380
Total Building Value:														430,460

Sales Ratio Detail

Sale Date: 05/31/2024
Sale Price: 462,000

Deed Date: 05/31/2024
Volume:

File#: 203758
Page:

Buyer: POURCIAU JEREMY BRIAN & CANDICE
Seller: BRISCOE BRYCE & PAMELA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
463,790	458,410	0.9922	1.0039	B	36259	T	0	0.244	430,460

Parcel Id: 55980
Sale #:2

Acct Number: 36259-00242-00400-000100

Cat Code: A1

Loc Code: 06

Address: 9722 OAKLAWN DR

Legal 1: LOT 1 BK 4 LAKES OF CHAMPIONS EST SEC 2B PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.33	0		0.00		0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5+	2,115	1.30	1.00		1.00	1.00	1.06	1.00	303,510
	2	2017	2018	RMSTR2	M5+	502	1.30	1.00		1.00	1.00	1.06	1.00	63,390
	3	2017	2018	GARAGE-FIN	M5+	475	1.30	1.00		1.00	1.00	1.06	1.00	18,300
	4	2017	2018	PORCH	M5+	204	1.30	1.00		1.00	1.00	1.06	1.00	4,990
	5	2017	2018	PORCH	M5+	300	1.30	1.00		1.00	1.00	1.06	1.00	7,330
	6	2018	2019	STORAGE	42	192	1.30	1.00		1.00	1.00	1.06	1.00	1,490
	7	2022	2023	PORCH	F5+	184	1.30	1.00		1.00	1.00	1.06	1.00	4,030
	8	2023	2024	CONCRETE	1	186	1.30	1.00		1.00	1.00	1.06	1.00	1,790
Total Building Value:													404,830	

Sale Date: 07/29/2024
Sale Price: 470,000

Deed Date: 07/29/2024
Volume:

File#: 205405
Page:

Buyer: WILLIS KELLY & JENNIFER
Seller: OWENS ROBERT & STACEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
438,160	437,600	0.9311	0.9323	B	36259	T	0	0.330	404,830

Parcel Id: 55986
Sale #:2

Acct Number: 36259-00242-00600-000300

Cat Code: A1

Loc Code: 06

Address: 14123 MEADOWLANDS DR

Legal 1: LOT 3 BK 6 LAKES OF CHAMPIONS EST SEC 2B PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.30	0	0.00			0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5+	2,123	1.30	1.00		1.00	1.00	1.06	1.00	304,660
	2	2017	2018	RMSTR2	M5+	1,024	1.30	1.00		1.00	1.00	1.06	1.00	123,440
	3	2017	2018	GARAGE-FIN	M5+	950	1.30	1.00		1.00	1.00	1.06	1.00	36,600
	4	2017	2018	PORCH	M5+	182	1.30	1.00		1.00	1.00	1.06	1.00	4,450
	5	2017	2018	PORCH	M5+	194	1.30	1.00		1.00	1.00	1.06	1.00	4,740
Total Building Value:													473,890	

Sales Ratio Detail

Sale Date: 06/28/2024
Sale Price: 470,000

Deed Date: 06/28/2024
Volume:

File#: 204589
Page:

Buyer: WRIGHT DEE ANN
Seller: WEATHERLY SHAWN & TURRUVIATE SHELBI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
507,220	505,920	1.0764	1.0792	B	36259	T	0	0.298	473,890

Parcel Id: 56002
Sale #:2

Acct Number: 36259-00242-00900-000300

Cat Code: A1

Loc Code: 06

Address: 9607 MEADOWLANDS CIR

Legal 1: LOT 3 BK 9 LAKES OF CHAMPIONS EST SEC 2B PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.24	0		0.00		0.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2019	RES MAS	M5+	1,588	1.30	1.00		0.99	1.00	1.06	1.00	233,840
	2	2018	2019	RMSTR2	M5+	986	1.30	1.00		0.99	1.00	1.06	1.00	121,960
	3	2018	2019	GARAGE-FIN	M5+	577	1.30	1.00		0.99	1.00	1.06	1.00	22,010
	4	2018	2019	PORCH	M5+	163	1.30	1.00		0.99	1.00	1.06	1.00	3,940
	5	2018	2019	PORCH	M5+	202	1.30	1.00		0.99	1.00	1.06	1.00	4,890
Total Building Value:														386,640

Sale Date: 07/23/2024
Sale Price: 420,000

Deed Date: 07/23/2024
Volume:

File#: 205247
Page:

Buyer: POSWAY CLARE C & PHILLIP R
Seller: JOHNSON SETH A & LACI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
419,970	419,970	0.9999	0.9999	B	36259	T	0	0.235	386,640

Parcel Id: 56004
Sale #:3

Acct Number: 36259-00242-00900-000500

Cat Code: A1

Loc Code: 06

Address: 9602 MEADOWLANDS CIR

Legal 1: LOT 5 BK 9 LAKES OF CHAMPIONS EST SEC 2B PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.31	0	0.00			0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5+	1,588	1.30	1.00		1.00	1.00	1.06	1.00	236,200
	2	2017	2018	RMSTR2	M5+	986	1.30	1.00		1.00	1.00	1.06	1.00	123,190
	3	2017	2018	GARAGE-FIN	M5+	560	1.30	1.00		1.00	1.00	1.06	1.00	21,580
	4	2017	2018	PORCH	M5+	163	1.30	1.00		1.00	1.00	1.06	1.00	3,980
	5	2017	2018	PORCH	M5+	202	1.30	1.00		1.00	1.00	1.06	1.00	4,940
Total Building Value:													389,890	

Sale Date: 10/22/2024
Sale Price: 440,000

Deed Date: 10/22/2024
Volume:

File#: 207941
Page:

Buyer: BUCKLES KIMBERLY
Seller: CRUMBY EMILY M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
423,220	423,220	0.9619	0.9619	B	36259	T	0	0.314	389,890

Sales Ratio Detail

Parcel Id: 56010
Sale #:3

Acct Number: 36259-00242-00900-001100

Cat Code: A1

Loc Code: 06

Address: 14206 MEADOWLANDS DR

Legal 1: LOT 11 BK 9 LAKES OF CHAMPIONS EST SEC 2B PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.27	0	0.00			0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,748	1.30	1.00		1.00	1.00	1.06	1.00	394,350
	2	2021	2022	RMSTR2	M5+	764	1.30	1.00		1.00	1.00	1.06	1.00	92,100
	3	2021	2022	GARAGE-FIN	M5+	618	1.30	1.00		1.00	1.00	1.06	1.00	23,810
	4	2021	2022	PORCH	M5+	29	1.30	1.00		1.00	1.00	1.06	1.00	710
	5	2021	2022	PORCH	M5+	326	1.30	1.00		1.00	1.00	1.06	1.00	7,970
	6	2021	2022	PORCH	M5+	188	1.30	1.00		1.00	1.00	1.06	1.00	4,600
Total Building Value:													523,540	

Sale Date: 08/30/2024
Sale Price: 596,444

Deed Date: 08/30/2024
Volume:

File#: 206400
Page:

Buyer: MEDDERS KERRI A

Seller: GODFREY FENTON & HALLE N LOSON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
556,870	545,700	0.9149	0.9337	B	36259	T	0	0.267	523,540

Parcel Id: 56030
Sale #:2

Acct Number: 36259-00242-01000-000700

Cat Code: A1

Loc Code: 06

Address: 14410 MEADOWLANDS DR

Legal 1: LOT 7 BK 10 LAKES OF CHAMPIONS EST SEC 2B PHASE 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.35	0		0.00		0.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5+	2,167	1.30	1.00		0.97	1.00	1.06	1.00	301,650
	2	2016	2017	RMSTR2	M5+	729	1.30	1.00		0.97	1.00	1.06	1.00	85,240
	3	2016	2017	GARAGE-FIN	M5+	540	1.30	1.00		0.97	1.00	1.06	1.00	20,180
	4	2016	2017	PORCH	M5+	157	1.30	1.00		0.97	1.00	1.06	1.00	3,720
	5	2016	2017	PORCH	M5+	195	1.30	1.00		0.97	1.00	1.06	1.00	4,620
	6	2020	2020	PORCH	F5+	332	1.30	1.00		1.00	1.00	1.06	1.00	7,270
	7	2020	2020	STORAGE	42	120	1.30	1.00		1.00	1.00	1.06	1.00	930
Total Building Value:													423,610	

Sale Date: 09/27/2024
Sale Price: 472,000

Deed Date: 09/27/2024
Volume:

File#: 207202
Page:

Buyer: BARTON KAYLA & TIMOTHY

Seller: GLOVER HOUSTON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
456,940	456,940	0.9681	0.9681	B	36259	T	0	0.353	423,610

Parcel Id: 58929
Sale #:2

Acct Number: 36260-00242-00200-001300

Cat Code: A1

Loc Code: 06

Address: 9902 OAKLAWN DR

Legal 1: LT 13 BK 2 LAKES OF CHAMPIONS SEC 2B PHASE 2

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36259			0.20	0	0.00		1.00	33,330	0	33,330		
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	1,912	1.30	1.00		1.00	1.00	1.13	1.00	300,960
	2	2019	2020	RMSTR2	M5+	795	1.30	1.00		1.00	1.00	1.13	1.00	107,010
	3	2019	2020	GARAGE-FIN	M5+	480	1.30	1.00		1.00	1.00	1.13	1.00	19,720
	4	2019	2020	PORCH	M5+	160	1.30	1.00		1.00	1.00	1.13	1.00	4,170
	5	2019	2020	PORCH	M5+	203	1.30	1.00		1.00	1.00	1.13	1.00	5,290
	6	2020	2021	POOL	5	800	1.30	1.00		0.75	1.00	1.13	1.00	41,690
Total Building Value:											478,840			

Sale Date: 12/06/2024
Sale Price: 470,000

Deed Date: 12/06/2024
Volume:

File#: 209199
Page:

Buyer: KOGUT RICHARD & ASHTON
Seller: DEW KENNETH & JENNIFER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
512,170	436,890	0.9296	1.0897	B		T	0	0.199	478,840

Parcel Id: 58936
Sale #:2

Acct Number: 36260-00242-00300-000700

Cat Code: A1

Loc Code: 06

Address: 14614 SARATOGA LN

Legal 1: LT 7 BK 3 LAKES OF CHAMPIONS SEC 2B PHASE 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.25	0	0.00			1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	2,115	1.30	1.00		1.00	1.00	1.13	1.00	323,560
	2	2019	2020	RMSTR2	M5+	502	1.30	1.00		1.00	1.00	1.13	1.00	64,510
	3	2019	2020	GARAGE-FIN	M5+	475	1.30	1.00		1.00	1.00	1.13	1.00	19,510
	4	2019	2020	PORCH	M5+	204	1.30	1.00		1.00	1.00	1.13	1.00	5,320
	5	2019	2020	PORCH	M5+	300	1.30	1.00		1.00	1.00	1.13	1.00	7,820
Total Building Value:														420,720

Sale Date: 10/01/2024
Sale Price: 480,000

Deed Date: 10/01/2024
Volume:

File#: 207287
Page:

Buyer: WORLEY BRADLEY & KALA
Seller: BROWN JUSTIN & LESLI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
454,050	405,640	0.8451	0.9459	B		T	0	0.252	420,720

Parcel Id: 58949
Sale #:2

Acct Number: 36260-00242-00500-000300

Cat Code: A1

Loc Code: 06

Address: 14611 MONMOUTH PARK DR

Legal 1: LT 3 BK 5 LAKES OF CHAMPIONS SEC 2B PHASE 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259		0.29	0	0.00		1.00	33,330	0	33,330
Total Land Taxable Value:											33,330

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2020	RES MAS	M5+	2,133	1.30	1.00		1.00	1.00	1.13	1.00	326,310
	2	2020	2020	RMSTR2	M5+	487	1.30	1.00		1.00	1.00	1.13	1.00	62,580
	3	2020	2020	GARAGE-FIN	M5+	609	1.30	1.00		1.00	1.00	1.13	1.00	25,010
	4	2020	2020	PORCH	M5+	205	1.30	1.00		1.00	1.00	1.13	1.00	5,340
	5	2020	2020	PORCH	M5+	517	1.30	1.00		1.00	1.00	1.13	1.00	13,470
Total Building Value:														432,710

Sale Date: 06/13/2024
Sale Price: 487,000

Deed Date: 06/13/2024
Volume:

File#: 204150
Page:

Buyer: ADLONG CRAIG S & SHANNON
Seller: MITCHELL MARK & TAMMY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
466,040	393,290	0.8076	0.9570	B		T	0	0.295	432,710

Parcel Id: 58962
Sale #:3

Acct Number: 36260-00242-00600-000900

Cat Code: A1

Loc Code: 06

Address: 14522 MEADOWLANDS DR

Legal 1: LT 9 BK 6 LAKES OF CHAMPIONS SEC 2B PHASE 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.24	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	2019	RES MAS	M5+	1,878	1.30	1.00		1.00	1.00	1.13	1.00	295,600
	2	2018	2019	RMSTR2	M5+	708	1.30	1.00		1.00	1.00	1.13	1.00	93,620
	3	2018	2019	GARAGE-FIN	M5+	616	1.30	1.00		1.00	1.00	1.13	1.00	25,300
	4	2018	2019	PORCH	M5+	130	1.30	1.00		1.00	1.00	1.13	1.00	3,390
	5	2018	2019	PORCH	M5+	227	1.30	1.00		1.00	1.00	1.13	1.00	5,920
Total Building Value:														423,830

Sale Date: 09/30/2024
Sale Price: 447,000

Deed Date: 09/30/2024
Volume:

File#: 207247
Page:

Buyer: PALMORE JAMES R & L'RYSA M
Seller: NATIONAL RESIDENTIAL SERVICES INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
457,180	408,410	0.9137	1.0228	B		T	0	0.236	423,850

Parcel Id: 62558
Sale #:4

Acct Number: 36262-00242-00100-001900

Cat Code: A1

Loc Code: 06

Address: 15003 GULFSTREAM PARK AVE

Legal 1: LOT 19 BK 1 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36259		0.43	0	0.00	1.00	45,000	0	45,000
Total Land Taxable Value:										45,000

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+	1,478	1.30	1.00		1.00	1.00	1.10	1.00	228,140
	2	2021	2022	RMSTR2	M5+	1,234	1.30	1.00		1.00	1.00	1.10	1.00	160,000
	3	2021	2022	GARAGE-FIN	M5+	1,341	1.30	1.00		1.00	1.00	1.10	1.00	53,620
	4	2021	2022	PORCH	M5+	126	1.30	1.00		1.00	1.00	1.10	1.00	3,200
	5	2021	2022	PORCH	M5+	171	1.30	1.00		1.00	1.00	1.10	1.00	4,340
	6	2021	2022	PORCH	M5+	126	1.30	1.00		1.00	0.90	1.10	1.00	2,880
Total Building Value:														452,180

Sale Date: 10/23/2024
Sale Price: 515,000

Deed Date: 10/23/2024
Volume:

File#: 207963
Page:

Buyer: GRAPPE NATHANIEL & CAMERON
Seller: HAYMON JAMES D & JENNIFER A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
497,180	497,180	0.9654	0.9654	B	36262	T	0	0.430	452,180

Parcel Id: 62562
Sale #:5

Acct Number: 36262-00242-00100-002300

Cat Code: A1

Loc Code: 06

Address: 15019 GULFSTREAM PARK AVE

Legal 1: LOT 23 BK 1 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.26	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	1,620	1.30	1.00		1.00	1.00	1.10	1.00	248,220
	2	2021	2022	RMSTR2	M5+	1,092	1.30	1.00		1.00	1.00	1.10	1.00	140,560
	3	2021	2022	GARAGE-FIN	M5+	462	1.30	1.00		1.00	1.00	1.10	1.00	18,470
	4	2021	2022	PORCH	M5+	108	1.30	1.00		1.00	1.00	1.10	1.00	2,740
	5	2021	2022	PORCH	M5+	180	1.30	1.00		1.00	1.00	1.10	1.00	4,570
Total Building Value:														414,560

Sale Date: 05/15/2024
Sale Price: 409,900

Deed Date: 05/15/2024
Volume:

File#: 203343
Page:

Buyer: MASSEY MATTHEW H JR & JESSICA E
Seller: BGRS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
447,890	447,890	1.0927	1.0927	B	36262	T	0	0.263	414,560

Parcel Id: 62570
Sale #:4

Acct Number: 36262-00242-00100-003100

Cat Code: A1

Loc Code: 06

Address: 15051 GULFSTREAM PARK AVE

Legal 1: LOT 31 BK 1 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.27	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,378	1.30	1.00		1.00	1.00	1.10	1.00	354,130
	2	2021	2022	GARAGE-FIN	M5+	570	1.30	1.00		1.00	1.00	1.10	1.00	22,790
	3	2021	2022	PORCH	M5+	52	1.30	1.00		1.00	1.00	1.10	1.00	1,320
	4	2021	2022	PORCH	M5+	144	1.30	1.00		1.00	1.00	1.10	1.00	3,650
Total Building Value:														381,890

Sales Ratio Detail

Sale Date: 07/18/2024
Sale Price: 450,000

Deed Date: 07/18/2024
Volume:

File#: 205089
Page:

Buyer: TORRES ADELIA L & BROOMAN YURI L
Seller: SONNIER JEFFREY BRENT

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
415,220	401,010	0.8911	0.9227	B	36262	T	0	0.271	381,890

Parcel Id: 62600
Sale #:4

Acct Number: 36262-00242-00200-002900

Cat Code: A1

Loc Code: 06

Address: 15103 ARLINGTON PARK AVE

Legal 1: LOT 29 BK 2 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.30	0		0.00		1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2023	RES MAS	M5+	1,478	1.30	1.00		1.00	1.00	1.10	1.00	228,140
	2	2021	2023	RMSTR2	M5+	1,234	1.30	1.00		1.00	1.00	1.10	1.00	160,000
	3	2021	2023	GARAGE-FIN	M5+	1,341	1.30	1.00		1.00	1.25	1.10	1.00	67,020
	4	2021	2023	PORCH	M5+	126	1.30	1.00		1.00	1.00	1.10	1.00	3,200
	5	2021	2023	PORCH	M5+	171	1.30	1.00		1.00	1.00	1.10	1.00	4,340
	6	2022	2023	POOL	5	393	1.30	1.00		0.75	1.00	1.10	1.00	19,940
	7	2024	2025	CONCRETE	1	144	1.30	1.00		1.00	1.00	1.10	1.00	1,440
Total Building Value:													484,080	

Sale Date: 01/10/2025
Sale Price: 589,999

Deed Date: 01/10/2025
Volume:

File#: 210211
Page:

Buyer: THIJS TOM
Seller: THORNTON DEVIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
517,410	493,100	0.8358	0.8770	B	36262	T	0	0.302	484,080

Parcel Id: 62602
Sale #:2

Acct Number: 36262-00242-00300-000100

Cat Code: A1

Loc Code: 06

Address: 9702 COLONIAL DOWNS DR

Legal 1: LOT 1 BK 3 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.28	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,699	1.30	1.00		1.00	1.00	1.10	1.00	260,330
	2	2024	2025	RMSTR2	M5+	1,622	1.30	1.00		1.00	1.00	1.10	1.00	208,770
	3	2024	2025	GARAGE-FIN	M5+	624	1.30	1.00		1.00	1.00	1.10	1.00	24,950
	4	2024	2025	PORCH	M5+	180	1.30	1.00		1.00	1.00	1.10	1.00	4,570
	5	2024	2025	PORCH	M5+	64	1.30	1.00		1.00	1.00	1.10	1.00	1,620
Total Building Value:											500,240			

Sales Ratio Detail

Sale Date: 09/03/2024
Sale Price: 527,134

Deed Date: 09/03/2024
Volume:

File#: 206416
Page:

Buyer: TALTON SHERRY & JEREMY
Seller: K HOVNANIAN OF HOUSTON III, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
533,570	533,570	1.0122	1.0122	B	36262	T	0	0.280	500,240

Parcel Id: 62604
Sale #:4

Acct Number: 36262-00242-00300-000300 Cat Code: A1 Loc Code: 06 Address: 9710 COLONIAL DOWNS DR
Legal 1: LOT 3 BK 3 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259			0.22	0	0.00				1.00	33,330	0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,430	1.30	1.00		1.00	1.00	1.10	1.00	361,880
	2	2022	2023	GARAGE-FIN	M5+	630	1.30	1.00		1.00	1.00	1.10	1.00	25,190
	3	2022	2023	PORCH	M5+	319	1.30	1.00		1.00	1.00	1.10	1.00	8,090
	4	2022	2023	PORCH	M5+	50	1.30	1.00		1.00	1.00	1.10	1.00	1,270
Total Building Value:														396,430

Sale Date: 04/08/2024
Sale Price: 449,000

Deed Date: 04/08/2024
Volume:

File#: 202213
Page:

Buyer: DESKIN MARGARET
Seller: ARMSTRONG BRADLEY K & KELSEY B

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
429,760	425,630	0.9480	0.9571	B	36262	CS	0	0.216	396,430

Parcel Id: 62615
Sale #:3

Acct Number: 36262-00242-00300-001400 Cat Code: A1 Loc Code: 06 Address: 9830 COLONIAL DOWNS DR
Legal 1: LOT 14 BK 3 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.31	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,433	1.30	1.00		1.00	1.00	1.10	1.00	362,320
	2	2023	2024	GARAGE-FIN	M5+	540	1.30	1.00		1.00	1.00	1.10	1.00	21,590
	3	2023	2024	PORCH	M5+	46	1.30	1.00		1.00	1.00	1.10	1.00	1,170
	4	2023	2024	PORCH	M5+	174	1.30	1.00		1.00	1.00	1.10	1.00	4,410
Total Building Value:														389,490

Sale Date: 03/05/2024
Sale Price: 406,000

Deed Date: 03/05/2024
Volume:

File#: 201310
Page:

Buyer: ROYCE GEORGE & ISIS
Seller: LENNAR HOMES OF TEXAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
422,820	344,070	0.8475	1.0414	B	36262	L	0	0.310	389,490

Sales Ratio Detail

Parcel Id: 62626
Sale #:3

Acct Number: 36262-00242-00400-000100

Cat Code: A1

Loc Code: 06

Address: 9615 PLEASANT WAY

Legal 1: LOT 1 BK 4 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.29	0	0.00			1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,806	1.30	1.00		1.00	1.00	1.10	1.00	417,870
	2	2023	2024	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.10	1.00	15,990
	3	2023	2024	PORCH	M5+	24	1.30	1.00		1.00	1.00	1.10	1.00	610
	4	2023	2024	PORCH	M5+	174	1.30	1.00		1.00	1.00	1.10	1.00	4,420
Total Building Value:														438,890

Sale Date: 02/12/2024
Sale Price: 410,000

Deed Date: 02/12/2024
Volume:

File#: 200744
Page:

Buyer: MCOMBER LUCAS R

Seller: LENNAR HOMES OF TEXAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
472,220	412,430	1.0059	1.1518	B	36262	T	0	0.291	438,890

Parcel Id: 62644
Sale #:4

Acct Number: 36262-00242-00500-000700

Cat Code: A1

Loc Code: 06

Address: 15026 GULFSTREAM PARK AVE

Legal 1: LOT 7 BK 5 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36259			0.27	0	0.00		1.00	33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	1,501	1.30	1.00		1.00	1.00	1.10	1.00	231,690
	2	2021	2022	RMSTR2	M5+	1,212	1.30	1.00		1.00	1.00	1.10	1.00	157,150
	3	2021	2022	GARAGE-FIN	M5+	656	1.30	1.00		1.00	1.00	1.10	1.00	26,230
	4	2021	2022	PORCH	M5+	126	1.30	1.00		1.00	1.00	1.10	1.00	3,200
	5	2021	2022	PORCH	M5+	160	1.30	1.00		1.00	1.00	1.10	1.00	4,060
Total Building Value:												422,330		

Sale Date: 07/19/2024
Sale Price: 443,000

Deed Date: 07/19/2024
Volume:

File#: 205115
Page:

Buyer: CYRIL RENJITH

Seller: HALL KYNDLE LUCAS & STEVEN BRIAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
455,660	455,660	1.0286	1.0286	B	36262	T	0	0.267	422,330

Parcel Id: 62650
Sale #:4

Acct Number: 36262-00242-00600-000300

Cat Code: A1

Loc Code: 06

Address: 14911 LAKE SHORE AVE

Legal 1: LOT 3 BK 6 LAKES OF CHAMPIONS ESTATES SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259		0.24	0	0.00		1.00	33,330	0	33,330
Total Land Taxable Value:											33,330

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+	2,135	1.30	1.00		1.00	1.00	1.10	1.00	317,940
	2	2021	2022	RMSTR2	M5+	278	1.30	1.00		1.00	1.00	1.10	1.00	34,780
	3	2021	2022	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.10	1.00	15,990
	4	2021	2022	PORCH	M5+	100	1.30	1.00		1.00	1.00	1.10	1.00	2,540
	5	2021	2022	PORCH	M5+	152	1.30	1.00		1.00	1.00	1.10	1.00	3,860

Total Building Value: 375,110

Sale Date: 01/17/2025
Sale Price: 420,000

Deed Date: 01/17/2025
Volume:

File#: 210404
Page:

Buyer: MUSHINAKI PARKER & KAILEY GILLINGS
Seller: MCDOWELL SUZETTE & BROCK JAMES MCDOWELL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
408,440	410,530	0.9775	0.9725	B	36262	T	0	0.243	375,110

Parcel Id: 64940
Sale #:3

Acct Number: 36265-00242-00100-000200

Cat Code: A1

Loc Code: 04

Address: 15206 LAKE FRONT DR

Legal 1: LT 2 BLK 1 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36259		0.25	0	0.00	1.00	33,330	0	33,330

Total Land Taxable Value: 33,330

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,699	1.30	1.00		1.00	1.00	1.15	1.00	272,160
	2	2024	2025	RMSTR2	M5+	1,620	1.30	1.00		1.00	1.00	1.15	1.00	218,000
	3	2024	2025	GARAGE-FIN	M5+	624	1.30	1.00		1.00	1.00	1.15	1.00	26,080
	4	2024	2025	PORCH	M5+	180	1.30	1.00		1.00	1.00	1.15	1.00	4,770
	5	2024	2025	PORCH	M5+	64	1.30	1.00		1.00	1.00	1.15	1.00	1,700

Total Building Value: 522,710

Sale Date:
Sale Price: 549,550

Deed Date: 10/18/2024
Volume:

File#: 207839
Page:

Buyer: ZHANG ZENGHUI & WENNA ZHAO
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
556,040	0	0.0000	1.0118	B		T	0	0.000	522,710

Parcel Id: 64941
Sale #:2

Acct Number: 36265-00242-00100-000300

Cat Code: A1

Loc Code: 04

Address: 15210 LAKE FRONT DR

Legal 1: LT 3 BLK 1 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36259		0.22	0	0.00	1.00	33,330	0	33,330

Total Land Taxable Value: 33,330

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,430	1.30	1.00		1.00	1.00	1.15	1.00	378,320
	2	2024	2025	GARAGE-FIN	M5+	630	1.30	1.00		1.00	1.00	1.15	1.00	26,330
	3	2024	2025	PORCH	M5+	319	1.30	1.00		1.00	1.00	1.15	1.00	8,460
	4	2024	2025	PORCH	M5+	50	1.30	1.00		1.00	1.00	1.15	1.00	1,330

Total Building Value: 414,440

Sales Ratio Detail

Sale Date: 10/04/2024
Sale Price: 460,000

Deed Date: 10/04/2024
Volume:

File#: 207463
Page:

Buyer: BUTLER BRYAN A & SARAH 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
447,770	462,560	1.0056	0.9734	B	36265	T	0	0.218	414,440

Parcel Id: 64955
Sale #:2

Acct Number: 36265-00242-00100-001700

Cat Code: A1

Loc Code: 04

Address: 15342 SPRING LAKE AVE

Legal 1: LT 17 BLK 1 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.24	0		0.00		1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,820	1.30	1.00		1.00	1.00	1.15	1.00	439,040
	2	2023	2024	GARAGE-FIN	M5+	633	1.30	1.00		1.00	1.00	1.15	1.00	26,460
	3	2023	2024	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	4	2023	2024	PORCH	M5+	238	1.30	1.00		1.00	1.00	1.15	1.00	6,310
	5	2024	2025	STORAGE	42	140	1.30	1.00		1.00	1.00	1.15	1.00	1,180
Total Building Value:														473,840

Sale Date: 03/04/2024
Sale Price: 465,000

Deed Date: 03/04/2024
Volume:

File#: 201290
Page:

Buyer: VENGLAR BAYLEE D & MAXWELL 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
507,170	292,170	0.6283	1.0907	B	36265	T	0	0.244	473,840

Parcel Id: 64979
Sale #:2

Acct Number: 36265-00242-00100-004100

Cat Code: A1

Loc Code: 04

Address: 9602 SOUTH LAKE WAY

Legal 1: LT 41 BLK 1 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.39	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,039	1.30	1.00		1.00	1.00	1.15	1.00	473,140
	2	2024	2025	GARAGE-FIN	M5+	651	1.30	1.00		1.00	1.00	1.15	1.00	27,210
	3	2024	2025	PORCH	M5+	14	1.30	1.00		1.00	1.00	1.15	1.00	370
	4	2024	2025	PORCH	M5+	120	1.30	1.00		1.00	1.00	1.15	1.00	3,180
Total Building Value:													503,900	

Sale Date: 08/27/2024
Sale Price: 498,058

Deed Date: 08/27/2024
Volume:

File#: 206266
Page:

Buyer: DOTSON DEMETRICK & JOY M
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
537,230	517,240	1.0385	1.0786	B	36265	T	0	0.394	503,900

Sales Ratio Detail

Parcel Id: 64995
Sale #:3

Acct Number: 36265-00242-00200-000600

Cat Code: A1

Loc Code: 04

Address: 15107 LAKEWOOD AVE

Legal 1: LT 6 BLK 2 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.35	0	0.00			1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,314	1.30	1.00		1.00	1.00	1.15	1.00	360,270
	2	2022	2023	RMSTR2	M5+	1,222	1.30	1.00		1.00	1.00	1.15	1.00	159,820
	3	2022	2023	GARAGE-FIN	M5+	536	1.30	1.00		1.00	1.00	1.15	1.00	22,400
	4	2022	2023	PORCH	M5+	140	1.30	1.00		1.00	1.00	1.15	1.00	3,710
	5	2022	2023	PORCH	M5+	294	1.30	1.00		1.00	1.00	1.15	1.00	7,800
Total Building Value:														554,000

Sale Date: 01/08/2025
Sale Price: 570,000

Deed Date: 01/08/2025
Volume:

File#: 210128
Page:

Buyer: RODRIGUEZ ISRAEL JR

Seller: JORDAN CAEVIONNE A & JAMES L III

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
587,330	516,940	0.9069	1.0304	B	36265	T	0	0.348	554,000

Parcel Id: 65002
Sale #:2

Acct Number: 36265-00242-00300-000200

Cat Code: A1

Loc Code: 04

Address: 15206 LAKEWOOD AVE

Legal 1: LT 2 BLK 3 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36259			0.27	0	0.00		1.00	33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,820	1.30	1.00		1.00	1.00	1.15	1.00	439,040
	2	2024	2025	GARAGE-FIN	M5+	633	1.30	1.00		1.00	1.00	1.15	1.00	26,460
	3	2024	2025	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	4	2024	2025	PORCH	M5+	238	1.30	1.00		1.00	1.00	1.15	1.00	6,310
Total Building Value:												472,660		

Sale Date: 04/02/2024
Sale Price: 498,000

Deed Date: 04/02/2024
Volume:

File#: 202042
Page:

Buyer: NEWTON TIMOTHY & KIMBERLIE

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
505,990	33,330	0.0669	1.0160	B	36265	T	0	0.274	472,660

Parcel Id: 65013
Sale #:5

Acct Number: 36265-00242-00400-000200

Cat Code: A1

Loc Code: 04

Address: 15207 LAKEWOOD AVE

Legal 1: LT 2 BLK 4 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259		0.25	0	0.00		1.00	33,330	0	33,330
Total Land Taxable Value:											33,330

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+	2,437	1.30	1.00		1.00	1.00	1.15	1.00	379,410
	2	2021	2022	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.15	1.00	16,720
	3	2021	2022	PORCH	M5+	46	1.30	1.00		1.00	1.00	1.15	1.00	1,220
	4	2021	2022	PORCH	M5+	144	1.30	1.00		1.00	1.00	1.15	1.00	3,820
Total Building Value:														401,170

Sale Date: 01/03/2025
Sale Price: 399,000

Deed Date: 01/03/2025
Volume:

File#: 210051
Page:

Buyer: PROTAIN JOSHUA R
Seller: NATIONAL RESIDENTIAL SERVICES INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
434,500	425,800	1.0672	1.0890	B	36265	T	0	0.249	401,170

Parcel Id: 65031
Sale #:2

Acct Number: 36265-00242-00500-000200

Cat Code: A1

Loc Code: 04

Address: 15310 LAKE FRONT DR

Legal 1: LT 2 BLK 5 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.24	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,820	1.30	1.00		1.00	1.00	1.15	1.00	439,040
	2	2024	2025	GARAGE-FIN	M5+	633	1.30	1.00		1.00	1.00	1.15	1.00	26,460
	3	2024	2025	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	4	2024	2025	PORCH	M5+	238	1.30	1.00		1.00	1.00	1.15	1.00	6,310
Total Building Value:														472,660

Sale Date: 01/10/2025
Sale Price: 492,390

Deed Date: 01/10/2025
Volume:

File#: 210198
Page:

Buyer: GARNICA RAYMOND MICHAEL & TERRY 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
505,990	487,440	0.9899	1.0276	B	36265	T	0	0.237	472,660

Parcel Id: 65032
Sale #:2

Acct Number: 36265-00242-00500-000300

Cat Code: A1

Loc Code: 04

Address: 15314 LAKE FRONT DRIVE

Legal 1: LT 3 BLK 5 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.24	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,303	1.30	1.00		1.00	1.00	1.15	1.00	358,550
	2	2024	2025	RMSTR2	M5+	1,233	1.30	1.00		1.00	1.00	1.15	1.00	161,250
	3	2024	2025	GARAGE-FIN	M5+	536	1.30	1.00		1.00	1.00	1.15	1.00	22,400
	4	2024	2025	PORCH	M5+	294	1.30	1.00		1.00	1.00	1.15	1.00	7,800
	5	2024	2025	PORCH	M5+	30	1.30	1.00		1.00	1.00	1.15	1.00	800
Total Building Value:														550,800

Sales Ratio Detail

Sale Date: 06/04/2024
Sale Price: 559,000

Deed Date: 06/04/2024
Volume:

File#: 203857
Page:

Buyer: ALASTI SANAZ
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
584,130	33,330	0.0596	1.0450	B	36265	L	0	0.237	550,800

Parcel Id: 65040
Sale #:4

Acct Number: 36265-00242-00600-000300

Cat Code: A1

Loc Code: 04

Address: 15327 SPRING LAKE AVE

Legal 1: LT 3 BLK 6 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259			0.54	0			0.00		1.00	45,000	0	45,000
Total Land Taxable Value:														45,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	3,280	1.30	1.00		1.00	1.00	1.15	1.00	510,660
	2	2022	2023	GARAGE-FIN	M5+	501	1.30	1.00		1.00	1.00	1.15	1.00	20,940
	3	2022	2023	PORCH	M5+	74	1.30	1.00		1.00	1.00	1.15	1.00	1,960
	4	2022	2023	PORCH	M5+	205	1.30	1.00		1.00	1.00	1.15	1.00	5,440
	5	2022	2023	PORCH	M5+	11	1.30	1.00		1.00	1.00	1.15	1.00	290
Total Building Value:														539,290

Sale Date: 07/26/2024
Sale Price: 610,000

Deed Date: 07/26/2024
Volume:

File#: 205354
Page:

Buyer: CRAMER AMY & CARL
Seller: VEGA MARTIN & MELANIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
584,290	533,810	0.8751	0.9579	B	36265	T	0	0.539	539,290

Parcel Id: 65047
Sale #:2

Acct Number: 36265-00242-00600-001000

Cat Code: A1

Loc Code: 04

Address: 15355 SPRING LAKE AVE

Legal 1: LT 10 BLK 6 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.26	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	3,039	1.30	1.00		1.00	1.00	1.15	1.00	473,140
	2	2023	2024	GARAGE-FIN	M5+	651	1.30	1.00		1.00	1.00	1.15	1.00	27,210
	3	2023	2024	PORCH	M5+	14	1.30	1.00		1.00	1.00	1.15	1.00	370
	4	2023	2024	PORCH	M5+	120	1.30	1.00		1.00	1.00	1.15	1.00	3,180
Total Building Value:														503,900

Sale Date: 04/02/2024
Sale Price: 493,388

Deed Date: 04/02/2024
Volume:

File#: 202044
Page:

Buyer: FUNK MURRAY & BEVERLY
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
537,230	33,330	0.0676	1.0889	B	36265	T	0	0.259	503,900

Sales Ratio Detail

Parcel Id: 65048
Sale #:2

Acct Number: 36265-00242-00600-001100

Cat Code: A1

Loc Code: 04

Address: 15359 SPRING LAKE AVE

Legal 1: LT 11 BLK 6 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.31	0	0.00			1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,000	1.30	1.00		1.00	1.00	1.15	1.00	320,380
	2	2024	2025	GARAGE-FIN	M5+	600	1.30	1.00		1.00	1.00	1.15	1.00	25,080
	3	2024	2025	PORCH	M5+	30	1.30	1.00		1.00	1.00	1.15	1.00	800
	4	2024	2025	PORCH	M5+	105	1.30	1.00		1.00	1.00	1.15	1.00	2,780
Total Building Value:														349,040

Sale Date: 04/01/2024
Sale Price: 400,000

Deed Date: 04/01/2024
Volume:

File#: 202002
Page:

Buyer: HART CAIDON R

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
382,370	33,330	0.0833	0.9559	B	36265	T	0	0.312	349,040

Parcel Id: 65051
Sale #:4

Acct Number: 36265-00242-00700-000300

Cat Code: A1

Loc Code: 04

Address: 15411 SPRING LAKE AVE

Legal 1: LT 3 BLK 7 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.34	0	0.00			1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,600	1.30	1.00		1.00	1.00	1.15	1.00	404,790
	2	2023	2024	GARAGE-FIN	M5+	486	1.30	1.00		1.00	1.00	1.15	1.00	20,310
	3	2023	2024	PORCH	M5+	68	1.30	1.00		1.00	1.00	1.15	1.00	1,800
	4	2023	2024	PORCH	M5+	240	1.30	1.00		1.00	1.00	1.15	1.00	6,370
	5	2024	2025	PORCH	M5+	750	1.30	1.00		1.00	1.00	1.15	1.00	19,890
	6	2024	2025	STORAGE	42	96	1.30	1.00		1.00	1.00	1.15	1.00	810
Total Building Value:														453,970

Sale Date: 09/25/2024
Sale Price: 520,000

Deed Date: 09/25/2024
Volume:

File#: 207115
Page:

Buyer: MAHOSKY NATALY & ELGIN III

Seller: MITCHELL GARY L & ANGELA K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
487,300	462,330	0.8891	0.9371	B	36265	T	0	0.336	453,970

Parcel Id: 65054
Sale #:2

Acct Number: 36265-00242-00700-000600

Cat Code: A1

Loc Code: 04

Address: 15423 SPRING LAKE AVE

Legal 1: LT 6 BLK 7 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259		0.29	0	0.00		1.00	33,330	0	33,330
Total Land Taxable Value:											33,330

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,820	1.30	1.00		1.00	1.00	1.15	1.00	439,040
	2	2024	2025	GARAGE-FIN	M5+	633	1.30	1.00		1.00	1.00	1.15	1.00	26,460
	3	2024	2025	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	4	2024	2025	PORCH	M5+	238	1.30	1.00		1.00	1.00	1.15	1.00	6,310
Total Building Value:														472,660

Sale Date: 11/06/2024
Sale Price: 523,266

Deed Date: 11/06/2024
Volume:

File#: 208346
Page:

Buyer: CINK RAEGAN E & HUNTER 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
505,990	467,700	0.8938	0.9670	B	36265	T	0	0.293	472,660

Parcel Id: 65061
Sale #:2

Acct Number: 36265-00242-00800-000700

Cat Code: A1

Loc Code: 04

Address: 15518 BLUE LAKE DR

Legal 1: LT 7 BLK 8 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.20	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,017	1.30	1.00		1.00	1.00	1.15	0.95	298,320
	2	2024	2025	RMSTR2	M5+	1,168	1.30	1.00		1.00	1.00	1.15	0.95	145,120
	3	2024	2025	GARAGE-FIN	M5+	576	1.30	1.00		1.00	1.00	1.15	0.95	22,870
	4	2024	2025	PORCH	M5+	78	1.30	1.00		1.00	1.00	1.15	0.95	1,970
	5	2024	2025	PORCH	M5+	173	1.30	1.00		1.00	1.00	1.15	0.95	4,360
Total Building Value:														472,640

Sale Date: 01/29/2025
Sale Price: 486,215

Deed Date: 01/29/2025
Volume:

File#: 210648
Page:

Buyer: EVERETT DARAN & HEATHER
Seller: K HOVNANIAN OF HOUSTON III, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
505,970	505,970	1.0406	1.0406	B	36265	T	0	0.201	472,640

Parcel Id: 65062
Sale #:2

Acct Number: 36265-00242-00800-000800

Cat Code: A1

Loc Code: 04

Address: 15522 BLUE LAKE DR

Legal 1: LT 8 BLK 8 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value		Ag Value		Total Value
	1	FV36259			0.23	0	0.00		1.00	33,330		0		33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,468	1.30	1.00		1.00	1.00	1.15	1.00	236,890
	2	2024	2025	RMSTR2	M5+	1,015	1.30	1.00		1.00	1.00	1.15	1.00	137,580
	3	2024	2025	GARAGE-FIN	M5+	623	1.30	1.00		1.00	1.00	1.15	1.00	26,040
	4	2024	2025	PORCH	M5+	77	1.30	1.00		1.00	1.00	1.15	1.00	2,040
	5	2024	2025	PORCH	M5+	154	1.30	1.00		1.00	1.00	1.15	1.00	4,080
Total Building Value:														406,630

Sales Ratio Detail

Sale Date: 01/31/2025
Sale Price: 439,800

Deed Date: 01/31/2025
Volume:

File#: 210738
Page:

Buyer: FRY JON HAROLD
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
439,960	439,960	1.0004	1.0004	B	36265	T	0	0.232	406,630

Parcel Id: 65064
Sale #:2

Acct Number: 36265-00242-00800-001000

Cat Code: A1

Loc Code: 04

Address: 15417 KINGS LAKE CT

Legal 1: LT 10 BLK 8 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.34	0		0.00		1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,699	1.30	1.00		1.00	1.00	1.15	1.00	272,160
	2	2024	2025	RMSTR2	M5+	1,624	1.30	1.00		1.00	1.00	1.15	1.00	218,530
	3	2024	2025	GARAGE-FIN	M5+	624	1.30	1.00		1.00	1.00	1.15	1.00	26,080
	4	2024	2025	PORCH	M5+	180	1.30	1.00		1.00	1.00	1.15	1.00	4,770
	5	2024	2025	PORCH	M5+	64	1.30	1.00		1.00	1.00	1.15	1.00	1,700
Total Building Value:														523,240

Sale Date: 05/21/2024
Sale Price: 555,513

Deed Date: 05/21/2024
Volume:

File#: 203503
Page:

Buyer: STELFOX MAEGAN R
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
556,570	33,330	0.0600	1.0019	B	36265	L	0	0.338	523,240

Parcel Id: 65065
Sale #:2

Acct Number: 36265-00242-00800-001100

Cat Code: A1

Loc Code: 04

Address: 15413 KINGS LAKE COURT

Legal 1: LT 11 BLK 8 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.26	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,280	1.30	1.00		1.00	1.00	1.15	1.00	510,660
	2	2024	2025	GARAGE-FIN	M5+	501	1.30	1.00		1.00	1.00	1.15	1.00	20,940
	3	2024	2025	PORCH	M5+	39	1.30	1.00		1.00	1.00	1.15	1.00	1,030
	4	2024	2025	PORCH	M5+	205	1.30	1.00		1.00	1.00	1.15	1.00	5,440
	5	2024	2025	PORCH	M5+	74	1.30	1.00		1.00	1.00	1.15	1.00	1,960
Total Building Value:														540,030

Sale Date: 07/10/2024
Sale Price: 523,900

Deed Date: 07/10/2024
Volume:

File#: 204838
Page:

Buyer: ELLIOTT HOLLY & BOBBY 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
573,360	33,330	0.0636	1.0944	B	36265	T	0	0.262	540,030

Sales Ratio Detail

Parcel Id: 65068
Sale #:2

Acct Number: 36265-00242-00900-000200

Cat Code: A1

Loc Code: 04

Address: 15511 BLUE LAKE DR

Legal 1: LT 2 BLK 9 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36259			0.26	0	0.00		1.00	33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,820	1.30	1.00		1.00	1.00	1.15	1.00	439,040
	2	2022	2023	GARAGE-FIN	M5+	633	1.30	1.00		1.00	1.00	1.15	1.00	26,460
	3	2022	2023	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	4	2022	2023	PORCH	M5+	238	1.30	1.00		1.00	1.00	1.15	1.00	6,310
Total Building Value:												472,660		

Sale Date: 07/16/2024
Sale Price: 514,913

Deed Date: 07/16/2024
Volume:

File#: 205002
Page:

Buyer: REITMEIER DON 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
505,990	33,330	0.0647	0.9827	B	36265	T	0	0.261	472,660

Parcel Id: 65070
Sale #:2

Acct Number: 36265-00242-00900-000400

Cat Code: A1

Loc Code: 04

Address: 15519 BLUE LAKE DRIVE

Legal 1: LT 4 BLK 9 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36259			0.27	0	0.00		1.00	33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,303	1.30	1.00		1.00	1.00	1.15	1.00	358,550
	2	2024	2025	RMSTR2	M5+	1,233	1.30	1.00		1.00	1.00	1.15	1.00	161,250
	3	2024	2025	GARAGE-FIN	M5+	536	1.30	1.00		1.00	1.00	1.15	1.00	22,400
	4	2024	2025	PORCH	M5+	294	1.30	1.00		1.00	1.00	1.15	1.00	7,800
	5	2024	2025	PORCH	M5+	30	1.30	1.00		1.00	1.00	1.15	1.00	800
Total Building Value:												550,800		

Sale Date: 08/05/2024
Sale Price: 559,880

Deed Date: 08/05/2024
Volume:

File#: 205644
Page:

Buyer: HERBERT CHRISTOPHER & KAREN

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
584,130	561,660	1.0032	1.0433	B	36265	T	0	0.270	550,800

Parcel Id: 65076
Sale #:2

Acct Number: 36265-00242-00900-001000

Cat Code: A1

Loc Code: 04

Address: 15543 BLUE LAKE DR

Legal 1: LT 10 BLK 9 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259		0.23	0	0.00		1.00	33,330	0	33,330
Total Land Taxable Value:											33,330

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,039	1.30	1.00		1.00	1.00	1.15	1.00	473,140
	2	2024	2025	GARAGE-FIN	M5+	651	1.30	1.00		1.00	1.00	1.15	1.00	27,210
	3	2024	2025	PORCH	M5+	14	1.30	1.00		1.00	1.00	1.15	1.00	370
	4	2024	2025	PORCH	M5+	120	1.30	1.00		1.00	1.00	1.15	1.00	3,180
Total Building Value:														503,900

Sale Date: 10/25/2024
Sale Price: 516,054

Deed Date: 10/25/2024
Volume:

File#: 208034
Page:

Buyer: MAGNESS TOMMYLEE & MISTY
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
537,230	517,240	1.0023	1.0410	B	36265	T	0	0.234	503,900

Parcel Id: 65083
Sale #:2

Acct Number: 36265-00242-01000-000300

Cat Code: A1

Loc Code: 04

Address: 15518 EAST LAKE DR

Legal 1: LT 3 BLK 10 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.24	0	0.00		1.00	33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,039	1.30	1.00		1.00	1.00	1.15	1.00	473,140
	2	2024	2025	GARAGE-FIN	M5+	651	1.30	1.00		1.00	1.00	1.15	1.00	27,210
	3	2024	2025	PORCH	M5+	14	1.30	1.00		1.00	1.00	1.15	1.00	370
	4	2024	2025	PORCH	M5+	120	1.30	1.00		1.00	1.00	1.15	1.00	3,180
Total Building Value:														503,900

Sale Date: 09/16/2024
Sale Price: 493,000

Deed Date: 09/16/2024
Volume:

File#: 206803
Page:

Buyer: WALKER JOSEPH
Seller: K HOVNANIAN OF HOUSTON III, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
537,230	517,240	1.0492	1.0897	B	36265	T	0	0.236	503,900

Parcel Id: 65084
Sale #:2

Acct Number: 36265-00242-01000-000400

Cat Code: A1

Loc Code: 04

Address: 15522 EAST LAKE DR

Legal 1: LT 4 BLK 10 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.23	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,820	1.30	1.00		1.00	1.00	1.15	1.00	439,040
	2	2024	2025	GARAGE-FIN	M5+	633	1.30	1.00		1.00	1.00	1.15	1.00	26,460
	3	2024	2025	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	4	2024	2025	PORCH	M5+	238	1.30	1.00		1.00	1.00	1.15	1.00	6,310
Total Building Value:														472,660

Sales Ratio Detail

Sale Date: 11/21/2024
Sale Price: 478,122

Deed Date: 11/21/2024
Volume:

File#: 208813
Page:

Buyer: CAUTHEN KAYLEE
Seller: K HOVNANIAN OF HOUSTON III, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
505,990	487,440	1.0195	1.0583	B	36265	T	0	0.228	472,660

Parcel Id: 65085
Sale #:2

Acct Number: 36265-00242-01000-000500

Cat Code: A1

Loc Code: 04

Address: 15526 EAST LAKE DR

Legal 1: LT 5 BLK 10 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.23	0	0.00			1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,699	1.30	1.00		1.00	1.00	1.15	1.00	272,160
	2	2024	2025	RMSTR2	M5+	1,624	1.30	1.00		1.00	1.00	1.15	1.00	218,530
	3	2024	2025	GARAGE-FIN	M5+	624	1.30	1.00		1.00	1.00	1.15	1.00	26,080
	4	2024	2025	PORCH	M5+	180	1.30	1.00		1.00	1.00	1.15	1.00	4,770
	5	2024	2025	PORCH	M5+	64	1.30	1.00		1.00	1.00	1.15	1.00	1,700
Total Building Value:														523,240

Sale Date: 01/28/2025
Sale Price: 529,500

Deed Date: 01/28/2025
Volume:

File#: 210622
Page:

Buyer: KAKADIA JITENDRA HANSRAJBHAI & GITA JITENDRABHAI
Seller: K HOVNANIAN OF HOUSTON III, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
556,570	556,570	1.0511	1.0511	B	36265	T	0	0.225	523,240

Parcel Id: 65087
Sale #:3

Acct Number: 36265-00242-01000-000700

Cat Code: A1

Loc Code: 04

Address: 15534 EAST LAKE DR

Legal 1: LT 7 BLK 10 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.23	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,600	1.30	1.00		1.00	1.00	1.15	1.00	404,790
	2	2023	2024	GARAGE-FIN	M5+	486	1.30	1.00		1.00	1.00	1.15	1.00	20,310
	3	2023	2024	PORCH	M5+	68	1.30	1.00		1.00	1.00	1.15	1.00	1,800
	4	2023	2024	PORCH	M5+	240	1.30	1.00		1.00	1.00	1.15	1.00	6,370
Total Building Value:													433,270	

Sale Date: 01/19/2024
Sale Price: 433,500

Deed Date: 01/19/2024
Volume:

File#: 200083
Page:

Buyer: HANEY RALPH Z
Seller: LENNAR HOMES OF TEXAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
466,600	444,710	1.0259	1.0764	B	36265	T	0	0.233	433,270

Sales Ratio Detail

Parcel Id: 65089
Sale #:4

Acct Number: 36265-00242-01000-000900

Cat Code: A1

Loc Code: 04

Address: 15542 EAST LAKE DR

Legal 1: LT 9 BLK 10 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36259			0.25	0	0.00		1.00	33,330	0	33,330		
Total Land Taxable Value:												33,330		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,322	1.30	1.00		1.00	1.00	1.15	1.00	214,700
	2	2023	2024	RMSTR3	M5+	1,436	1.30	1.00		1.00	1.00	1.15	1.00	209,890
	3	2023	2024	GARAGE-FIN	M5+	682	1.30	1.00		1.00	1.00	1.15	1.00	28,510
	4	2023	2024	PORCH	M5+	35	1.30	1.00		1.00	1.00	1.15	1.00	930
	5	2023	2024	PORCH	M5+	160	1.30	1.00		1.00	1.00	1.15	1.00	4,240
Total Building Value:												458,270		

Sale Date: 11/25/2024
Sale Price: 430,000

Deed Date: 11/25/2024
Volume:

File#: 208897
Page:

Buyer: HELMBRECHT JACOB & AMBER
Seller: CANALES LUIS & CLAUDIA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
491,600	491,600	1.1433	1.1433	B	36265	T	0	0.249	458,270

Parcel Id: 65093
Sale #:3

Acct Number: 36265-00242-01100-000400

Cat Code: A1

Loc Code: 04

Address: 15519 EAST LAKE DR

Legal 1: LT 4 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36259			0.30	0	0.00			1.00	33,330		0	33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,995	1.30	1.00		1.00	1.00	1.15	1.00	319,580
	2	2023	2024	RMSTR2	M5+	1,131	1.30	1.00		1.00	1.00	1.15	1.00	152,190
	3	2023	2024	GARAGE-FIN	M5+	258	1.30	1.00		1.00	1.00	1.15	1.00	10,780
	4	2023	2024	PORCH	M5+	165	1.30	1.00		1.00	1.00	1.15	1.00	4,380
	5	2023	2024	PORCH	M5+	72	1.30	1.00		1.00	1.00	1.15	1.00	1,910
	6	2023	2024	GARAGE-FIN	M5+	691	1.30	1.00		1.00	1.00	1.15	1.00	28,880
Total Building Value:														517,720

Sale Date: 01/25/2024
Sale Price: 547,040

Deed Date: 01/25/2024
Volume:

File#: 200236
Page:

Buyer: HERNANDEZ ERIBERTO & NIKY P
Seller: LENNAR HOMES OF TEXAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
551,050	551,050	1.0073	1.0073	B	36265	T	0	0.301	517,720

Parcel Id: 65094
Sale #:2

Acct Number: 36265-00242-01100-000500

Cat Code: A1

Loc Code: 04

Address: 15523 EAST LAKE DR

Legal 1: LT 5 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36259		0.26	0	0.00		1.00	33,330	0	33,330
Total Land Taxable Value:											33,330

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,430	1.30	1.00		1.00	1.00	1.15	1.00	378,320
	2	2024	2025	GARAGE-FIN	M5+	630	1.30	1.00		1.00	1.00	1.15	1.00	26,330
	3	2024	2025	PORCH	M5+	319	1.30	1.00		1.00	1.00	1.15	1.00	8,460
	4	2024	2025	PORCH	M5+	50	1.30	1.00		1.00	1.00	1.15	1.00	1,330
Total Building Value:														414,440

Sale Date: 04/02/2024
Sale Price: 451,904

Deed Date: 04/02/2024
Volume:

File#: 202040
Page:

Buyer: WENNAGEL MASON L & ABBY E GARDEA
Seller: K HOVNANIAN OF HOUSTON II LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
447,770	33,330	0.0738	0.9909	B	36265	T	0	0.256	414,440

Parcel Id: 65099
Sale #:3

Acct Number: 36265-00242-01100-001000

Cat Code: A1

Loc Code: 04

Address: 9707 NORTH LAKE WAY

Legal 1: LT 10 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.34	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,709	1.30	1.00		1.00	1.00	1.15	1.00	421,760
	2	2023	2024	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.15	1.00	17,560
	3	2023	2024	PORCH	M5+	54	1.30	1.00		1.00	1.00	1.15	1.00	1,430
	4	2023	2024	PORCH	M5+	174	1.30	1.00		1.00	1.00	1.15	1.00	4,610
Total Building Value:														445,360

Sale Date: 01/19/2024
Sale Price: 441,990

Deed Date: 01/19/2024
Volume:

File#: 200099
Page:

Buyer: WRIGHT TERRI A & JERRY A
Seller: LENNAR HOMES OF TEXAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
478,690	469,010	1.0611	1.0830	B	36265	T	0	0.343	445,360

Parcel Id: 65100
Sale #:3

Acct Number: 36265-00242-01100-001100

Cat Code: A1

Loc Code: 04

Address: 9711 NORTH LAKE WAY

Legal 1: LT 11 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value		Ag Value		Total Value
	1	FV36259			0.35	0	0.00		1.00	33,330		0		33,330
Total Land Taxable Value:														33,330
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,525	1.30	1.00		1.00	1.00	1.15	1.00	246,090
	2	2023	2024	RMSTR2	M5+	1,036	1.30	1.00		1.00	1.00	1.15	1.00	140,430
	3	2023	2024	GARAGE-FIN	M5+	699	1.30	1.00		1.00	1.00	1.15	1.00	29,220
	4	2023	2024	PORCH	M5+	177	1.30	1.00		1.00	1.00	1.15	1.00	4,690
	5	2023	2024	PORCH	M5+	33	1.30	1.00		1.00	1.00	1.15	1.00	880
Total Building Value:														421,310

Sales Ratio Detail

Sale Date: 03/11/2024
Sale Price: 435,000

Deed Date: 03/11/2024
Volume:

File#: 201436
Page:

Buyer: WILLIAMS GARY W JR & AMANDA D
Seller: LENNAR HOMES OF TEXAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
454,640	408,290	0.9386	1.0451	B	36265	T	0	0.351	421,310

Parcel Id: 65102
Sale #:4

Acct Number: 36265-00242-01100-001300

Cat Code: A1

Loc Code: 04

Address: 9710 NORTH LAKE WAY

Legal 1: LT 13 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.25	0		0.00		1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,398	1.30	1.00		1.00	1.00	1.15	1.00	227,040
	2	2023	2024	RMSTR2	M5+	916	1.30	1.00		1.00	1.00	1.15	1.00	124,960
	3	2023	2024	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.15	1.00	16,720
	4	2023	2024	PORCH	M5+	60	1.30	1.00		1.00	1.00	1.15	1.00	1,590
	5	2023	2024	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	6	2024	0	CONCRETE	1	400	1.30	1.00		1.00	1.00	1.15	1.00	4,190
Total Building Value:													375,350	

Sale Date: 09/13/2024
Sale Price: 357,500

Deed Date: 09/13/2024
Volume:

File#: 206754
Page:

Buyer: SOSA BERENICE
Seller: YBARRA BONNIE K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
408,680	404,490	1.1314	1.1432	B	36265	T	0	0.249	375,350

Parcel Id: 65102
Sale #:3

Acct Number: 36265-00242-01100-001300

Cat Code: A1

Loc Code: 04

Address: 9710 NORTH LAKE WAY

Legal 1: LT 13 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36259			0.25	0	0.00	1.00	33,330	0	33,330			
Total Land Taxable Value:											33,330			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,398	1.30	1.00		1.00	1.00	1.15	1.00	227,040
	2	2023	2024	RMSTR2	M5+	916	1.30	1.00		1.00	1.00	1.15	1.00	124,960
	3	2023	2024	GARAGE-FIN	M5+	400	1.30	1.00		1.00	1.00	1.15	1.00	16,720
	4	2023	2024	PORCH	M5+	60	1.30	1.00		1.00	1.00	1.15	1.00	1,590
	5	2023	2024	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.15	1.00	850
	6	2024	0	CONCRETE	1	400	1.30	1.00		1.00	1.00	1.15	1.00	4,190
Total Building Value:											375,350			

Sales Ratio Detail

Sale Date: 01/26/2024
Sale Price: 315,000

Deed Date: 01/26/2024
Volume:

File#: 200272
Page:

Buyer: YBARRA BONNIE K
Seller: LENNAR HOMES OF TEXAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
408,680	404,490	1.2841	1.2974	B	36265	T	0	0.249	375,350

Parcel Id: 65104
Sale #:2

Acct Number: 36265-00242-01100-001500

Cat Code: A1

Loc Code: 04

Address: 9702 NORTH LAKE WAY

Legal 1: LT 15 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.32	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,110	1.30	1.00		1.00	1.00	1.15	1.00	328,500
	2	2024	2025	GARAGE-FIN	M5+	600	1.30	1.00		1.00	1.00	1.15	1.00	25,080
	3	2024	2025	PORCH	M5+	99	1.30	1.00		1.00	1.00	1.15	1.00	2,630
	4	2024	2025	PORCH	M5+	104	1.30	1.00		1.00	1.00	1.15	1.00	2,760
Total Building Value:													358,970	

Sale Date: 11/12/2024
Sale Price: 400,000

Deed Date: 11/12/2024
Volume:

File#: 208520
Page:

Buyer: BENTON AMY D & CHRISTOPHER R
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
392,300	392,300	0.9808	0.9808	B	36265	T	0	0.320	358,970

Parcel Id: 65105
Sale #:2

Acct Number: 36265-00242-01100-001600

Cat Code: A1

Loc Code: 04

Address: 15545 EAST LAKE DR

Legal 1: LT 16 BLK 11 LAKES OF CHAMPIONS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36259			0.42	0	0.00			1.00	45,000	0	45,000	
Total Land Taxable Value:													45,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,632	1.30	1.00		1.00	1.00	1.15	1.00	409,770
	2	2024	2025	GARAGE-FIN	M5+	660	1.30	1.00		1.00	1.00	1.15	1.00	27,590
	3	2024	2025	PORCH	M5+	20	1.30	1.00		1.00	1.00	1.15	1.00	530
	4	2024	2025	PORCH	M5+	78	1.30	1.00		1.00	1.00	1.15	1.00	2,070
	5	2024	2025	CONCRETE	1	432	1.30	1.00		1.00	1.00	1.15	1.00	4,520
Total Building Value:													444,480	

Sale Date: 06/04/2024
Sale Price: 492,311

Deed Date: 06/04/2024
Volume:

File#: 203869
Page:

Buyer: WHITE SHARON K & DAVID B
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
489,480	45,000	0.0914	0.9942	B	36265	L	0	0.416	444,480

Sales Ratio Detail

Parcel Id: 42293
Sale #:8

Acct Number: 36300-00306-00000-000400

Cat Code: A1

Loc Code: 63

Address: 167 HORN CT

Legal 1: LT 4 LANAI S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36300			0.14	0	0.00	0.00	18,500	0	18,500			
Total Land Taxable Value:											18,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M4+	1,710	1.30	1.00		0.94	1.00	1.11	1.00	234,850
	2	0	2006	GARAGE-FIN	M4+	429	1.30	1.00		0.94	1.00	1.11	1.00	14,050
	3	0	2006	PORCH	M4+	36	1.30	1.00		0.94	1.00	1.11	1.00	780
	4	0	2006	CONCRETE	1	100	1.30	1.00		0.94	1.00	1.11	1.00	950
Total Building Value:											250,630			

Sale Date: 12/13/2024
Sale Price: 240,000

Deed Date: 12/13/2024
Volume:

File#: 209445
Page:

Buyer: CERVANTES ARTURO

Seller: GRACIA FERNANDO & CASSANDRA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
269,130	257,570	1.0732	1.1214	B	3630	T	0	0.138	250,630

Parcel Id: 42303
Sale #:8

Acct Number: 36300-00306-00000-001400

Cat Code: A1

Loc Code: 63

Address: 127 HORN CT

Legal 1: LT 14 LANAI S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36300			0.14	0	0.00		0.00	18,500	0	18,500		
Total Land Taxable Value:												18,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2005	RES MAS	M4+	1,588	1.30	1.00		0.94	1.00	1.11	1.00	218,090
	2	2004	2005	PORCH	M4+	48	1.30	1.00		0.94	1.00	1.11	1.00	1,040
	3	2004	2005	GARAGE-FIN	M4+	398	1.30	1.00		0.94	1.00	1.11	1.00	13,040
	4	2004	2005	CONCRETE	1	100	1.30	1.00		0.85	1.00	1.11	1.00	860
Total Building Value:												233,030		

Sale Date: 02/05/2024
Sale Price: 250,000

Deed Date: 02/05/2024
Volume:

File#: 200529
Page:

Buyer: ARMER GARY E III & VEACH MEAGAN M

Seller: OPENDOOR PROPERTY TRUST I A DELAWARE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
251,530	237,530	0.9501	1.0061	B	3630	T	0	0.138	233,030

Parcel Id: 42336
Sale #:5

Acct Number: 36300-00306-00000-004700

Cat Code: A1

Loc Code: 63

Address: 15010 SPARKS CT

Legal 1: LT 47 LANAI S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36300		0.25	0	0.00	0.00	18,500	0	18,500
Total Land Taxable Value:										18,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2005	RES MAS	M4+	1,089	1.30	1.00		0.93	1.00	1.11	1.00	147,970
	2	2004	2005	GARAGE-FIN	M4+	380	1.30	1.00		0.93	1.00	1.11	1.00	12,320
	3	2004	2005	PORCH	M4+	27	1.30	1.00		0.93	1.00	1.11	1.00	580
	4	2004	2005	CONCRETE	1	250	1.30	1.00		0.85	1.00	1.11	1.00	2,150
	5	0	2015	STORAGE	42	64	1.30	1.00		0.85	1.00	1.11	1.00	440

Total Building Value: 163,460

Sale Date: 10/31/2024
Sale Price: 218,000

Deed Date: 10/31/2024
Volume:

File#: 208190
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Buyer: WONG DULCE FE CHU & PERINO
Seller: OPENDOOR PROPERTY TRUST I A DELAWARE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
181,960	183,410	0.8413	0.8347	B	3630	T	0	0.248	163,460

Parcel Id: 42363
Sale #:7

Acct Number: 36300-00306-00000-007300

Cat Code: A1

Loc Code: 63

Address: 14926 LANAI DR

Legal 1: LT 73 LANAI S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36300		0.16	0	0.00	0.00	18,500	0	18,500

Total Land Taxable Value: 18,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M4+	1,045	1.30	1.00		0.95	1.00	1.03	1.00	134,590
	2	0	2006	RMSTR2	M4+	900	1.30	1.00		0.95	1.00	1.03	1.00	97,370
	3	0	2006	GARAGE-FIN	M4+	441	1.30	1.00		0.95	1.00	1.03	1.00	13,550
	4	0	2006	PORCH	M4+	29	1.30	1.00		0.95	1.00	1.03	1.00	590
	5	0	2021	PORCH	M4+	180	1.30	1.00		1.00	1.00	1.03	1.00	3,850

Total Building Value: 249,950

Sale Date: 07/01/2024
Sale Price: 289,990

Deed Date: 07/01/2024
Volume:

File#: 204648
Page:

Buyer: RICKS DYLAN L & ALANIS LANGHAM
Seller: HUTCHINSON DUSTIN & KACIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
268,450	287,350	0.9909	0.9257	B	3630A	T	0	0.155	249,950

Parcel Id: 42369
Sale #:8

Acct Number: 36300-00306-00000-007900

Cat Code: A1

Loc Code: 63

Address: 214 RANGE LN

Legal 1: LT 79 LANAI S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36300		0.14	0	0.00	0.00	18,500	0	18,500

Total Land Taxable Value: 18,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M4+	1,526	1.30	1.00		0.94	1.00	1.11	1.00	209,580
	2	0	2006	GARAGE-FIN	M4+	400	1.30	1.00		0.94	1.00	1.11	1.00	13,100
	3	0	2006	PORCH	M4+	55	1.30	1.00		0.94	1.00	1.11	1.00	1,190
	4	0	2006	PORCH	M4+	96	1.30	1.00		0.94	1.00	1.11	1.00	2,080

Total Building Value: 225,950

Sales Ratio Detail

Sale Date: 07/25/2024
Sale Price: 230,000

Deed Date: 07/25/2024
Volume:

File#: 205331
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Buyer: FOSTER NICHOLAS & SARAH LESTER
Seller: PITTMAN JAMES & SANDI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
244,450	237,490	1.0326	1.0628	B	3630	T	0	0.138	225,950

Parcel Id: 42378
Sale #:9

Acct Number: 36300-00306-00000-008800

Cat Code: A1

Loc Code: 63

Address: 14919 DIAMOND WAY

Legal 1: LT 88 LANAI S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36300			0.16	0	0.00			0.00	18,500		0	18,500
Total Land Taxable Value:														18,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES MAS	M4+	1,584	1.30	1.00		0.92	1.00	1.03	1.00	197,570
	2	0	2007	RMSTR2	M4+	852	1.30	1.00		0.92	1.00	1.03	1.00	89,270
	3	0	2007	GARAGE-FIN	M4+	406	1.30	1.00		0.92	1.00	1.03	1.00	12,080
	4	0	2007	PORCH	M4+	77	1.30	1.00		0.92	1.00	1.03	1.00	1,520
	5	0	2007	CONCRETE	1	144	1.30	1.00		0.30	1.00	1.03	1.00	400
Total Building Value:														300,840

Sale Date: 01/23/2025
Sale Price: 315,000

Deed Date: 01/23/2025
Volume:

File#: 210509
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Buyer: ROGUE JUSTIN
Seller: BAYSIDE REALTY LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
319,340	307,010	0.9746	1.0138	B	3630A	T	0	0.155	300,840

Parcel Id: 42390
Sale #:5

Acct Number: 36300-00306-00000-010000

Cat Code: A1

Loc Code: 63

Address: 14930 DIAMOND WAY

Legal 1: LT 100 LANAI S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36300			0.13	0	0.00			0.00	18,500	0	18,500	
Total Land Taxable Value:													18,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES MAS	M4+	1,714	1.30	1.00		0.95	1.00	1.11	1.00	237,900
	2	0	2007	PORCH	M4+	32	1.30	1.00		0.95	1.00	1.11	1.00	700
	3	0	2007	GARAGE-FIN	M4+	406	1.30	1.00		0.95	1.00	1.11	1.00	13,440
	4	2010	0	CONCRETE	1	100	1.30	1.00		0.90	1.00	1.11	1.00	910
Total Building Value:														252,950

Sale Date: 10/01/2024
Sale Price: 240,000

Deed Date: 10/01/2024
Volume:

File#: 207284
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Buyer: LAMB CLAYTON R & BROOKE L HAYNES
Seller: VAZE YUVRAJ

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
271,450	259,710	1.0821	1.1310	B	3630	T	0	0.132	252,950

Sales Ratio Detail

Parcel Id: 42403
Sale #:5

Acct Number: 36300-00306-00000-011300
Legal 1: LT 113 LANAI S/D

Cat Code: A1 Loc Code: 63
Legal 1: LT 113 LANAI S/D

Address: 15038 DIAMOND WAY

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV36300			0.13	0	0.00		0.00	18,500	0	18,500		
Total Land Taxable Value:												18,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES MAS	M4+	1,155	1.30	1.00		0.95	1.00	1.03	1.00	148,760
	2	0	2007	RMSTR3	M4+	1,404	1.30	1.00		0.95	1.00	1.03	1.00	162,750
	3	0	2007	GARAGE-FIN	M4+	400	1.30	1.00		0.95	1.00	1.03	1.00	12,290
	4	0	2007	PORCH	M4+	137	1.30	1.00		0.95	1.00	1.03	1.00	2,780
	5	0	2020	PORCH	M4+	300	1.30	1.00		1.00	1.00	1.03	1.00	6,420
	6	2010	0	POOL	5	312	1.30	1.00		0.75	1.00	1.03	1.00	14,820
	7	0	2024	STORAGE	42	64	1.30	1.00		1.00	1.00	1.03	1.00	480
Total Building Value:												348,300		

Sale Date: 09/30/2024
Sale Price: 349,900

Deed Date: 09/30/2024
Volume:

File#: 207254
Page:

Buyer: DIAZ SIMON & ELIDA
Seller: WOODCOCK JASON & HEATHER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,800	387,720	1.1081	1.0483	B	3630A	T	0	0.131	348,300

Parcel Id: 45395
Sale #:10

Acct Number: 36310-00306-00000-000100
Legal 1: LT 1 LANAI SEC 2

Cat Code: A1 Loc Code: 63
Legal 1: LT 1 LANAI SEC 2

Address: 102 SCHAEFFER

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36310			0.28	0		0.00		0.00	21,560		0	21,560
Total Land Taxable Value:														21,560
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M4+	1,607	1.30	1.00		0.98	1.00	1.11	1.00	230,090
	2	2016	2017	GARAGE-FIN	M4+	408	1.30	1.00		0.98	1.00	1.11	1.00	13,930
	3	2016	2017	PORCH	M4+	69	1.30	1.00		0.98	1.00	1.11	1.00	1,560
	4	0	2021	PORCH	MTL2	354	1.30	1.00		1.00	1.00	1.11	1.00	6,300
	5	0	2021	CARPORT	MTL2	648	1.30	1.00		1.00	1.00	1.11	1.00	11,540
	6	0	2021	CONCRETE	1	180	1.30	1.00		1.00	1.00	1.11	1.00	1,820
Total Building Value:														265,240

Sale Date: 10/28/2024
Sale Price: 314,000

Deed Date: 10/28/2024
Volume:

File#: 208099
Page:

Buyer: BAILEY EDWIN F
Seller: DIETZ BRIAN D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
286,800	265,320	0.8450	0.9134	B	3630	T	0	0.278	265,240

Parcel Id: 45429
Sale #:8

Acct Number: 36310-00306-00000-003500
Legal 1: LT 35 LANAI SEC 2

Cat Code: A1 Loc Code: 63
Legal 1: LT 35 LANAI SEC 2

Address: 219 DANNA

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36310			0.22	0	0.00			0.00	21,560	0	21,560	
Total Land Taxable Value:													21,560	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES MAS	M4+	1,513	1.30	1.00		0.96	1.00	1.11	1.00	212,210
	2	0	2007	GARAGE-FIN	M4+	412	1.30	1.00		0.96	1.00	1.11	1.00	13,780
	3	0	2007	PORCH	M4+	24	1.30	1.00		0.96	1.00	1.11	1.00	530
	4	0	2007	PORCH	M4+	120	1.30	1.00		0.96	1.00	1.11	1.00	2,660
	5	0	1900	CONCRETE	1	132	1.30	1.00		0.98	1.00	1.11	1.00	1,310
Total Building Value:													230,490	

Sale Date: 09/18/2024
Sale Price: 280,000

Deed Date: 09/18/2024
Volume:

File#: 206865
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Buyer: RAMIREZ FRANCISCO
Seller: BENAVIDES JOEL & KRISTEN CELESTE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
252,050	245,040	0.8751	0.9002	B	3630	T	0	0.216	230,490

Parcel Id: 45514
Sale #:9

Acct Number: 36310-00306-00000-012000

Cat Code: A1

Loc Code: 63

Address: 15207 VICTORIA

Legal 1: LT 120 LANAI SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36310			0.32	0	0.00				0.00	21,560	0	21,560
Total Land Taxable Value:														21,560
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M4+	1,917	1.30	1.00		0.98	1.00	1.11	1.00	274,480
	2	2009	2010	GARAGE-FIN	M4+	424	1.30	1.00		0.98	1.00	1.11	1.00	14,480
	3	2009	2010	PORCH	M4+	17	1.30	1.00		0.98	1.00	1.11	1.00	380
	4	2009	2010	PORCH	M4+	118	1.30	1.00		0.98	1.00	1.11	1.00	2,670
	5	2017	2018	PORCH	F4	222	1.30	1.00		1.00	1.00	1.11	1.00	4,360
	6	0	2019	DECK	1	125	1.30	1.00		1.00	1.00	1.11	1.00	2,070
	7	0	2019	STORAGE	42	49	1.30	1.00		1.00	1.00	1.11	1.00	400
Total Building Value:														298,840

Sale Date: 08/16/2024
Sale Price: 305,000

Deed Date: 08/16/2024
Volume:

File#: 206008
Page:

Buyer: CARNES CHANDLER & AVA SUMMERS
Seller: BERG MITCHELL JEFFREY & ALESSA HUTTER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
320,400	307,090	1.0069	1.0505	B	3630	T	0	0.322	298,840

Parcel Id: 46986
Sale #:6

Acct Number: 36400-00306-00200-001500

Cat Code: A1

Loc Code: 63

Address: 4802 FLAMINGO BAY CIR

Legal 1: BK 2 LT 15 LEGENDS BAY SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		FV36400		0.15	0	0.00	0.00	27,000	0	27,000
Total Land Taxable Value:										27,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M5	1,173	1.30	1.00		0.97	1.00	0.94	1.00	142,980
	2	2008	2009	RMSTR2	M5	554	1.30	1.00		0.97	1.00	0.94	1.00	56,720
	3	2008	2009	GARAGE-FIN	M5	495	1.30	1.00		0.97	1.00	0.94	1.00	15,020
	4	2008	2009	PORCH	M5	100	1.30	1.00		0.97	1.00	0.94	1.00	1,910
	5	2008	2009	CONCRETE	1	29	1.30	1.00		0.90	1.00	0.94	1.00	220
	6	2018	2018	STORAGE	42	24	1.30	1.00		1.00	1.00	0.94	1.00	170
Total Building Value:														217,020

Sale Date: 02/24/2025
Sale Price: 276,600

Deed Date: 02/24/2025
Volume:

File#: 211306
Page:

Buyer: MCGAUGHEY HUNTER
Seller: JACKSON CHRISTEN MYCHAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
244,020	244,020	0.8822	0.8822	B	3640A	INT	0	0.150	217,020

Parcel Id: 47002
Sale #:4

Acct Number: 36400-00306-00300-001000

Cat Code: A1

Loc Code: 63

Address: 8214 MANDALAY BAY DR

Legal 1: BK 3 LT 10 LEGENDS BAY SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36400			0.19	0		0.00		0.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M5	1,723	1.30	1.00		0.97	1.00	0.94	1.00	210,010
	2	2008	2009	GARAGE-FIN	M5	434	1.30	1.00		0.97	1.00	0.94	1.00	13,170
	3	2008	2009	RMSTR2	M5	1,414	1.30	1.00		0.97	1.00	0.94	1.00	144,780
	4	2008	2009	PORCH	M5	97	1.30	1.00		0.97	1.00	0.94	1.00	1,850
	5	2008	2009	CONCRETE	1	100	1.30	1.00		0.90	1.00	0.94	1.00	770
	6	0	2013	POOL	5	438	1.30	1.00		0.75	1.00	0.94	1.00	18,990
	7	0	2014	STORAGE	42	120	1.30	1.00		0.95	1.00	0.94	1.00	780
Total Building Value:														390,350

Sale Date: 01/29/2025
Sale Price: 395,000

Deed Date: 01/29/2025
Volume:

File#: 210643
Page:

Buyer: DOCTEUR MYRTHA & STANLEY JEUDY
Seller: BENAVIDES JOEL AND KRISTEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
417,350	386,150	0.9776	1.0566	B	3640A	T	0	0.185	390,350

Parcel Id: 46967
Sale #:4

Acct Number: 36400-00321-00100-001700

Cat Code: A1

Loc Code: 63

Address: 4843 EMERALD BAY CIR

Legal 1: BK 1 LT 17 LEGENDS BAY SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36400		0.32	0		0.00		0.00	27,000	0	27,000
Total Land Taxable Value:												27,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M5	1,734	1.30	1.00		0.98	1.00	0.94	1.00	213,530
	2	2009	2010	RMSTR2	M5	1,197	1.30	1.00		0.98	1.00	0.94	1.00	123,820
	3	2009	2010	GARAGE-FIN	M5	424	1.30	1.00		0.98	1.00	0.94	1.00	13,000
	4	2009	2010	PORCH	M5	37	1.30	1.00		0.98	1.00	0.94	1.00	710
	5	2009	2010	PORCH	M5	100	1.30	1.00		0.98	1.00	0.94	1.00	1,930
	6	2009	2010	POOL	5	392	1.30	1.00		0.75	1.00	0.94	1.00	16,990
	7	0	2014	STORAGE	42	60	1.30	1.00		0.95	1.00	0.94	1.00	390
	8	0	2019	PORCH	F5	224	1.30	1.00		1.00	1.00	0.94	1.00	4,200
	9	2022	0	PORCH	F5	120	1.30	1.00		1.00	1.00	0.94	1.00	2,250
Total Building Value:														376,820

Sale Date: 02/23/2024
Sale Price: 383,600

Deed Date: 02/23/2024
Volume:

File#: 201067
Page:

Buyer: LAMBERT PAUL
Seller: GILLETT KERRY LEE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
403,820	374,700	0.9768	1.0527	B	3640A	T	0	0.322	376,820

Parcel Id: 46972
Sale #:8

Acct Number: 36400-00321-00200-000100

Cat Code: A1

Loc Code: 63

Address: 4814 LEGENDS BAY DR

Legal 1: BK 2 LT 1 LEGENDS BAY SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36400			0.13	0	0.00	0.00	27,000	0	27,000			
Total Land Taxable Value:											27,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M5	2,091	1.30	1.00		0.98	1.00	0.99	1.00	271,190
	2	2011	0	GARAGE-FIN	M5	418	1.30	1.00		0.98	1.00	0.99	1.00	13,500
	3	2011	0	PORCH	M5	25	1.30	1.00		0.98	1.00	0.99	1.00	510
	4	2011	0	PORCH	M5	109	1.30	1.00		0.98	1.00	0.99	1.00	2,210
Total Building Value:														287,410

Sale Date: 11/06/2024
Sale Price: 310,000

Deed Date: 11/06/2024
Volume:

File#: 208381
Page:

Buyer: HERRERA ARIEL
Seller: HOUSE PRO PROPERTIES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
314,410	321,290	1.0364	1.0142	B	36400	T	0	0.131	287,410

Parcel Id: 46979
Sale #:3

Acct Number: 36400-00321-00200-000800

Cat Code: A1

Loc Code: 63

Address: 4815 FLAMINGO BAY CIR

Legal 1: BK 2 LT 8 LEGENDS BAY SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36400		0.20	0	0.00	0.00	27,000	0	27,000
Total Land Taxable Value:										27,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M5	1,606	1.30	1.00		0.95	1.00	0.99	1.00	201,910
	2	2009	2010	GARAGE-FIN	M5	418	1.30	1.00		0.95	1.00	0.99	1.00	13,080
	3	2009	2010	PORCH	M5	150	1.30	1.00		0.95	1.00	0.99	1.00	2,950
	4	2009	2010	PORCH	M5	64	1.30	1.00		0.95	1.00	0.99	1.00	1,260
	5	2015	0	STORAGE	42	144	1.30	1.00		0.95	1.00	0.99	1.00	990
	6	2015	0	PORCH	F5	256	1.30	1.00		0.95	1.00	0.99	1.00	4,810
	7	2019	0	CONCRETE	1	128	1.30	1.00		1.00	1.00	0.99	1.00	1,150
Total Building Value:														226,150

Sale Date: 02/07/2024
Sale Price: 285,000

Deed Date: 02/07/2024
Volume:

File#: 200648
Page:

Buyer: ORNELAS JAIME
Seller: PORTILLO TRACY & MANUEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
253,150	264,630	0.9285	0.8882	B	36400	T	0	0.198	226,150

Parcel Id: 46996
Sale #:4

Acct Number: 36400-00321-00300-000400

Cat Code: A1

Loc Code: 63

Address: 8223 MONTEGO BAY DR

Legal 1: BK 3 LT 4 LEGENDS BAY SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36400		0.14	0	0.00			0.00	27,000	0	27,000
Total Land Taxable Value:												27,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2008	RES MAS	M5	1,469	1.30	1.00		0.97	1.00	0.99	1.00	188,580
	2	0	2008	PORCH	M5	31	1.30	1.00		0.97	1.00	0.99	1.00	620
	3	0	2008	PORCH	M5	88	1.30	1.00		0.97	1.00	0.99	1.00	1,770
	4	0	2008	GARAGE-FIN	M5	440	1.30	1.00		0.97	1.00	0.99	1.00	14,060
Total Building Value:														205,030

Sale Date: 05/24/2024
Sale Price: 255,000

Deed Date: 05/24/2024
Volume:

File#: 203639
Page:

Buyer: PETTUS THOMAS B & SARAH M
Seller: LUCIUS JONETTE R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
232,030	245,990	0.9647	0.9099	B	36400	T	0	0.138	205,030

Parcel Id: 51113
Sale #:4

Acct Number: 36405-00314-00300-004100

Cat Code: A1

Loc Code: 61

Address: 4502 LEGENDS BAY DR

Legal 1: BK 3 LT 41 LEGENDS BAY SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36405		0.15	6,600	55.00			0.00	27,000	0	27,000
Total Land Taxable Value:												27,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	2013	RES MAS	M5	2,081	1.30	1.00		0.98	1.00	0.99	1.00	269,900
	2	0	1900	GARAGE-FIN	M5	420	1.30	1.00		0.98	1.00	0.99	1.00	13,560
	3	0	1900	PORCH	M5	94	1.30	1.00		0.98	1.00	0.99	1.00	1,910
	4	0	1900	PORCH	M5	140	1.30	1.00		0.95	1.00	0.99	1.00	2,760
	5	2015	2015	STORAGE	42	100	1.30	1.00		1.00	1.00	0.99	1.00	720

Total Building Value: 288,850

Sale Date: 11/18/2024
Sale Price: 325,000

Deed Date: 11/18/2024
Volume:

File#: 208699
Page:

Buyer: PURSEL VICTORIA
Seller: MARTIN TAMMY LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,850	323,010	0.9939	0.9718	B	36400	T	6,600	0.152	288,850

Parcel Id: 51163
Sale #:5

Acct Number: 36405-00314-00800-001500

Cat Code: A1

Loc Code: 61

Address: 8331 BAY OAKS DR

Legal 1: BK 8 LT 15 LEGENDS BAY SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36405		0.13	5,785	50.30	0.00	27,000	0	27,000
Total Land Taxable Value:										27,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5	2,107	1.30	1.00		0.98	1.00	0.99	1.00	273,270
	2	0	1900	GARAGE-FIN	M5	396	1.30	1.00		0.98	1.00	0.99	1.00	12,790
	3	0	1900	PORCH	M5	25	1.30	1.00		0.98	1.00	0.99	1.00	510
	4	0	1900	PORCH	M5	111	1.30	1.00		0.98	1.00	0.99	1.00	2,250

Total Building Value: 288,820

Sale Date: 09/25/2024
Sale Price: 289,800

Deed Date: 09/25/2024
Volume:

File#: 207076
Page:

Buyer: CHAVEZ ISAAC
Seller: BEALS STETSON C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,820	322,660	1.1134	1.0898	B	36400	T	5,785	0.133	288,820

Parcel Id: 51168
Sale #:5

Acct Number: 36405-00314-00800-002000

Cat Code: A1

Loc Code: 61

Address: 8311 BAY OAKS DR

Legal 1: BK 8 LT 20 LEGENDS BAY SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36405		0.13	5,785	50.30	0.00	27,000	0	27,000
Total Land Taxable Value:										27,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5	1,667	1.30	1.00		0.98	1.00	0.94	1.00	205,280
	2	0	2014	RMSTR2	M5	1,127	1.30	1.00		0.98	1.00	0.94	1.00	116,580
	3	0	2014	GARAGE-FIN	M5	400	1.30	1.00		0.98	1.00	0.94	1.00	12,260
	4	0	2014	PORCH	M5	133	1.30	1.00		0.98	1.00	0.94	1.00	2,560
	5	0	2014	CONCRETE	1	321	1.30	1.00		0.95	1.00	0.94	1.00	2,610

Total Building Value: 339,290

Sales Ratio Detail

Sale Date: 08/26/2024
Sale Price: 312,000

Deed Date: 08/26/2024
Volume:

File#: 206255
Page:

Buyer: VILLARREAL VICTOR II
Seller: OPENDOOR PROPERTY TRUST I A DELAWARE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,290	401,030	1.2854	1.1740	B	36400	T	5,785	0.133	339,290

Parcel Id: 51169
Sale #:6

Acct Number: 36405-00314-00800-002100

Cat Code: A1

Loc Code: 61

Address: 8307 BAY OAKS DR

Legal 1: BK 8 LT 21 LEGENDS BAY SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36405			0.13	5,785	50.30			0.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	2013	RES MAS	M5	2,110	1.30	1.00		0.98	1.00	0.99	1.00	273,660
	2	0	1900	GARAGE-FIN	M5	396	1.30	1.00		0.98	1.00	0.99	1.00	12,790
	3	0	1900	PORCH	M5	25	1.30	1.00		0.98	1.00	0.99	1.00	510
	4	0	1900	PORCH	M5	111	1.30	1.00		0.98	1.00	0.99	1.00	2,250
	5	0	2016	PORCH	F5	547	1.30	1.00		1.00	1.00	0.99	1.00	10,810
Total Building Value:														300,020

Sale Date: 11/26/2024
Sale Price: 318,000

Deed Date: 11/26/2024
Volume:

File#: 208949
Page:

Buyer: ANDRADE ANGELA MONIQUE
Seller: OPENDOOR PROPERTY TRUST I A DELAWARE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,020	335,060	1.0536	1.0284	B	36400	T	5,785	0.133	300,020

Parcel Id: 51138
Sale #:3

Acct Number: 36405-00321-00600-001300

Cat Code: A1

Loc Code: 63

Address: 8330 MANDALAY BAY DR

Legal 1: BK 6 LT 13 LEGENDS BAY SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36405			0.17	7,455	70.20			0.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2015	RES MAS	M5	1,131	1.30	1.00		0.98	1.00	0.94	1.00	139,280
	2	0	2015	RMSTR3	M5	1,187	1.30	1.00		0.98	1.00	0.94	1.00	131,560
	3	0	2015	GARAGE-FIN	M5	400	1.30	1.00		0.98	1.00	0.94	1.00	12,260
	4	0	2015	PORCH	M5	140	1.30	1.00		0.98	1.00	0.94	1.00	2,700
	5	0	2015	PORCH	M5	72	1.30	1.00		0.98	1.00	0.94	1.00	1,390
	6	2020	2020	STORAGE	42	120	1.30	1.00		1.00	1.00	0.94	1.00	830
Total Building Value:													288,020	

Sales Ratio Detail

Sale Date: 06/03/2024
Sale Price: 339,900

Deed Date: 06/03/2024
Volume:

File#: 203838
Page:

Buyer: LISTER DELVIN L & SHAMARIAN B
Seller: RAY RYAN JOSEPH & BRANDI HERNANDEZ

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,020	315,020	0.9268	0.9268	B	3640A	T	7,455	0.171	288,020

Parcel Id: 51144
Sale #:3

Acct Number: 36405-00321-00600-001900

Cat Code: A1

Loc Code: 63

Address: 8306 MANDALAY BAY DR

Legal 1: BK 6 LT 19 LEGENDS BAY SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36405			0.13	5,750	50.00			0.00	27,000	0	27,000	
Total Land Taxable Value:													27,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	2013	RES MAS	M5	1,380	1.30	1.00		0.98	1.00	0.94	1.00	169,940
	2	2012	2013	RMSTR3	M5	1,386	1.30	1.00		0.98	1.00	0.94	1.00	153,620
	3	0	1900	GARAGE-FIN	M5	398	1.30	1.00		0.98	1.00	0.94	1.00	12,200
	4	0	1900	PORCH	M5	87	1.30	1.00		0.98	1.00	0.94	1.00	1,680
	5	0	1900	PORCH	M5	40	1.30	1.00		0.98	1.00	0.94	1.00	770
	6	2021	2021	PORCH	M5	250	1.30	1.00		1.00	1.00	0.94	1.00	4,920
Total Building Value:														343,130

Sale Date: 05/16/2024
Sale Price: 350,000

Deed Date: 05/16/2024
Volume:

File#: 203406
Page:

Buyer: HATTEN CAILUN & BRANDON
Seller: HERNANDEZ MACLA & AGUILERA ERICK

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
370,130	362,750	1.0364	1.0575	B	3640A	T	5,750	0.132	343,130

Parcel Id: 50283
Sale #:3

Acct Number: 36410-00321-00100-000100

Cat Code: A1

Loc Code: 63

Address: 4827 LEGENDS BAY DR

Legal 1: BK 1 LT 1 LEGENDS BAY SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36410			0.00	0		0.00		0.00	29,000	0	29,000	
Total Land Taxable Value:													29,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5	1,531	1.30	1.00		1.00	1.00	0.94	1.00	192,380
	2	2021	2022	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.94	1.00	88,670
	3	2021	2022	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.94	1.00	12,390
	4	2021	2022	PORCH	M5	32	1.30	1.00		1.00	1.00	0.94	1.00	630
	5	2021	2022	PORCH	M5	110	1.30	1.00		1.00	1.00	0.94	1.00	2,160
Total Building Value:														296,230

Sales Ratio Detail

Sale Date: 09/12/2024
Sale Price: 355,000

Deed Date: 09/12/2024
Volume:

File#: 206720
Page:

Buyer: CARDENAS ERNESTO & DAISY MERENO
Seller: HCA MODEL FUND 2014-3 TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
325,230	343,620	0.9679	0.9161	B	3640A	T	0	0.000	296,230

Parcel Id: 54104
Sale #:4

Acct Number: 36415-00314-00300-005600

Cat Code: A1

Loc Code: 61

Address: 8343 QUIET BAY DR

Legal 1: LOT 56 BK 3 LEGENDS BAY SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36415			0.17	0		0.00		0.00	36,000	0	36,000	
Total Land Taxable Value:													36,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5	1,556	1.30	1.00		1.00	1.00	0.94	1.00	195,520
	2	2016	2017	RMSTR2	M5	1,212	1.30	1.00		1.00	1.00	0.94	1.00	127,930
	3	2016	2017	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.94	1.00	12,390
	4	2016	2017	PORCH	M5	22	1.30	1.00		1.00	1.00	0.94	1.00	430
	5	2016	2017	PORCH	M5	100	1.30	1.00		1.00	1.00	0.94	1.00	1,970
	6	0	2019	STORAGE	42	49	1.30	1.00		1.00	1.00	0.94	1.00	340
Total Building Value:														338,580

Sale Date: 10/23/2024
Sale Price: 362,500

Deed Date: 10/23/2024
Volume:

File#: 207949
Page:

Buyer: DIAZ ROIG CALZADILLA & YETEL CASTANEDA RAMIREZ
Seller: SANTANA SHERRILL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,580	360,960	0.9958	1.0333	B	3640A	T	0	0.165	338,580

Parcel Id: 54133
Sale #:4

Acct Number: 36415-00314-00800-004000

Cat Code: A1

Loc Code: 61

Address: 8311 EGRET BAY CIR

Legal 1: LT 40 BK 8 LEGENDS BAY SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36415			0.13	0		0.00		0.00	36,000	0	36,000	
Total Land Taxable Value:													36,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2015	RES MAS	M5	2,113	1.30	1.00		1.00	1.00	0.99	1.00	279,640
	2	0	2015	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	0	2015	PORCH	M5	30	1.30	1.00		1.00	1.00	0.99	1.00	620
	4	0	2015	PORCH	M5	109	1.30	1.00		1.00	1.00	0.99	1.00	2,260
	5	2016	2017	STORAGE	42	80	1.30	1.00		1.00	1.00	0.99	1.00	580
Total Building Value:														296,150

Sales Ratio Detail

Sale Date: 07/15/2024
Sale Price: 316,000

Deed Date: 07/15/2024
Volume:

File#: 204980
Page:

Buyer: HUFFMAN JASON B & CINDY L
Seller: AYERS DANIEL F & DEE ANNA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
332,150	339,020	1.0728	1.0511	B	36400	T	0	0.132	296,150

Parcel Id: 54136
Sale #:3

Acct Number: 36415-00314-00800-004500

Cat Code: A1

Loc Code: 61

Address: 8310 SWEET BAY CIR

Legal 1: LT 45 BK 8 LEGENDS BAY SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FV36415		0.13	0	0.00		0.00	36,000	0	36,000			
Total Land Taxable Value:											36,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2015	RES MAS	M5	1,610	1.30	1.00		1.00	1.00	0.99	1.00	213,070
	2	0	2015	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	0	2015	PORCH	M5	18	1.30	1.00		1.00	1.00	0.99	1.00	370
	4	0	2015	CONCRETE	1	139	1.30	1.00		1.00	1.00	0.99	1.00	1,250
Total Building Value:														227,740

Sale Date: 10/31/2024
Sale Price: 285,000

Deed Date: 10/31/2024
Volume:

File#: 208232
Page:

Buyer: MUJICA CRISTIAN JOEL SR
Seller: JENKINS JACQUELINE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
263,740	275,460	0.9665	0.9254	B	36400	T	0	0.132	227,740

Parcel Id: 54163
Sale #:4

Acct Number: 36415-00314-00800-007400

Cat Code: A1

Loc Code: 61

Address: 8335 BAY HARBOR CIR

Legal 1: LT 74 BK 8 LEGENDS BAY SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36415			0.18	0	0.00			0.00	36,000		0	36,000
Total Land Taxable Value:														36,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2016	RES MAS	M5	1,843	1.30	1.00		1.00	1.00	0.99	1.00	243,910
	2	0	2016	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	0	2016	PORCH	M5	19	1.30	1.00		1.00	1.00	0.99	1.00	390
	4	0	2016	PORCH	M5	75	1.30	1.00		1.00	1.00	0.99	1.00	1,550
	5	0	2020	CONCRETE	1	281	1.30	1.00		1.00	1.00	0.99	1.00	2,530
Total Building Value:														261,430

Sale Date: 08/27/2024
Sale Price: 307,900

Deed Date: 08/27/2024
Volume:

File#: 206286
Page:

Buyer: PUCKETT TAYLOR & JACKSON
Seller: WARD BRETT

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
297,430	310,940	1.0099	0.9660	B	36400	T	0	0.182	261,430

Sales Ratio Detail

Parcel Id: 54109
Sale #:3

Acct Number: 36415-00314-01100-008600

Cat Code: A1

Loc Code: 61

Address: 8318 QUIET BAY DR

Legal 1: LOT 86 BK 11 LEGENDS BAY SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36415			0.13	0	0.00		0.00	36,000	0	36,000		
Total Land Taxable Value:												36,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2016	RES MAS	M5	2,113	1.30	1.00		1.00	1.00	0.99	1.00	279,640
	2	0	2016	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	0	2016	PORCH	M5	30	1.30	1.00		1.00	1.00	0.99	1.00	620
	4	0	2016	PORCH	M5	109	1.30	1.00		1.00	1.00	0.99	1.00	2,260
Total Building Value:												295,570		

Sale Date: 09/17/2024
Sale Price: 310,000

Deed Date: 09/17/2024
Volume:

File#: 206829
Page:

Buyer: TORRES FRANCOIDYS CORREA
Seller: FARLEY MICHAEL A & BRITTANY N

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
331,570	338,580	1.0922	1.0696	B	36400	T	0	0.132	295,570

Parcel Id: 54115
Sale #:4

Acct Number: 36415-00314-01100-009200

Cat Code: A1

Loc Code: 61

Address: 8402 QUIET BAY DR

Legal 1: LOT 92 BK 11 LEGENDS BAY SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36415			0.13	0	0.00			0.00	36,000	0	36,000	
Total Land Taxable Value:													36,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2016	RES MAS	M5	1,389	1.30	1.00		1.00	1.00	0.94	1.00	174,540
	2	0	2016	RMSTR2	M5	805	1.30	1.00		1.00	1.00	0.94	1.00	84,970
	3	0	2016	GARAGE-FIN	M5	400	1.30	1.00		1.00	1.00	0.94	1.00	12,510
	4	0	2016	PORCH	M5	46	1.30	1.00		1.00	1.00	0.94	1.00	910
	5	0	2019	PERGOLA	1	98	1.30	1.00		1.00	1.00	0.94	1.00	1,090
	6	0	2020	STORAGE	42	96	1.30	1.00		1.00	1.00	0.94	1.00	660
Total Building Value:													274,680	

Sale Date: 01/18/2024
Sale Price: 330,000

Deed Date: 01/18/2024
Volume:

File#: 200059
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Buyer: FULLEN MICHAEL C & KYLIE
Seller: FLOWERS PHILLIP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,680	305,140	0.9247	0.9415	B	3640A	T	0	0.132	274,680

Parcel Id: 55866
Sale #:4

Acct Number: 36420-00306-00900-001000

Cat Code: A1

Loc Code: 63

Address: 4803 ECHO BAY DR

Legal 1: LOT 10 BK 9 LEGENDS BAY SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV36420A		0.16	0	0.00		0.00	43,550	0	43,550
Total Land Taxable Value:											43,550

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5	1,732	1.30	1.00		1.00	1.00	0.94	1.00	217,640
	2	2016	2017	RMSTR2	M5	952	1.30	1.00		1.00	1.00	0.94	1.00	100,490
	3	2016	2017	GARAGE-FIN	M5	552	1.30	1.00		1.00	1.00	0.94	1.00	17,270
	4	2016	2017	PORCH	M5	60	1.30	1.00		1.00	1.00	0.94	1.00	1,180
	5	2016	2017	PORCH	M5	106	1.30	1.00		1.00	1.00	0.94	1.00	2,090

Total Building Value: 338,670

Sale Date: 08/26/2024

Deed Date: 08/26/2024

File#: 206224

Buyer: DIAZ ANDREW & AMANDA

Sale Price: 365,990

Volume:

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Seller: TM RANCH INVESTMENTS, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
382,220	367,370	1.0038	1.0443	B	36420	T	0	0.157	338,670

Parcel Id: 56904

Acct Number: 36425-00321-00400-004200

Cat Code: A1

Loc Code: 63

Address: 4814 BAY VISTA DR

Sale #:3

Legal 1: LT 42 BK 4 LEGENDS BAY SEC 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36425		0.24	0	0.00			1.00	49,000	0	49,000

Total Land Taxable Value: 49,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5	2,113	1.30	1.00		1.00	1.00	0.99	1.00	279,640
	2	2017	2018	GARAGE-FIN	M5	577	1.30	1.00		1.00	1.00	0.99	1.00	19,010
	3	2017	2018	PORCH	M5	30	1.30	1.00		1.00	1.00	0.99	1.00	620
	4	2017	2018	PORCH	M5	109	1.30	1.00		1.00	1.00	0.99	1.00	2,260
	5	0	2019	CONCRETE	1	576	1.30	1.00		1.00	1.00	0.99	1.00	5,190
	6	0	2019	STORAGE	42	100	1.30	1.00		1.00	1.00	0.99	1.00	720

Total Building Value: 307,440

Sale Date: 08/30/2024

Deed Date: 08/30/2024

File#: 206392

Buyer: OCHOA ELIAZAR

Sale Price: 339,900

Volume:

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Seller: WRIGHT BLAINE MATTHEW & KELSEY ANN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
356,440	321,720	0.9465	1.0487	B	36425	T	0	0.244	307,440

Parcel Id: 56917

Acct Number: 36425-00321-00400-005500

Cat Code: A1

Loc Code: 63

Address: 4735 BAY VISTA DR

Sale #:4

Legal 1: LT 55 BK 4 LEGENDS BAY SEC 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36425A		0.14	0	0.00			1.00	44,000	0	44,000

Total Land Taxable Value: 44,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5	1,719	1.30	1.00		1.00	1.00	0.94	1.00	216,010
	2	2017	2018	RMSTR2	M5	952	1.30	1.00		1.00	1.00	0.94	1.00	100,490
	3	2017	2018	GARAGE-FIN	M5	543	1.30	1.00		1.00	1.00	0.94	1.00	16,990
	4	2017	2018	PORCH	M5	61	1.30	1.00		1.00	1.00	0.94	1.00	1,200
	5	2017	2018	PORCH	M5	114	1.30	1.00		1.00	1.00	0.94	1.00	2,240

Total Building Value: 336,930

Sale Date: 06/05/2024
Sale Price: 385,000

Deed Date: 06/05/2024
Volume:

File#: 203932
Page:

Buyer: MENDOZA ERIC & TANIA GOMEZ MENDEZ
Seller: COX ZACHARY T

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
380,930	366,160	0.9511	0.9894	B	36425	T	0	0.138	336,930

Parcel Id: 56922
Sale #:4

Acct Number: 36425-00321-00500-001200

Cat Code: A1

Loc Code: 63

Address: 8403 MONTEGO BAY DR

Legal 1: LT 12 BK 5 LEGENDS BAY SEC 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36425A		0.13	0	0.00	1.00	44,000	0	44,000

Total Land Taxable Value: 44,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2018	RES MAS	M5	2,146	1.30	1.00		1.00	1.00	0.99	1.00	284,010
	2	0	2018	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	0	2018	PORCH	M5	30	1.30	1.00		1.00	1.00	0.99	1.00	620
	4	0	2018	PORCH	M5	109	1.30	1.00		1.00	1.00	0.99	1.00	2,260

Total Building Value: 299,940

Sale Date: 03/18/2024
Sale Price: 325,000

Deed Date: 03/18/2024
Volume:

File#: 201611
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Buyer: CLIBURN MICHAEL J
Seller: RITCHIE RUSSELL & CHRISTENE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
343,940	309,160	0.9513	1.0583	B	36425	T	0	0.132	299,940

Parcel Id: 64474
Sale #:2

Acct Number: 36430-00314-00100-000200

Cat Code: A1

Loc Code: 61

Address: 8434 MOONLIGHT BAY CIR

Legal 1: LOT 2 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36430A		0.13	0	0.00	1.00	50,000	0	50,000

Total Land Taxable Value: 50,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,531	1.30	1.00		1.00	1.00	0.94	1.00	192,380
	2	2024	2025	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.94	1.00	88,670
	3	2024	2025	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.94	1.00	12,390
	4	2024	2025	PORCH	M5	25	1.30	1.00		1.00	1.00	0.94	1.00	490
	5	2024	2025	PORCH	M5	110	1.30	1.00		1.00	1.00	0.94	1.00	2,160

Total Building Value: 296,090

Sales Ratio Detail

Sale Date: 03/20/2024
Sale Price: 358,084

Deed Date: 03/20/2024
Volume:

File#: 201737
Page:

Buyer: GREEN CAMERON & TYANNA
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
346,090	50,000	0.1396	0.9665	B		T	0	0.132	296,090

Parcel Id: 64475
Sale #:2

Acct Number: 36430-00314-00100-000300 Cat Code: A1 Loc Code: 61 Address: 8430 MOONLIGHT BAY CIR
Legal 1: LOT 3 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV36430A			0.13	0	0.00			1.00	50,000		0	50,000
Total Land Taxable Value:														50,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,845	1.30	1.00		1.00	1.00	0.99	1.00	244,170
	2	2024	2025	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	2024	2025	PORCH	M5	97	1.30	1.00		1.00	1.00	0.99	1.00	2,010
	4	2024	2025	PORCH	M5	121	1.30	1.00		1.00	1.00	0.99	1.00	2,510
Total Building Value:														261,740

Sale Date: 04/01/2024
Sale Price: 295,395

Deed Date: 04/01/2024
Volume:

File#: 201994
Page:

Buyer: MOHAMMED JUNAID 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
311,740	50,000	0.1693	1.0553	B		T	0	0.132	261,740

Parcel Id: 64476
Sale #:2

Acct Number: 36430-00314-00100-000400 Cat Code: A1 Loc Code: 61 Address: 8426 MOONLIGHT BAY CIR
Legal 1: LOT 4 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36430A			0.13	0	0.00			1.00	50,000	0	50,000	
Total Land Taxable Value:													50,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,374	1.30	1.00		1.00	1.00	0.94	1.00	172,650
	2	2024	2025	RMSTR2	M5	870	1.30	1.00		1.00	1.00	0.94	1.00	91,830
	3	2024	2025	GARAGE-FIN	M5	440	1.30	1.00		1.00	1.00	0.94	1.00	13,760
	4	2024	2025	PORCH	M5	106	1.30	1.00		1.00	1.00	0.94	1.00	2,090
	5	2024	2025	CONCRETE	1	98	1.30	1.00		1.00	1.00	0.94	1.00	840
Total Building Value:														281,170

Sale Date: 04/01/2024
Sale Price: 329,990

Deed Date: 04/01/2024
Volume:

File#: 201997
Page:

Buyer: STEWART JAMES D & SHERRY N
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
331,170	50,000	0.1515	1.0036	B		T	0	0.132	281,170

Sales Ratio Detail

Parcel Id: 64477
Sale #:2

Acct Number: 36430-00314-00100-000500

Cat Code: A1

Loc Code: 61

Address: 8422 MOONLIGHT BAY CIR

Legal 1: LOT 5 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36430A			0.16	0	0.00			1.00	50,000		0	50,000
Total Land Taxable Value:														50,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	2,087	1.30	1.00		1.00	1.00	0.94	1.00	262,250
	2	2023	2024	RMSTR2	M5	693	1.30	1.00		1.00	1.00	0.94	1.00	73,150
	3	2023	2024	GARAGE-FIN	M5	658	1.30	1.00		1.00	1.00	0.94	1.00	20,580
	4	2023	2024	PORCH	M5	37	1.30	1.00		1.00	1.00	0.94	1.00	730
	5	2023	2024	PORCH	M5	127	1.30	1.00		1.00	1.00	0.94	1.00	2,500
Total Building Value:														359,210

Sale Date: 01/03/2024
Sale Price: 376,190

Deed Date: 01/03/2024
Volume:

File#: 199749
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Buyer: COLBERT TERRILL M & PATRICIA
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
409,210	402,470	1.0699	1.0878	B		L	0	0.158	359,210

Parcel Id: 64479
Sale #:2

Acct Number: 36430-00314-00100-000700

Cat Code: A1

Loc Code: 61

Address: 8414 MOONLIGHT BAY CIR

Legal 1: LOT 7 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV36430A			0.13	0	0.00		1.00	50,000	0	50,000		
Total Land Taxable Value:												50,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,731	1.30	1.00		1.00	1.00	0.99	1.00	229,090
	2	2023	2024	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,040
	3	2023	2024	PORCH	M5	65	1.30	1.00		1.00	1.00	0.99	1.00	1,340
	4	2023	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.99	1.00	2,050
Total Building Value:												245,520		

Sale Date: 04/17/2024
Sale Price: 297,990

Deed Date: 04/17/2024
Volume:

File#: 202418
Page:

Buyer: MUNGUIA MICHAEL
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
295,520	235,160	0.7892	0.9917	B		T	0	0.131	245,520

Parcel Id: 64480
Sale #:2

Acct Number: 36430-00314-00100-000800

Cat Code: A1

Loc Code: 61

Address: 8410 MOONLIGHT BAY CIR

Legal 1: LOT 8 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36430A		0.14	0	0.00		1.00	50,000	0	50,000
Total Land Taxable Value:											50,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,374	1.30	1.00		1.00	1.00	0.94	1.00	172,660
	2	2023	2024	RMSTR2	M5	870	1.30	1.00		1.00	1.00	0.94	1.00	91,830
	3	2023	2024	GARAGE-FIN	M5	440	1.30	1.00		1.00	1.00	0.94	1.00	13,770
	4	2023	2024	PORCH	M5	106	1.30	1.00		1.00	1.00	0.94	1.00	2,080
	5	2023	2024	CONCRETE	1	54	1.30	1.00		1.00	1.00	0.94	1.00	460

Total Building Value: 280,800

Sale Date: 04/01/2024

Deed Date: 04/01/2024

File#: 202013

Buyer: CIPRIANI JORDAN L & REAGAN L GARCIA

Sale Price: 333,450

Volume:

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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
330,800	268,260	0.8045	0.9921	B		T	0	0.135	280,800

Parcel Id: 64482

Acct Number: 36430-00314-00100-001000

Cat Code: A1

Loc Code: 61

Address: 8402 MOONLIGHT BAY CIR

Sale #:2

Legal 1: LOT 10 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36430		0.19	0	0.00	1.00	55,000	0	55,000

Total Land Taxable Value: 55,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,531	1.30	1.00		1.00	1.00	0.94	1.00	192,380
	2	2023	2024	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.94	1.00	88,670
	3	2023	2024	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.94	1.00	12,390
	4	2023	2024	PORCH	M5	25	1.30	1.00		1.00	1.00	0.94	1.00	490
	5	2023	2024	PORCH	M5	110	1.30	1.00		1.00	1.00	0.94	1.00	2,160

Total Building Value: 296,090

Sale Date: 01/31/2024

Deed Date: 01/31/2024

File#: 200425

Buyer: ROY ASHIS KUMAR

Sale Price: 340,570

Volume:

Page:

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
351,090	357,390	1.0494	1.0309	B		T	0	0.192	296,090

Parcel Id: 64485

Acct Number: 36430-00314-00100-001300

Cat Code: A1

Loc Code: 61

Address: 8411 MOONLIGHT BAY CIR

Sale #:2

Legal 1: LOT 13 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV36430A		0.14	0	0.00	1.00	50,000	0	50,000

Total Land Taxable Value: 50,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,531	1.30	1.00		1.00	1.00	0.94	1.00	192,380
	2	2024	2025	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.94	1.00	88,670
	3	2024	2025	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.94	1.00	12,390
	4	2024	2025	PORCH	M5	25	1.30	1.00		1.00	1.00	0.94	1.00	490
	5	2024	2025	PORCH	M5	110	1.30	1.00		1.00	1.00	0.94	1.00	2,160
	6	2024	2025	STORAGE	42	80	1.30	1.00		1.00	1.00	0.94	1.00	550
Total Building Value:														296,640

Sale Date: 04/17/2024
Sale Price: 340,800

Deed Date: 04/17/2024
Volume:

File#: 202424
Page:

Buyer: VALLADARES JOSUE
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
346,640	50,000	0.1467	1.0171	B		T	0	0.135	296,640

Parcel Id: 64486
Sale #:2

Acct Number: 36430-00314-00100-001400

Cat Code: A1

Loc Code: 61

Address: 8415 MOONLIGHT BAY CIR

Legal 1: LOT 14 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36430A			0.13	0	0.00	1.00	50,000	0	50,000			
Total Land Taxable Value:											50,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,845	1.30	1.00		1.00	1.00	0.99	1.00	244,170
	2	2023	2024	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,040
	3	2023	2024	PORCH	M5	97	1.30	1.00		1.00	1.00	0.99	1.00	2,010
	4	2023	2024	PORCH	M5	121	1.30	1.00		1.00	1.00	0.99	1.00	2,500
Total Building Value:														261,720

Sale Date: 03/27/2024
Sale Price: 295,395

Deed Date: 03/27/2024
Volume:

File#: 201903
Page:

Buyer: BHAMIDIPATI PHANI 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
311,720	235,160	0.7961	1.0553	B		T	0	0.131	261,720

Parcel Id: 64490
Sale #:2

Acct Number: 36430-00314-00100-001800

Cat Code: A1

Loc Code: 61

Address: 8431 MOONLIGHT BAY CIR

Legal 1: LOT 18 BLK 1 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV36430A			0.13	0	0.00		1.00	50,000	0	50,000		
Total Land Taxable Value:												50,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,851	1.30	1.00		1.00	1.00	0.99	1.00	244,970
	2	2024	2025	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	2024	2025	PORCH	M5	79	1.30	1.00		1.00	1.00	0.99	1.00	1,640
	4	2024	2025	PORCH	M5	74	1.30	1.00		1.00	1.00	0.99	1.00	1,530
Total Building Value:														261,190

Sales Ratio Detail

Sale Date: 04/01/2024
Sale Price: 310,000

Deed Date: 04/01/2024
Volume:

File#: 201996
Page:

Buyer: OLFERT FAMILY TRUST
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
311,190	50,000	0.1613	1.0038	B		CS	0	0.132	261,190

Parcel Id: 64543
Sale #:5

Acct Number: 36430-00314-00200-000300

Cat Code: A1

Loc Code: 61

Address: 8415 QUIET BAY DR

Legal 1: LT 3 BLK 2 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36430A			0.14	0			0.00		1.00	50,000	0	50,000
Total Land Taxable Value:														50,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5	1,845	1.30	1.00		1.00	1.00	0.99	1.00	244,170
	2	2021	2022	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	0	2022	PORCH	M5	8	1.30	1.00		1.00	1.00	0.99	1.00	170
	4	0	2022	PORCH	M5	121	1.30	1.00		1.00	1.00	0.99	1.00	2,510
Total Building Value:														259,900

Sale Date: 02/16/2024
Sale Price: 295,000

Deed Date: 02/16/2024
Volume:

File#: 200867
Page:

Buyer: RUBIO JORGE & AMAIRANI
Seller: BGRS RELOCATION INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
309,900	298,370	1.0114	1.0505	B		T	0	0.138	259,900

Parcel Id: 64566
Sale #:2

Acct Number: 36430-00321-00200-002600

Cat Code: A1

Loc Code: 61

Address: 4535 BAY VISTA DR

Legal 1: LT 26 BLK 2 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36430A			0.14	0	0.00		1.00		50,000	0	50,000	
Total Land Taxable Value:													50,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,731	1.30	1.00		1.00	1.00	0.99	1.00	229,080
	2	2023	2024	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	2023	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.99	1.00	2,050
	4	2023	2024	PORCH	M5	65	1.30	1.00		1.00	1.00	0.99	1.00	1,350
Total Building Value:														245,530

Sale Date: 04/01/2024
Sale Price: 299,990

Deed Date: 04/01/2024
Volume:

File#: 202007
Page:

Buyer: SILVA FRANCISCO N
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
295,530	244,830	0.8161	0.9851	B		T	0	0.138	245,530

Sales Ratio Detail

Parcel Id: 64567
Sale #:2

Acct Number: 36430-00321-00200-002700

Cat Code: A1

Loc Code: 61

Address: 4539 BAY VISTA DR

Legal 1: LT 27 BLK 2 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36430A			0.14	0	0.00			1.00	50,000		0	50,000
Total Land Taxable Value:														50,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,845	1.30	1.00		1.00	1.00	0.99	1.00	244,170
	2	2023	2024	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.99	1.00	13,050
	3	2023	2024	PORCH	M5	97	1.30	1.00		1.00	1.00	0.99	1.00	2,010
	4	2023	2024	PORCH	M5	121	1.30	1.00		1.00	1.00	0.99	1.00	2,510
Total Building Value:														261,740

Sale Date: 04/02/2024
Sale Price: 312,620

Deed Date: 04/02/2024
Volume:

File#: 202061
Page:

Buyer: GUTIERREZ DANIEL

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
311,740	257,690	0.8243	0.9972	B		T	0	0.138	261,740

Parcel Id: 64568
Sale #:2

Acct Number: 36430-00321-00200-002800

Cat Code: A1

Loc Code: 61

Address: 4603 BAY VISTA DR

Legal 1: LT 28 BLK 2 LEGENDS BAY SEC 7

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV36430A			0.17	0	0.00			1.00	50,000		0	50,000
Total Land Taxable Value:														50,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	2,275	1.30	1.00		1.00	1.00	0.99	1.00	301,080
	2	2023	2024	GARAGE-FIN	M5	660	1.30	1.00		1.00	1.00	0.99	1.00	21,750
	3	2023	2024	PORCH	M5	20	1.30	1.00		1.00	1.00	0.99	1.00	410
	4	2023	2024	PORCH	M5	125	1.30	1.00		1.00	1.00	0.99	1.00	2,590
Total Building Value:														325,830

Sale Date: 01/31/2024
Sale Price: 359,000

Deed Date: 01/31/2024
Volume:

File#: 200431
Page:

Buyer: DE LA TORRE JESSE

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
375,830	353,830	0.9856	1.0469	B		T	0	0.165	325,830

Parcel Id: 69327
Sale #:2

Acct Number: 36435-00321-00100-004400

Cat Code: A1

Loc Code: 63

Address: 8403 BAY RIDGE CIR

Legal 1: LOT 44 BLK 1 LEGENDS BAY SEC 8

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV36435		0.19	0	0.00		1.00	55,000	0	55,000
Total Land Taxable Value:											55,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,651	1.30	1.00		1.00	1.00	1.05	1.00	231,740
	2	2024	2025	GARAGE-FIN	M5	426	1.30	1.00		1.00	1.00	1.05	1.00	14,890
	3	2024	2025	PORCH	M5	27	1.30	1.00		1.00	1.00	1.05	1.00	590
	4	2024	2025	PORCH	M5	83	1.30	1.00		1.00	1.00	1.05	1.00	1,820
Total Building Value:														249,040

Sale Date: 11/04/2024
Sale Price: 315,000

Deed Date: 11/04/2024
Volume:

File#: 208293
Page:

Buyer: MCKINLEY WILLIAM
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
304,040	279,530	0.8874	0.9652	B		T	0	0.194	249,040

Parcel Id: 69330
Sale #:2

Acct Number: 36435-00321-00100-004700

Cat Code: A1

Loc Code: 63

Address: 8410 BAY RIDGE CIR

Legal 1: LOT 47 BLK 1 LEGENDS BAY SEC 8

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36435A			0.13	0	0.00	1.00	50,000	0	50,000			
Total Land Taxable Value:											50,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	1,651	1.30	1.00		1.00	1.00	1.05	1.00	231,740
	2	2024	2025	GARAGE-FIN	M5	426	1.30	1.00		1.00	1.00	1.05	1.00	14,890
	3	2024	2025	PORCH	M5	79	1.30	1.00		1.00	1.00	1.05	1.00	1,740
	4	2024	2025	PORCH	M5	83	1.30	1.00		1.00	1.00	1.05	1.00	1,820
Total Building Value:														250,190

Sale Date: 12/03/2024
Sale Price: 312,000

Deed Date: 12/03/2024
Volume:

File#: 209138
Page:

Buyer: MENDOZA RAUL MAGANA
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
300,190	275,610	0.8834	0.9621	B		T	0	0.134	250,190

Parcel Id: 69332
Sale #:2

Acct Number: 36435-00321-00100-004900

Cat Code: A1

Loc Code: 63

Address: 8418 BAY RIDGE CIR

Legal 1: LOT 49 BLK 1 LEGENDS BAY SEC 8

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV36435A			0.14	0	0.00	1.00	50,000	0	50,000			
Total Land Taxable Value:											50,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,066	1.30	1.00		1.00	1.00	1.05	1.00	289,990
	2	2024	2025	GARAGE-FIN	M5	410	1.30	1.00		1.00	1.00	1.05	1.00	14,330
	3	2024	2025	PORCH	M5	95	1.30	1.00		1.00	1.00	1.05	1.00	2,090
	4	2024	2025	PORCH	M5	142	1.30	1.00		1.00	1.00	1.05	1.00	3,120
Total Building Value:														309,530

Sales Ratio Detail

Sale Date: 11/04/2024
Sale Price: 347,000

Deed Date: 11/04/2024
Volume:

File#: 208291
Page:

Buyer: RODRIGUEZ ISAIAS JR & DALILA ITZEL QUINTANA
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
359,530	321,820	0.9274	1.0361	B		T	0	0.138	309,530

Parcel Id: 69334
Sale #:2

Acct Number: 36435-00321-00100-005100

Cat Code: A1

Loc Code: 63

Address: 8426 BAY RIDGE CIR

Legal 1: LOT 51 BLK 1 LEGENDS BAY SEC 8

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV36435A			0.14	0	0.00			1.00	50,000	0	50,000	
Total Land Taxable Value:													50,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5	2,032	1.30	1.00		1.00	1.00	1.05	1.00	285,220
	2	2024	2025	GARAGE-FIN	M5	493	1.30	1.00		1.00	1.00	1.05	1.00	17,230
	3	2024	2025	PORCH	M5	36	1.30	1.00		1.00	1.00	1.05	1.00	790
	4	2024	2025	PORCH	M5	139	1.30	1.00		1.00	1.00	1.05	1.00	3,050
Total Building Value:														306,290

Sale Date: 11/08/2024
Sale Price: 349,619

Deed Date: 11/08/2024
Volume:

File#: 208455
Page:

Buyer: GARCIA GERARDO MANUEL
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
356,290	319,120	0.9128	1.0191	B		T	0	0.138	306,290

Parcel Id: 28765
Sale #:9

Acct Number: 37000-00013-00000-000801

Cat Code: A1

Loc Code: 63

Address: 11905 SUNNYSIDE DR

Legal 1: PT 8 LAUBACH SUB

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS37000			0.85	0	0.00			1.00	63,680	0	63,680	
Total Land Taxable Value:													63,680	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	RES FRM	F4	1,439	1.30	1.00		0.95	1.00	1.00	1.00	171,960
	2	2005	0	PORCH	F4	160	1.30	1.00		0.95	1.00	1.00	1.00	2,690
	3	2005	0	DECK	1	90	1.30	1.00		0.96	1.00	1.00	1.00	1,290
	4	2018	2019	STORAGE	42	64	1.30	1.00		1.00	1.00	1.00	1.00	470
Total Building Value:														176,410

Sale Date: 05/07/2024
Sale Price: 257,000

Deed Date: 05/07/2024
Volume:

File#: 203070
Page:

Buyer: PATTERSON JENAY LYNN
Seller: FEDERAL NATIONAL MORTGAGE ASSOCIATION

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
240,090	175,220	0.6818	0.9342	B		T	0	0.849	176,410

Sales Ratio Detail

Parcel Id: 19302
Sale #:10

Acct Number: 37000-00013-00000-003402

Cat Code: A1

Loc Code: 63

Address: 11517 SUNNYSIDE DR

Legal 1: 34 B LAUBACH S/D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS37000		1.87	0	0.00		1.00	140,030	0	140,030			
Total Land Taxable Value:											140,030			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F3	1,104	1.30	1.00		0.25	1.00	1.00	1.00	33,060
	2	0	1900	PORCH	F3	120	1.30	1.00		0.30	1.00	1.00	1.00	570
	3	0	1900	SHED-2	41	384	1.30	1.00		0.20	1.00	1.00	1.00	220
	4	0	1900	STORAGE	42	80	1.30	1.00		0.25	1.00	1.00	1.00	150
	5	2005	2025	RES FRM	F3	778	1.30	1.00		0.85	1.00	1.00	1.00	79,220
	6	2005	0	PORCH	F3	64	1.30	1.00		0.30	1.00	1.00	1.00	310
Total Building Value:											113,530			

Sale Date: 07/31/2024
Sale Price: 200,000

Deed Date: 07/31/2024
Volume:

File#: 205485
Page:

Buyer: TYDLACKA INVESTMENT PROPERTIES, LLC
Seller: NEWMAN ROBERT L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
253,560	180,570	0.9028	1.2678	B		T	0	1.867	113,530

Parcel Id: 32757
Sale #:10

Acct Number: 37000-00013-00000-004201

Cat Code: A1

Loc Code: 63

Address: 11417 SUNNYSIDE DR

Legal 1: 42A LAUBACH S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS37000			2.52	0	0.00			1.00	189,000	0	189,000	
Total Land Taxable Value:													189,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	WAREHOUSE	13	2,400	1.30	1.00		0.85	1.00	1.00	1.00	58,030
	2	0	2013	SCRN PORCH		687	1.30	1.00		0.95	1.00	1.00	1.00	3,890
	3	0	1900	BARND0-2	5	687	1.30	1.00		0.95	1.00	1.00	1.00	71,630
	4	0	1900	BARND0	5	2,400	1.30	1.00		0.98	1.00	1.00	1.00	307,320
	5	2015	2016	DECK	1	1,579	1.30	1.00		0.85	1.00	1.00	1.00	20,030
	6	2022	2023	PORCH	F4+	1,579	1.30	1.00		1.00	1.00	1.00	1.00	31,100
Total Building Value:													492,000	

Sale Date: 06/21/2024
Sale Price: 435,000

Deed Date: 06/21/2024
Volume:

File#: 204311
Page:

Buyer: ROGUE REALTY LLC
Seller: HERRERA OMAR V & SYLVIA L VAQUERANO

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
681,000	446,030	1.0254	1.5655	B		T	0	2.520	492,000

Parcel Id: 1374
Sale #:2

Acct Number: 38350-00003-00000-002500

Cat Code: A1

Loc Code: 15

Address: 8824 WESTERN LANE

Legal 1: 25 LENNIE LANE S/D

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS38350			1.21	0	0.00			1.00	18,110	0	18,110	
Total Land Taxable Value:													18,110	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES FRM	F4	1,764	1.30	1.00		0.70	1.00	1.00	1.00	155,320
	2	0	1900	PORCH	F4	168	1.30	1.00		0.70	1.00	1.00	1.00	2,080
	3	0	1900	CARPORT	F1	767	1.30	1.00		0.70	1.00	1.00	1.00	3,480
	4	0	1900	GARAGE-DET	FU1	144	1.30	1.00		0.70	1.00	1.00	1.00	2,740
	5	0	1900	CARPORT	MTL1	587	1.30	1.00		0.90	1.00	1.00	1.00	3,670
Total Building Value:													167,290	

Sale Date: 10/29/2024
Sale Price: 190,000

Deed Date: 10/29/2024
Volume:

File#: 208118
Page:

Buyer: SHIPP JACOB
Seller: KELLEY RICHARD A & MEI FUN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
185,400	170,080	0.8952	0.9758	B		T	0	1.200	167,290

Parcel Id: 56127
Sale #:5

Acct Number: 38850-00321-00300-003500

Cat Code: A1

Loc Code: 04

Address: 9538 FRANKLIN DR

Legal 1: LOT 35 BK 3 MAGNOLIA LANDING SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV38850			0.33	0		0.00		0.00	50,000		0	50,000
Total Land Taxable Value:														50,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2018	RES MAS	M5+	1,967	1.30	1.00		0.99	1.00	0.92	1.00	249,550
	2	0	2018	RMSTR2	M5+	1,406	1.30	1.00		0.99	1.00	0.92	1.00	149,850
	3	0	2018	GARAGE-FIN	M5+	418	1.30	1.00		0.99	1.00	0.92	1.00	13,840
	4	0	2018	PORCH	M5+	47	1.30	1.00		0.99	1.00	0.92	1.00	990
	5	0	2018	PORCH	M5+	20	1.30	1.00		0.99	1.00	0.92	1.00	420
	6	0	2018	PORCH	M5+	87	1.30	1.00		0.99	1.00	0.92	1.00	1,830
	7	0	2019	STORAGE	43	168	1.30	1.00		0.75	1.00	0.92	1.00	1,790
	8	2020	2020	POOL	5	689	1.30	1.00		0.75	1.00	0.92	1.00	29,230
	9	0	2020	CONCRETE	1	241	1.30	1.00		1.00	1.00	0.92	1.00	2,020
Total Building Value:														449,520

Sale Date: 09/12/2024
Sale Price: 549,990

Deed Date: 09/12/2024
Volume:

File#: 206749
Page:

Buyer: MARSHALL DANIAL P
Seller: ORNELAS ERIC & BERNICE SOSA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
499,520	481,510	0.8755	0.9082	B	38850	T	0	0.325	449,520

Parcel Id: 59036
Sale #:6

Acct Number: 38855-00321-00100-002600

Cat Code: A1

Loc Code: 04

Address: 9110 KATIE CT

Legal 1: BLOCK 1 LOT 26 MAGNOLIA LANDING SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV38850		0.24	0	0.00		1.00	50,000	0	50,000
Total Land Taxable Value:											50,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	2,187	1.30	1.00		0.99	1.00	1.00	1.00	293,120
	2	2019	2020	GARAGE-FIN	M5+	550	1.30	1.00		0.99	1.00	1.00	1.00	19,790
	3	2019	2020	PORCH	M5+	56	1.30	1.00		0.99	1.00	1.00	1.00	1,280
	4	2019	2020	PORCH	M5+	160	1.30	1.00		0.99	1.00	1.00	1.00	3,650
Total Building Value:														317,840

Sale Date: 12/27/2024
Sale Price: 345,000

Deed Date: 12/27/2024
Volume:

File#: 209838
Page:

Buyer: PANIAGUA AMANDA
Seller: SAMARA ADIB M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,840	367,840	1.0662	1.0662	B		T	0	0.244	317,840

Parcel Id: 59047
Sale #:6

Acct Number: 38855-00321-00100-003700

Cat Code: A1

Loc Code: 04

Address: 3326 TUG WAY

Legal 1: BLOCK 1 LOT 37 MAGNOLIA LANDING SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV38850			0.24	0	0.00	1.00	50,000	0	50,000			
Total Land Taxable Value:											50,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	2,187	1.30	1.00		1.00	1.00	1.00	1.00	296,080
	2	2019	2020	GARAGE-FIN	M5+	550	1.30	1.00		1.00	1.00	1.00	1.00	19,990
	3	2019	2020	PORCH	M5+	56	1.30	1.00		1.00	1.00	1.00	1.00	1,290
	4	2019	2020	PORCH	M5+	160	1.30	1.00		1.00	1.00	1.00	1.00	3,690
Total Building Value:														321,050

Sale Date: 06/28/2024
Sale Price: 387,000

Deed Date: 06/28/2024
Volume:

File#: 204573
Page:

Buyer: WOODBURN GRANT T
Seller: LOWERY CODIE B & CALEB

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
371,050	371,050	0.9588	0.9588	B		T	0	0.239	321,050

Parcel Id: 59050
Sale #:7

Acct Number: 38855-00321-00100-004000

Cat Code: A1

Loc Code: 04

Address: 3338 TUG WAY

Legal 1: BLOCK 1 LOT 40 MAGNOLIA LANDING SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV38850			0.32	0	0.00	1.00	50,000	0	50,000			
Total Land Taxable Value:											50,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	2,187	1.30	1.00		1.00	1.00	1.00	1.00	296,080
	2	2019	2020	GARAGE-FIN	M5+	550	1.30	1.00		1.00	1.00	1.00	1.00	19,990
	3	2019	2020	PORCH	M5+	56	1.30	1.00		1.00	1.00	1.00	1.00	1,290
	4	2019	2020	PORCH	M5+	84	1.30	1.00		1.00	1.00	1.00	1.00	1,940
Total Building Value:														319,300

Sales Ratio Detail

Sale Date: 04/19/2024
Sale Price: 385,000

Deed Date: 04/19/2024
Volume:

File#: 202521
Page:

Buyer: HAUSLER LARRY
Seller: CHRISTMAS JUSTIN & HANNAH

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
369,300	371,050	0.9638	0.9592	B		L	0	0.321	319,300

Parcel Id: 59074
Sale #:5

Acct Number: 38855-00321-00300-000600

Cat Code: A1

Loc Code: 04

Address: 9107 KAY KAY CT

Legal 1: BLOCK 3 LOT 6 MAGNOLIA LANDING SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV38850			0.25	0	0.00			1.00	50,000	0	50,000	
Total Land Taxable Value:													50,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	2,187	1.30	1.00		0.99	1.00	1.00	1.00	293,120
	2	2019	2020	GARAGE-FIN	M5+	486	1.30	1.00		0.99	1.00	1.00	1.00	17,490
	3	2019	2020	PORCH	M5+	56	1.30	1.00		0.99	1.00	1.00	1.00	1,280
	4	2019	2020	PORCH	M5+	160	1.30	1.00		0.99	1.00	1.00	1.00	3,650
Total Building Value:													315,540	

Sale Date: 12/12/2024
Sale Price: 400,000

Deed Date: 12/12/2024
Volume:

File#: 209417
Page:

Buyer: HETZEL DANIEL S
Seller: BAILEY MERRILL & PAULETTE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
365,540	365,540	0.9138	0.9138	B		T	0	0.250	315,540

Parcel Id: 59084
Sale #:5

Acct Number: 38855-00321-00500-000400

Cat Code: A1

Loc Code: 04

Address: 3214 CHARLES PLACE

Legal 1: BLOCK 5 LOT 4 MAGNOLIA LANDING SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV38850			0.26	0	0.00			1.00	50,000		0	50,000
Total Land Taxable Value:														50,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	2,187	1.30	1.00		1.00	1.00	1.00	1.00	296,080
	2	2019	2020	GARAGE-FIN	M5+	700	1.30	1.00		1.00	1.00	1.00	1.00	25,440
	3	2019	2020	PORCH	M5+	56	1.30	1.00		1.00	1.00	1.00	1.00	1,290
	4	2019	2020	PORCH	M5+	84	1.30	1.00		1.00	1.00	1.00	1.00	1,940
Total Building Value:														324,750

Sale Date: 02/29/2024
Sale Price: 389,000

Deed Date: 02/29/2024
Volume:

File#: 201215
Page:

Buyer: CHILDERS TORRANCE DALE
Seller: PARMER WILLIAM E

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,750	374,750	0.9634	0.9634	B		T	0	0.259	324,750

Sales Ratio Detail

Parcel Id: 41923
Sale #:4

Acct Number: 38890-00306-00000-000200

Cat Code: A1

Loc Code: 63

Address: 1707 CAROLINE AVE

Legal 1: LT 2 MALEY WOODS PHASE 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS38890			0.53	0	0.00			0.00	39,750	0	39,750	
Total Land Taxable Value:													39,750	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2005	RES MAS	M4+	2,001	1.30	1.00		0.93	1.00	1.35	1.00	330,680
	2	2004	0	GARAGE-FIN	M4+	466	1.30	1.00		0.93	1.00	1.35	1.00	18,370
	3	2004	0	PORCH	M4+	29	1.30	1.00		0.93	1.00	1.35	1.00	760
	4	2004	0	PORCH	M4+	99	1.30	1.00		0.93	1.00	1.35	1.00	2,580
	5	0	2008	SCRN PORCH	F4	352	1.30	1.00		0.95	1.00	1.35	1.00	9,040
	6	0	2015	WAREHOUSE	12	1,207	1.30	1.00		0.98	1.00	1.35	1.00	36,040
	7	0	2015	CONCRETE	1	9	1.30	1.00		0.95	1.00	1.35	1.00	110
	8	0	2015	CONCRETE	1	30	1.30	1.00		0.95	1.00	1.35	1.00	350
	9	0	2015	POOL	5	448	1.30	1.00		0.75	1.00	1.35	1.00	27,890
Total Building Value:													425,820	

Sale Date: 04/08/2024
Sale Price: 465,000

Deed Date: 04/08/2024
Volume:

File#: 202204
Page:

Buyer: BURK RONALD R

Seller: MAY CINDY DOUGHERTY & KYLE A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
465,570	413,890	0.8901	1.0012	B	38890	T	0	0.530	425,820

Parcel Id: 41926
Sale #:5

Acct Number: 38890-00306-00000-000500

Cat Code: A1

Loc Code: 79

Address: 5514 TAMMY LN

Legal 1: LT 5 MALEY WOODS PHASE 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS38890			0.52	0	0.00			0.00	39,000	0	39,000	
Total Land Taxable Value:													39,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M4+	1,700	1.30	1.00		0.95	1.00	1.35	1.00	286,980
	2	0	2006	GARAGE-FIN	M4+	408	1.30	1.00		0.95	1.00	1.35	1.00	16,430
	3	0	2006	PORCH	M4+	53	1.30	1.00		0.95	1.00	1.35	1.00	1,410
	4	0	2006	CONCRETE	1	78	1.30	1.00		0.65	1.00	1.35	1.00	620
	5	0	2021	WAREHOUSE	13	720	1.30	1.00		1.00	1.00	1.35	1.00	30,310
	6	0	2021	WH-CPY	13	360	1.30	1.00		1.00	1.00	1.35	1.00	5,780
	7	0	2006	PORCH	M4+	108	1.30	1.00		1.00	1.00	1.35	1.00	3,030
	8	0	2023	SHED-1	42	81	1.30	1.00		1.00	1.00	1.35	1.00	750
Total Building Value:													345,310	

Sale Date: 08/08/2024
Sale Price: 395,000

Deed Date: 08/08/2024
Volume:

File#: 205740
Page:

Buyer: HARBER KEITH & KATHLEEN

Seller: THIBODAUX KAYLA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
384,310	356,520	0.9026	0.9729	B	38890	T	0	0.520	345,310

Sales Ratio Detail

Parcel Id: 41945

Sale #:5

Acct Number: 38890-00306-00000-002400

Cat Code: A1

Loc Code: 63

Address: 1907 CAROLINE AVE

Legal 1: LT 24 MALEY WOODS PHASE 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS38890			0.52	0	0.00			0.00	39,000		0	39,000
Total Land Taxable Value:														39,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M5+	2,207	1.30	1.00		0.93	1.00	1.35	1.00	375,130
	2	0	2013	RES MAS	M5+	434	1.30	1.00		0.95	1.00	1.35	1.00	75,350
	3	0	2006	PORCH	M5+	28	1.30	1.00		0.94	1.00	1.35	1.00	820
	4	0	2006	PORCH	M5+	176	1.30	1.00		0.93	1.00	1.35	1.00	5,100
	5	0	2006	RMSTR2	M5+	680	1.30	1.00		0.94	1.00	1.35	1.00	98,130
	6	0	2013	CARPORT	M5+	610	1.30	1.00		0.94	1.00	1.35	1.00	17,750
	7	0	2013	STORAGE	42	198	1.30	1.00		0.96	1.00	1.35	1.00	1,880
	8	0	2015	GARAGE-DET	FF3	1,395	1.30	1.00		0.98	1.00	1.35	1.00	78,410
	9	0	2015	RFSTR2	F5	915	1.30	1.00		0.96	1.00	1.35	1.00	130,160
	10	0	2020	RES MAS	M5+	433	1.30	1.00		0.98	1.00	1.35	1.00	77,550
	11	0	2020	PORCH	M5+	289	1.30	1.00		1.00	1.00	1.35	1.00	9,000
	12	0	2020	CONCRETE	1	444	1.30	1.00		1.00	1.00	1.35	1.00	5,450
Total Building Value:														874,730

Sale Date: 10/22/2024

Sale Price: 513,000

Deed Date: 10/22/2024

Volume:

File#: 207905

Page:

Buyer: ARTHUR ALEX J I & RACHEL B

Seller: ESPINOZA FRANK & FLORA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
913,730	802,460	1.5642	1.7812	B	38890	T	0	0.520	874,730

Parcel Id: 43392

Sale #:10

Acct Number: 38895-00306-00000-000200

Cat Code: A1

Loc Code: 63

Address: 2007 CAROLINE AVE

Legal 1: LT 2 MALEY WOODS PHASE 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS38895		0.59	0	0.00		0.00	43,880	0	43,880			
Total Land Taxable Value:											43,880			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M4+	2,259	1.30	1.00		0.95	1.00	1.35	1.00	381,340
	2	0	2006	GARAGE-FIN	M4+	434	1.30	1.00		0.95	1.00	1.35	1.00	17,470
	3	0	2006	PORCH	M4+	29	1.30	1.00		0.95	1.00	1.35	1.00	770
	4	0	2006	PORCH	M4+	152	1.30	1.00		0.95	1.00	1.35	1.00	4,050
	5	0	2022	STORAGE	42	128	1.30	1.00		1.00	1.00	1.35	1.00	1,260
Total Building Value:											404,890			

Sale Date: 05/09/2024

Sale Price: 405,000

Deed Date: 05/09/2024

Volume:

File#: 203176

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Buyer: PYE CARY LEE & DYANNA GAYLE

Seller: WINTERS DON H & CAMILLE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
448,770	406,780	1.0044	1.1081	B	38895	T	0	0.585	404,890

Sales Ratio Detail

Parcel Id: 43394
Sale #:5

Acct Number: 38895-00306-00000-000400

Cat Code: A1

Loc Code: 63

Address: 2015 CAROLINE AVE

Legal 1: LT 4 MALEY WOODS PHASE 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS38895			0.59	0	0.00			0.00	43,880	0	43,880	
Total Land Taxable Value:													43,880	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M4+	2,264	1.30	1.00		0.96	1.00	1.35	1.00	386,210
	2	0	2006	GARAGE-FIN	M4+	434	1.30	1.00		0.96	1.00	1.35	1.00	17,660
	3	0	2006	PORCH	M4+	21	1.30	1.00		0.96	1.00	1.35	1.00	570
	4	0	2006	PORCH	M4+	158	1.30	1.00		0.96	1.00	1.35	1.00	4,250
	5	0	2009	GARAGE-DET	FU2	400	1.30	1.00		0.98	1.00	1.35	1.00	14,480
	6	0	2009	CARPORT	F3	400	1.30	1.00		0.98	1.00	1.35	1.00	9,290
	7	0	2012	POOL	5	476	1.30	1.00		0.75	1.00	1.35	1.00	29,640
Total Building Value:													462,100	

Sale Date: 01/08/2024
Sale Price: 445,000

Deed Date: 01/08/2024
Volume:

File#: 199898
Page:

Buyer: ROBERTSON DARREN
Seller: NEI GLOBAL RELOCATION CO

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
505,980	381,200	0.8566	1.1370	B	38895	T	0	0.585	462,100

Parcel Id: 43415
Sale #:4

Acct Number: 38895-00306-00000-002500

Cat Code: A1

Loc Code: 63

Address: 2022 CAROLINE AVE

Legal 1: LT 25 MALEY WOODS PHASE 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS38895			0.59	0	0.00		0.00	43,880	0	43,880		
Total Land Taxable Value:											43,880			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M4+	2,352	1.30	1.00		0.96	1.00	1.35	1.00	401,220
	2	0	2006	GARAGE-FIN	M4+	434	1.30	1.00		0.96	1.00	1.35	1.00	17,660
	3	0	2006	PORCH	M4+	24	1.30	1.00		0.96	1.00	1.35	1.00	650
	4	0	2006	PORCH	M4+	184	1.30	1.00		0.96	1.00	1.35	1.00	4,950
	5	0	2006	POOL	5	570	1.30	1.00		0.75	1.00	1.35	1.00	35,490
Total Building Value:											459,970			

Sale Date: 07/19/2024
Sale Price: 450,000

Deed Date: 07/19/2024
Volume:

File#: 205113
Page:

Buyer: BERG MITCHELL JEFFREY & ALESSA HUTTER
Seller: MANGUS MIRANDA & RICHARD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
503,850	440,240	0.9783	1.1197	B	38895	T	0	0.585	459,970

Parcel Id: 30501
Sale #:8

Acct Number: 42060-00106-00000-002300

Cat Code: A1

Loc Code: 15

Address: 9051 NORTH POINT DR

Legal 1: LOT 23 NORTH POINT ON TRINITY BAY

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS4206		2.30	0	0.00		1.00	80,610	0	80,610

Total Land Taxable Value: 80,610

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M7+	4,097	1.30	1.00		0.98	1.00	1.16	1.00	702,890
	2	2009	2010	RMSTR2	M7+	958	1.30	1.00		0.98	1.00	1.16	1.00	138,070
	3	2009	2010	GARAGE-FIN	M7+	1,044	1.30	1.00		0.98	1.00	1.16	1.00	71,100
	4	2009	2010	PORCH	M7+	55	1.30	1.00		0.98	1.00	1.16	1.00	2,000
	5	2009	2010	PORCH	M7+	273	1.30	1.00		0.98	1.00	1.16	1.00	9,940
	6	2009	2010	CONCRETE	1	1,312	1.30	1.00		0.98	1.00	1.16	1.00	13,570
	7	2009	2010	PORCH	M7+	28	1.30	1.00		0.98	1.00	1.16	1.00	1,020
	8	2021	2022	POOL	5	764	1.30	1.00		0.75	1.00	1.16	1.00	40,870
	9	2022	2023	PORCH	F3	149	1.30	1.00		1.00	1.00	1.16	1.00	2,750
	10	2022	2023	PERGOLA	1	61	1.30	1.00		1.00	1.00	1.16	1.00	840
	11	2009	2010	STORAGE	42	192	1.30	1.00		0.98	1.00	1.16	1.00	1,600

Total Building Value: 984,650

Sale Date: 07/01/2024

Deed Date: 07/01/2024

File#: 204661

Buyer: DONIA PIERRE & NATALIE

Sale Price: 925,000

Volume:

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Seller: ASLIN MICHAEL PAUL & AMANDA B

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,065,260	1,034,760	1.1187	1.1516	B	42060	T	0	2.303	984,650

Parcel Id: 31501

Acct Number: 42070-00106-00000-000600

Cat Code: A1

Loc Code: 15

Address: 9006 NORTH POINT

Sale #:4

Legal 1: LOT 6 NORTH POINT ON TRINITY BAY SEC II

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS4206		2.10	0	0.00		1.00	73,330	0	73,330

Total Land Taxable Value: 73,330

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RES MAS	M5+	2,163	1.30	1.00		0.93	1.00	1.16	1.00	315,910
	2	2001	0	RMSTR2	M5+	785	1.30	1.00		0.93	1.00	1.16	1.00	96,310
	3	2001	0	PORCH	M5+	222	1.30	1.00		0.93	1.00	1.16	1.00	5,520
	4	2001	0	PORCH	M5+	184	1.30	1.00		0.93	1.00	1.16	1.00	4,580
	5	2001	0	PORCH	M5+	126	1.30	1.00		0.93	1.00	1.16	1.00	3,130
	6	2001	0	GARAGE-DET	MF2	864	1.30	1.00		0.93	1.00	1.16	1.00	30,960
	7	2003	0	POOL	5	618	1.30	1.00		0.75	1.00	1.16	1.00	33,060
	8	2003	0	PORCH	M5+	324	1.30	1.00		0.94	1.00	1.16	1.00	8,150
	9	2022	2023	PORCH	MTL2	353	1.30	1.00		1.00	1.00	1.16	1.00	6,570

Total Building Value: 504,190

Sale Date: 05/16/2024

Deed Date: 05/16/2024

File#: 203396

Buyer: SUBLETT MARY & JOSEPH

Sale Price: 649,000

Volume:

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Seller: PATTON DONALD & DENISE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
577,520	552,860	0.8519	0.8899	B	42060	T	0	2.095	504,190

Sales Ratio Detail

Parcel Id: 32687
Sale #:6

Acct Number: 42800-00242-00000-000100

Cat Code: A1

Loc Code: 63

Address: 107 OAKS GRANDE DR

Legal 1: LT 1 OAKS GRANDE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS42800			0.53	0	0.00		1.00	39,750	0	39,750		
Total Land Taxable Value:												39,750		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M5	2,037	1.30	1.00		0.95	1.00	1.18	1.00	305,250
	2	2002	0	PORCH	M5	41	1.30	1.00		0.95	1.00	1.18	1.00	960
	3	2002	0	PORCH	M5	160	1.30	1.00		0.95	1.00	1.18	1.00	3,750
	4	2002	0	GARAGE-FIN	M5	484	1.30	1.00		0.95	1.00	1.18	1.00	18,060
Total Building Value:												328,020		

Sale Date: 04/12/2024
Sale Price: 379,000

Deed Date: 04/12/2024
Volume:

File#: 202312
Page:

Buyer: FONTANEZ JESSE A

Seller: FLEETWOOD KODY D & JALYNN S

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,770	343,490	0.9063	0.9704	B	42800	L	0	0.530	328,020

Parcel Id: 10570
Sale #:5

Acct Number: 44000-00012-00600-000500

Cat Code: A1

Loc Code: 06

Address: 4018 OAK RIDGE DR

Legal 1: 5 6 OLD RIVER COUNTRY SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS44000			0.27	11,725	87.50			1.00	15,820	0	15,820	
Total Land Taxable Value:													15,820	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	0	RES MAS	M4+	1,649	1.30	1.00		0.87	1.00	1.28	1.00	241,710
	2	0	1900	PORCH	M4+	71	1.30	1.00		0.87	1.00	1.28	1.00	1,640
	3	0	1900	PORCH	M4+	196	1.30	1.00		0.87	1.00	1.28	1.00	4,530
	4	0	1900	GARAGE-DET	MF2	529	1.30	1.00		0.87	1.00	1.28	1.00	21,620
	5	0	1900	PORCH	M4+	32	1.30	1.00		0.87	1.00	1.28	1.00	740
	6	2002	0	POOL	5	525	1.30	1.00		0.75	1.00	1.28	1.00	30,990
Total Building Value:													301,230	

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

Deed Date: 01/10/2025
Volume:

File#: 210209
Page:

Buyer: PRICKETT CHRISTOPHER O & KIMBERLY

Seller: TILTON SANDRA KAY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
317,050	256,960	0.7906	0.9755	B	44000	T	11,725	0.269	301,230

Parcel Id: 3753
Sale #:5

Acct Number: 44000-00012-00700-000700

Cat Code: A1

Loc Code: 06

Address: 12710 OLD RIVER DR

Legal 1: LOT 7 BLK 7 OLD RIVER COUNTRY SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS44000		0.31	13,500	90.00		1.00	18,230	0	18,230
Total Land Taxable Value:											18,230

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	0	RES MAS	M4+	1,791	1.30	1.00		0.82	1.00	1.28	1.00	247,430
	2	0	1900	PORCH	M4+	157	1.30	1.00		0.82	1.00	1.28	1.00	3,420
	3	0	1900	CONCRETE	1	136	1.30	1.00		0.82	1.00	1.28	1.00	1,300
	4	0	1900	GARAGE-DET	FU2	748	1.30	1.00		0.82	1.00	1.28	1.00	19,930
Total Building Value:														272,080

Sale Date: 07/19/2024
Sale Price: 249,000

Deed Date: 07/19/2024
Volume:

File#: 205131
Page:

Buyer: MOORMAN STEVEN RAY JR
Seller: WALDROP JOSEPH R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
290,310	247,800	0.9952	1.1659	B	44000	T	13,500	0.310	272,080

Parcel Id: 6541
Sale #:6

Acct Number: 44000-00012-00700-000900

Cat Code: A1

Loc Code: 06

Address: 4011 OAK RIDGE DR

Legal 1: 9 7 OLD RIVER COUNTRY SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS44000		0.29	12,540	114.00	1.00	16,930	0	16,930
Total Land Taxable Value:										16,930

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	0	RES MAS	M4+	1,492	1.30	1.00		0.90	1.00	1.28	1.00	226,230
	2	0	1900	GARAGE-DET	MF2	528	1.30	1.00		0.84	1.00	1.28	1.00	20,830
	3	0	1900	PORCH	M4+	105	1.30	1.00		0.84	1.00	1.28	1.00	2,350
	4	0	1900	PORCH	M4+	132	1.30	1.00		0.84	1.00	1.28	1.00	2,950
	5	0	1900	GARAGE-DET	FF2	240	1.30	1.00		1.00	1.00	1.28	1.00	12,880
	6	2024	2025	PORCH	M4+	180	1.30	1.00		1.00	1.00	1.28	1.00	4,790
Total Building Value:														270,030

Sale Date: 05/31/2024
Sale Price: 295,000

Deed Date: 05/31/2024
Volume:

File#: 203745
Page:

Buyer: LOMAN NANCY
Seller: LOZANO JUAN & KELLY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
286,960	244,970	0.8304	0.9727	B	44000	T	12,540	0.288	270,030

Parcel Id: 18171
Sale #:7

Acct Number: 44010-00012-00900-000700

Cat Code: A1

Loc Code: 06

Address: 4014 PIN OAK DR

Legal 1: LOT 7 BLK 9 OLD RIVER COUNTRY SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS44010		0.27	11,700	90.00	1.00	14,420	0	14,420
Total Land Taxable Value:										14,420

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	0	RES MAS	M4+	2,070	1.30	1.00		0.83	1.00	1.28	1.00	289,470
	2	0	1900	GARAGE-FIN	M4+	600	1.30	1.00		0.83	1.00	1.28	1.00	20,010
	3	0	1900	PORCH	M4+	104	1.30	1.00		0.83	1.00	1.28	1.00	2,300
	4	0	1900	SCRN PORCH	M4+	210	1.30	1.00		0.83	1.00	1.28	1.00	5,320
	5	0	1900	STORAGE	42	168	1.30	1.00		0.30	1.00	1.28	1.00	470
	6	2024	2025	CONCRETE	1	210	1.30	1.00		1.00	1.00	1.28	1.00	2,450
	7	2024	2025	DECK	1	280	1.30	1.00		1.00	1.00	1.28	1.00	5,350
Total Building Value:														325,370

Sale Date: 07/03/2024
Sale Price: 324,900

Deed Date: 07/03/2024
Volume:

File#: 204788
Page:

Buyer: AYALA CESAR & NICOLE D COPAUS
Seller: ERICKSON CHARLES E & DONIA G

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,790	277,030	0.8527	1.0458	B	44010	T	11,700	0.269	325,370

Parcel Id: 10649
Sale #:7

Acct Number: 44010-00012-01200-000200

Cat Code: A1

Loc Code: 06

Address: 12406 RIVER RIDGE DR

Legal 1: 2 12 OLD RIVER COUNTRY SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS44010			0.27	11,880		90.00		1.00	14,630	0	14,630	
Total Land Taxable Value:													14,630	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	0	RES MAS	M4+	1,449	1.30	1.00		0.87	1.00	1.28	1.00	212,390
	2	0	1900	PORCH	M4+	64	1.30	1.00		0.87	1.00	1.28	1.00	1,480
	3	0	1900	GARAGE-FIN	M4+	280	1.30	1.00		0.87	1.00	1.28	1.00	9,790
	4	0	1900	STORAGE	42	220	1.30	1.00		0.25	1.00	1.28	1.00	520
	5	0	1900	CARPORT	F2	240	1.30	1.00		0.45	1.00	1.28	1.00	1,820
	6	0	2007	PORCH	M4+	192	1.30	1.00		0.97	1.00	1.28	1.00	4,950
Total Building Value:														230,950

Sale Date: 01/31/2025
Sale Price: 260,000

Deed Date: 01/31/2025
Volume:

File#: 210752
Page:

Buyer: SPURGEON SUSIE
Seller: MATTHEWS SANDRA K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
245,580	212,440	0.8171	0.9445	B	44010	T	11,880	0.273	230,950

Parcel Id: 10597
Sale #:4

Acct Number: 44020-00012-01100-001400

Cat Code: A1

Loc Code: 06

Address: 12322 RIVER BEND DR

Legal 1: LT 14 BK 11 OLD RIVER COUNTRY SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS44020		0.26	11,520		90.00		1.00	15,840	0	15,840
Total Land Taxable Value:												15,840

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	0	RES MAS	M4+	1,461	1.30	1.00		0.85	1.00	1.28	1.00	209,230
	2	0	1900	GARAGE-FIN	M4+	460	1.30	1.00		0.85	1.00	1.28	1.00	15,710
	3	0	1900	PORCH	M4+	32	1.30	1.00		0.85	1.00	1.28	1.00	720
	4	0	1900	STORAGE	42	160	1.30	1.00		0.90	1.00	1.28	1.00	1,350
	5	2005	0	PORCH	F4+	578	1.30	1.00		0.97	1.00	1.28	1.00	14,130
Total Building Value:														241,140

Sale Date: 07/18/2024
Sale Price: 269,000

Deed Date: 07/18/2024
Volume:

File#: 205105
Page:

Buyer: DAVIS COLIN L & JENNIFER B ILES
Seller: PADGETT KAREN Q

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
256,980	212,150	0.7887	0.9553	B	44020	T	11,520	0.264	241,140

Parcel Id: 10610
Sale #:9

Acct Number: 44020-00012-01100-002800

Cat Code: A1

Loc Code: 06

Address: 4019 N FM 565

Legal 1: LT 28 BK 11 OLD RIVER COUNTRY SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS44020			0.27	11,700	90.00			1.00	16,140		0	16,140
Total Land Taxable Value:														16,140
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M5	1,493	1.30	1.00		0.94	1.00	1.28	1.00	240,140
	2	2002	0	GARAGE-FIN	M5	420	1.30	1.00		0.94	1.00	1.28	1.00	16,820
	3	2002	0	PORCH	M5	24	1.30	1.00		0.94	1.00	1.28	1.00	600
	4	2002	0	PORCH	M5	105	1.30	1.00		0.94	1.00	1.28	1.00	2,640
	5	2012	2013	CARPORT	MTL2	500	1.30	1.00		0.98	1.00	1.28	1.00	10,060
Total Building Value:														270,260

Sale Date: 10/15/2024
Sale Price: 270,000

Deed Date: 10/15/2024
Volume:

File#: 207716
Page:

Buyer: GIBBS BRADLEY
Seller: WOTIPKA BRADLEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
286,400	247,680	0.9173	1.0607	B	44020	T	11,700	0.269	270,260

Parcel Id: 10628
Sale #:6

Acct Number: 44020-00012-01300-001400

Cat Code: A1

Loc Code: 06

Address: 12706 RIVER BEND DR

Legal 1: LT 14 BK 13 OLD RIVER COUNTRY SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS44020		0.27	11,880	90.00	1.00	16,380	0	16,380
Total Land Taxable Value:										16,380

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	0	RES MAS	M4+	1,626	1.30	1.00		0.92	1.00	1.28	1.00	252,030
	2	0	1900	GARAGE-DET	MF2	462	1.30	1.00		0.85	1.00	1.28	1.00	18,450
	3	0	1900	PORCH	M4+	63	1.30	1.00		0.85	1.00	1.28	1.00	1,420
	4	0	1900	STORAGE	42	288	1.30	1.00		0.25	1.00	1.28	1.00	670
	5	0	1900	PORCH	MTL2	351	1.30	1.00		0.90	1.00	1.28	1.00	6,490
	6	2005	0	PORCH	MTL1	64	1.30	1.00		0.95	1.00	1.28	1.00	540
Total Building Value:														279,600

Sale Date: 04/29/2024
Sale Price: 325,000

Deed Date: 04/29/2024
Volume:

File#: 202767
Page:

Buyer: MENA ANGEL
Seller: KING DK EQUITY LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
295,980	248,830	0.7656	0.9107	B	44020	T	11,880	0.273	279,600

Parcel Id: 30593
Sale #:6

Acct Number: 44500-00210-00000-004200

Cat Code: A1

Loc Code: 63

Address: 15018 W CHAPARRAL DR

Legal 1: 42 OLSEN ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV4450			0.48	0	0.00	1.00	9,500	0	9,500			
Total Land Taxable Value:											9,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES FRM	F4+	1,372	1.30	1.00		0.95	1.00	1.50	1.00	245,930
	2	2003	0	PORCH	F4	153	1.30	1.00		0.95	1.00	1.50	1.00	3,850
	3	0	2009	DECK	1	9	1.30	1.00		0.85	1.00	1.50	1.00	170
	4	2009	2010	STORAGE	41	198	1.30	1.00		0.90	1.00	1.50	1.00	1,440
Total Building Value:														251,390

Sale Date: 02/02/2024
Sale Price: 252,000

Deed Date: 02/02/2024
Volume:

File#: 200503
Page:

Buyer: GIBSON DONALD L III & SPURGEON MIRIAH
Seller: COXIE CHARLES ANDREW

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
260,890	228,320	0.9060	1.0353	B	44500	T	0	0.480	251,390

Parcel Id: 11143
Sale #:7

Acct Number: 44500-00210-00000-006900

Cat Code: A1

Loc Code: 63

Address: 15106 HUMMINGBIRD LN

Legal 1: LOT 69 OLSEN ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV4450			0.71	31,088	165.80	1.00	9,500	0	9,500			
Total Land Taxable Value:											9,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RES MAS	M3	1,420	1.30	1.00		0.92	1.00	1.50	1.00	246,490
	2	0	1900	PORCH	M3	8	1.30	1.00		0.92	1.00	1.50	1.00	190
	3	0	1900	PORCH	M3	240	1.30	1.00		0.88	1.00	1.50	1.00	5,400
Total Building Value:														252,080

Sales Ratio Detail

Sale Date: 07/02/2024
Sale Price: 238,000

Deed Date: 07/02/2024
Volume:

File#: 204671
Page:

Buyer: YAO XIAOMEI
Seller: THOMPSON LILA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
261,580	263,990	1.1092	1.0991	B	44500	T	31,088	0.714	252,080

Parcel Id: 26321
Sale #:6

Acct Number: 47310-00306-00000-003900

Cat Code: A1

Loc Code: 63

Address: 6003 PLANTATION DR

Legal 1: LTS 39 & 40 SEC 2 PLANTATION ON COTTON BAYOU THE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS4731			0.70	30,500	122.00			1.00	18,200	0	18,200	
	2	RS4731			0.73	31,750	127.00			1.00	18,980	0	18,980	
Total Land Taxable Value:													37,180	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES MAS	M6	3,113	1.30	1.00		0.96	1.00	1.35	1.00	550,750
	2	0	2007	GARAGE-FIN	M6	1,354	1.30	1.00		0.96	1.00	1.35	1.00	66,570
	3	0	2007	PORCH	M6	95	1.30	1.00		0.96	1.00	1.35	1.00	2,900
	4	0	2007	PORCH	M6	488	1.30	1.00		0.96	1.00	1.35	1.00	14,880
Total Building Value:													635,100	

Sale Date: 10/24/2024
Sale Price: 590,000

Deed Date: 10/24/2024
Volume:

File#: 208017
Page:

Buyer: BOONE ANGELA & JUSTIN
Seller: MEREDITH MICHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
672,280	625,240	1.0597	1.1395	B	47300	T	62,250	1.430	635,100

Parcel Id: 27184
Sale #:2

Acct Number: 47320-00306-00000-004300

Cat Code: A1

Loc Code: 63

Address: 7111 PLANTATION DR

Legal 1: LT 43 SEC 3 PLANTATION ON COTTON BAYOU

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47320			1.00	43,472	143.00			1.00	16,150	0	16,150	
Total Land Taxable Value:													16,150	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1991	0	RES MAS	M5+	2,278	1.30	1.00		0.89	1.00	1.35	1.00	370,540
	2	0	1900	PORCH	M5+	95	1.30	1.00		0.89	1.00	1.35	1.00	2,630
	3	0	1900	PORCH	M5+	324	1.30	1.00		0.89	1.00	1.35	1.00	8,980
	4	0	1900	PORCH	M5+	18	1.30	1.00		0.89	1.00	1.35	1.00	500
	5	0	1900	GARAGE-DET	MF2	575	1.30	1.00		0.89	1.00	1.35	1.00	25,350
	6	0	2012	STORAGE	42	160	1.30	1.00		0.95	1.00	1.35	1.00	1,500
	7	0	2012	DECK	1	100	1.30	1.00		0.30	1.00	1.35	1.00	600
	8	0	2018	PORCH	M5+	554	1.30	1.00		1.00	1.00	1.35	1.00	17,250
	9	0	2022	CONCRETE	1	196	1.30	1.00		1.00	1.00	1.35	1.00	2,410
Total Building Value:													429,760	

Sales Ratio Detail

Sale Date: 05/06/2024
Sale Price: 469,000

Deed Date: 05/06/2024
Volume:

File#: 203019
Page:

Buyer: BEAM CHANCE & MIRANDA
Seller: LAWRENCE STEPHEN ALAN ETUX

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
445,910	414,090	0.8829	0.9508	B	47300	R	43,472	0.998	429,760

Parcel Id: 27423

Acct Number: 47330-00028-00000-002000

Cat Code: A1

Loc Code: 63

Address: 6202 CAJUN WAY

Sale #:9

Multi Parcel Sale

Legal 1: LOT 20 PLANTATION EST 1/2 UI

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV4733			0.73	32,000	128.00			1.00	9,060	0	9,060	
Total Land Taxable Value:													9,060	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1991	0	RES MAS	M5+	1,212	1.30	1.00		0.93	0.50	1.27	1.00	101,080
	2	0	1900	RMSTR2	M5+	647	1.30	1.00		0.93	0.50	1.27	1.00	45,320
	3	0	1900	PORCH	M5+	222	1.30	1.00		0.93	0.50	1.27	1.00	3,020
	4	0	1900	POOL	5	421	1.30	1.00		0.75	0.50	1.27	1.00	12,330
	5	0	1900	GARAGE-DET	MF2	598	1.30	1.00		0.90	0.50	1.27	1.00	12,540
	6	0	1900	RES MAS	M3	312	1.30	1.00		0.90	0.50	1.27	1.00	22,430
	7	0	2006	PORCH	M5+	72	1.30	1.00		0.94	0.50	1.27	1.00	990
	8	0	2017	PORCH	F3	96	1.30	1.00		1.00	0.50	1.27	1.00	970
	9	0	2022	PORCH	F3	100	1.30	1.00		1.00	0.50	1.27	1.00	1,010
	10	0	2022	PORCH	MTL1	144	1.30	1.00		1.00	0.50	1.27	1.00	630
	11	0	1900	STORAGE	42	320	1.30	1.00		1.00	0.50	1.27	1.00	1,490
Total Building Value:													201,810	

Parcel Id: 67901

Acct Number: 47330-00028-00000-002010

Cat Code: A1

Loc Code: 63

Address: 6202 CAJUN WAY

Sale #:9

Multi Parcel Sale *Primary Parcel*

Legal 1: LOT 20 PLANTATION EST 1/2 UI W/PARCEL 27423

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV4733			0.73	32,000	128.00			1.00	9,060	0	9,060	
Total Land Taxable Value:													9,060	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1991	0	RES MAS	M5+	1,212	1.30	1.00		0.93	0.50	1.27	1.00	101,080
	2	0	1900	RMSTR2	M5+	647	1.30	1.00		0.93	0.50	1.27	1.00	45,320
	3	0	1900	PORCH	M5+	222	1.30	1.00		0.93	0.50	1.27	1.00	3,020
	4	0	1900	POOL	5	421	1.30	1.00		0.75	0.50	1.27	1.00	12,330
	5	0	1900	GARAGE-DET	MF2	598	1.30	1.00		0.90	0.50	1.27	1.00	12,540
	6	0	1900	RES MAS	M3	312	1.30	1.00		0.90	0.50	1.27	1.00	22,430
	7	0	2006	PORCH	M5+	72	1.30	1.00		0.94	0.50	1.27	1.00	990
	8	0	2017	PORCH	F3	96	1.30	1.00		1.00	0.50	1.27	1.00	970
	9	0	2022	PORCH	F3	100	1.30	1.00		1.00	0.50	1.27	1.00	1,010
	10	0	2022	PORCH	MTL1	144	1.30	1.00		1.00	0.50	1.27	1.00	630
	11	0	1900	STORAGE	42	320	1.30	1.00		1.00	0.50	1.27	1.00	1,490
Total Building Value:													201,810	

Sales Ratio Detail

Sale Date: 03/22/2024
Sale Price: 450,000

Deed Date: 03/22/2024
Volume:

File#: 201814
Page:

Buyer: BOWDOIN ETHAN & HALEY
Seller: MEREDITH BRENDA M & MICHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
421,740	195,640	0.4348	0.9372	B	47300	T	32,000	0.735	403,620

Parcel Id: 29823
Sale #:7

Acct Number: 00028-00100-00300-210210

Cat Code: ACX

Loc Code: 63

Address: PIRATES RUN

Legal 1: 28 TR 1-3-2-1 B WINFREE ZERO OUT & COMBINED TO P# 28235

Multi Parcel Sale

Parcel Id: 28235
Sale #:7

Acct Number: 47340-00028-00000-000700

Cat Code: A1

Loc Code: 63

Address: 1534 PIRATES RUN

Legal 1: LT 7 PLANTATION COVE (-37.37 SQ FT)

Multi Parcel Sale *Primary Parcel*

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS47300C			0.89	0	0.00			1.00	31,220	0	31,220	
	2	RS31LD-1			0.08	0	0.00			1.00	6,260	0	6,260	
Total Land Taxable Value:													37,480	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	RES MAS	M6	1,826	1.30	1.00		0.93	1.00	1.27	1.00	307,230
	2	1995	0	RMSTR2	M6	1,250	1.30	1.00		0.91	1.00	1.27	1.00	172,870
	3	1995	0	PORCH	M6	42	1.30	1.00		0.93	1.00	1.27	1.00	1,170
	4	1995	0	PORCH	M6	392	1.30	1.00		0.93	1.00	1.27	1.00	10,890
	5	1995	0	PORCH	M6	169	1.30	1.00		0.93	1.00	1.27	1.00	4,700
	6	1995	0	GARAGE-DET	MF3	1,071	1.30	1.00		0.93	1.00	1.27	1.00	58,280
	7	0	2006	POOL	5	544	1.30	1.00		0.75	1.00	1.27	1.00	31,860
	8	0	1900	STORAGE	41	64	1.30	1.00		1.00	1.00	1.27	1.00	440
Total Building Value:													587,440	

Sale Date: 07/30/2024
Sale Price: 600,000

Deed Date: 07/30/2024
Volume:

File#: 205435
Page:

Buyer: TURNER JOSHUA B & REBECCA
Seller: GRIGGS JAMES D & MEGHAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
624,920	590,540	0.9842	1.0415	B	47300	T	0	0.975	587,440

Parcel Id: 28277
Sale #:3

Acct Number: 47350-00028-00000-001100

Cat Code: A1

Loc Code: 63

Address: 5875 CAJUN WAY

Legal 1: LOT 11 SEC 5 PLANTATION ON COTTON BAYOU

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS4735		0.86	0	0.00		1.00	21,530	0	21,530
Total Land Taxable Value:											21,530

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1994	0	RES MAS	M5+	2,409	1.30	1.00		0.90	1.00	1.35	1.00	396,250
	2	1994	0	PORCH	M5+	288	1.30	1.00		0.90	1.00	1.35	1.00	8,070
	3	1994	0	PORCH	M5+	216	1.30	1.00		0.90	1.00	1.35	1.00	6,050
	4	1994	0	GARAGE-FIN	M5+	950	1.30	1.00		0.90	1.00	1.35	1.00	41,950
	5	0	2012	STORAGE	42	144	1.30	1.00		0.85	1.00	1.35	1.00	1,210
Total Building Value:														453,530

Sale Date: 10/28/2024
Sale Price: 495,000

Deed Date: 10/28/2024
Volume:

File#: 208096
Page:

Buyer: SCOTT DOLORES JUAREZ
Seller: DESKIN MARGARET

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
475,060	433,050	0.8748	0.9597	B	47300	T	0	0.861	453,530

Parcel Id: 28285
Sale #:4

Acct Number: 47350-00028-00000-001900

Cat Code: A1

Loc Code: 63

Address: 5834 CAJUN WAY

Legal 1: LOT 19 SEC 5 PLANTATION ON COTTON BAYOU

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS4735		0.80	0	0.00			1.00	20,100	0	20,100
Total Land Taxable Value:												20,100

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RES MAS	M5+	2,098	1.30	1.00		0.93	1.00	1.27	1.00	335,470
	2	0	1900	RMSTR2	M5+	476	1.30	1.00		0.93	1.00	1.27	1.00	63,940
	3	0	1900	PORCH	M5+	410	1.30	1.00		0.93	1.00	1.27	1.00	11,170
	4	0	1900	PORCH	M5+	75	1.30	1.00		0.93	1.00	1.27	1.00	2,040
	5	0	1900	GARAGE-DET	MF3	690	1.30	1.00		0.93	1.00	1.27	1.00	37,550
	6	0	1900	RES FRM	F3	450	1.30	1.00		0.90	1.00	1.27	1.00	61,620
	7	0	1900	PORCH	F3	40	1.30	1.00		0.90	1.00	1.27	1.00	730
	8	1997	0	POOL	5	648	1.30	1.00		0.75	1.00	1.27	1.00	37,950
	9	2009	2010	PORCH	F3	140	1.30	1.00		0.95	1.00	1.27	1.00	2,690
	10	0	2015	WAREHOUSE	12	1,400	1.30	1.00		1.00	1.00	1.27	1.00	40,130
	11	0	2016	SHED-1	42	72	1.30	1.00		0.70	1.00	1.27	1.00	440
	12	0	1900	STORAGE	42	175	1.30	1.00		0.75	1.00	1.27	1.00	1,220
	13	0	1900	PORCH	F3	40	1.30	1.00		0.75	1.00	1.27	1.00	610
	14	0	2015	PORCH	M5+	810	1.30	1.00		0.98	1.00	1.27	1.00	23,250
	15	2015	0	CONCRETE	1	160	1.30	1.00		1.00	1.00	1.27	1.00	1,850
Total Building Value:														620,660

Sale Date: 05/17/2024
Sale Price: 667,500

Deed Date: 05/17/2024
Volume:

File#: 203436
Page:

Buyer: WOOD AUSTIN & BRITTANY
Seller: MCADAMS TONETTE MARIE & STEPHEN ALLEN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
640,760	517,750	0.7757	0.9599		47300	R	0	0.804	620,660

Parcel Id: 28293
Sale #:6

Acct Number: 47350-00028-00000-002700

Cat Code: A1

Loc Code: 63

Address: 5918 CAJUN WAY

Legal 1: LT 27 & N/2 28 SEC 5 PLANTATION ON COTTON BAYOU THE

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS4735			1.44	0	0.00		1.00	36,030	0	36,030		
Total Land Taxable Value:												36,030		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1993	0	RES MAS	M5+	2,782	1.30	1.00		0.89	1.00	1.35	1.00	452,520
	2	0	1900	PORCH	M5+	42	1.30	1.00		0.89	1.00	1.35	1.00	1,160
	3	0	1900	PORCH	M5+	296	1.30	1.00		0.89	1.00	1.35	1.00	8,200
	4	0	1900	GARAGE-DET	MF2	958	1.30	1.00		0.89	1.00	1.35	1.00	38,230
	5	1997	0	POOL	5	684	1.30	1.00		0.75	1.00	1.35	1.00	42,580
	6	2017	2018	WAREHOUSE	13	1,200	1.30	1.00		0.90	1.00	1.35	1.00	45,470
	7	0	2022	STORAGE	41	96	1.30	1.00		0.98	1.00	1.35	1.00	690
	8	2023	0	PORCH	M5+	480	1.30	1.00		1.00	1.00	1.35	1.00	14,940
	9	2020	0	RES MAS	M5+	230	1.30	1.00		1.00	1.00	1.35	1.00	44,030
	10	2018	0	CONCRETE	1	322	1.30	1.00		1.00	1.00	1.35	1.00	3,960
	11	2017	0	CONCRETE	1	422	1.30	1.00		1.00	1.00	1.35	1.00	5,180
Total Building Value:												656,960		

Sale Date: 05/28/2024

Deed Date: 05/25/2024

File#: 203655

Buyer: MODISETTE BRADLEY & JULIE

Sale Price: 699,900

Volume:

Page:

Seller: CANON ZACHARY A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
692,990	575,270	0.8219	0.9901	B	47300	T	0	1.441	656,960

Parcel Id: 28296

Acct Number: 47350-00028-00000-003000

Cat Code: A1

Loc Code: 63

Address: 5942 CAJUN WAY

Sale #:5

Legal 1: LOT 30 SEC 5 PLANTATION ON COTTON BAYOU

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS4735			1.01	0		0.00		1.00	25,200	0	25,200	
Total Land Taxable Value:													25,200	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RES MAS	M6	1,430	1.30	1.00		0.90	1.00	1.27	1.00	237,430
	2	0	1900	RMSTR2	M6	1,005	1.30	1.00		0.90	1.00	1.27	1.00	140,160
	3	0	1900	SCRN PORCH	M6	320	1.30	1.00		0.90	1.00	1.27	1.00	9,690
	4	0	1900	PORCH	M6	48	1.30	1.00		0.90	1.00	1.27	1.00	1,290
	5	0	1900	GARAGE-FIN	M6	440	1.30	1.00		0.90	1.00	1.27	1.00	19,080
	6	2005	0	GARAGE-DET	FU1	192	1.30	1.00		0.90	1.00	1.27	1.00	5,960
	7	0	2006	PORCH	M6	192	1.30	1.00		0.94	1.00	1.27	1.00	5,390
	8	0	2006	CARPORT	M6	868	1.30	1.00		0.94	1.00	1.27	1.00	25,160
	9	0	2006	RES FRM	F3	400	1.30	1.00		0.94	0.90	1.27	1.00	51,480
	10	0	2006	DECK	1	192	1.30	1.00		0.65	1.00	1.27	1.00	2,370
	11	0	2006	DECK	1	128	1.30	1.00		0.65	1.00	1.27	1.00	1,580
	12	2009	2010	SCRN PORCH	M6	480	1.30	1.00		0.95	1.00	1.27	1.00	15,340
	13	0	2014	PORCH	F3	292	1.30	1.00		0.95	1.00	1.27	1.00	5,600
	14	2010	2011	POOL	5	768	1.30	1.00		0.75	1.00	1.27	1.00	44,980
	15	0	2020	PERGOLA	1	144	1.30	1.00		0.97	1.00	1.27	1.00	2,100
	16	2022	2023	WAREHOUSE	13	1,800	1.30	1.00		0.95	1.00	1.27	1.00	67,730
Total Building Value:													635,340	

Sales Ratio Detail

Sale Date: 05/20/2024
Sale Price: 610,000

Deed Date: 05/20/2024
Volume:

File#: 203486
Page:

Buyer: BOOZER CHRIS & HALEY
Seller: SCOTT RYAN & VENTURA KASSANDRA DEE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
660,540	649,170	1.0642	1.0829	B	47300	R	0	1.008	635,340

Parcel Id: 29090
Sale #:7

Acct Number: 47360-00028-00000-001800

Cat Code: A1

Loc Code: 63

Address: 1803 BAYOU BREEZE DR

Legal 1: LTS 18 THE PLANTATION ON COTTON BAYOU SEC 6 & LT 57 PLANTATION ON COTTON BAYOU SEC 6 PH 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV4736		0.51	0	0.00		1.00		24,350	0	24,350
	2	FV4738		0.53	0	0.00		1.00		16,500	0	16,500

Total Land Taxable Value: 40,850

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	0	RES MAS	M5+	2,227	1.30	1.00		0.88	1.00	1.35	1.00	358,180
	2	1996	0	GARAGE-FIN	M5+	575	1.30	1.00		0.88	1.00	1.35	1.00	24,830
	3	1996	0	PORCH	M5+	72	1.30	1.00		0.88	1.00	1.35	1.00	1,970
	4	1996	0	PORCH	M5+	44	1.30	1.00		0.88	1.00	1.35	1.00	1,210
	5	1996	0	PORCH	M5+	340	1.30	1.00		0.88	1.00	1.35	1.00	9,320
	6	1996	0	GARAGE-DET	MF2	576	1.30	1.00		0.88	1.00	1.35	1.00	25,110
	7	2000	0	POOL	5	450	1.30	1.00		0.75	1.00	1.35	1.00	28,020
	8	2001	0	CARPORT	F2	272	1.30	1.00		0.90	1.00	1.35	1.00	4,360
	9	2001	0	GARAGE-DET	FU2	144	1.30	1.00		0.90	1.00	1.35	1.00	5,920

Total Building Value: 458,920

Sale Date: 09/23/2024
Sale Price: 489,000

Deed Date: 09/23/2024
Volume:

File#: 206992
Page:

Buyer: KLEIMAN RICHARD & ELISA
Seller: NATIONAL RESIDENTIAL NOMINEE SERVICES INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
499,770	451,590	0.9235	1.0220	B	47300	T	0	1.040	458,920

Parcel Id: 29106
Sale #:6

Acct Number: 47360-00028-00000-003400

Cat Code: A1

Loc Code: 63

Address: 5914 EVANGELINE WAY

Legal 1: LT 34 SEC 6 PLANTATION ON COTTON BAYOU

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV4736		0.50	0	0.00		1.00		24,350	0	24,350

Total Land Taxable Value: 24,350

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	0	RES MAS	M5+	1,113	1.30	1.00		0.89	1.00	1.27	1.00	178,390
	2	1996	0	RMSTR3	M5+	1,273	1.30	1.00		0.89	1.00	1.27	1.00	183,630
	3	1996	0	GARAGE-FIN	M5+	483	1.30	1.00		0.89	1.00	1.27	1.00	19,840
	4	1996	0	PORCH	M5+	216	1.30	1.00		0.89	1.00	1.27	1.00	5,630
	5	2012	2013	STORAGE	42	442	1.30	1.00		0.90	1.00	1.27	1.00	3,700
	6	0	2013	SCRN PORCH	F5+	366	1.30	1.00		0.98	1.00	1.27	1.00	10,990

Total Building Value: 402,180

Sales Ratio Detail

Sale Date: 11/20/2024
Sale Price: 415,000

Deed Date: 11/20/2024
Volume:

File#: 208770
Page:

Buyer: KUHN JORDAN E & TYLER C BEASLEY
Seller: KLAUS MATTHEW R & BRITTANY L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
426,530	418,670	1.0088	1.0278	B	47300	T	0	0.500	402,180

Parcel Id: 30687
Sale #:6

Acct Number: 47400-00306-00000-002100

Cat Code: A1

Loc Code: 63

Address: 5906 DIXIE LANE

Legal 1: LT 21 SEC 9 PLANTATION ON COTTON BAYOU

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47400			0.50	0		0.00		1.00	10,770	0	10,770	
Total Land Taxable Value:													10,770	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	RES MAS	M5	2,267	1.30	1.00		0.95	1.00	1.35	1.00	388,660
	2	1995	0	GARAGE-FIN	M5	565	1.30	1.00		0.95	1.00	1.35	1.00	24,120
	3	1995	0	PORCH	M5	35	1.30	1.00		0.95	1.00	1.35	1.00	940
	4	0	1900	POOL	5	600	1.30	1.00		0.75	1.00	1.35	1.00	37,360
	5	2023	2024	PORCH	M5	429	1.30	1.00		1.00	1.00	1.35	1.00	12,120
	6	2023	2024	STORAGE	42	96	1.30	1.00		1.00	1.00	1.35	1.00	950
Total Building Value:													464,150	

Sale Date: 07/11/2024
Sale Price: 480,000

Deed Date: 07/11/2024
Volume:

File#: 204869
Page:

Buyer: DELACRUZ JUAN PEDRO
Seller: CLARK DAVID JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
474,920	391,680	0.8160	0.9894	B	47300	T	0	0.500	464,150

Parcel Id: 60217
Sale #:4

Acct Number: 47530-00321-00100-000500

Cat Code: A1

Loc Code: 06

Address: 13807 EVERT CT

Legal 1: LT5 BK1 RESERVES OF CHAMPIONS ESTATES SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47530			0.41	0	0.00	1.00	45,000	0	45,000			
Total Land Taxable Value:											45,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	1,892	1.30	1.00		1.00	1.00	1.10	1.00	289,900
	2	2019	2020	RMSTR2	M5+	1,384	1.30	1.00		1.00	1.00	1.10	1.00	178,140
	3	2019	2020	GARAGE-FIN	M5+	653	1.30	1.00		1.00	1.00	1.10	1.00	26,110
	4	2019	2020	PORCH	M5+	220	1.30	1.00		1.00	1.00	1.10	1.00	5,580
	5	2019	2020	PORCH	M5+	56	1.30	1.00		1.00	1.00	1.10	1.00	1,420
	6	2021	2021	POOL	5	863	1.30	1.00		0.75	1.00	1.10	1.00	43,780
	7	2024	2025	STORAGE	42	192	1.30	1.00		1.00	1.00	1.10	1.00	1,550
Total Building Value:											546,480			

Sales Ratio Detail

Sale Date: 02/07/2024
Sale Price: 590,000

Deed Date: 02/07/2024
Volume:

File#: 200651
Page:

Buyer: MORGAN ANTHONY & MARGARET L
Seller: BOYLES BRIAN & JENNIFER MEALEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
591,480	565,980	0.9593	1.0025	B	47530	T	0	0.414	546,480

Parcel Id: 61643
Sale #:3

Acct Number: 47535-00242-00200-000800

Cat Code: A1

Loc Code: 06

Address: 9206 BRADY ELLISON DR

Legal 1: LT 8 BK 2 RESERVES OF CHAMPIONS ESTATES SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47530			0.40	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES MAS	M5+	1,688	1.30	1.00		1.00	1.00	1.10	1.00	258,640
	2	2020	2021	RMSTR2	M5+	1,685	1.30	1.00		1.00	1.00	1.10	1.00	216,880
	3	2020	2021	GARAGE-FIN	M5+	592	1.30	1.00		1.00	1.00	1.10	1.00	23,670
	4	2020	2021	PORCH	M5+	224	1.30	1.00		1.00	1.00	1.10	1.00	5,680
	5	2020	2021	PORCH	M5+	372	1.30	1.00		1.00	1.00	1.10	1.00	9,440
	6	2021	2021	POOL	5	788	1.30	1.00		0.75	1.00	1.10	1.00	39,970
	7	2021	2022	PORCH	M5+	480	1.30	1.00		1.00	1.00	1.10	1.00	12,180
	8	2021	2022	STORAGE	42	168	1.30	1.00		1.00	1.00	1.10	1.00	1,350
	9	2024	2025	CONCRETE	1	137	1.30	1.00		1.00	1.00	1.10	1.00	1,370
Total Building Value:														569,180

Sale Date: 09/26/2024
Sale Price: 612,000

Deed Date: 09/26/2024
Volume:

File#: 207137
Page:

Buyer: RIOS PEDRO M
Seller: KELLER THEODORE G JR & EMILY C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
602,510	583,500	0.9534	0.9845	B	47530	T	0	0.398	569,180

Parcel Id: 61654
Sale #:3

Acct Number: 47535-00242-00200-001900

Cat Code: A1

Loc Code: 06

Address: 9206 JORDAN CT

Legal 1: LT 19 BK 2 RESERVES OF CHAMPIONS ESTATES SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47530			0.28	0	0.00			1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	1,890	1.30	1.00		1.00	1.00	1.10	1.00	289,590
	2	2021	2022	RMSTR2	M5+	1,117	1.30	1.00		1.00	1.00	1.10	1.00	143,770
	3	2021	2022	GARAGE-FIN	M5+	797	1.30	1.00		1.00	1.00	1.10	1.00	31,870
	4	2021	2022	PORCH	M5+	294	1.30	1.00		1.00	1.00	1.10	1.00	7,460
	5	2021	2022	PORCH	M5+	86	1.30	1.00		1.00	1.00	1.10	1.00	2,180
	6	2022	2023	POOL	5	416	1.30	1.00		0.75	1.00	1.10	1.00	21,100
	7	2024	2025	CONCRETE	1	456	1.30	1.00		1.00	1.00	1.10	1.00	4,560
	8	2024	2025	CONCRETE	1	121	1.30	1.00		1.00	1.00	1.10	1.00	1,210
Total Building Value:														501,740

Sales Ratio Detail

Sale Date: 01/09/2025
Sale Price: 585,000

Deed Date: 01/09/2025
Volume:

File#: 210156
Page:

Buyer: BARCLAY CHRISTOPHER MATTHEW & SHAYLA
Seller: GARNICA RAYMOND M & TERRY JOANN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
535,070	523,530	0.8949	0.9146	B	47530	T	0	0.277	501,740

Parcel Id: 61660
Sale #:3

Acct Number: 47535-00242-00200-002500

Cat Code: A1

Loc Code: 06

Address: 14014 PHELPS DR

Legal 1: LT 25 BK 2 RESERVES OF CHAMPIONS ESTATES SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47530			0.27	0		0.00		1.00	33,330	0	33,330	
Total Land Taxable Value:													33,330	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES MAS	M5+	1,875	1.30	1.00		1.00	1.00	1.10	1.00	287,300
	2	2020	2021	RMSTR2	M5+	1,303	1.30	1.00		1.00	1.00	1.10	1.00	167,710
	3	2020	2021	GARAGE-FIN	M5+	653	1.30	1.00		1.00	1.00	1.10	1.00	26,110
	4	2020	2021	PORCH	M5+	128	1.30	1.00		1.00	1.00	1.10	1.00	3,250
	5	2020	2021	PORCH	M5+	226	1.30	1.00		1.00	1.00	1.10	1.00	5,730
	6	2021	2022	CONCRETE	1	504	1.30	1.00		1.00	1.00	1.10	1.00	5,050
	7	2021	2022	STORAGE	42	160	1.30	1.00		1.00	1.00	1.10	1.00	1,290
Total Building Value:													496,440	

Sale Date: 06/25/2024
Sale Price: 490,000

Deed Date: 06/25/2024
Volume:

File#: 204424
Page:

Buyer: KUPPUSWAMY SUBRAMANIAM & RAMYAA MATHIALAGAN
Seller: HARMON MICHAEL R & CHRISTINA M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
529,770	529,770	1.0812	1.0812	B	47530	T	0	0.271	496,440

Parcel Id: 68163
Sale #:2

Acct Number: 47555-00012-00100-000300

Cat Code: A1

Loc Code: 04R

Address: 11818 GREENWOOD DR

Legal 1: LOT 3 BLK 1 RICELAND SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS47555			0.19	0	0.00	1.00	95,450	0	95,450			
Total Land Taxable Value:											95,450			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,104	1.30	1.00		1.00	1.00	1.03	1.00	432,830
	2	2024	2025	GARAGE-FIN	M5+	549	1.30	1.00		1.00	1.00	1.03	1.00	20,550
	3	2024	2025	PORCH	M5+	38	1.30	1.00		1.00	1.00	1.03	1.00	900
	4	2024	2025	PORCH	M5+	181	1.30	1.00		1.00	1.00	1.03	1.00	4,300
Total Building Value:											458,580			

Sales Ratio Detail

Sale Date: 01/06/2025
Sale Price: 550,859

Deed Date: 01/06/2025
Volume:

File#: 210077
Page:

Buyer: GUBLER KAREN & DARIN
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
554,030	522,930	0.9493	1.0058	B		T	0	0.191	458,580

Parcel Id: 68172
Sale #:2

Acct Number: 47555-00012-00100-001200

Cat Code: A1

Loc Code: 04R

Address: 11823 BUSH TAIL CT

Legal 1: LOT 12 BLK 1 RICELAND SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47555			0.19	0	0.00			1.00	95,450		0	95,450
Total Land Taxable Value:														95,450
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,460	1.30	1.00		1.00	1.00	1.03	1.00	343,030
	2	2024	2025	RMSTR2	M5+	1,372	1.30	1.00		1.00	1.00	1.03	1.00	160,710
	3	2024	2025	GARAGE-FIN	M5+	585	1.30	1.00		1.00	1.00	1.03	1.00	21,900
	4	2024	2025	PORCH	M5+	35	1.30	1.00		1.00	1.00	1.03	1.00	830
	5	2024	2025	PORCH	M5+	245	1.30	1.00		1.00	1.00	1.03	1.00	5,820
Total Building Value:														532,290

Sale Date: 11/27/2024
Sale Price: 612,332

Deed Date: 11/27/2024
Volume:

File#: 209015
Page:

Buyer: HOLLON STEPHEN & CATHERINE
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
627,740	601,010	0.9815	1.0252	B		CS	0	0.191	532,290

Parcel Id: 68174
Sale #:2

Acct Number: 47555-00012-00100-001400

Cat Code: A1

Loc Code: 04R

Address: 11815 BUSH TAIL CT

Legal 1: LOT 14 BLK 1 RICELAND SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47555			0.21	0	0.00			1.00	103,800		0	103,800
Total Land Taxable Value:														103,800
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,678	1.30	1.00		1.00	1.00	1.03	1.00	373,430
	2	2024	2025	GARAGE-FIN	M5+	588	1.30	1.00		1.00	1.00	1.03	1.00	22,010
	3	2024	2025	PORCH	M5+	81	1.30	1.00		1.00	1.00	1.03	1.00	1,920
	4	2024	2025	PORCH	M5+	418	1.30	1.00		1.00	1.00	1.03	1.00	9,930
Total Building Value:														407,290

Sale Date: 12/27/2024
Sale Price: 505,000

Deed Date: 12/27/2024
Volume:

File#: 209801
Page:

Buyer: LEBLANC LEATHON R JR & JENNIFER N
Seller: WEEKLEY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
511,090	490,910	0.9721	1.0121	B		T	0	0.208	407,290

Sales Ratio Detail

Parcel Id: 68189
Sale #:2

Acct Number: 47555-00012-00200-001000

Cat Code: A1

Loc Code: 04R

Address: 12106 GRASSY BEND DR

Legal 1: LOT 10 BLK 2 RICELAND SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47555			0.24	0	0.00			1.00	120,100		0	120,100
Total Land Taxable Value:														120,100
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,016	1.30	1.00		1.00	1.00	1.03	1.00	420,560
	2	2024	2025	RMSTR2	M5+	1,884	1.30	1.00		1.00	1.00	1.03	1.00	220,680
	3	2024	2025	GARAGE-FIN	M5+	506	1.30	1.00		1.00	1.00	1.03	1.00	18,940
	4	2024	2025	PORCH	M5+	26	1.30	1.00		1.00	1.00	1.03	1.00	620
	5	2024	2025	PORCH	M5+	304	1.30	1.00		1.00	1.00	1.03	1.00	7,220
Total Building Value:														668,020

Sale Date: 12/03/2024
Sale Price: 758,573

Deed Date: 12/03/2024
Volume:

File#: 209118
Page:

Buyer: LEHMER DUDLEY
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
788,120	742,350	0.9786	1.0390	B		CR	0	0.240	668,020

Parcel Id: 68190
Sale #:2

Acct Number: 47555-00012-00200-001100

Cat Code: A1

Loc Code: 04R

Address: 12110 GRASSY BEND DR

Legal 1: LOT 11 BLK 2 RICELAND SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS47555			0.24	0	0.00		1.00	122,150	0	122,150		
Total Land Taxable Value:												122,150		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,597	1.30	1.00		1.00	1.00	1.03	1.00	501,580
	2	2024	2025	GARAGE-FIN	M5+	641	1.30	1.00		1.00	1.00	1.03	1.00	24,000
	3	2024	2025	PORCH	M5+	78	1.30	1.00		1.00	1.00	1.03	1.00	1,850
	4	2024	2025	PORCH	M5+	285	1.30	1.00		1.00	1.00	1.03	1.00	6,770
Total Building Value:												534,200		

Sale Date: 12/27/2024
Sale Price: 665,829

Deed Date: 12/27/2024
Volume:

File#: 209831
Page:

Buyer: KAUR RANJEET
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
656,350	612,500	0.9199	0.9858	B		T	0	0.244	534,200

Parcel Id: 68209
Sale #:2

Acct Number: 47560-00012-00100-000200

Cat Code: A1

Loc Code: 04R

Address: 12307 GRASSY BEND DR

Legal 1: LOT 2 BLK 1 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS47560		0.18	0	0.00		1.00	89,350	0	89,350
Total Land Taxable Value:											89,350

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,998	1.30	0.92		1.00	1.00	1.03	1.00	263,730
	2	2024	2025	GARAGE-FIN	M5+	437	1.30	0.90		1.00	1.00	1.03	1.00	14,720
	3	2024	2025	PORCH	M5+	234	1.30	0.90		1.00	1.00	1.03	1.00	5,000
	4	2024	2025	PORCH	M5+	104	1.30	0.89		1.00	1.00	1.03	1.00	2,200
Total Building Value:														285,650

Sale Date: 11/26/2024
Sale Price: 375,000

Deed Date: 11/26/2024
Volume:

File#: 208984
Page:

Buyer: ADKINS TODD M & JEANNE F THIBODEAUX
Seller: HIGHLAND HOMES - HOUSTON LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
375,000	391,340	1.0436	1.0000	B		CS	0	0.179	285,650

Parcel Id: 68212
Sale #:2

Acct Number: 47560-00012-00100-000500

Cat Code: A1

Loc Code: 04R

Address: 12319 GRASSY BEND DR

Legal 1: LOT 5 BLK 1 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS47560			0.14	0	0.00	1.00	72,300	0	72,300			
Total Land Taxable Value:											72,300			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,572	1.30	1.00		1.00	1.00	1.03	1.00	358,650
	2	2024	2025	GARAGE-FIN	M5+	418	1.30	1.00		1.00	1.00	1.03	1.00	15,650
	3	2024	2025	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.03	1.00	760
	4	2024	2025	PORCH	M5+	250	1.30	1.00		1.00	1.00	1.03	1.00	5,940
Total Building Value:														381,000

Sale Date: 12/30/2024
Sale Price: 449,000

Deed Date: 12/30/2024
Volume:

File#: 209842
Page:

Buyer: GREAVES LOUIS JR & JULIE
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
453,300	434,210	0.9671	1.0096	B		L	0	0.145	381,000

Parcel Id: 68214
Sale #:2

Acct Number: 47560-00012-00100-000700

Cat Code: A1

Loc Code: 04R

Address: 12327 GRASSY BEND DR

Legal 1: LOT 7 BLK 1 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS47560			0.14	0	0.00	1.00	72,300	0	72,300			
Total Land Taxable Value:											72,300			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,602	1.30	1.00		1.00	1.00	1.03	1.00	362,830
	2	2024	2025	GARAGE-FIN	M5+	565	1.30	1.00		1.00	1.00	1.03	1.00	21,150
	3	2024	2025	PORCH	M5+	82	1.30	1.00		1.00	1.00	1.03	1.00	1,950
	4	2024	2025	PORCH	M5+	248	1.30	1.00		1.00	1.00	1.03	1.00	5,890
Total Building Value:														391,820

Sales Ratio Detail

Sale Date: 02/14/2025
Sale Price: 485,000

Deed Date: 02/14/2025
Volume:

File#: 211131
Page:

Buyer: CHADEE DENESH & EMILY A HARRIDATH
Seller: WEEKLEY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
464,120	452,710	0.9334	0.9569	B		T	0	0.145	391,820

Parcel Id: 68218
Sale #:2

Acct Number: 47560-00012-00100-001100

Cat Code: A1

Loc Code: 04R

Address: 12343 GRASSY BEND DR

Legal 1: LOT 11 BLK 1 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS47560			0.16	0	0.00			1.00	77,600	0	77,600	
Total Land Taxable Value:													77,600	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,729	1.30	1.00		1.00	1.00	1.03	1.00	248,070
	2	2024	2025	GARAGE-FIN	M5+	416	1.30	1.00		1.00	1.00	1.03	1.00	15,570
	3	2024	2025	PORCH	M5+	180	1.30	1.00		1.00	1.00	1.03	1.00	4,280
	4	2024	2025	PORCH	M5+	105	1.30	1.00		1.00	1.00	1.03	1.00	2,490
Total Building Value:													270,410	

Sale Date: 12/17/2024
Sale Price: 330,000

Deed Date: 12/17/2024
Volume:

File#: 209585
Page:

Buyer: BUENROSTRO JAVIER JR
Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,010	340,130	1.0307	1.0546	B		T	0	0.155	270,410

Parcel Id: 68234
Sale #:2

Acct Number: 47560-00012-00200-000400

Cat Code: A1

Loc Code: 04R

Address: 12314 GRASSY BEND DR

Legal 1: LOT 4 BLK 2 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47560			0.15	0	0.00			1.00	77,100		0	77,100
Total Land Taxable Value:														77,100
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,431	1.30	1.00		1.00	1.00	1.03	1.00	338,990
	2	2024	2025	GARAGE-FIN	M5+	443	1.30	1.00		1.00	1.00	1.03	1.00	16,590
	3	2024	2025	PORCH	M5+	24	1.30	1.00		1.00	1.00	1.03	1.00	570
	4	2024	2025	PORCH	M5+	233	1.30	1.00		1.00	1.00	1.03	1.00	5,530
Total Building Value:														361,680

Sale Date: 10/23/2024
Sale Price: 415,000

Deed Date: 10/23/2024
Volume:

File#: 207967
Page:

Buyer: OLAUGHLIN BRENNAN J & ABBY
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
438,780	420,680	1.0137	1.0573	B		T	0	0.154	361,680

Sales Ratio Detail

Parcel Id: 68237
Sale #:2

Acct Number: 47560-00012-00200-000700

Cat Code: A1

Loc Code: 04R

Address: 12326 GRASSY BEND DR

Legal 1: LOT 7 BLK 2 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47560			0.15	0	0.00			1.00	72,900		0	72,900
Total Land Taxable Value:														72,900
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,023	1.30	1.00		1.00	1.00	1.03	1.00	282,090
	2	2024	2025	RMSTR2	M5+	800	1.30	1.00		1.00	1.00	1.03	1.00	93,710
	3	2024	2025	GARAGE-FIN	M5+	439	1.30	1.00		1.00	1.00	1.03	1.00	16,440
	4	2024	2025	PORCH	M5+	200	1.30	1.00		1.00	1.00	1.03	1.00	4,750
	5	2024	2025	PORCH	M5+	162	1.30	1.00		1.00	1.00	1.03	1.00	3,850
Total Building Value:														400,840

Sale Date: 12/16/2024
Sale Price: 461,117

Deed Date: 12/16/2024
Volume:

File#: 209496
Page:

Buyer: KLAUER THOMAS R & MARIEL L
Seller: WEEKLEY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
473,740	462,070	1.0021	1.0274	B		T	0	0.146	400,840

Parcel Id: 68238
Sale #:2

Acct Number: 47560-00012-00200-000800

Cat Code: A1

Loc Code: 04R

Address: 12330 GRASSY BEND DR

Legal 1: LOT 8 BLK 2 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS47560			0.15	0	0.00		1.00	72,900	0	72,900		
Total Land Taxable Value:												72,900		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,217	1.30	1.00		1.00	1.00	1.03	1.00	309,150
	2	2024	2025	GARAGE-FIN	M5+	424	1.30	1.00		1.00	1.00	1.03	1.00	15,870
	3	2024	2025	PORCH	M5+	239	1.30	1.00		1.00	1.00	1.03	1.00	5,680
	4	2024	2025	PORCH	M5+	104	1.30	1.00		1.00	1.00	1.03	1.00	2,470
	5	0	1900	CONCRETE	1	60	1.30	1.00		1.00	1.00	1.03	1.00	560
Total Building Value:												333,730		

Sale Date: 12/31/2024
Sale Price: 419,985

Deed Date: 12/31/2024
Volume:

File#: 209904
Page:

Buyer: SOLLOCK GRAHM W & AMBER T
Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
406,630	396,360	0.9437	0.9682	B		L	0	0.146	333,730

Parcel Id: 68240
Sale #:2

Acct Number: 47560-00012-00200-001000

Cat Code: A1

Loc Code: 04R

Address: 12338 GRASSY BEND DR

Legal 1: LOT 10 BLK 2 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS47560		0.15	0	0.00		1.00	76,750	0	76,750
Total Land Taxable Value:											76,750

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,570	1.30	1.00		1.00	1.00	1.03	1.00	358,370
	2	2024	2025	GARAGE-FIN	M5+	418	1.30	1.00		1.00	1.00	1.03	1.00	15,650
	3	2024	2025	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.03	1.00	760
	4	2024	2025	PORCH	M5+	250	1.30	1.00		1.00	1.00	1.03	1.00	5,940
Total Building Value:														380,720

Sale Date: 11/07/2024
Sale Price: 425,548

Deed Date: 11/07/2024
Volume:

File#: 208410
Page:

Buyer: ROUTH TAMELIA
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
457,470	438,400	1.0302	1.0750	B		L	0	0.154	380,720

Parcel Id: 68244
Sale #:2

Acct Number: 47560-00012-00200-001400

Cat Code: A1

Loc Code: 04R

Address: 12351 PALMETTO DR

Legal 1: LOT 14 BLK 2 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS47560			0.17	0	0.00	1.00	86,200	0	86,200			
Total Land Taxable Value:											86,200			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,217	1.30	1.00		1.00	1.00	1.03	1.00	309,150
	2	2024	2025	GARAGE-FIN	M5+	424	1.30	1.00		1.00	1.00	1.03	1.00	15,870
	3	2024	2025	PORCH	M5+	239	1.30	1.00		1.00	1.00	1.03	1.00	5,680
	4	2024	2025	PORCH	M5+	104	1.30	1.00		1.00	1.00	1.03	1.00	2,470
	5	2024	2025	CONCRETE	1	108	1.30	1.00		1.00	1.00	1.03	1.00	1,010
Total Building Value:														334,180

Sale Date: 11/27/2024
Sale Price: 429,990

Deed Date: 11/27/2024
Volume:

File#: 209005
Page:

Buyer: GATES MICHAEL L & VICTORIA ROSAS
Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
420,380	399,710	0.9296	0.9777	B		L	0	0.172	334,180

Parcel Id: 68245
Sale #:2

Acct Number: 47560-00012-00200-001500

Cat Code: A1

Loc Code: 04R

Address: 12347 PALMETTO DR

Legal 1: LOT 15 BLK 2 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value		Ag Value		Total Value
	1	RS47560			0.15	0	0.00		1.00	75,150		0		75,150
Total Land Taxable Value:														75,150
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,818	1.30	1.00		1.00	1.00	1.03	1.00	260,840
	2	2024	2025	RMSTR2	M5+	780	1.30	1.00		1.00	1.00	1.03	1.00	94,010
	3	2024	2025	GARAGE-FIN	M5+	462	1.30	1.00		1.00	1.00	1.03	1.00	17,300
	4	2024	2025	PORCH	M5+	218	1.30	1.00		1.00	1.00	1.03	1.00	5,180
	5	2024	2025	PORCH	M5+	97	1.30	1.00		1.00	1.00	1.03	1.00	2,300
Total Building Value:														379,630

Sales Ratio Detail

Sale Date: 01/23/2025
Sale Price: 385,000

Deed Date: 01/23/2025
Volume:

File#: 210435
Page:

Buyer: KADIYALA SURESH K & NAGAVARALAKSHMI
Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
454,780	443,720	1.1525	1.1812	B		T	0	0.150	379,630

Parcel Id: 68247
Sale #:2

Acct Number: 47560-00012-00200-001700

Cat Code: A1

Loc Code: 04R

Address: 12339 PALMETTO DR

Legal 1: LOT 17 BLK 2 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47560			0.15	0	0.00			1.00	74,200		0	74,200
Total Land Taxable Value:														74,200
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,044	1.30	1.00		1.00	1.00	1.03	1.00	285,020
	2	2024	2025	GARAGE-FIN	M5+	442	1.30	1.00		1.00	1.00	1.03	1.00	16,550
	3	2024	2025	PORCH	M5+	29	1.30	1.00		1.00	1.00	1.03	1.00	690
	4	2024	2025	PORCH	M5+	222	1.30	1.00		1.00	1.00	1.03	1.00	5,270
Total Building Value:														307,530

Sale Date: 12/16/2024
Sale Price: 390,000

Deed Date: 12/16/2024
Volume:

File#: 209503
Page:

Buyer: LUDICK WILLEM & LENE FOURIE
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
381,730	372,780	0.9558	0.9788	B		T	0	0.148	307,530

Parcel Id: 68262
Sale #:2

Acct Number: 47560-00012-00300-000500

Cat Code: A1

Loc Code: 04R

Address: 12318 PALMETTO DR

Legal 1: LOT 5 BLK 3 RICELAND SEC 2 AMENDED PLAT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47560			0.15	0	0.00			1.00	73,450		0	73,450
Total Land Taxable Value:														73,450
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,474	1.30	1.00		1.00	1.00	1.03	1.00	344,980
	2	2024	2025	GARAGE-FIN	M5+	443	1.30	1.00		1.00	1.00	1.03	1.00	16,590
	3	2024	2025	PORCH	M5+	31	1.30	1.00		1.00	1.00	1.03	1.00	740
	4	2024	2025	PORCH	M5+	232	1.30	1.00		1.00	1.00	1.03	1.00	5,510
Total Building Value:														367,820

Sale Date: 12/27/2024
Sale Price: 459,325

Deed Date: 12/27/2024
Volume:

File#: 209834
Page:

Buyer: FRANCO JOSE M & INES HERNANDEZ
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
441,270	422,860	0.9206	0.9607	B		T	0	0.147	367,820

Sales Ratio Detail

Parcel Id: 68343
Sale #:2

Acct Number: 47565-00012-00900-000900

Cat Code: A1

Loc Code: 04R

Address: 12138 WILDFLOWER DR

Legal 1: LOT 9 BLK 9 RICELAND SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47565			0.18	0	0.00			1.00	91,300		0	91,300
Total Land Taxable Value:														91,300
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,590	1.30	1.00		1.00	1.00	1.03	1.00	229,810
	2	2024	2025	GARAGE-FIN	M5+	415	1.30	1.00		1.00	1.00	1.03	1.00	15,540
	3	2024	2025	PORCH	M5+	179	1.30	1.00		1.00	1.00	1.03	1.00	4,250
	4	2024	2025	PORCH	M5+	122	1.30	1.00		1.00	1.00	1.03	1.00	2,900
Total Building Value:														252,500

Sale Date: 01/17/2025
Sale Price: 356,590

Deed Date: 01/17/2025
Volume:

File#: 210400
Page:

Buyer: KENNEDY ELIZABETH JANE

Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
343,800	294,770	0.8266	0.9641	B		T	0	0.183	252,500

Parcel Id: 68452
Sale #:2

Acct Number: 47575-00012-00200-000900

Cat Code: A1

Loc Code: 04R

Address: 12112 SHOAL CT

Legal 1: LOT 9 BLK 2 RICELAND SEC 5

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS47575			0.13	0	0.00		1.00	62,850	0	62,850		
Total Land Taxable Value:												62,850		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,478	1.30	1.00		1.00	1.00	1.03	1.00	213,620
	2	2024	2025	GARAGE-FIN	M5+	453	1.30	1.00		1.00	1.00	1.03	1.00	16,960
	3	2024	2025	PORCH	M5+	174	1.30	1.00		1.00	1.00	1.03	1.00	4,130
	4	2024	2025	PORCH	M5+	218	1.30	1.00		1.00	1.00	1.03	1.00	5,180
Total Building Value:												239,890		

Sale Date: 12/17/2024
Sale Price: 325,000

Deed Date: 12/17/2024
Volume:

File#: 209565
Page:

Buyer: STANLEY LORI L

Seller: CHESMAR HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
302,740	295,760	0.9100	0.9315	B		T	0	0.126	239,890

Parcel Id: 68467
Sale #:2

Acct Number: 47575-00012-00400-000100

Cat Code: A1

Loc Code: 04R

Address: 12102 SALTY BEND DR

Legal 1: LOT 1 BLK 4 RICELAND SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS47575		0.20	0	0.00		1.00	98,150	0	98,150
Total Land Taxable Value:											98,150

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,678	1.30	1.00		1.00	1.00	1.03	1.00	373,430
	2	2024	2025	GARAGE-FIN	M5+	428	1.30	1.00		1.00	1.00	1.03	1.00	16,020
	3	2024	2025	PORCH	M5+	90	1.30	1.00		1.00	1.00	1.03	1.00	2,140
	4	2024	2025	PORCH	M5+	185	1.30	1.00		1.00	1.00	1.03	1.00	4,390
Total Building Value:														395,980

Sale Date: 12/17/2024
Sale Price: 488,615

Deed Date: 12/17/2024
Volume:

File#: 209580
Page:

Buyer: INGRAM CHRISTINA D & DAVID A
Seller: CHESMAR HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
494,130	474,290	0.9707	1.0113	B		T	0	0.196	395,980

Parcel Id: 68497
Sale #:2

Acct Number: 47575-00012-00800-000400

Cat Code: A1

Loc Code: 04R

Address: 11815 S PAVILLION DR

Legal 1: LOT 4 BLK 8 RICELAND SEC 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS47575		0.13	0	0.00		62,800	0	62,800
Total Land Taxable Value:										62,800

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,330	1.30	1.00		1.00	1.00	1.03	1.00	193,460
	2	2024	2025	RMSTR2	M5+	900	1.30	1.00		1.00	1.00	1.03	1.00	109,970
	3	2024	2025	GARAGE-FIN	M5+	405	1.30	1.00		1.00	1.00	1.03	1.00	15,160
	4	2024	2025	PORCH	M5+	159	1.30	1.00		1.00	1.00	1.03	1.00	3,780
	5	2024	2025	PORCH	M5+	182	1.30	1.00		1.00	1.00	1.03	1.00	4,320
Total Building Value:														326,690

Sale Date: 01/30/2025
Sale Price: 363,000

Deed Date: 01/30/2025
Volume:

File#: 210725
Page:

Buyer: NGUYEN LINH MY-THI & JEFF LEJEUNE
Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
389,490	379,970	1.0467	1.0730	B		T	0	0.126	326,690

Parcel Id: 68536
Sale #:2

Acct Number: 47580-00012-00100-001200

Cat Code: A1

Loc Code: 04R

Address: 11939 SAWGRASS DR

Legal 1: LOT 12 BLK 1 RICELAND SEC 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS47580		0.16	0	0.00		77,500	0	77,500
Total Land Taxable Value:										77,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,550	1.30	1.00		1.00	1.00	1.03	1.00	355,580
	2	2024	2025	GARAGE-FIN	M5+	618	1.30	1.00		1.00	1.00	1.03	1.00	23,140
	3	2024	2025	PORCH	M5+	82	1.30	1.00		1.00	1.00	1.03	1.00	1,950
	4	2024	2025	PORCH	M5+	248	1.30	1.00		1.00	1.00	1.03	1.00	5,890
Total Building Value:														386,560

Sales Ratio Detail

Sale Date: 11/25/2024
Sale Price: 451,530

Deed Date: 11/25/2024
Volume:

File#: 208882
Page:

Buyer: HARMAN NATHAN J & ALYSSA L
Seller: WEEKLEY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
464,060	444,870	0.9853	1.0278	B		L	0	0.155	386,560

Parcel Id: 68552
Sale #:2

Acct Number: 47580-00012-00200-001200

Cat Code: A1

Loc Code: 04R

Address: 12303 SWEET GUM DR

Legal 1: LOT 12 BLK 2 RICELAND SEC 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS47580			0.15	0	0.00			1.00	75,100		0	75,100
Total Land Taxable Value:														75,100
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,217	1.30	1.00		1.00	1.00	1.03	1.00	309,150
	2	2024	2025	GARAGE-FIN	M5+	424	1.30	1.00		1.00	1.00	1.03	1.00	15,870
	3	2024	2025	PORCH	M5+	239	1.30	1.00		1.00	1.00	1.03	1.00	5,680
	4	2024	2025	PORCH	M5+	104	1.30	1.00		1.00	1.00	1.03	1.00	2,470
	5	2024	2025	CONCRETE	1	120	1.30	1.00		1.00	1.00	1.03	1.00	1,120
Total Building Value:														334,290

Sale Date: 11/25/2024
Sale Price: 429,090

Deed Date: 11/25/2024
Volume:

File#: 208890
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Buyer: KLAUS MATTHEW & BRITTANY
Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
409,390	398,560	0.9288	0.9541	B		L	0	0.150	334,290

Parcel Id: 68567
Sale #:2

Acct Number: 47580-00012-00300-001500

Cat Code: A1

Loc Code: 04R

Address: 12311 HACKBERRY DR

Legal 1: LOT 15 BLK 3 RICELAND SEC 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS47580			0.17	0	0.00			1.00	82,850	0	82,850	
Total Land Taxable Value:													82,850	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,878	1.30	1.00		1.00	1.00	1.03	0.83	223,640
	2	2024	2025	RMSTR2	M5+	1,116	1.30	1.00		1.00	1.00	1.03	0.83	111,640
	3	2024	2025	GARAGE-FIN	M5+	545	1.30	1.00		1.00	1.00	1.03	0.83	16,940
	4	2024	2025	PORCH	M5+	136	1.30	1.00		1.00	1.00	1.03	0.83	2,680
	5	2024	2025	PORCH	M5+	386	1.30	1.00		1.00	1.00	1.03	0.83	7,610
Total Building Value:													362,510	

Sale Date: 01/31/2025
Sale Price: 475,000

Deed Date: 01/31/2025
Volume:

File#: 210754
Page:

Buyer: ANDINO GLYNIS D & JOSE B YENSI
Seller: HIGHLAND HOMES - HOUSTON LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
445,360	434,790	0.9153	0.9376	B		T	0	0.166	362,510

Sales Ratio Detail

Parcel Id: 68582
Sale #:2

Acct Number: 47580-00012-00400-000600

Cat Code: A1

Loc Code: 04R

Address: 12326 HACKBERRY DR

Legal 1: LOT 6 BLK 4 RICELAND SEC 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS47580			0.19	0	0.00	1.00	94,200	0	94,200			
Total Land Taxable Value:											94,200			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,607	1.30	1.00		1.00	1.00	1.03	1.00	363,530
	2	2024	2025	GARAGE-FIN	M5+	439	1.30	1.00		1.00	1.00	1.03	1.00	16,440
	3	2024	2025	PORCH	M5+	39	1.30	1.00		1.00	1.00	1.03	1.00	930
	4	2024	2025	PORCH	M5+	200	1.30	1.00		1.00	1.00	1.03	1.00	4,750
Total Building Value:											385,650			

Sale Date: 11/04/2024
Sale Price: 462,730

Deed Date: 11/04/2024
Volume:

File#: 208277
Page:

Buyer: KELLY MORGAN E & GAVIN E
Seller: PERRY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
479,850	460,510	0.9952	1.0370	B		T	0	0.188	385,650

Parcel Id: 68617
Sale #:2

Acct Number: 47580-00012-00700-000900

Cat Code: A1

Loc Code: 04R

Address: 11934 BUSH TAIL CT

Legal 1: LOT 9 BLK 7 RICELAND SEC 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	RS47580			0.26	0	0.00		1.00	131,150	0	131,150		
Total Land Taxable Value:												131,150		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,678	1.30	1.00		1.00	1.00	1.03	1.00	373,430
	2	2024	2025	GARAGE-FIN	M5+	588	1.30	1.00		1.00	1.00	1.03	1.00	22,010
	3	2024	2025	PORCH	M5+	81	1.30	1.00		1.00	1.00	1.03	1.00	1,920
	4	2024	2025	PORCH	M5+	418	1.30	1.00		1.00	1.00	1.03	1.00	9,930
Total Building Value:												407,290		

Sale Date: 11/18/2024
Sale Price: 536,806

Deed Date: 11/18/2024
Volume:

File#: 208687
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Buyer: PATTON DONALD W & DENISE B
Seller: WEEKLEY HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
538,440	518,260	0.9655	1.0030	B		L	0	0.262	407,290

Parcel Id: 63188
Sale #:2

Acct Number: 47640-00306-00100-000100

Cat Code: A1

Loc Code: 63

Address: 511 COLD SPRING DR

Legal 1: LT 1 BLK 1 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV47640A		0.17	0	0.00	1.00	60,500	0	60,500
Total Land Taxable Value:										60,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,851	1.30	1.00		1.00	1.00	0.96	1.00	237,540
	2	2023	2024	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.96	1.00	12,650
	3	2023	2024	PORCH	M5	79	1.30	1.00		1.00	1.00	0.96	1.00	1,590
	4	2023	2024	PORCH	M5	74	1.30	1.00		1.00	1.00	0.96	1.00	1,490
Total Building Value:														253,270

Sale Date: 02/27/2024
Sale Price: 311,650

Deed Date: 02/27/2024
Volume:

File#: 201135
Page:

Buyer: BAUMBACH KYLIE A & NICHOLAS R ASHWORTH
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
313,770	267,690	0.8589	1.0068	B		T	0	0.175	253,270

Parcel Id: 63189
Sale #:2

Acct Number: 47640-00306-00100-000200

Cat Code: A1

Loc Code: 63

Address: 507 COLD SPRING DR

Legal 1: LT 2 BLK 1 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47640A			0.16	0	0.00	1.00	60,500	0	60,500			
Total Land Taxable Value:											60,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5	1,374	1.30	1.00		1.00	1.00	0.82	1.00	150,620
	2	2023	2024	RMSTR2	M5	870	1.30	1.00		1.00	1.00	0.82	1.00	80,110
	3	2023	2024	GARAGE-FIN	M5	440	1.30	1.00		1.00	1.00	0.82	1.00	12,000
	4	2023	2024	PORCH	M5	106	1.30	1.00		1.00	1.00	0.82	1.00	1,820
	5	2023	2024	CONCRETE	1	98	1.30	1.00		1.00	1.00	0.82	1.00	730
Total Building Value:														245,280

Sale Date: 02/26/2024
Sale Price: 340,000

Deed Date: 02/26/2024
Volume:

File#: 201079
Page:

Buyer: TORRES VALERIE E & OCTAVIO OMAR TELLEZ
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
305,780	250,400	0.7365	0.8994	B		T	0	0.159	245,280

Parcel Id: 63204
Sale #:3

Acct Number: 47640-00306-00100-001700

Cat Code: A1

Loc Code: 63

Address: 419 TURTLE OAK LN

Legal 1: LT 17 BLK 1 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47640A			0.22	0	0.00		1.00	60,500	0	60,500		
Total Land Taxable Value:												60,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,321	1.30	1.00		1.00	1.00	0.82	1.00	144,800
	2	0	2022	RMSTR2	M5	980	1.30	1.00		1.00	1.00	0.82	1.00	90,240
	3	0	2022	GARAGE-FIN	M5	382	1.30	1.00		1.00	1.00	0.82	1.00	10,420
	4	0	2022	PORCH	M5	36	1.30	1.00		1.00	1.00	0.82	1.00	620
	5	0	2022	PORCH	M5	84	1.30	1.00		1.00	1.00	0.82	1.00	1,440
	6	2023	2024	STORAGE	42	64	1.30	1.00		1.00	1.00	0.82	1.00	380
Total Building Value:														247,900

Sales Ratio Detail

Sale Date: 11/22/2024
Sale Price: 306,000

Deed Date: 11/22/2024
Volume:

File#: 208840
Page:

Buyer: SHELLEY ARMOND EDWIN
Seller: GOMEZ JUAN J JR & AUDREY LEE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,400	356,300	1.1644	1.0078	B		T	0	0.220	247,900

Parcel Id: 63232
Sale #:3

Acct Number: 47640-00306-00100-004500

Cat Code: A1

Loc Code: 63

Address: 14531 SWEETWATER DR

Legal 1: LT 45 BLK 1 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47640A			0.15	0	0.00			1.00	60,500	0	60,500	
Total Land Taxable Value:													60,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,516	1.30	1.00		1.00	1.00	0.96	1.00	194,550
	2	0	2022	GARAGE-FIN	M5	382	1.30	1.00		1.00	1.00	0.96	1.00	12,200
	3	0	2022	PORCH	M5	30	1.30	1.00		1.00	1.00	0.96	1.00	600
	4	0	2022	PORCH	M5	110	1.30	1.00		1.00	1.00	0.96	1.00	2,210
Total Building Value:														209,560

Sale Date: 08/29/2024
Sale Price: 276,000

Deed Date: 08/29/2024
Volume:

File#: 206340
Page:

Buyer: BATES ANNALISE
Seller: BONNER TRACE A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
270,060	270,260	0.9792	0.9785	B	47640	T	0	0.152	209,560

Parcel Id: 63251
Sale #:5

Acct Number: 47640-00306-00100-006400

Cat Code: A1

Loc Code: 63

Address: 14415 SWEETWATER DR

Legal 1: LT 64 BLK 1 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47640A			0.19	0	0.00			1.00	60,500	0	60,500	
Total Land Taxable Value:													60,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,498	1.30	1.00		1.00	1.00	0.82	1.00	164,210
	2	0	2022	RMSTR2	M5	930	1.30	1.00		1.00	1.00	0.82	1.00	85,640
	3	0	2022	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.82	1.00	10,860
	4	0	2022	PORCH	M5	79	1.30	1.00		1.00	1.00	0.82	1.00	1,360
	5	0	2022	PORCH	M5	104	1.30	1.00		1.00	1.00	0.82	1.00	1,780
Total Building Value:														263,850

Sale Date: 08/30/2024
Sale Price: 309,000

Deed Date: 08/30/2024
Volume:

File#: 206382
Page:

Buyer: GERSTEL KENNETH A & DIANE L
Seller: SECRETARY OF VETERANS AFFAIRS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
324,350	369,430	1.1956	1.0497	B		T	0	0.193	263,850

Sales Ratio Detail

Parcel Id: 63288
Sale #:3

Acct Number: 47640-00306-00300-001500

Cat Code: A1

Loc Code: 63

Address: 518 RAIN CLOUD DR

Legal 1: LT 15 BLK 3 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47640A			0.19	0	0.00	1.00	60,500	0	60,500			
Total Land Taxable Value:											60,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,767	1.30	1.00		1.00	1.00	0.96	1.00	226,760
	2	0	2022	GARAGE-FIN	M5	382	1.30	1.00		1.00	1.00	0.96	1.00	12,200
	3	0	2022	PORCH	M5	41	1.30	1.00		1.00	1.00	0.96	1.00	820
	4	0	2022	PORCH	M5	101	1.30	1.00		1.00	1.00	0.96	1.00	2,030
Total Building Value:											241,810			

Sale Date: 02/12/2025
Sale Price: 305,000

Deed Date: 02/12/2025
Volume:

File#: 211037
Page:

Buyer: AUBEY MISTY

Seller: MORTON RYLEN KITCHELL

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
302,310	312,390	1.0242	0.9912	B	47640	R	0	0.187	241,810

Parcel Id: 63292
Sale #:4

Acct Number: 47640-00306-00300-001900

Cat Code: A1

Loc Code: 63

Address: 502 RAIN CLOUD DR

Legal 1: LT 19 BLK 3 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV47640B			0.27	0	0.00		1.00	70,000	0	70,000		
Total Land Taxable Value:											70,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,585	1.30	1.00		1.00	1.00	0.82	1.00	173,740
	2	0	2022	RMSTR2	M5	770	1.30	1.00		1.00	1.00	0.82	1.00	70,900
	3	0	2022	GARAGE-FIN	M5	382	1.30	1.00		1.00	1.00	0.82	1.00	10,420
	4	0	2022	PORCH	M5	118	1.30	1.00		1.00	1.00	0.82	1.00	2,030
	5	0	2022	PORCH	M5	53	1.30	1.00		1.00	1.00	0.82	1.00	910
	6	2024	2025	STORAGE	42	64	1.30	1.00		1.00	1.00	0.82	1.00	380
Total Building Value:											258,380			

Sale Date: 05/07/2024
Sale Price: 335,000

Deed Date: 05/07/2024
Volume:

File#: 203046
Page:

Buyer: JACOBS JENNA L & ASHLEIGH N DRAKE

Seller: NATIONAL RESIDENTIAL SERVICES INC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
328,380	372,070	1.1107	0.9802	B		R	0	0.270	258,380

Parcel Id: 63340
Sale #:3

Acct Number: 47640-00306-00500-002300

Cat Code: A1

Loc Code: 63

Address: 14422 SWEETWATER DR

Legal 1: LT 23 BLK 5 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV47640A		0.16	0	0.00	1.00	60,500	0	60,500
Total Land Taxable Value:										60,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,398	1.30	1.00		1.00	1.00	0.82	1.00	153,240
	2	0	2022	RMSTR2	M5	1,320	1.30	1.00		1.00	1.00	0.82	1.00	121,550
	3	0	2022	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.82	1.00	10,860
	4	0	2022	PORCH	M5	124	1.30	1.00		1.00	1.00	0.82	1.00	2,130
	5	0	2022	CONCRETE	1	98	1.30	1.00		1.00	1.00	0.82	1.00	730
	6	2022	0	CONCRETE	1	85	1.30	1.00		1.00	1.00	0.82	1.00	630
Total Building Value:														289,140

Sale Date: 03/20/2024

Deed Date: 03/20/2024

File#: 201722

Buyer: RAMIREZ NOEL H

Sale Price: 325,000

Volume:

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Seller: HIGGINS NICOLE & BARRY ALAN CLYD CONLIN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
349,640	405,490	1.2477	1.0758	B		R	0	0.160	289,140

Parcel Id: 63352

Acct Number: 47640-00306-00800-000400

Cat Code: A1

Loc Code: 63

Address: 626 COLD SPRING DR

Sale #:3

Legal 1: LT 4 BLK 8 RAIN TREE SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47640B			0.26	0	0.00			1.00	70,000	0	70,000	
Total Land Taxable Value:													70,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	2,262	1.30	1.00		1.00	1.00	0.96	1.00	290,290
	2	0	2022	GARAGE-FIN	M5	418	1.30	1.00		1.00	1.00	0.96	1.00	13,350
	3	0	2022	PORCH	M5	216	1.30	1.00		1.00	1.00	0.96	1.00	4,340
	4	0	2022	PORCH	M5	328	1.30	1.00		1.00	1.00	0.96	1.00	6,590
	5	2023	0	STORAGE	42	36	1.30	1.00		1.00	1.00	0.96	1.00	250
Total Building Value:														314,820

Sale Date: 05/24/2024

Deed Date: 05/24/2024

File#: 203634

Buyer: FREEMAN SEAN JR & TARA CAVAZOS

Sale Price: 379,900

Volume:

Page:

Seller: DOWDY KEVIN C

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
384,820	372,540	0.9806	1.0130	B	47640	T	0	0.260	314,820

Parcel Id: 63897

Acct Number: 47641-00306-00100-002900

Cat Code: A1

Loc Code: 63

Address: 603 LITTLE CYPRESS LN

Sale #:3

Legal 1: LT 29 BLK 1 RAIN TREE SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47640A			0.20	0	0.00			1.00	60,500	0	60,500	
Total Land Taxable Value:													60,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,821	1.30	1.00		1.00	1.00	0.95	1.00	231,260
	2	0	2022	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.95	1.00	12,580
	3	0	2022	PORCH	M5	105	1.30	1.00		1.00	1.00	0.95	1.00	2,090
	4	0	2022	PORCH	M5	117	1.30	1.00		1.00	1.00	0.95	1.00	2,330
Total Building Value:														248,260

Sales Ratio Detail

Sale Date: 01/02/2024
Sale Price: 315,000

Deed Date: 01/02/2024
Volume:

File#: 199709
Page:

Buyer: WOODS DAVIS
Seller: LAND KOLBY W & JAN S

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
308,760	307,860	0.9773	0.9802	B		T	0	0.205	248,260

Parcel Id: 63919
Sale #:3

Acct Number: 47641-00306-00100-005100

Cat Code: A1

Loc Code: 63

Address: 610 RAIN CLOUD DR

Legal 1: LT 51 BLK 1 RAIN TREE SECTION 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV47640A		0.20	0	0.00		1.00		60,500	0	60,500		
Total Land Taxable Value:												60,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	2,233	1.30	1.00		1.00	1.00	0.95	1.00	283,580
	2	0	2023	GARAGE-FIN	M5	420	1.30	1.00		1.00	1.00	0.95	1.00	13,280
	3	0	2023	PORCH	M5	140	1.30	1.00		1.00	1.00	0.95	1.00	2,780
	4	0	2023	PORCH	M5	347	1.30	1.00		1.00	1.00	0.95	1.00	6,900
Total Building Value:														306,540

Sale Date: 12/11/2024
Sale Price: 364,150

Deed Date: 12/11/2024
Volume:

File#: 209341
Page:

Buyer: 610 RAIN CLOUD LLC
Seller: RASHALL DEREK & RYLAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
367,040	358,360	0.9841	1.0079	N		T	0	0.202	306,540

Parcel Id: 63929
Sale #:2

Acct Number: 47641-00306-00100-006100

Cat Code: A1

Loc Code: 63

Address: 631 RAIN CLOUD DR

Legal 1: LT 61 BLK 1 RAIN TREE SECTION 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47640A			0.18	0	0.00			1.00	60,500	0	60,500	
Total Land Taxable Value:													60,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	987	1.30	1.00		1.00	1.00	1.00	1.00	131,940
	2	0	2023	RMSTR3	M5	1,340	1.30	1.00		1.00	1.00	1.00	1.00	161,220
	3	0	2023	GARAGE-FIN	M5	420	1.30	1.00		1.00	1.00	1.00	1.00	13,980
	4	0	2023	PORCH	M5	75	1.30	1.00		1.00	1.00	1.00	1.00	1,570
	5	0	2023	PORCH	M5	198	1.30	1.00		1.00	1.00	1.00	1.00	4,140
Total Building Value:														312,850

Sale Date: 09/27/2024
Sale Price: 374,900

Deed Date: 09/27/2024
Volume:

File#: 207195
Page:

Buyer: VASQUEZ BLAKE C & KAYLA L
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
373,350	373,350	0.9959	0.9959	B		L	0	0.181	312,850

Sales Ratio Detail

Parcel Id: 66025
Sale #:2

Acct Number: 47642-00306-00100-000900

Cat Code: A1

Loc Code: 63

Address: 14819 SPRING FOREST LN

Legal 1: LOT 9 BLOCK 1 RAIN TREE SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV47642A			0.16	0	0.00			1.00	60,500		0	60,500
Total Land Taxable Value:														60,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,013	1.30	1.00		1.00	1.00	0.89	1.00	120,520
	2	0	2024	RMSTR2	M5	1,140	1.30	1.00		1.00	1.00	0.89	1.00	113,930
	3	0	2024	GARAGE-FIN	M5	497	1.30	1.00		1.00	1.00	0.89	1.00	14,720
	4	0	2024	PORCH	M5	191	1.30	1.00		1.00	1.00	0.89	1.00	3,560
	5	0	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.89	1.00	1,840
Total Building Value:														254,570

Sale Date: 04/02/2024

Deed Date: 04/02/2024

File#: 202052

Buyer: WILKERSON CORY

Sale Price: 314,990

Volume:

Page:

Seller: K HOVNANIAN OF HOUSTON II LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,070	346,550	1.1002	1.0003	B		R	0	0.158	254,570

Parcel Id: 66038
Sale #:2

Acct Number: 47642-00306-00100-002200

Cat Code: A1

Loc Code: 63

Address: 511 LOST CREEK DR

Legal 1: LOT 22 BLOCK 1 RAIN TREE SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV47642A			0.16	0	0.00			1.00	60,500		0	60,500
Total Land Taxable Value:														60,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,013	1.30	1.00		1.00	1.00	0.89	1.00	120,520
	2	0	2024	RMSTR2	M5	1,140	1.30	1.00		1.00	1.00	0.89	1.00	113,930
	3	0	2024	GARAGE-FIN	M5	497	1.30	1.00		1.00	1.00	0.89	1.00	14,720
	4	0	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.89	1.00	1,840
	5	0	2024	PORCH	M5	191	1.30	1.00		1.00	1.00	0.89	1.00	3,560
Total Building Value:														254,570

Sale Date: 05/23/2024

Deed Date: 05/23/2024

File#: 203558

Buyer: ZEIGLER JEREMIAH & EREKA

Sale Price: 317,000

Volume:

Page:

Seller: K HOVNANIAN OF HOUSTON II LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,070	272,690	0.8602	0.9939	B		CS	0	0.155	254,570

Parcel Id: 66048
Sale #:4

Acct Number: 47642-00306-00200-000900

Cat Code: A1

Loc Code: 63

Address: 14902 RAIN TREE DR

Legal 1: LOT 9 BLOCK 2 RAIN TREE SECTION 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV47642A		0.17	0	0.00		1.00	60,500	0	60,500
Total Land Taxable Value:											60,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	1,902	1.30	1.00		1.00	1.00	0.99	1.00	251,710
	2	0	2023	GARAGE-FIN	M5	384	1.30	1.00		1.00	1.00	0.99	1.00	12,650
	3	0	2023	PORCH	M5	28	1.30	1.00		1.00	1.00	0.99	1.00	580
	4	0	2023	PORCH	M5	134	1.30	1.00		1.00	1.00	0.99	1.00	2,780
Total Building Value:														267,720

Sale Date: 01/31/2025
Sale Price: 324,900

Deed Date: 01/31/2025
Volume:

File#: 210771
Page:

Buyer: MCFADYEN HOWARD & PATRICIA
Seller: CAMPBELL COY L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
328,220	330,930	1.0186	1.0102	B		T	0	0.173	267,720

Parcel Id: 66101
Sale #:2

Acct Number: 47642-00306-00300-000400

Cat Code: A1

Loc Code: 63

Address: 615 LOST CREEK DR

Legal 1: LOT 4 BLOCK 3 RAIN TREE SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47642A			0.16	0	0.00	1.00	60,500	0	60,500			
Total Land Taxable Value:											60,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,723	1.30	1.00		1.00	1.00	0.99	1.00	228,030
	2	0	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.99	1.00	13,110
	3	0	2024	PORCH	M5	99	1.30	1.00		1.00	1.00	0.99	1.00	2,050
	4	0	2024	PORCH	M5	68	1.30	1.00		1.00	1.00	0.99	1.00	1,410
Total Building Value:														244,600

Sale Date: 01/17/2024
Sale Price: 306,750

Deed Date: 01/17/2024
Volume:

File#: 200012
Page:

Buyer: ROBERTS BLAKE 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
305,100	294,350	0.9596	0.9946	B		T	0	0.164	244,600

Parcel Id: 66131
Sale #:2

Acct Number: 47642-00306-00400-000700

Cat Code: A1

Loc Code: 63

Address: 14918 SPRING FOREST LN

Legal 1: LOT 7 BLOCK 4 RAIN TREE SECTION 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47642A			0.17	0	0.00	1.00	60,500	0	60,500			
Total Land Taxable Value:											60,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2024	RES MAS	M5	1,726	1.30	1.00		1.00	1.00	0.99	1.00	228,420
	2	0	2022	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.99	1.00	13,110
	3	0	2022	PORCH	M5	100	1.30	1.00		1.00	1.00	0.99	1.00	2,070
	4	0	2022	CONCRETE	1	60	1.30	1.00		1.00	1.00	0.99	1.00	540
Total Building Value:														244,140

Sales Ratio Detail

Sale Date: 02/29/2024
Sale Price: 309,921

Deed Date: 02/29/2024
Volume:

File#: 201203
Page:

Buyer: KHOURY TAYLOR
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
304,640	312,550	1.0085	0.9830	B		T	0	0.165	244,140

Parcel Id: 67132
Sale #:2

Acct Number: 47643-00306-00100-000500

Cat Code: A1

Loc Code: 63

Address: 502 HIDDEN BROOK DR

Legal 1: LOT 5 BLK 1 RAIN TREE SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47643A			0.17	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	2024	RES MAS	M5	1,697	1.30	1.00		1.00	1.00	0.95	1.00	215,510
	2	0	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.95	1.00	12,580
	3	0	2024	PORCH	M5	95	1.30	1.00		1.00	1.00	0.95	1.00	1,890
	4	0	2024	PORCH	M5	144	1.30	1.00		1.00	1.00	0.95	1.00	2,860
Total Building Value:														232,840

Sale Date: 03/26/2024
Sale Price: 275,000

Deed Date: 03/26/2024
Volume:

File#: 201876
Page:

Buyer: CLIFT ANDREW
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
292,840	280,480	1.0199	1.0649	B		T	0	0.170	232,840

Parcel Id: 67133
Sale #:2

Acct Number: 47643-00306-00100-000600

Cat Code: A1

Loc Code: 63

Address: 422 HIDDEN BROOK DR

Legal 1: LOT 6 BLK 1 RAIN TREE SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47643A			0.17	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	2024	RES MAS	M5	1,845	1.30	1.00		1.00	1.00	0.95	1.00	234,310
	2	0	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.95	1.00	12,580
	3	0	2024	PORCH	M5	102	1.30	1.00		1.00	1.00	0.95	1.00	2,030
	4	0	2024	PORCH	M5	74	1.30	1.00		1.00	1.00	0.95	1.00	1,470
Total Building Value:														250,390

Sale Date: 01/30/2024
Sale Price: 313,950

Deed Date: 01/30/2024
Volume:

File#: 200356
Page:

Buyer: PEART-ELLIS KHIMANI
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
310,390	296,940	0.9458	0.9887	B		T	0	0.170	250,390

Sales Ratio Detail

Parcel Id: 67135
Sale #:2

Acct Number: 47643-00306-00100-000800

Cat Code: A1

Loc Code: 63

Address: 414 HIDDEN BROOK DR

Legal 1: LOT 8 BLK 1 RAIN TREE SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV47643A			0.17	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	2024	RES MAS	M5	1,697	1.30	1.00		1.00	1.00	0.95	1.00	215,510
	2	0	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.95	1.00	12,580
	3	0	2024	PORCH	M5	95	1.30	1.00		1.00	1.00	0.95	1.00	1,890
	4	0	2024	PORCH	M5	144	1.30	1.00		1.00	1.00	0.95	1.00	2,860
Total Building Value:												232,840		

Sale Date: 01/02/2024
Sale Price: 309,990

Deed Date: 01/02/2024
Volume:

File#: 199712
Page:

Buyer: RUSSELL BREANNA M & PERRY SARA V
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
292,840	292,090	0.9423	0.9447	B		T	0	0.174	232,840

Parcel Id: 67136
Sale #:2

Acct Number: 47643-00306-00100-000900

Cat Code: A1

Loc Code: 63

Address: 410 HIDDEN BROOK DR

Legal 1: LOT 9 BLK 1 RAIN TREE SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV47643A			0.17	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	2024	RES MAS	M5	1,833	1.30	1.00		1.00	1.00	0.95	1.00	232,780
	2	0	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.95	1.00	12,580
	3	0	2024	PORCH	M5	7	1.30	1.00		1.00	1.00	0.95	1.00	140
	4	0	2024	CONCRETE	1	100	1.30	1.00		1.00	1.00	0.95	1.00	860
Total Building Value:												246,360		

Sale Date: 01/31/2024
Sale Price: 309,000

Deed Date: 01/31/2024
Volume:

File#: 200436
Page:

Buyer: HATTON KALEY & SWEENEY NACE
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
306,360	292,480	0.9465	0.9915	B		T	0	0.172	246,360

Parcel Id: 67138
Sale #:2

Acct Number: 47643-00306-00100-001100

Cat Code: A1

Loc Code: 63

Address: 402 HIDDEN BROOK DR

Legal 1: LOT 11 BLK 1 RAIN TREE SECTION 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV47643B		0.25	0	0.00		1.00	70,000	0	70,000
Total Land Taxable Value:											70,000

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	1,734	1.30	1.00		1.00	1.00	0.95	1.00	220,210
	2	0	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.95	1.00	12,580
	3	0	2024	PORCH	M5	95	1.30	1.00		1.00	1.00	0.95	1.00	1,890
	4	0	2024	PORCH	M5	69	1.30	1.00		1.00	1.00	0.95	1.00	1,370
Total Building Value:														236,050

Sale Date: 02/01/2024
Sale Price: 305,000

Deed Date: 02/01/2024
Volume:

File#: 200455
Page:

Buyer: ROOD HOLDINGS 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
306,050	305,180	1.0006	1.0034	B		T	0	0.248	236,050

Parcel Id: 67140
Sale #:2

Acct Number: 47643-00306-00100-001300

Cat Code: A1

Loc Code: 63

Address: 407 HIDDEN BROOK DR

Legal 1: LOT 13 BLK 1 RAIN TREE SECTION 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47643A			0.20	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	2024	RES MAS	M5	1,510	1.30	1.00		1.00	1.00	0.92	1.00	185,710
	2	0	2024	RMSTR2	M5	875	1.30	1.00		1.00	1.00	0.92	1.00	90,400
	3	0	2024	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	0.92	1.00	12,190
	4	0	2024	PORCH	M5	24	1.30	1.00		1.00	1.00	0.92	1.00	470
	5	0	2024	PORCH	M5	110	1.30	1.00		1.00	1.00	0.92	1.00	2,120
Total Building Value:														290,890

Sale Date: 03/26/2024
Sale Price: 352,000

Deed Date: 03/26/2024
Volume:

File#: 201870
Page:

Buyer: PARTIDA MANUEL 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
350,890	318,000	0.9034	0.9968	B		T	0	0.204	290,890

Parcel Id: 58310
Sale #:4

Acct Number: 47650-00306-00100-000500

Cat Code: A1

Loc Code: 63

Address: 135 BRAZOS DR

Legal 1: LT 5 BK 1 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV47650A			0.19	0	0.00		1.00	66,000	0	66,000		
Total Land Taxable Value:												66,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,948	1.30	0.98		1.00	1.00	1.00	1.00	255,200
	2	0	2019	GARAGE-FIN	M5	396	1.30	0.97		1.00	1.00	1.00	1.00	12,780
	3	0	2019	PORCH	M5	56	1.30	0.97		1.00	1.00	1.00	1.00	1,140
	4	2024	2025	PORCH	MTL2	288	1.30	0.98		1.00	1.00	1.00	1.00	4,530
	5	2024	2025	STORAGE	42	192	1.30	0.98		1.00	1.00	1.00	1.00	1,380
Total Building Value:														275,030

Sales Ratio Detail

Sale Date: 05/03/2024
Sale Price: 335,000

Deed Date: 05/03/2024
Volume:

File#: 202942
Page:

Buyer: WILLIS RICHARD
Seller: ADAMS MORGAN LINDSEE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
341,030	325,820	0.9726	1.0180	B		T	0	0.190	275,030

Parcel Id: 58347
Sale #:5

Acct Number: 47650-00306-00100-004200

Cat Code: A1

Loc Code: 63

Address: 106 SAN BERNARD DR

Legal 1: LT 42 BK 1 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV47650A			0.21	0			0.00		1.00	66,000		0	66,000
Total Land Taxable Value:															66,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	0	2019	RES MAS	M5	1,372	1.30	1.00		1.00	1.00	0.90	1.00	165,070	
	2	0	2019	RMSTR2	M5	816	1.30	1.00		1.00	1.00	0.90	1.00	82,470	
	3	0	2019	GARAGE-FIN	M5	408	1.30	1.00		1.00	1.00	0.90	1.00	12,220	
	4	0	2019	PORCH	M5	129	1.30	1.00		1.00	1.00	0.90	1.00	2,430	
	5	0	2019	CONCRETE	1	200	1.30	1.00		1.00	1.00	0.90	1.00	1,640	
Total Building Value:															263,830

Sale Date: 02/10/2025
Sale Price: 335,000

Deed Date: 02/10/2025
Volume:

File#: 210969
Page:

Buyer: MORTON RYLEN
Seller: BGRS RELOCATION INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
329,830	329,830	0.9846	0.9846	B	4765A	T	0	0.210	263,830

Parcel Id: 58359
Sale #:6

Acct Number: 47650-00306-00100-005400

Cat Code: A1

Loc Code: 63

Address: 115 SAN MARCOS DR

Legal 1: LT 54 BK 1 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47650A			0.25	0	0.00			1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	2,111	1.30	1.00		1.00	1.00	0.90	1.00	253,980
	2	0	2019	RMSTR2	M5	615	1.30	1.00		1.00	1.00	0.90	1.00	62,150
	3	0	2019	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	0.90	1.00	11,860
	4	0	2019	PORCH	M5	34	1.30	1.00		1.00	1.00	0.90	1.00	640
	5	0	2019	PORCH	M5	88	1.30	1.00		1.00	1.00	0.90	1.00	1,660
	6	0	2020	STORAGE		280	1.30	1.00		1.00	1.00	1.00	1.00	3,090
	7	0	2022	CONCRETE	1	256	1.30	1.00		1.00	1.00	0.90	1.00	2,100
Total Building Value:														335,480

Sales Ratio Detail

Sale Date: 10/23/2024
Sale Price: 339,000

Deed Date: 10/23/2024
Volume:

File#: 207953
Page:

Buyer: LOPEZ JORGE A JR & BRENDA ZEPEDA BOJORGE
Seller: YSASSI EVA CAROLYN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
401,480	375,200	1.1068	1.1843	B	4765A	T	0	0.250	335,480

Parcel Id: 58364
Sale #:4

Acct Number: 47650-00306-00100-005900

Cat Code: A1

Loc Code: 63

Address: 106 SAN MARCOS DR

Legal 1: LT 59 BK 1 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47650B			0.33	0		0.00		1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,389	1.30	1.00		1.00	1.00	0.90	1.00	167,110
	2	0	2019	RMSTR2	M5	805	1.30	1.00		1.00	1.00	0.90	1.00	81,360
	3	0	2019	GARAGE-FIN	M5	400	1.30	1.00		1.00	1.00	0.90	1.00	11,980
	4	0	2019	PORCH	M5	97	1.30	1.00		1.00	1.00	0.90	1.00	1,830
	5	0	2022	PORCH	MTL2	220	1.30	1.00		1.00	1.00	0.90	1.00	3,180
	6	0	2019	STORAGE	42	192	1.30	1.00		1.00	1.00	0.90	1.00	1,260
	7	0	2022	CONCRETE	1	47	1.30	1.00		1.00	1.00	0.90	1.00	380
Total Building Value:													267,100	

Sale Date: 05/17/2024
Sale Price: 325,000

Deed Date: 05/17/2024
Volume:

File#: 203449
Page:

Buyer: STARR JUSTIN & MEGAN
Seller: HUTZLEY JAMES ERIC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
333,100	325,630	1.0019	1.0249	B	4765A	T	0	0.330	267,100

Parcel Id: 58369
Sale #:3

Acct Number: 47650-00306-00100-006400

Cat Code: A1

Loc Code: 63

Address: 126 SAN MARCOS DR

Legal 1: LT 64 BK 1 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV47650A			0.19	0	0.00		1.00	66,000	0	66,000		
Total Land Taxable Value:											66,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,672	1.30	1.00		1.00	1.00	0.90	1.00	201,160
	2	0	2019	RMSTR2	M5	840	1.30	1.00		1.00	1.00	0.90	1.00	84,890
	3	0	2019	GARAGE-FIN	M5	377	1.30	1.00		1.00	1.00	0.90	1.00	11,290
	4	0	2019	PORCH	M5	28	1.30	1.00		1.00	1.00	0.90	1.00	530
	5	0	2019	PORCH	M5	112	1.30	1.00		1.00	1.00	0.90	1.00	2,110
	6	0	2020	CONCRETE	1	403	1.30	1.00		1.00	1.00	0.90	1.00	3,300
Total Building Value:											303,280			

Sales Ratio Detail

Sale Date: 08/01/2024
Sale Price: 390,000

Deed Date: 08/01/2024
Volume:

File#: 205565
Page:

Buyer: ZUBIA DAVID & SAMANTHA LYNN
Seller: MARRERO RUSLEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
369,280	352,870	0.9048	0.9469	B	4765A	T	0	0.190	303,280

Parcel Id: 58414
Sale #:6

Acct Number: 47650-00306-00400-002300

Cat Code: A1

Loc Code: 63

Address: 210 RIO GRANDE DR

Legal 1: LT 23 BK 4 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47650A			0.18	0		0.00		1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	2,187	1.30	1.00		1.00	1.00	0.90	1.00	263,120
	2	0	2021	RMSTR2	M5	1,107	1.30	1.00		1.00	1.00	0.90	1.00	111,880
	3	0	2020	GARAGE-FIN	M5	480	1.30	1.00		1.00	1.00	0.90	1.00	14,380
	4	0	2021	PORCH	M5	57	1.30	1.00		1.00	1.00	0.90	1.00	1,070
	5	0	2021	PORCH	M5	220	1.30	1.00		1.00	1.00	0.90	1.00	4,140
Total Building Value:														394,590

Sale Date: 01/02/2024
Sale Price: 380,000

Deed Date: 01/02/2024
Volume:

File#: 199707
Page:

Buyer: ROTHMEIER ARTHUR III & CHERISE
Seller: BGRS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
460,590	429,410	1.1300	1.2121	B	4765A	T	0	0.180	394,590

Parcel Id: 58423
Sale #:3

Acct Number: 47650-00306-00400-003200

Cat Code: A1

Loc Code: 63

Address: 227 SAN BERNARD DR

Legal 1: LT 32 BK 4 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47650A			0.18	0	0.00			1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,679	1.30	1.00		1.00	1.00	1.00	1.00	224,450
	2	0	2019	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	1.00	1.00	13,180
	3	0	2019	PORCH	M5	36	1.30	1.00		1.00	1.00	1.00	1.00	750
	4	0	2019	PORCH	M5	115	1.30	1.00		1.00	1.00	1.00	1.00	2,410
	5	0	2020	CONCRETE	1	115	1.30	1.00		1.00	1.00	1.00	1.00	1,050
Total Building Value:													241,840	

Sale Date: 10/29/2024
Sale Price: 305,000

Deed Date: 10/29/2024
Volume:

File#: 208111
Page:

Buyer: LAMB GARRETT
Seller: MCDONALD BLAYNE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
307,840	294,960	0.9671	1.0093	B		T	0	0.180	241,840

Sales Ratio Detail

Parcel Id: 58449
Sale #:3

Acct Number: 47650-00306-00400-005800

Cat Code: A1

Loc Code: 63

Address: 214 SAN MARCOS DR

Legal 1: LT 58 BK 4 RIVER FARMS SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV47650A			0.18	0	0.00			1.00	66,000		0	66,000
Total Land Taxable Value:														66,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5	1,917	1.30	1.00		1.00	1.00	0.90	1.00	230,640
	2	0	2019	RMSTR2	M5	810	1.30	1.00		1.00	1.00	0.90	1.00	81,860
	3	0	2019	GARAGE-FIN	M5	362	1.30	1.00		1.00	1.00	0.90	1.00	10,840
	4	0	2019	PORCH	M5	35	1.30	1.00		1.00	1.00	0.90	1.00	660
	5	0	2019	PORCH	M5	102	1.30	1.00		1.00	1.00	0.90	1.00	1,920
Total Building Value:														325,920

Sale Date: 05/01/2024
Sale Price: 370,000

Deed Date: 05/01/2024
Volume:

File#: 202862
Page:

Buyer: CAIN JUSTIN & KATELYND DYER
Seller: JAGRUP GABRIEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
391,920	373,980	1.0108	1.0592	B	4765A	T	0	0.180	325,920

Parcel Id: 60144
Sale #:6

Acct Number: 47655-00306-00100-002500

Cat Code: A1

Loc Code: 63

Address: 107 SAN GABRIEL DR

Legal 1: LT 25 BK 1 RIVER FARMS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV47650B			0.26	0	0.00		1.00	66,000	0	66,000		
Total Land Taxable Value:												66,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2020	RES MAS	M5	1,372	1.30	1.00		1.00	1.00	0.90	1.00	165,070
	2	0	2020	RMSTR2	M5	816	1.30	1.00		1.00	1.00	0.90	1.00	82,470
	3	0	2020	GARAGE-FIN	M5	408	1.30	1.00		1.00	1.00	0.90	1.00	12,220
	4	0	2020	PORCH	M5	129	1.30	1.00		1.00	1.00	0.90	1.00	2,430
Total Building Value:												262,190		

Sale Date: 01/08/2024
Sale Price: 325,000

Deed Date: 01/08/2024
Volume:

File#: 199874
Page:

Buyer: BEALE TONY & FEIMSTER NATASHA D
Seller: HTX ASSETS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
328,190	322,550	0.9925	1.0098	B	4765A	T	0	0.260	262,190

Parcel Id: 60163
Sale #:3

Acct Number: 47655-00306-00100-004400

Cat Code: A1

Loc Code: 63

Address: 106 SAN SABA DR

Legal 1: LT 44 BK 1 RIVER FARMS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV47650A		0.20	0	0.00		1.00	66,000	0	66,000
Total Land Taxable Value:											66,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2020	RES MAS	M5	1,488	1.30	1.00		1.00	1.00	0.90	1.00	179,020
	2	0	2020	RMSTR2	M5	1,023	1.30	1.00		1.00	1.00	0.90	1.00	103,390
	3	0	2020	GARAGE-FIN	M5	438	1.30	1.00		1.00	1.00	0.90	1.00	13,120
	4	0	2020	PORCH	M5	35	1.30	1.00		1.00	1.00	0.90	1.00	660
	5	0	2020	PORCH	M5	76	1.30	1.00		1.00	1.00	0.90	1.00	1,430

Total Building Value: 297,620

Sale Date: 11/26/2024
Sale Price: 350,000

Deed Date: 11/26/2024
Volume:

File#: 208980
Page:

Buyer: CALVERT CLINT MICHAEL
Seller: MOREAU TAMARA FAYE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
363,620	351,720	1.0049	1.0389	B	4765A	T	0	0.200	297,620

Parcel Id: 60192
Sale #:6

Acct Number: 47655-00306-00200-002400

Cat Code: A1

Loc Code: 63

Address: 202 SAN GABRIEL DR

Legal 1: LT 24 BK 2 RIVER FARMS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV47650B		0.30	0	0.00			1.00	66,000	0	66,000

Total Land Taxable Value: 66,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2020	RES MAS	M5	1,765	1.30	1.00		1.00	1.00	0.90	1.00	212,350
	2	0	2020	RMSTR2	M5	960	1.30	1.00		1.00	1.00	0.90	1.00	97,020
	3	0	2020	GARAGE-FIN	M5	649	1.30	1.00		1.00	1.00	0.90	1.00	19,440
	4	0	2020	PORCH	M5	36	1.30	1.00		1.00	1.00	0.90	1.00	680
	5	0	2020	PORCH	M5	89	1.30	1.00		1.00	1.00	0.90	1.00	1,680
	6	0	2020	PORCH	F4	324	1.30	1.00		1.00	1.00	0.90	1.00	5,160
	7	0	2022	STORAGE	42	200	1.30	1.00		1.00	1.00	0.90	1.00	1,320
	8	0	2022	DECK	1	351	1.30	1.00		1.00	1.00	0.90	1.00	4,710

Total Building Value: 342,360

Sale Date: 04/08/2024
Sale Price: 420,000

Deed Date: 04/08/2024
Volume:

File#: 202198
Page:

Buyer: BROUSSARD DAMON
Seller: BGRS RELOCATION INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
408,360	390,610	0.9300	0.9723	B	4765A	T	0	0.300	342,360

Parcel Id: 62280
Sale #:3

Acct Number: 47660-00210-00300-002300

Cat Code: A1

Loc Code: 63

Address: 14131 MEDINA DR

Legal 1: LT 23 BLK 3 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV47650A		0.19	0	0.00			1.00	66,000	0	66,000

Total Land Taxable Value: 66,000

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	2,115	1.30	1.00		1.00	1.00	1.00	1.00	282,730
	2	2021	2022	GARAGE-FIN	M5	408	1.30	1.00		1.00	1.00	1.00	1.00	13,580
	3	2021	2022	PORCH	M5	56	1.30	1.00		1.00	1.00	1.00	1.00	1,170
	4	2021	2022	PORCH	M5	149	1.30	1.00		1.00	1.00	1.00	1.00	3,120
Total Building Value:														300,600

Sale Date: 06/28/2024
Sale Price: 344,000

Deed Date: 06/28/2024
Volume:

File#: 204546
Page:

Buyer: BASHAW LUZ A
Seller: YBARRA JOE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
366,600	343,090	0.9974	1.0657	B		T	0	0.193	300,600

Parcel Id: 62317
Sale #:5

Acct Number: 47660-00210-00400-002000

Cat Code: A1

Loc Code: 63

Address: 126 COLORADO DR

Legal 1: LT 20 BLK 4 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47650A			0.17	0	0.00	1.00	66,000	0	66,000			
Total Land Taxable Value:											66,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,874	1.30	1.00		1.00	1.00	1.00	1.00	250,510
	2	0	2021	GARAGE-FIN	M5	437	1.30	1.00		1.00	1.00	1.00	1.00	14,540
	3	0	2021	PORCH	M5	239	1.30	1.00		1.00	1.00	1.00	1.00	5,000
	4	0	2021	PORCH	M5	155	1.30	1.00		1.00	1.00	1.00	1.00	3,240
Total Building Value:														273,290

Sale Date: 10/17/2024
Sale Price: 305,000

Deed Date: 10/17/2024
Volume:

File#: 207797
Page:

Buyer: GARCIA ALEJANDRO & STACY VILLARREAL
Seller: PURCHASING FUND 2023-2 LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
339,290	324,920	1.0653	1.1124	B		T	0	0.169	273,290

Parcel Id: 62327
Sale #:3

Acct Number: 47660-00210-00500-000400

Cat Code: A1

Loc Code: 63

Address: 139 COLORADO DR

Legal 1: LT 4 BLK 5 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV47650A			0.20	0	0.00		1.00	66,000	0	66,000		
Total Land Taxable Value:												66,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,948	1.30	1.00		1.00	1.00	1.00	1.00	260,410
	2	0	2021	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	1.00	1.00	13,180
	3	0	2021	PORCH	M5	56	1.30	1.00		1.00	1.00	1.00	1.00	1,170
	4	0	2021	PORCH	M5	100	1.30	1.00		1.00	1.00	1.00	1.00	2,090
	5	0	2022	CONCRETE	1	196	1.30	1.00		1.00	1.00	1.00	1.00	1,780
Total Building Value:														278,630

Sales Ratio Detail

Sale Date: 02/12/2024
Sale Price: 317,000

Deed Date: 02/12/2024
Volume:

File#: 200749
Page:

Buyer: WALLACE JUSTIN S & MADYSON
Seller: PHILLIPS JOSEPH H

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
344,630	328,590	1.0366	1.0872	B		T	0	0.200	278,630

Parcel Id: 62334
Sale #:3

Acct Number: 47660-00210-00500-001100

Cat Code: A1

Loc Code: 63

Address: 111 COLORADO DR

Legal 1: LT 11 BLK 5 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47650A			0.18	0		0.00		1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,679	1.30	1.00		1.00	1.00	1.00	1.00	224,450
	2	0	2021	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	1.00	1.00	13,180
	3	0	2021	PORCH	M5	36	1.30	1.00		1.00	1.00	1.00	1.00	750
	4	0	2021	PORCH	M5	115	1.30	1.00		1.00	1.00	1.00	1.00	2,410
	5	0	2022	CONCRETE	1	160	1.30	1.00		1.00	1.00	1.00	1.00	1,460
	6	2022	2023	STORAGE	42	80	1.30	1.00		1.00	1.00	1.00	1.00	590
	7	2024	2025	CONCRETE	1	200	1.30	1.00		1.00	1.00	1.00	1.00	1,820
Total Building Value:													244,660	

Sale Date: 11/12/2024
Sale Price: 308,000

Deed Date: 11/12/2024
Volume:

File#: 208484
Page:

Buyer: TORRES ANTHONY J
Seller: AMBROSE LUTHER JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,660	295,960	0.9609	1.0086	B		T	0	0.183	244,660

Parcel Id: 62339
Sale #:3

Acct Number: 47660-00210-00500-001600

Cat Code: A1

Loc Code: 63

Address: 14214 MEDINA DR

Legal 1: LT 16 BLK 5 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV47650A			0.19	0	0.00		1.00	66,000	0	66,000		
Total Land Taxable Value:												66,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	2,384	1.30	1.00		1.00	1.00	1.00	1.00	318,690
	2	0	2021	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	1.00	1.00	13,180
	3	0	2021	PORCH	M5	31	1.30	1.00		1.00	1.00	1.00	1.00	650
	4	0	2021	PORCH	M5	119	1.30	1.00		1.00	1.00	1.00	1.00	2,490
Total Building Value:												335,010		

Sales Ratio Detail

Sale Date: 02/05/2024
Sale Price: 352,000

Deed Date: 02/05/2024
Volume:

File#: 200568
Page:

Buyer: ARCEO JAKELINE
Seller: CECIL KEVIN NILS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
401,010	374,510	1.0639	1.1392	B		T	0	0.191	335,010

Parcel Id: 62239
Sale #:3

Acct Number: 47660-00306-00100-001500

Cat Code: A1

Loc Code: 63

Address: 14206 ANGELINA DR

Legal 1: LT 15 BLK 1 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47650A			0.22	0		0.00		1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,983	1.30	1.00		1.00	1.00	1.00	1.00	265,090
	2	0	2021	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	1.00	1.00	13,180
	3	0	2021	PORCH	M5	56	1.30	1.00		1.00	1.00	1.00	1.00	1,170
	4	0	2021	CONCRETE	1	364	1.30	1.00		1.00	1.00	1.00	1.00	3,310
	5	2023	2024	STORAGE	42	96	1.30	1.00		1.00	1.00	1.00	1.00	700
Total Building Value:														283,450

Sale Date: 09/23/2024
Sale Price: 350,000

Deed Date: 09/23/2024
Volume:

File#: 207021
Page:

Buyer: ROBILIO MICAH
Seller: MEADOWS KEVIN & MELISSA DALELENE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
349,450	334,240	0.9550	0.9984	B		T	0	0.220	283,450

Parcel Id: 62240
Sale #:3

Acct Number: 47660-00306-00100-001600

Cat Code: A1

Loc Code: 63

Address: 14202 ANGELINA DR

Legal 1: LT 16 BLK 1 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47650B			0.33	0	0.00			1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	1,496	1.30	1.00		1.00	1.00	0.90	1.00	179,990
	2	0	2021	RMSTR2	M5	1,105	1.30	1.00		1.00	1.00	0.90	1.00	111,680
	3	0	2021	GARAGE-FIN	M5	385	1.30	1.00		1.00	1.00	0.90	1.00	11,530
	4	0	2021	PORCH	M5	117	1.30	1.00		1.00	1.00	0.90	1.00	2,200
	5	0	2021	CONCRETE	1	579	1.30	1.00		1.00	1.00	0.90	1.00	4,740
Total Building Value:													310,140	

Sale Date: 01/25/2024
Sale Price: 360,000

Deed Date: 01/25/2024
Volume:

File#: 200222
Page:

Buyer: MARQUEZ ARTURO
Seller: HAWLEY CRAIG ANTHONY & RACHEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
376,140	393,670	1.0935	1.0448	B		T	0	0.332	310,140

Sales Ratio Detail

Parcel Id: 62256
Sale #:3

Acct Number: 47660-00306-00200-000800

Cat Code: A1

Loc Code: 63

Address: 14018 RED RIVER DR

Legal 1: LT 8 BLK 2 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV47650A			0.18	0	0.00			1.00	66,000		0	66,000
Total Land Taxable Value:														66,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	2,389	1.30	1.00		1.00	1.00	1.00	1.00	319,360
	2	0	2022	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	1.00	1.00	13,180
	3	0	2022	PORCH	M5	50	1.30	1.00		1.00	1.00	1.00	1.00	1,050
	4	0	2022	PORCH	M5	125	1.30	1.00		1.00	1.00	1.00	1.00	2,620
	5	2022	2023	CONCRETE	1	360	1.30	1.00		1.00	1.00	1.00	1.00	3,280
Total Building Value:														339,490

Sale Date: 05/23/2024
Sale Price: 365,000

Deed Date: 05/23/2024
Volume:

File#: 203545
Page:

Buyer: BERNARD MARY

Seller: MARSIC IVAN & NOBLE LINZEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
405,490	378,940	1.0382	1.1109	B		T	0	0.179	339,490

Parcel Id: 62367
Sale #:3

Acct Number: 47660-00306-00600-001800

Cat Code: A1

Loc Code: 63

Address: 14310 BLANCO DR

Legal 1: LT 18 BLK 6 RIVER FARMS SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV47650A			0.21	0	0.00		1.00	66,000	0	66,000		
Total Land Taxable Value:												66,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	RES MAS	M5	2,344	1.30	1.00		1.00	1.00	1.00	1.00	313,340
	2	0	2021	GARAGE-FIN	M5	600	1.30	1.00		1.00	1.00	1.00	1.00	19,970
	3	0	2021	PORCH	M5	26	1.30	1.00		1.00	1.00	1.00	1.00	540
	4	0	2021	PORCH	M5	263	1.30	1.00		1.00	1.00	1.00	1.00	5,500
Total Building Value:												339,350		

Sale Date: 03/22/2024
Sale Price: 398,000

Deed Date: 03/22/2024
Volume:

File#: 201812
Page:

Buyer: RHODEN DERECK

Seller: MILLS JUSTIN & IRENE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
405,350	379,300	0.9530	1.0185	B		T	0	0.210	339,350

Parcel Id: 63386
Sale #:3

Acct Number: 47665-00210-00200-001200

Cat Code: A1

Loc Code: 63

Address: 14022 FRIO DR

Legal 1: LT 12 BLK 2 RIVER FARMS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV47665		0.31	0	0.00		1.00	66,000	0	66,000
Total Land Taxable Value:											66,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	2,307	1.30	1.00		1.00	1.00	0.90	1.00	277,560
	2	0	2022	RMSTR2	M5	1,088	1.30	1.00		1.00	1.00	0.90	1.00	109,960
	3	0	2022	GARAGE-FIN	M5	420	1.30	1.00		1.00	1.00	0.90	1.00	12,580
	4	0	2022	PORCH	M5	33	1.30	1.00		1.00	1.00	0.90	1.00	620
	5	0	2022	PORCH	M5	316	1.30	1.00		1.00	1.00	0.90	1.00	5,950
	6	0	2022	CONCRETE	1	144	1.30	1.00		1.00	1.00	0.90	1.00	1,180
Total Building Value:														407,850

Sale Date: 09/30/2024
Sale Price: 499,000

Deed Date: 09/30/2024
Volume:

File#: 207250
Page:

Buyer: THOMAS AARON & BRITTNEY
Seller: DORSEY DENTON B & COURTNEY D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
473,850	441,630	0.8850	0.9496	B	4765A	T	0	0.310	407,850

Parcel Id: 63397
Sale #:3

Acct Number: 47665-00210-00200-002300

Cat Code: A1

Loc Code: 63

Address: 14106 LITTLE RIVER DR

Legal 1: LT 23 BLK 2 RIVER FARMS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV47665			0.21	0	0.00	1.00	66,000	0	66,000			
Total Land Taxable Value:											66,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	2,031	1.30	1.00		1.00	1.00	1.00	1.00	271,500
	2	0	2022	GARAGE-FIN	M5	396	1.30	1.00		1.00	1.00	1.00	1.00	13,180
	3	0	2022	PORCH	M5	98	1.30	1.00		1.00	1.00	1.00	1.00	2,050
	4	0	2022	PORCH	M5	134	1.30	1.00		1.00	1.00	1.00	1.00	2,800
	5	0	2023	CONCRETE	1	139	1.30	1.00		1.00	1.00	1.00	1.00	1,260
Total Building Value:														290,790

Sale Date: 04/22/2024
Sale Price: 355,000

Deed Date: 04/22/2024
Volume:

File#: 202524
Page:

Buyer: SPENCER DREW
Seller: SCHOOLEY ZACHARY TYLER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
356,790	334,220	0.9415	1.0050	B		T	0	0.212	290,790

Parcel Id: 63409
Sale #:4

Acct Number: 47665-00210-00200-003500

Cat Code: A1

Loc Code: 63

Address: 14154 LITTLE RIVER DR

Legal 1: LT 35 BLK 2 RIVER FARMS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV47665		0.20	0	0.00	1.00	66,000	0	66,000
Total Land Taxable Value:										66,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	1,633	1.30	1.00		1.00	1.00	0.90	1.00	196,470
	2	0	2023	RMSTR2	M5	1,295	1.30	1.00		1.00	1.00	0.90	1.00	130,880
	3	0	2023	GARAGE-FIN	M5	382	1.30	1.00		1.00	1.00	0.90	1.00	11,440
	4	0	2023	PORCH	M5	40	1.30	1.00		1.00	1.00	0.90	1.00	750
	5	0	2023	PORCH	M5	109	1.30	1.00		1.00	1.00	0.90	1.00	2,050
	6	2023	2024	CONCRETE	1	164	1.30	1.00		1.00	1.00	0.90	1.00	1,340
Total Building Value:														342,930

Sale Date: 07/15/2024
Sale Price: 385,000

Deed Date: 07/15/2024
Volume:

File#: 204945
Page:

Buyer: FAI-YENGO GHISLAIN & LARISA
Seller: WEBRE JUDE B & KODIE L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
408,930	390,140	1.0134	1.0622	B	4765A	T	0	0.204	342,930

Parcel Id: 63425
Sale #:3

Acct Number: 47665-00210-00300-001600

Cat Code: A1

Loc Code: 63

Address: 14035 LITTLE RIVER DR

Legal 1: LT 16 BLK 3 RIVER FARMS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47665			0.23	0		0.00		1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	2,308	1.30	1.00		1.00	1.00	1.00	1.00	308,530
	2	0	2022	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	1.00	1.00	13,250
	3	0	2022	PORCH	M5	10	1.30	1.00		1.00	1.00	1.00	1.00	210
	4	0	2022	PORCH	M5	126	1.30	1.00		1.00	1.00	1.00	1.00	2,640
	5	2023	2024	PORCH	MTL2	224	1.30	1.00		1.00	1.00	1.00	1.00	3,590
	6	2023	2024	CONCRETE	1	558	1.30	1.00		1.00	1.00	1.00	1.00	5,080
Total Building Value:														333,300

Sale Date: 04/08/2024
Sale Price: 375,000

Deed Date: 04/08/2024
Volume:

File#: 202208
Page:

Buyer: WELCH TIMOTHY JASON
Seller: TAUZIN JONATHAN & TAYLOR SHARP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
399,300	371,620	0.9910	1.0648	B		T	0	0.228	333,300

Parcel Id: 63982
Sale #:3

Acct Number: 47670-00210-00100-003700

Cat Code: A1

Loc Code: 63

Address: 13927 FRIO DR

Legal 1: LT 37 BLK 1 RIVER FARMS SECTION 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV47665		0.19	0	0.00			1.00	66,000	0	66,000
Total Land Taxable Value:												66,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,662	1.30	1.00		1.00	1.00	1.00	1.00	222,170
	2	0	2022	RMSTR2	M5	1,000	1.30	1.00		1.00	1.00	1.00	1.00	112,290
	3	0	2022	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	1.00	1.00	13,250
	4	0	2022	PORCH	M5	32	1.30	1.00		1.00	1.00	1.00	1.00	670
	5	0	2022	PORCH	M5	136	1.30	1.00		1.00	1.00	1.00	1.00	2,850
	6	0	2023	STORAGE	41	96	1.30	1.00		1.00	1.00	1.00	1.00	520
Total Building Value:														351,750

Sale Date: 02/22/2024
Sale Price: 385,000

Deed Date: 02/22/2024
Volume:

File#: 201001
Page:

Buyer: YANCEY ABIGAIL S & KARL A II
Seller: DAVENPORT SHANE ANDREW II

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
417,750	398,570	1.0352	1.0851	B		T	0	0.191	351,750

Parcel Id: 63997
Sale #:3

Acct Number: 47670-00321-00100-005200

Cat Code: A1

Loc Code: 63

Address: 13915 LITTLE RIVER DR

Legal 1: LOT 52 BLK 1 RIVER FARMS SECTION 5

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47665			0.17	0	0.00			1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2022	RES MAS	M5	1,472	1.30	1.00		1.00	1.00	1.00	1.00	196,780
	2	0	2022	RMSTR2	M5	1,120	1.30	1.00		1.00	1.00	1.00	1.00	125,770
	3	0	2022	GARAGE-FIN	M5	420	1.30	1.00		1.00	1.00	1.00	1.00	13,980
	4	0	2022	PORCH	M5	126	1.30	1.00		1.00	1.00	1.00	1.00	2,640
	5	0	2022	PORCH	M5	215	1.30	1.00		1.00	1.00	1.00	1.00	4,500
Total Building Value:														343,670

Sale Date: 09/23/2024
Sale Price: 420,000

Deed Date: 09/23/2024
Volume:

File#: 207007
Page:

Buyer: YOUNGQUEST TYLER & AMELIA
Seller: CHATMAN CHEVIS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
409,670	396,080	0.9430	0.9754	B		T	0	0.167	343,670

Parcel Id: 64354
Sale #:3

Acct Number: 47675-00306-00100-000400

Cat Code: A1

Loc Code: 63

Address: 14015 S RIVER DR

Legal 1: LT 4 BLK 1 RIVER FARMS SEC 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47665			0.18	0	0.00			1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	2,308	1.30	1.00		1.00	1.00	1.00	1.00	308,530
	2	0	2023	GARAGE-FIN	M5	398	1.30	1.00		1.00	1.00	1.00	1.00	13,250
	3	0	2023	PORCH	M5	10	1.30	1.00		1.00	1.00	1.00	1.00	210
	4	0	2023	PORCH	M5	126	1.30	1.00		1.00	1.00	1.00	1.00	2,640
Total Building Value:														324,630

Sales Ratio Detail

Sale Date: 12/23/2024
Sale Price: 357,000

Deed Date: 12/23/2024
Volume:

File#: 209761
Page:

Buyer: BAUMGARDNER JOHN & VICKIE
Seller: GARCIA ESTEBAN III & BELINDA R NOYOLA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
390,630	364,980	1.0224	1.0942	B		L	0	0.178	324,630

Parcel Id: 64398
Sale #:3

Acct Number: 47675-00306-00100-004800

Cat Code: A1

Loc Code: 63

Address: 13931 S RIVER DR

Legal 1: LT 48 BLK 1 RIVER FARMS SEC 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV47665			0.18	0	0.00			1.00	66,000	0	66,000	
Total Land Taxable Value:													66,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	2,091	1.30	1.00		1.00	1.00	1.00	1.00	279,520
	2	0	2023	GARAGE-FIN	M5	420	1.30	1.00		1.00	1.00	1.00	1.00	13,980
	3	0	2023	PORCH	M5	151	1.30	1.00		1.00	1.00	1.00	1.00	3,160
	4	0	2023	PORCH	M5	320	1.30	1.00		1.00	1.00	1.00	1.00	6,700
Total Building Value:													303,360	

Sale Date: 01/06/2025
Sale Price: 389,900

Deed Date: 01/06/2025
Volume:

File#: 210072
Page:

Buyer: STEPHENS KATHERINE A & AARON K DURRETT
Seller: PREVITE MICHAEL & VERONIKA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
369,360	346,120	0.8877	0.9473	B		T	0	0.177	303,360

Parcel Id: 64400
Sale #:3

Acct Number: 47675-00306-00100-005000

Cat Code: A1

Loc Code: 63

Address: 13939 S RIVER DR

Legal 1: LT 50 BLK 1 RIVER FARMS SEC 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV47665			0.17	0	0.00			1.00	66,000		0	66,000
Total Land Taxable Value:														66,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2023	RES MAS	M5	1,937	1.30	1.00		1.00	1.00	1.00	1.00	258,940
	2	0	2023	GARAGE-FIN	M5	420	1.30	1.00		1.00	1.00	1.00	1.00	13,980
	3	0	2023	PORCH	M5	156	1.30	1.00		1.00	1.00	1.00	1.00	3,270
	4	0	2023	PORCH	M5	125	1.30	1.00		1.00	1.00	1.00	1.00	2,620
Total Building Value:														278,810

Sale Date: 06/03/2024
Sale Price: 365,000

Deed Date: 06/03/2024
Volume:

File#: 203808
Page:

Buyer: KROL LESLIE & BRUCE
Seller: CABRERA JESSICA & CARTER M WALLACE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
344,810	329,950	0.9040	0.9447	B		T	0	0.174	278,810

Sales Ratio Detail

Parcel Id: 26841
Sale #:4

Acct Number: 47700-00242-00300-000400

Cat Code: A1

Loc Code: 63

Address: 302 RIVER OAKS DR

Legal 1: 4 3 RIVER OAKS

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	RS47700			0.50	0	0.00			1.00	37,500	0	37,500	
Total Land Taxable Value:													37,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1993	0	RES MAS	M5	2,534	1.30	1.00		0.90	1.00	1.32	1.00	402,430
	2	0	1900	PORCH	M5	219	1.30	1.00		0.90	1.00	1.32	1.00	5,450
	3	0	1900	PORCH	M5	20	1.30	1.00		0.90	1.00	1.32	1.00	500
	4	0	1900	GARAGE-DET	MF2	1,170	1.30	1.00		0.90	1.00	1.32	1.00	46,170
	5	0	1900	CARPORT	MTL2	640	1.30	1.00		0.90	1.00	1.32	1.00	12,200
	6	2004	2005	CARPORT	MTL2	357	1.30	1.00		0.85	1.00	1.32	1.00	6,430
	7	0	2013	CARPORT	MTL2	438	1.30	1.00		1.00	1.00	1.32	1.00	9,270
	8	2024	2025	STORAGE	42	160	1.30	1.00		1.00	1.00	1.32	1.00	1,550
Total Building Value:													484,000	

Sale Date: 10/29/2024
Sale Price: 499,000

Deed Date: 10/29/2024
Volume:

File#: 208128
Page:

Buyer: GONDESEN PATRICK & LEXI
Seller: ROLLO GARY D & MELISSA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
521,500	462,900	0.9277	1.0451	B	47700	T	0	0.500	484,000

Parcel Id: 21893
Sale #:5

Acct Number: 47700-00242-00300-000800

Cat Code: A1

Loc Code: 63

Address: 318 RIVER OAKS DR

Legal 1: 8 3 RIVER OAKS

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS47700			0.50	0	0.00		1.00	37,500	0	37,500		
Total Land Taxable Value:												37,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1993	0	RES MAS	M5	2,184	1.30	1.00		0.90	1.00	1.32	1.00	346,840
	2	0	1900	PORCH	M5	133	1.30	1.00		0.90	1.00	1.32	1.00	3,310
	3	0	1900	GARAGE-DET	MF2	920	1.30	1.00		0.90	1.00	1.32	1.00	36,300
	4	0	1900	PORCH	M5	60	1.30	1.00		0.90	1.00	1.32	1.00	1,490
	5	0	1900	PORCH	M5	24	1.30	1.00		0.90	1.00	1.32	1.00	600
Total Building Value:												388,540		

Sale Date: 10/01/2024
Sale Price: 440,000

Deed Date: 10/01/2024
Volume:

File#: 207280
Page:

Buyer: COOK MICKEL WAYNE
Seller: BULLOCK CHANSE A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
426,040	397,200	0.9027	0.9683	B	47700	T	0	0.500	388,540

Parcel Id: 27179
Sale #:3

Acct Number: 47700-00242-00300-002700

Cat Code: A1

Loc Code: 63

Address: 229 PECAN LOOP

Legal 1: 27 3 RIVER OAKS

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS47700			0.51	0	0.00			1.00	38,250	0	38,250	
Total Land Taxable Value:													38,250	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1994	0	RES MAS	M6	2,231	1.30	1.00		0.89	1.00	1.32	1.00	372,860
	2	1994	0	PORCH	M6	108	1.30	1.00		0.89	1.00	1.32	1.00	2,990
	3	1994	0	PORCH	M6	108	1.30	1.00		0.89	1.00	1.32	1.00	2,990
	4	1994	0	PORCH	M6	36	1.30	1.00		0.89	1.00	1.32	1.00	1,000
	5	1994	0	GARAGE-DET	MU2	759	1.30	1.00		0.89	1.00	1.32	1.00	24,620
	6	1994	0	RMSTR2	M6	444	1.30	1.00		0.89	1.00	1.32	1.00	62,330
	7	1994	0	RMSTR2	M6	96	1.30	1.00		0.89	1.00	1.32	1.00	13,480
	8	1994	0	RMSTR2	M6	666	1.30	1.00		0.89	1.00	1.32	1.00	93,500
	9	2000	0	POOL	5	450	1.30	1.00		0.75	1.00	1.32	1.00	27,390
	10	2020	2020	PORCH	M6	120	1.30	1.00		1.00	1.00	1.32	1.00	3,730
Total Building Value:													604,890	

Sale Date: 02/06/2025

Sale Price: 611,000

Deed Date: 02/06/2025

Volume:

File#: 210935

Page:

Buyer: HARROD RILEIGH

Seller: ZEGLIN STEPHEN FRANK & CYNTHIA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
643,140	643,140	1.0526	1.0526	B	47700	T	0	0.510	604,890

Parcel Id: 53085

Sale #:4

Acct Number: 49800-00028-00100-000500

Cat Code: A1

Loc Code: 63

Address: 6202 CIRCLE BACK ROAD

Legal 1: BK 1 LT 5 SELLERS STATION SEC 1 PH 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS49800			1.73	0		0.00		0.00	80,370		0	80,370
Total Land Taxable Value:														80,370
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2015	RES MAS	M5+	3,273	1.30	1.00		1.00	1.00	1.12	1.00	496,280
	2	0	2015	GARAGE-FIN	M5+	592	1.30	1.00		1.00	1.00	1.12	1.00	24,100
	3	0	2015	PORCH	M5+	48	1.30	1.00		1.00	1.00	1.12	1.00	1,240
	4	0	2015	PORCH	M5+	186	1.30	1.00		1.00	1.00	1.12	1.00	4,800
	5	0	2015	PORCH	M5+	148	1.30	1.00		1.00	1.00	1.12	1.00	3,820
	6	0	2016	WAREHOUSE	13	1,214	1.30	1.00		1.00	1.00	1.12	1.00	42,400
	7	0	2016	WH-CPY	13	474	1.30	1.00		1.00	1.00	1.12	1.00	6,310
	8	0	1900	RES FRM	F4	804	1.30	1.00		1.00	1.00	1.12	1.00	113,270
	9	0	1900	STORAGE	42	804	1.30	1.00		1.00	1.00	1.12	1.00	6,590
	10	0	2023	POOL	5	880	1.30	1.00		0.75	1.00	1.12	1.00	45,450
	11	2023	2024	PORCH	M5+	551	1.30	1.00		1.00	1.00	1.12	1.00	14,230
	12	2024	2025	STORAGE	42	192	1.30	1.00		1.00	1.00	1.12	1.00	1,570
Total Building Value:														760,060

Sales Ratio Detail

Sale Date: 05/24/2024
Sale Price: 880,000

Deed Date: 05/24/2024
Volume:

File#: 203625
Page:

Buyer: SEARS JOSHUA G & MEGAN R
Seller: GILL CHRISTOPHER

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
840,430	782,160	0.8888	0.9550	B	49800	INT	0	1.731	760,060

Parcel Id: 53090
Sale #:3

Acct Number: 49800-00028-00100-001000

Cat Code: A1

Loc Code: 63

Address: 4418 SUNRISE RD

Legal 1: BK 1 LT 10 SELLERS STATION SEC 1 PH 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS49800			1.03	0	0.00			0.00	47,640	0	47,640	
Total Land Taxable Value:													47,640	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2015	RES MAS	M5+	3,392	1.30	1.00		0.99	1.00	1.12	1.00	509,180
	2	0	2015	GARAGE-FIN	M5+	728	1.30	1.00		0.99	1.00	1.12	1.00	29,340
	3	0	2015	PORCH	M5+	11	1.30	1.00		0.99	1.00	1.12	1.00	280
	4	0	2015	PORCH	M5+	145	1.30	1.00		0.99	1.00	1.12	1.00	3,710
	5	0	2015	PORCH	M5+	76	1.30	1.00		0.99	1.00	1.12	1.00	1,940
	6	0	2017	WAREHOUSE	13	1,211	1.30	1.00		0.99	1.00	1.12	1.00	41,880
	7	0	2017	WH-CPY	13	465	1.30	1.00		0.99	1.00	1.12	1.00	6,130
	8	0	2020	POOL	5	1,430	1.30	1.00		0.75	1.00	1.12	1.00	73,860
Total Building Value:													666,320	

Sale Date: 01/17/2025
Sale Price: 815,000

Deed Date: 01/17/2025
Volume:

File#: 210407
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Buyer: JOHNSTONBAUGH DANIEL & JESSICA
Seller: LEMELLE GLENN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
713,960	641,060	0.7866	0.8760	B	49800	T	0	1.026	666,320

Parcel Id: 56837
Sale #:4

Acct Number: 49820-00000-00200-002000

Cat Code: A1

Loc Code: 63

Address: 4611 RED FOX CIRCLE

Legal 1: LT 20 BK 2 SELLERS STATION SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RS49820		1.12	0	0.00	1.00	51,860	0	51,860
Total Land Taxable Value:										51,860

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M5+	2,370	1.30	1.00		1.00	1.00	1.03	1.00	330,480
	2	0	2019	RMSTR2	M5+	1,230	1.30	1.00		1.00	1.00	1.03	1.00	144,080
	3	0	2019	GARAGE-FIN	M5+	553	1.30	1.00		1.00	1.00	1.03	1.00	20,700
	4	0	2019	PORCH	M5+	92	1.30	1.00		1.00	1.00	1.03	1.00	2,190
	5	0	2019	PORCH	M5+	341	1.30	1.00		1.00	1.00	1.03	1.00	8,100
	6	0	2021	PORCH	F5	256	1.30	1.00		1.00	1.00	1.03	1.00	5,270
	7	0	2021	POOL	5	626	1.30	1.00		0.75	1.00	1.03	1.00	29,740
	8	0	2023	WAREHOUSE	12	600	1.30	1.00		1.00	1.00	1.03	1.00	13,950
	9	0	2023	WH-CPY	12	500	1.30	1.00		1.00	1.00	1.03	1.00	5,240
	10	0	2023	STORAGE	42	48	1.30	1.00		1.00	1.00	1.03	1.00	360
Total Building Value:														560,110

Sale Date: 04/19/2024

Deed Date: 04/19/2024

File#: 202510

Buyer: MORTON JEREMY W & JESSICA M

Sale Price: 720,000

Volume:

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Seller: DOBSON KENNETH DEAN & KIMBERLY D

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
611,970	592,780	0.8233	0.8500	B	49820	L	0	1.117	560,110

Parcel Id: 64613

Sale #:4

Acct Number: 51705-00242-00200-000500

Cat Code: A1

Loc Code: 06

Address: 7218 HILLSIDE AVE

Legal 1: LT 5 BK 2 SOUTH LAKE ESTATE

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV51705			0.27	0	0.00			1.00	96,950	0	96,950	
Total Land Taxable Value:													96,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	1,882	1.30	1.00		1.00	1.00	0.94	1.00	246,420
	2	2021	2022	GARAGE-FIN	M5+	628	1.30	1.00		1.00	1.00	0.94	1.00	21,460
	3	2021	2022	PORCH	M5+	60	1.30	1.00		1.00	1.00	0.94	1.00	1,300
	4	2021	2022	PORCH	M5+	136	1.30	1.00		1.00	1.00	0.94	1.00	2,950
Total Building Value:														272,130

Sale Date: 11/25/2024

Sale Price: 375,000

Deed Date: 11/25/2024

File#: 208926

Buyer: BOWERMAN ROBERT SR & ELIZABETH

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Seller: DAVIS RONALD R & BELINDA B

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
369,080	343,030	0.9147	0.9842	B	51705	T	0	0.269	272,130

Parcel Id: 64622

Sale #:5

Acct Number: 51705-00242-00200-001400

Cat Code: A1

Loc Code: 06

Address: 14903 PINEHURST AVE

Legal 1: SOUTH LAKE ESTATE BK 2 LT 14

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV51705		0.33	0	0.00	1.00	96,950	0	96,950
Total Land Taxable Value:										96,950

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	1,900	1.30	1.00		1.00	1.00	0.94	1.00	248,780
	2	2022	2023	GARAGE-FIN	M5+	399	1.30	1.00		1.00	1.00	0.94	1.00	13,630
	3	2022	2023	PORCH	M5+	126	1.30	1.00		1.00	1.00	0.94	1.00	2,730
	4	2022	2023	PORCH	M5+	70	1.30	1.00		1.00	1.00	0.94	1.00	1,520
Total Building Value:														266,660

Sale Date: 07/03/2024
Sale Price: 350,000

Deed Date: 07/03/2024
Volume:

File#: 204785
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Buyer: MULRYAN LINDSAY A
Seller: NATIONAL RESIDENTIAL NOMINEE SERVICES INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
363,610	338,080	0.9659	1.0389	B	51705	T	0	0.330	266,660

Parcel Id: 64625
Sale #:3

Acct Number: 51705-00242-00200-001700

Cat Code: A1

Loc Code: 06

Address: 7311 KEECHI PL

Legal 1: SOUTH LAKE ESTATE BK 2 LT 17

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV51705			0.29	0	0.00	1.00	96,950	0	96,950			
Total Land Taxable Value:											96,950			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,086	1.30	1.00		1.00	1.00	0.94	1.00	265,460
	2	2022	2023	GARAGE-FIN	M5+	624	1.30	1.00		1.00	1.00	0.94	1.00	21,320
	3	2022	2023	PORCH	M5+	119	1.30	1.00		1.00	1.00	0.94	1.00	2,580
	4	2022	2023	PORCH	M5+	136	1.30	1.00		1.00	1.00	0.94	1.00	2,950
Total Building Value:														292,310

Sale Date: 05/31/2024
Sale Price: 385,000

Deed Date: 05/31/2024
Volume:

File#: 203783
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Buyer: WILLIAMS BRYNN
Seller: HOLLAND DANIEL C & KIMBERLY A THORN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
389,260	361,280	0.9384	1.0111	B	51705	T	0	0.286	292,310

Parcel Id: 64634
Sale #:2

Acct Number: 51705-00242-00300-000300

Cat Code: A1

Loc Code: 06

Address: 14818 AUGUSTA AVE

Legal 1: SOUTH LAKE ESTATE BK 3 LT 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV51705			0.24	0	0.00	1.00	96,950	0	96,950			
Total Land Taxable Value:											96,950			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,216	1.30	1.00		1.00	1.00	0.94	1.00	282,010
	2	2023	2024	GARAGE-FIN	M5+	540	1.30	1.00		1.00	1.00	0.94	1.00	18,450
	3	2023	2024	PORCH	M5+	24	1.30	1.00		1.00	1.00	0.94	1.00	520
	4	2023	2024	PORCH	M5+	104	1.30	1.00		1.00	1.00	0.94	1.00	2,250
Total Building Value:														303,230

Sales Ratio Detail

Sale Date: 01/17/2024
Sale Price: 375,950

Deed Date: 01/17/2024
Volume:

File#: 200014
Page:

Buyer: HOLLAND KATHRYN 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
400,180	371,150	0.9872	1.0645	B	51705	T	0	0.239	303,230

Parcel Id: 64635
Sale #:3

Acct Number: 51705-00242-00300-000400

Cat Code: A1

Loc Code: 06

Address: 14822 AUGUSTA AVE

Legal 1: SOUTH LAKE ESTATE BK 3 LT 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV51705			0.28	0	0.00			1.00	96,950		0	96,950
Total Land Taxable Value:														96,950
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,032	1.30	1.00		1.00	1.00	0.85	1.00	233,830
	2	2021	2022	RMSTR2	M5+	1,188	1.30	1.00		1.00	1.00	0.85	1.00	114,840
	3	2021	2022	GARAGE-FIN	M5+	613	1.30	1.00		1.00	1.00	0.85	1.00	18,940
	4	2021	2022	PORCH	M5+	48	1.30	1.00		1.00	1.00	0.85	1.00	940
	5	2021	2022	PORCH	M5+	128	1.30	1.00		1.00	1.00	0.85	1.00	2,510
Total Building Value:														371,060

Sale Date: 01/03/2024
Sale Price: 476,479

Deed Date: 01/03/2024
Volume:

File#: 199757
Page:

Buyer: FRANKLIN RENETTE O
Seller: HCA MODEL FUND 2014-3 TEXAS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
468,010	468,010	0.9822	0.9822	B	51705	T	0	0.284	371,060

Parcel Id: 64637
Sale #:5

Acct Number: 51705-00242-00300-000600

Cat Code: A1

Loc Code: 06

Address: 7214 KEECHI PL

Legal 1: SOUTH LAKE ESTATE BK 3 LT 6

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV51705			0.32	0	0.00		1.00	96,950	0	96,950		
Total Land Taxable Value:												96,950		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	1,362	1.30	1.00		1.00	1.00	0.85	1.00	163,490
	2	2022	2023	RMSTR2	M5+	927	1.30	1.00		1.00	1.00	0.85	1.00	93,470
	3	2022	2023	GARAGE-FIN	M5+	433	1.30	1.00		1.00	1.00	0.85	1.00	13,380
	4	2022	2023	PORCH	M5+	85	1.30	1.00		1.00	1.00	0.85	1.00	1,670
	5	2022	2023	PORCH	M5+	58	1.30	1.00		1.00	1.00	0.85	1.00	1,140
Total Building Value:														273,150

Sale Date: 11/06/2024
Sale Price: 360,000

Deed Date: 11/06/2024
Volume:

File#: 208348
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Buyer: FAGALA JOSHUA C & MADISON D
Seller: CSMA SFR TRS HOLDINGS III LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
370,100	368,760	1.0243	1.0281	B	51705	T	0	0.323	273,150

Sales Ratio Detail

Parcel Id: 64642
Sale #:3

Acct Number: 51705-00242-00300-001100

Cat Code: A1

Loc Code: 06

Address: 7314 KEECHI PL

Legal 1: SOUTH LAKE ESTATE BK 3 LT 11

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV51705			0.32	0	0.00		1.00	96,950	0	96,950		
Total Land Taxable Value:												96,950		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,571	1.30	1.00		1.00	1.00	0.94	1.00	327,180
	2	2023	2024	GARAGE-FIN	M5+	570	1.30	1.00		1.00	1.00	0.94	1.00	19,480
	3	2023	2024	PORCH	M5+	78	1.30	1.00		1.00	1.00	0.94	1.00	1,690
	4	2023	2024	PORCH	M5+	21	1.30	1.00		1.00	1.00	0.94	1.00	460
	5	2024	0	STORAGE	42	192	1.30	1.00		1.00	1.00	0.94	1.00	1,320
Total Building Value:												350,130		

Sale Date: 07/31/2024
Sale Price: 470,000

Deed Date: 07/31/2024
Volume:

File#: 205482
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Buyer: DURANT DAVID & SUSAN
Seller: PROTHRO TERRY D & TAMMI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
447,080	405,570	0.8629	0.9512	B	51705	T	0	0.323	350,130

Parcel Id: 64647
Sale #:3

Acct Number: 51705-00242-00300-001600

Cat Code: A1

Loc Code: 06

Address: 7414 KEECHI PL

Legal 1: SOUTH LAKE ESTATE BK 3 LT 16

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV51705			0.29	0	0.00		1.00	96,950	0	96,950		
Total Land Taxable Value:												96,950		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,720	1.30	1.00		1.00	1.00	0.85	1.00	203,650
	2	2023	2024	RMSTR2	M5+	1,280	1.30	1.00		1.00	1.00	0.85	1.00	127,310
	3	2023	2024	GARAGE-FIN	M5+	564	1.30	1.00		1.00	1.00	0.85	1.00	17,430
	4	2023	2024	PORCH	M5+	40	1.30	1.00		1.00	1.00	0.85	1.00	780
	5	2023	2024	PORCH	M5+	157	1.30	1.00		1.00	1.00	0.85	1.00	3,080
Total Building Value:												352,250		

Sale Date: 01/30/2024
Sale Price: 416,917

Deed Date: 01/30/2024
Volume:

File#: 200352
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Buyer: TAMAYO JOHN P & MONICA M
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
449,200	449,200	1.0774	1.0774	B	51705	T	0	0.285	352,250

Parcel Id: 64648
Sale #:2

Acct Number: 51705-00242-00300-001700

Cat Code: A1

Loc Code: 06

Address: 7418 KEECHI PL

Legal 1: SOUTH LAKE ESTATE BK 3 LT 17

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV51705		0.32	0	0.00		1.00	96,950	0	96,950
Total Land Taxable Value:											96,950

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,510	1.30	1.00		1.00	1.00	0.85	1.00	180,100
	2	2023	2024	RMSTR2	M5+	1,218	1.30	1.00		1.00	1.00	0.85	1.00	122,030
	3	2023	2024	GARAGE-FIN	M5+	670	1.30	1.00		1.00	1.00	0.85	1.00	20,700
	4	2023	2024	PORCH	M5+	21	1.30	1.00		1.00	1.00	0.85	1.00	410
	5	2023	2024	PORCH	M5+	80	1.30	1.00		1.00	1.00	0.85	1.00	1,570

Total Building Value: 324,810

Sale Date: 01/05/2024
Sale Price: 443,000

Deed Date: 01/05/2024
Volume:

File#: 199863
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Buyer: CASTRO JACKELINE S
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
421,760	421,760	0.9521	0.9521	B	51705	T	0	0.322	324,810

Parcel Id: 64673
Sale #:3

Acct Number: 51705-00242-00400-001200

Cat Code: A1

Loc Code: 06

Address: 7410 OAKMONT AVE

Legal 1: SOUTH LAKE ESTATE BK 4 LT 12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV51705		0.28	0	0.00	1.00	96,950	0	96,950

Total Land Taxable Value: 96,950

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,216	1.30	1.00		1.00	1.00	0.94	1.00	282,010
	2	2023	2024	GARAGE-FIN	M5+	540	1.30	1.00		1.00	1.00	0.94	1.00	18,450
	3	2023	2024	PORCH	M5+	24	1.30	1.00		1.00	1.00	0.94	1.00	520
	4	2023	2024	PORCH	M5+	104	1.30	1.00		1.00	1.00	0.94	1.00	2,250

Total Building Value: 303,230

Sale Date: 07/19/2024
Sale Price: 420,000

Deed Date: 07/19/2024
Volume:

File#: 205123
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Buyer: HODGE CHARLES & SANDRA
Seller: MILLER NICHOLAS JAY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
400,180	371,150	0.8837	0.9528	B	51705	T	0	0.282	303,230

Parcel Id: 64686
Sale #:2

Acct Number: 51705-00242-00500-000300

Cat Code: A1

Loc Code: 06

Address: 14815 AUGUSTA AVE

Legal 1: SOUTH LAKE ESTATE BK 5 LT 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV51705		0.24	0	0.00	1.00	96,950	0	96,950

Total Land Taxable Value: 96,950

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,816	1.30	1.00		1.00	1.00	0.85	1.00	215,020
	2	2023	2024	RMSTR2	M5+	857	1.30	1.00		1.00	1.00	0.85	1.00	85,240
	3	2023	2024	GARAGE-FIN	M5+	640	1.30	1.00		1.00	1.00	0.85	1.00	19,770
	4	2023	2024	PORCH	M5+	84	1.30	1.00		1.00	1.00	0.85	1.00	1,650
	5	2023	2024	PORCH	M5+	84	1.30	1.00		1.00	1.00	0.85	1.00	1,650

Total Building Value: 323,330

Sales Ratio Detail

Sale Date: 01/31/2024
Sale Price: 448,261

Deed Date: 01/31/2024
Volume:

File#: 200427
Page:

Buyer: GIRI AMIT & PANDEY TARA & GIRI AMITA
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
420,280	420,280	0.9376	0.9376	B	51705	T	0	0.239	323,330

Parcel Id: 64687
Sale #:2

Acct Number: 51705-00242-00500-000400

Cat Code: A1

Loc Code: 06

Address: 14811 AUGUSTA AVE

Legal 1: SOUTH LAKE ESTATE BK 5 LT 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV51705			0.24	0		0.00		1.00	96,950	0	96,950	
Total Land Taxable Value:													96,950	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,210	1.30	1.00		1.00	1.00	0.85	1.00	254,320
	2	2023	2024	RMSTR2	M5+	790	1.30	1.00		1.00	1.00	0.85	1.00	76,370
	3	2023	2024	PORCH	M5+	100	1.30	1.00		1.00	1.00	0.85	1.00	1,960
	4	2023	2024	PORCH	M5+	157	1.30	1.00		1.00	1.00	0.85	1.00	3,080
	5	2023	2024	GARAGE-FIN	M5+	564	1.30	1.00		1.00	1.00	0.85	1.00	17,430
	6	2024	2025	CONCRETE	1	384	1.30	1.00		1.00	1.00	0.85	1.00	2,970
	7	2024	2025	POOL	5	526	1.30	1.00		0.75	1.00	0.85	1.00	20,620
	8	2024	2025	STORAGE	42	80	1.30	1.00		1.00	1.00	0.85	1.00	500
Total Building Value:														377,250

Sale Date: 02/02/2024
Sale Price: 430,000

Deed Date: 02/02/2024
Volume:

File#: 200507
Page:

Buyer: GENTRY DONALD W & ARGUELLES ARIEL M
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
474,200	451,650	1.0503	1.1028	B	51705	T	0	0.239	377,250

Parcel Id: 36070
Sale #:6

Acct Number: 51750-00306-00000-002200

Cat Code: A1

Loc Code: 63

Address: 6210 WILDLIFE WAY

Legal 1: LT 22 SOUTHERN PLANTATION SEC1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS51750			0.53	0	0.00			1.00	22,000	0	22,000	
Total Land Taxable Value:													22,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	0	RES MAS	M5	2,084	1.30	1.00		0.94	1.00	1.30	1.00	340,430
	2	2000	0	PORCH	M5	224	1.30	1.00		0.94	1.00	1.30	1.00	5,730
	3	2000	0	PORCH	M5	240	1.30	1.00		0.94	1.00	1.30	1.00	6,140
	4	2000	0	CARPORT	M5	276	1.30	1.00		0.94	1.00	1.30	1.00	7,630
	5	2000	0	GARAGE-DET	MF2	552	1.30	1.00		0.94	1.00	1.30	1.00	24,760
	6	2024	2025	CONCRETE	1	320	1.30	1.00		1.00	1.00	1.30	1.00	3,790
	7	2024	2025	POOL	5	540	1.30	1.00		0.75	1.00	1.30	1.00	32,370
Total Building Value:														420,850

Sales Ratio Detail

Sale Date: 06/21/2024
Sale Price: 415,000

Deed Date: 06/21/2024
Volume:

File#: 204343
Page:

Buyer: MORGAN JAKE
Seller: NORTHERN JOHN A & KERENSA L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
442,850	378,390	0.9118	1.0671	B	5175	T	0	0.530	420,850

Parcel Id: 37724
Sale #:4

Acct Number: 51755-00306-00000-004600 Cat Code: A1 Loc Code: 63 Address: 6310 WILDLIFE WAY
Legal 1: LT 46 THE SOUTHERN PLANTATION SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS51755			0.55	0		0.00		1.00	22,740	0	22,740	
Total Land Taxable Value:													22,740	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RES MAS	M5	1,474	1.30	1.00		0.94	1.00	1.16	1.00	214,860
	2	2002	0	RMSTR2	M5	994	1.30	1.00		0.94	1.00	1.16	1.00	121,710
	3	2002	0	PORCH	M5	45	1.30	1.00		0.94	1.00	1.16	1.00	1,030
	4	2002	0	PORCH	M5	200	1.30	1.00		0.94	1.00	1.16	1.00	4,560
	5	2002	0	GARAGE-FIN	M5	506	1.30	1.00		0.94	1.00	1.16	1.00	18,360
	6	2009	2010	WAREHOUSE	12	754	1.30	1.00		0.85	1.00	1.16	1.00	16,780
	7	2009	2010	POOL	5	648	1.30	1.00		0.75	1.00	1.16	1.00	34,670
Total Building Value:													411,970	

Sale Date: 05/17/2024
Sale Price: 427,100

Deed Date: 05/17/2024
Volume:

File#: 203447
Page:

Buyer: DUMIRE JAMIE
Seller: COOPER SEAN & TIFFANY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
434,710	401,560	0.9402	1.0178	B	51755	T	0	0.548	411,970

Parcel Id: 37775
Sale #:4

Acct Number: 51755-00306-00000-009500 Cat Code: A1 Loc Code: 63 Address: 1922 LAFAYETTE LN
Legal 1: LT 95 THE SOUTHERN PLANTATION SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS51755			0.71	0	0.00			1.00	29,300	0	29,300	
Total Land Taxable Value:													29,300	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RES MAS	M5	1,974	1.30	1.00		0.91	1.00	1.16	1.00	278,550
	2	2001	0	PORCH	M5	30	1.30	1.00		0.91	1.00	1.16	1.00	660
	3	2001	0	PORCH	M5	248	1.30	1.00		0.91	1.00	1.16	1.00	5,480
	4	2001	0	GARAGE-FIN	M5	418	1.30	1.00		0.91	1.00	1.16	1.00	14,680
	5	0	2012	STORAGE	42	80	1.30	1.00		0.85	1.00	1.16	1.00	580
Total Building Value:													299,950	

Sales Ratio Detail

Sale Date: 01/02/2024
Sale Price: 310,000

Deed Date: 01/02/2024
Volume:

File#: 199715
Page:

Buyer: CARTER STEVEN F
Seller: REECE CURTIS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
329,250	372,030	1.2001	1.0621	B	51755	T	0	0.706	299,950

Parcel Id: 36881
Sale #:6

Acct Number: 51760-00306-00000-001100

Cat Code: A1

Loc Code: 63

Address: 1427 MAGNOLIA BEND WEST

Legal 1: LT 11 SOUTHERN PLANTATION EST

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS51760			0.57	0		0.00		1.00	30,090	0	30,090	
Total Land Taxable Value:													30,090	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2020	RES FRM	F6	2,924	1.30	1.00		0.98	1.00	1.16	1.00	440,290
	2	0	2020	RFSTR2	F6	324	1.30	1.00		0.98	1.00	1.16	1.00	40,980
	3	0	2020	GARAGE-FIN	F6	591	1.30	1.00		0.98	1.00	1.16	1.00	24,040
	4	0	2020	PORCH	F6	191	1.30	1.00		0.98	1.00	1.16	1.00	4,770
	5	0	2020	PORCH	F6	275	1.30	1.00		0.98	1.00	1.16	1.00	6,870
	6	0	2022	PERGOLA	1	100	1.30	1.00		1.00	1.00	1.16	1.00	1,370
Total Building Value:													518,320	

Sale Date: 07/01/2024
Sale Price: 550,000

Deed Date: 07/01/2024
Volume:

File#: 204615
Page:

Buyer: THOMPSON TAYLOR & JANA
Seller: WILKINS LEWIS C & LAURA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
548,410	584,630	1.0630	0.9971	B	47300	T	0	0.571	518,320

Parcel Id: 48518
Sale #:4

Acct Number: 52600-00003-00200-000200

Cat Code: A1

Loc Code: 15

Address: 14611 BAY WIND CT

Legal 1: BK 2 LT 2 SOUTHWIND ESTATES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52600		0.98	0	0.00		0.00		30,000	0	30,000
Total Land Taxable Value:												30,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RES MAS	M5+	3,085	1.30	1.00		0.98	1.00	1.16	1.00	474,790
	2	0	1900	GARAGE-FIN	M5+	440	1.30	1.00		0.98	1.00	1.16	1.00	18,180
	3	0	1900	GARAGE-FIN	M5+	255	1.30	1.00		0.98	1.00	1.16	1.00	10,540
	4	0	1900	PORCH	M5+	49	1.30	1.00		0.98	1.00	1.16	1.00	1,280
	5	0	1900	PORCH	M5+	50	1.30	1.00		0.98	1.00	1.16	1.00	1,310
	6	0	1900	PORCH	M5+	190	1.30	1.00		0.98	1.00	1.16	1.00	4,980
	7	0	1900	CONCRETE	1	90	1.30	1.00		0.90	1.00	1.16	1.00	860
	8	0	2016	WAREHOUSE	12	906	1.30	1.00		1.00	1.00	1.16	1.00	23,720
	9	0	2016	WH-CPY	12	660	1.30	1.00		1.00	1.00	1.16	1.00	7,780
	10	0	2016	WH-CPY	12	303	1.30	1.00		1.00	1.00	1.16	1.00	3,570
	11	2021	2022	POOL	5	409	1.30	1.00		1.00	1.00	1.16	1.00	29,170
	12	2024	2025	CANOPY	24	684	1.30	1.00		1.00	1.00	1.16	1.00	10,310

Total Building Value: 586,490

Sale Date: 06/24/2024
Sale Price: 670,000

Deed Date: 06/24/2024
Volume:

File#: 204364
Page:

Buyer: HALL STEVEN & KYNDLE
Seller: WATTS JOSHUA D & LAURI L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
616,490	563,850	0.8416	0.9201	B	52600	T	0	0.975	586,490

Parcel Id: 48543
Sale #:3

Acct Number: 52600-00003-00300-001300

Cat Code: A1

Loc Code: 15

Address: 14610 SOUTHWIND CT

Legal 1: BK 3 LT 13 SOUTHWIND ESTATES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52600		0.88	0	0.00		0.00		30,000	0	30,000

Total Land Taxable Value: 30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2013	2014	RES MAS	M5+	3,078	1.30	1.00		0.98	1.00	1.16	1.00	473,710
	2	2013	2014	GARAGE-FIN	M5+	553	1.30	1.00		0.98	1.00	1.16	1.00	22,850
	3	0	1900	PORCH	M5+	108	1.30	1.00		0.98	1.00	1.16	1.00	2,830
	4	2013	2014	PORCH	M5+	164	1.30	1.00		0.98	1.00	1.16	1.00	4,300
	5	2013	2014	PORCH	M5+	80	1.30	1.00		0.98	1.00	1.16	1.00	2,100
	6	2016	2017	PERGOLA	1	266	1.30	1.00		1.00	1.00	1.16	1.00	3,650
	7	2017	2018	STORAGE	42	140	1.30	1.00		1.00	1.00	1.16	1.00	1,190
	8	2023	2023	POOL	5	436	1.30	1.00		0.75	1.00	1.16	1.00	23,320

Total Building Value: 533,950

Sale Date: 02/13/2025
Sale Price: 565,000

Deed Date: 02/13/2025
Volume:

File#: 211070
Page:

Buyer: MAJ JENNIFER & THOMAS
Seller: VILLARREAL RAUL III & JENNIFER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
563,950	565,760	1.0013	0.9981	B	52600	T	0	0.877	533,950

Parcel Id: 52261
Sale #:6

Acct Number: 52610-52600-00100-000900

Cat Code: A1

Loc Code: 15

Address: 14718 PARKVIEW CT

Legal 1: BK 1 LT 9 SOUTHWIND EST REPLAT OF BKS 1-3 LTS 8-9

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV52600		1.36	0	0.00		0.00	30,000	0	30,000

Total Land Taxable Value: 30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5+	2,030	1.30	1.00		0.97	1.00	1.16	1.00	309,230
	2	0	1900	GARAGE-FIN	M5+	738	1.30	1.00		0.97	1.00	1.16	1.00	30,180
	3	0	1900	RMSTR2	M5+	2,180	1.30	1.00		0.97	1.00	1.16	1.00	278,960
	4	0	1900	PORCH	M5+	34	1.30	1.00		0.97	1.00	1.16	1.00	880
	5	0	1900	CONCRETE	1	130	1.30	1.00		0.94	1.00	1.16	1.00	1,290
	6	0	2016	POOL	5	875	1.30	1.00		0.75	1.00	1.16	1.00	46,810
	7	0	2016	PORCH	F4	400	1.30	1.00		0.97	1.00	1.16	1.00	7,960

Total Building Value: 675,310

Sale Date: 07/31/2024

Deed Date: 07/31/2024

File#: 205479

Buyer: MARZIALE PATRICK & SAMANTHA

Sale Price: 712,000

Volume:

Page:

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
705,310	679,700	0.9546	0.9906	B	52600	T	0	1.363	675,310

Parcel Id: 52263

Acct Number: 52610-52600-00200-000900

Cat Code: A1

Loc Code: 15

Address: 14718 BAY WIND CT

Sale #:4

Legal 1: BK 2 LT 9 SOUTHWIND EST REPLAT OF BKS 1-3 LTS 8-9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV52600		1.03	0	0.00		0.00	30,000	0	30,000

Total Land Taxable Value: 30,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5+	3,144	1.30	1.00		0.98	1.00	1.16	1.00	483,870
	2	0	1900	GARAGE-DET	MF1	680	1.30	1.00		0.98	1.00	1.16	1.00	20,600
	3	0	1900	CARPORT	M5+	494	1.30	1.00		0.98	1.00	1.16	1.00	12,880
	4	0	1900	PORCH	M5+	55	1.30	1.00		0.98	1.00	1.16	1.00	1,440
	5	0	1900	PORCH	M5+	109	1.30	1.00		0.98	1.00	1.16	1.00	2,860
	6	2013	2014	PORCH	F4	477	1.30	1.00		0.98	1.00	1.16	1.00	9,590
	7	2013	2014	PORCH	F4	216	1.30	1.00		0.98	1.00	1.16	1.00	4,340
	8	2013	2014	POOL	5	450	1.30	1.00		0.75	1.00	1.16	1.00	24,070
	9	2014	2021	STORAGE	43	286	1.30	1.00		1.00	1.00	1.16	1.00	5,140

Total Building Value: 564,790

Sale Date: 08/09/2024

Deed Date: 08/09/2024

File#: 205802

Buyer: BROWN ALEXIA M & GREGG W

Sale Price: 620,000

Volume:

Page:

Seller: SCHMADL JAMES EARL III & DEBORAH LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
594,790	551,930	0.8902	0.9593	B	52600	T	0	1.028	564,790

Parcel Id: 60733

Acct Number: 52950-00489-00100-000700

Cat Code: A1

Loc Code: 04

Address: 13506 RED BLOOM CIR

Sale #:3

Legal 1: LT 7 BLK1 ST AUGUSTINE MEADOWS S/D SECTION 1

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV52950A			0.30	0	0.00			1.00	59,500		0	59,500
Total Land Taxable Value:														59,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	1,691	1.30	1.00		1.00	1.00	1.00	1.00	235,550
	2	2021	2022	RMSTR2	M5+	949	1.30	1.00		1.00	1.00	1.00	1.00	111,050
	3	2021	2022	GARAGE-FIN	M5+	410	1.30	1.00		1.00	1.00	1.00	1.00	14,900
	4	2021	2022	PORCH	M5+	119	1.30	1.00		1.00	1.00	1.00	1.00	2,740
	5	2021	2022	PORCH	M5+	54	1.30	1.00		1.00	1.00	1.00	1.00	1,250
Total Building Value:														365,490

Sale Date: 10/11/2024
Sale Price: 399,000

Deed Date: 10/11/2024
Volume:

File#: 207643
Page:

Buyer: ORTIZ ROLAND
Seller: JORDAN CHRISTOPHER DANIEL & SARA JO

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
424,990	424,990	1.0651	1.0651	B		T	0	0.300	365,490

Parcel Id: 60734
Sale #:3

Acct Number: 52950-00489-00100-000800

Cat Code: A1

Loc Code: 04

Address: 13510 RED BLOOM CIR

Legal 1: LT 8 BLK1 ST AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag	Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52950			0.21	0			0.00		1.00	49,500	0	49,500
Total Land Taxable Value:														49,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	1,847	1.30	1.00		1.00	1.00	1.00	1.00	257,280
	2	2021	2022	RMSTR2	M5+	568	1.30	1.00		1.00	1.00	1.00	1.00	66,460
	3	2021	2022	GARAGE-FIN	M5+	586	1.30	1.00		1.00	1.00	1.00	1.00	21,300
	4	2021	2022	PORCH	M5+	238	1.30	1.00		1.00	1.00	1.00	1.00	5,490
	5	2021	2022	PORCH	M5+	53	1.30	1.00		1.00	1.00	1.00	1.00	1,220
	6	2022	2023	POOL	5	626	1.30	1.00		0.75	1.00	1.00	1.00	28,870
Total Building Value:														380,620

Sale Date: 07/02/2024
Sale Price: 510,000

Deed Date: 07/02/2024
Volume:

File#: 204701
Page:

Buyer: ASLIN AMANDA
Seller: ELIE ROCHELLE A & TYELYN D WILSON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
430,120	414,320	0.8124	0.8434	B		T	0	0.214	380,620

Parcel Id: 60735
Sale #:5

Acct Number: 52950-00489-00100-000900

Cat Code: A1

Loc Code: 04

Address: 13514 RED BLOOM CIR

Legal 1: LT 9 BLK 1 ST AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV52950		0.24	0	0.00	1.00	49,500	0	49,500
Total Land Taxable Value:										49,500

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+	2,463	1.30	1.00		1.00	1.00	1.00	1.00	333,450
	2	2021	2022	GARAGE-FIN	M5+	558	1.30	1.00		1.00	1.00	1.00	1.00	20,280
	3	2021	2022	PORCH	M5+	56	1.30	1.00		1.00	1.00	1.00	1.00	1,290
	4	2021	2022	PORCH	M5+	190	1.30	1.00		1.00	1.00	1.00	1.00	4,380
Total Building Value:														359,400

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

Deed Date: 09/09/2024
Volume:

File#: 206620
Page:

Buyer: PHARR LYDIA
Seller: KRE BT SERVICES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
408,900	401,240	1.0031	1.0222	B		T	0	0.239	359,400

Parcel Id: 60739
Sale #:5

Acct Number: 52950-00489-00100-001300

Cat Code: A1

Loc Code: 04

Address: 13511 BROOKSIDE DR

Legal 1: LT 13 BLK 1 ST AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV52950			0.24	0	0.00	1.00	49,500	0	49,500			
Total Land Taxable Value:											49,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,542	1.30	1.00		1.00	1.00	1.00	1.00	344,140
	2	2021	2022	RMSTR2	M5+	454	1.30	1.00		1.00	1.00	1.00	1.00	51,630
	3	2021	2022	GARAGE-FIN	M5+	698	1.30	1.00		1.00	1.00	1.00	1.00	25,370
	4	2021	2022	PORCH	M5+	36	1.30	1.00		1.00	1.00	1.00	1.00	830
	5	2021	2022	PORCH	M5+	205	1.30	1.00		1.00	1.00	1.00	1.00	4,730
Total Building Value:														426,700

Sale Date: 02/21/2024
Sale Price: 438,000

Deed Date: 02/21/2024
Volume:

File#: 200989
Page:

Buyer: DALY ERIC VAUGHAN & YAN LI
Seller: KRE BT SERVICES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
476,200	467,110	1.0665	1.0872	B		INT	0	0.239	426,700

Parcel Id: 60742
Sale #:2

Acct Number: 52950-00489-00100-001600

Cat Code: A1

Loc Code: 04

Address: 11702 AUTUMN LEAF DR

Legal 1: LT 16 BLK1 ST. AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value		Ag Value		Total Value
	1	FV52950A			0.30	0	0.00		1.00	59,500		0		59,500
Total Land Taxable Value:														59,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,147	1.30	1.00		1.00	1.00	1.00	1.00	290,670
	2	2023	2024	RMSTR2	M5+	808	1.30	1.00		1.00	1.00	1.00	1.00	91,890
	3	2023	2024	GARAGE-FIN	M5+	489	1.30	1.00		1.00	1.00	1.00	1.00	17,770
	4	2023	2024	PORCH	M5+	189	1.30	1.00		1.00	1.00	1.00	1.00	4,360
	5	2023	2024	PORCH	M5+	40	1.30	1.00		1.00	1.00	1.00	1.00	920
Total Building Value:														405,610

Sales Ratio Detail

Sale Date: 01/05/2024
Sale Price: 430,000

Deed Date: 01/05/2024
Volume:

File#: 199862
Page:

Buyer: TELLEZ OCIEL & REYNA 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
465,110	465,110	1.0817	1.0817	B		T	0	0.301	405,610

Parcel Id: 60772
Sale #:3

Acct Number: 52950-00489-00300-000200

Cat Code: A1

Loc Code: 04

Address: 11707 ST AUGUSTINE DR

Legal 1: LT 2 BLK 3 ST AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV52950A			0.30	0			0.00		1.00	59,500		0	59,500
Total Land Taxable Value:															59,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2020	2021	RES MAS	M5+	2,415	1.30	1.00		1.00	1.00	1.00	1.00	326,950	
	2	2020	2021	RMSTR2	M5+	581	1.30	1.00		1.00	1.00	1.00	1.00	66,070	
	3	2020	2021	GARAGE-FIN	M5+	672	1.30	1.00		1.00	1.00	1.00	1.00	24,430	
	4	2020	2021	PORCH	M5+	36	1.30	1.00		1.00	1.00	1.00	1.00	830	
	5	2020	2021	PORCH	M5+	255	1.30	1.00		1.00	1.00	1.00	1.00	5,880	
Total Building Value:															424,160

Sale Date: 04/19/2024
Sale Price: 559,990

Deed Date: 04/19/2024
Volume:

File#: 202494
Page:

Buyer: HYMEL JEFFREY
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
483,660	545,500	0.9741	0.8637	B		T	0	0.302	424,160

Parcel Id: 60773
Sale #:3

Acct Number: 52950-00489-00300-000300

Cat Code: A1

Loc Code: 04

Address: 11711 ST AUGUSTINE DR

Legal 1: LT 3 BLK 3 ST AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV52950			0.27	0	0.00			1.00	49,500	0	49,500	
Total Land Taxable Value:													49,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,923	1.30	1.00		1.00	1.00	1.00	1.00	395,720
	2	2024	2025	GARAGE-FIN	M5+	585	1.30	1.00		1.00	1.00	1.00	1.00	21,260
	3	2024	2025	PORCH	M5+	45	1.30	1.00		1.00	1.00	1.00	1.00	1,040
	4	2024	2025	PORCH	M5+	170	1.30	1.00		1.00	1.00	1.00	1.00	3,920
Total Building Value:														421,940

Sale Date: 10/11/2024
Sale Price: 437,990

Deed Date: 10/11/2024
Volume:

File#: 207667
Page:

Buyer: BUENRROSTRO ARTURO
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
471,440	454,720	1.0382	1.0764	B		T	0	0.271	421,940

Sales Ratio Detail

Parcel Id: 60774
Sale #:3

Acct Number: 52950-00489-00300-000400

Cat Code: A1

Loc Code: 04

Address: 11715 ST AUGUSTINE DR

Legal 1: LT 4 BLK 3 ST AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV52950			0.24	0	0.00		1.00	49,500	0	49,500		
Total Land Taxable Value:												49,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,720	1.30	1.00		1.00	1.00	1.00	1.00	239,590
	2	2024	2025	RMSTR2	M5+	936	1.30	1.00		1.00	1.00	1.00	1.00	109,520
	3	2024	2025	GARAGE-FIN	M5+	390	1.30	1.00		1.00	1.00	1.00	1.00	14,180
	4	2024	2025	PORCH	M5+	38	1.30	1.00		1.00	1.00	1.00	1.00	880
	5	2024	2025	PORCH	M5+	60	1.30	1.00		1.00	1.00	1.00	1.00	1,380
Total Building Value:												365,550		

Sale Date: 09/25/2024
Sale Price: 423,990

Deed Date: 09/25/2024
Volume:

File#: 207095
Page:

Buyer: PASQUALI ANDREW JOSEPH
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
415,050	421,120	0.9932	0.9789	B		T	0	0.236	365,550

Parcel Id: 60777
Sale #:3

Acct Number: 52950-00489-00300-000700

Cat Code: A1

Loc Code: 04

Address: 11727 ST AUGUSTINE DR

Legal 1: LT 7 BLK3 ST. AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV52950			0.26	0	0.00			1.00	49,500	0	49,500	
Total Land Taxable Value:													49,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,218	1.30	1.00		1.00	1.00	1.00	1.00	300,280
	2	2021	2022	RMSTR2	M5+	900	1.30	1.00		1.00	1.00	1.00	1.00	102,350
	3	2021	2022	GARAGE-FIN	M5+	556	1.30	1.00		1.00	1.00	1.00	1.00	20,210
	4	2021	2022	PORCH	M5+	26	1.30	1.00		1.00	1.00	1.00	1.00	600
	5	2021	2022	PORCH	M5+	282	1.30	1.00		1.00	1.00	1.00	1.00	6,500
	6	2024	2025	POOL	5	279	1.30	1.00		0.75	1.00	1.00	1.00	12,870
Total Building Value:													442,810	

Sale Date: 02/08/2024
Sale Price: 440,000

Deed Date: 02/08/2024
Volume:

File#: 200678
Page:

Buyer: REYES ROGELIO & PAEZ CARMEN A
Seller: HICKS DARYL WYATT

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
492,310	479,440	1.0896	1.1189	B		T	0	0.256	442,810

Parcel Id: 60802
Sale #:3

Acct Number: 52950-00489-00400-000100

Cat Code: A1

Loc Code: 04

Address: 11803 ST AUGUSTINE DR

Legal 1: LT 1 BLK4 ST. AUGUSTINE MEADOWS S/D SECTION 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52950		0.24	0	0.00		1.00	49,500	0	49,500
Total Land Taxable Value:											49,500

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+	2,959	1.30	1.00		1.00	1.00	1.00	1.00	400,600
	2	2021	2022	GARAGE-FIN	M5+	602	1.30	1.00		1.00	1.00	1.00	1.00	21,880
	3	2021	2022	PORCH	M5+	39	1.30	1.00		1.00	1.00	1.00	1.00	900
	4	2021	2022	PORCH	M5+	136	1.30	1.00		1.00	1.00	1.00	1.00	3,140
	5	2024	2025	CONCRETE	1	160	1.30	1.00		1.00	1.00	1.00	1.00	1,460

Total Building Value: 427,980

Sale Date: 08/16/2024
Sale Price: 497,000

Deed Date: 08/16/2024
Volume:

File#: 206013
Page:

Buyer: WALLING ZACHARY & AMY
Seller: FRUGE DAVID & TAMMY LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
477,480	460,550	0.9267	0.9607	B		T	0	0.245	427,980

Parcel Id: 64743
Sale #:2

Acct Number: 52955-00489-00100-001000

Cat Code: A1

Loc Code: 04

Address: 11922 AUTUMN LEAF DR

Legal 1: LT 10 BK 1 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52955		0.28	0		0.00		1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	3,125	1.30	1.00		1.00	1.00	1.00	1.00	423,070
	2	2024	2025	GARAGE-FIN	M5+	570	1.30	1.00		1.00	1.00	1.00	1.00	20,720
	3	2024	2025	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.00	1.00	740
	4	2024	2025	PORCH	M5+	164	1.30	1.00		1.00	1.00	1.00	1.00	3,780
	5	0	2024	CONCRETE	1	100	1.30	1.00		1.00	1.00	1.00	1.00	910
	6	0	2024	STORAGE	42	140	1.30	1.00		1.00	1.00	1.00	1.00	1,020

Total Building Value: 450,240

Sale Date: 08/14/2024
Sale Price: 479,000

Deed Date: 08/14/2024
Volume:

File#: 205897
Page:

Buyer: BARRINGTON WADE M
Seller: K HOVNANIAN OF HOUSTON II LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
499,740	479,930	1.0019	1.0433	B		T	0	0.276	450,240

Parcel Id: 64759
Sale #:2

Acct Number: 52955-00489-00300-000100

Cat Code: A1

Loc Code: 04

Address: 13530 SUMMER WINDS DR

Legal 1: LT 1 BK 3 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52955		0.25	0		0.00		1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,602	1.30	1.00		1.00	1.00	1.04	1.00	366,350
	2	2023	2024	GARAGE-FIN	M5+	672	1.30	1.00		1.00	1.00	1.04	1.00	25,400
	3	2023	2024	PORCH	M5+	199	1.30	1.00		1.00	1.00	1.04	1.00	4,780
	4	2023	2024	PORCH	M5+	53	1.30	1.00		1.00	1.00	1.04	1.00	1,270

Total Building Value: 397,800

Sales Ratio Detail

Sale Date: 02/27/2024
Sale Price: 430,000

Deed Date: 02/27/2024
Volume:

File#: 201128
Page:

Buyer: ALVAREZ SALVADOR JR & CLARISSA VIRUETTE
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
447,300	259,170	0.6027	1.0402	B		T	0	0.251	397,800

Parcel Id: 64761
Sale #:2

Acct Number: 52955-00489-00300-000300

Cat Code: A1

Loc Code: 04

Address: 13522 SUMMER WINDS DR

Legal 1: LT 3 BK 3 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV52955			0.24	0	0.00			1.00	49,240	0	49,240	
Total Land Taxable Value:													49,240	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,806	1.30	0.88		1.00	1.00	1.04	1.00	347,670
	2	2023	2024	GARAGE-FIN	M5+	465	1.30	0.70		1.00	1.00	1.04	1.00	12,300
	3	2023	2024	PORCH	M5+	135	1.30	0.50		1.00	1.00	1.04	1.00	1,620
	4	2023	2024	PORCH	M5+	220	1.30	0.60		1.00	1.00	1.04	1.00	3,170
Total Building Value:													364,760	

Sale Date: 03/28/2024
Sale Price: 414,000

Deed Date: 03/28/2024
Volume:

File#: 201943
Page:

Buyer: PHAM HUNG VIET & HOANG MYTHI
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
414,000	276,000	0.6667	1.0000	B	52955	T	0	0.239	364,760

Parcel Id: 64770
Sale #:3

Acct Number: 52955-00489-00300-001200

Cat Code: A1

Loc Code: 04

Address: 13519 SPRING MIST DR

Legal 1: LT 12 BK 3 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FV52955			0.24	0	0.00			1.00	49,500	0	49,500	
Total Land Taxable Value:													49,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,575	1.30	1.00		1.00	1.00	1.00	1.00	221,010
	2	2023	2024	RMSTR2	M5+	914	1.30	1.00		1.00	1.00	1.00	1.00	107,730
	3	2023	2024	GARAGE-FIN	M5+	391	1.30	1.00		1.00	1.00	1.00	1.00	14,210
	4	2023	2024	PORCH	M5+	32	1.30	1.00		1.00	1.00	1.00	1.00	740
	5	2023	2024	PORCH	M5+	166	1.30	1.00		1.00	1.00	1.00	1.00	3,830
Total Building Value:													347,520	

Sale Date: 09/06/2024
Sale Price: 365,990

Deed Date: 09/06/2024
Volume:

File#: 206579
Page:

Buyer: DAVIS JOHN & SAMANTHA
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
397,020	397,020	1.0848	1.0848	B	52955A	T	0	0.239	347,520

Sales Ratio Detail

Parcel Id: 64772
Sale #:2

Acct Number: 52955-00489-00300-001400

Cat Code: A1

Loc Code: 04

Address: 13527 SPRING MIST DR

Legal 1: LT 14 BK 3 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV52955			0.24	0	0.00		1.00	49,500	0	49,500		
Total Land Taxable Value:												49,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,168	1.30	1.00		1.00	1.00	1.04	1.00	305,250
	2	2023	2024	RMSTR2	M5+	776	1.30	1.00		1.00	1.00	1.04	1.00	91,780
	3	2023	2024	GARAGE-FIN	M5+	468	1.30	1.00		1.00	1.00	1.04	1.00	17,690
	4	2023	2024	PORCH	M5+	174	1.30	1.00		1.00	1.00	1.04	1.00	4,170
	5	2023	2024	PORCH	M5+	78	1.30	1.00		1.00	1.00	1.04	1.00	1,870
Total Building Value:												420,760		

Sale Date: 03/04/2024

Deed Date: 03/04/2024

File#: 201283

Buyer: HARDISON KYLER J

Sale Price: 440,000

Volume:

Page:

Seller: K HOVNANIAN OF HOUSTON II LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
470,260	454,080	1.0320	1.0688	B		CS	0	0.239	420,760

Parcel Id: 64774
Sale #:3

Acct Number: 52955-00489-00400-000100

Cat Code: A1

Loc Code: 04

Address: 13530 SPRING MIST DR

Legal 1: LT 1 BK 4 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FV52955			0.27	0	0.00		1.00	49,500	0	49,500		
Total Land Taxable Value:												49,500		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,923	1.30	1.00		1.00	1.00	1.00	1.00	395,720
	2	2024	2025	GARAGE-FIN	M5+	585	1.30	1.00		1.00	1.00	1.00	1.00	21,260
	3	2024	2025	PORCH	M5+	45	1.30	1.00		1.00	1.00	1.00	1.00	1,040
	4	2024	2025	PORCH	M5+	170	1.30	1.00		1.00	1.00	1.00	1.00	3,920
Total Building Value:												421,940		

Sale Date: 05/17/2024

Deed Date: 05/17/2024

File#: 203440

Buyer: CHRISTMAS JUSTIN & HANNAH

Sale Price: 497,990

Volume:

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Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
471,440	37,130	0.0746	0.9467	B		T	0	0.266	421,940

Parcel Id: 64784
Sale #:2

Acct Number: 52955-00489-00400-001100

Cat Code: A1

Loc Code: 04

Address: 13515 SACRED OAKS DR

Legal 1: LT 11 BK 4 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52955		0.24	0	0.00		1.00	49,500	0	49,500
Total Land Taxable Value:											49,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,746	1.30	1.00		1.00	1.00	1.00	1.00	243,210
	2	2024	2025	RMSTR2	M5+	917	1.30	1.00		1.00	1.00	1.00	1.00	107,300
	3	2024	2025	GARAGE-FIN	M5+	630	1.30	1.00		1.00	1.00	1.00	1.00	22,900
	4	2024	2025	PORCH	M5+	109	1.30	1.00		1.00	1.00	1.00	1.00	2,510
	5	2024	2025	PORCH	M5+	58	1.30	1.00		1.00	1.00	1.00	1.00	1,340

Total Building Value: 377,260

Sale Date: 04/15/2024

Deed Date: 04/15/2024

File#: 202361

Buyer: VIDAL JULIAN

Sale Price: 445,322

Volume:

Page:

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
426,760	37,130	0.0834	0.9583	B		T	0	0.239	377,260

Parcel Id: 64787

Sale #:4

Acct Number: 52955-00489-00400-001400

Cat Code: A1

Loc Code: 04

Address: 13527 SACRED OAKS DR

Legal 1: LT 14 BK 4 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52955		0.24	0	0.00			1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,923	1.30	1.00		1.00	1.00	1.00	1.00	395,720
	2	2022	2023	GARAGE-FIN	M5+	585	1.30	1.00		1.00	1.00	1.00	1.00	21,260
	3	2022	2023	PORCH	M5+	45	1.30	1.00		1.00	1.00	1.00	1.00	1,040
	4	2022	2023	PORCH	M5+	170	1.30	1.00		1.00	1.00	1.00	1.00	3,920
	5	2022	2023	PORCH	M5+	102	1.30	1.00		1.00	1.00	1.00	1.00	2,350
	6	2024	2025	PERGOLA	1	320	1.30	1.00		1.00	1.00	1.00	1.00	3,790
	7	2024	2025	POOL	5	256	1.30	1.00		0.75	1.00	1.00	1.00	11,810

Total Building Value: 439,890

Sale Date: 09/25/2024

Deed Date: 09/25/2024

File#: 207109

Buyer: SANCHEZ CYNTHIA LISSETTE

Sale Price: 565,000

Volume:

Page:

Seller: SMITH CONNIE M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
489,390	465,330	0.8236	0.8662	B	52955A	T	0	0.239	439,890

Parcel Id: 64788

Sale #:3

Acct Number: 52955-00489-00400-001500

Cat Code: A1

Loc Code: 04

Address: 13531 SACRED OAKS DR

Legal 1: LT 15 BK 4 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52955		0.27	0	0.00			1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,325	1.30	1.00		1.00	1.00	1.00	1.00	314,760
	2	2024	2025	RMSTR2	M5+	1,811	1.30	1.00		1.00	1.00	1.00	1.00	205,950
	3	2024	2025	GARAGE-FIN	M5+	592	1.30	1.00		1.00	1.00	1.00	1.00	21,520
	4	2024	2025	PORCH	M5+	75	1.30	1.00		1.00	1.00	1.00	1.00	1,730
	5	2024	2025	PORCH	M5+	290	1.30	1.00		1.00	1.00	1.00	1.00	6,690

Total Building Value: 550,650

Sale Date: 07/29/2024
Sale Price: 515,890

Deed Date: 07/29/2024
Volume:

File#: 205367
Page:

Buyer: GOINS MICHAEL W & HEATHER L
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
600,150	600,150	1.1633	1.1633	B		T	0	0.266	550,650

Parcel Id: 64789
Sale #:3

Acct Number: 52955-00489-00500-000100

Cat Code: A1

Loc Code: 04

Address: 11923 AUTUMN LEAF DR

Legal 1: LT 1 BK 5 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV52955		0.22	0	0.00	1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,632	1.30	1.00		1.00	1.00	1.00	1.00	356,330
	2	2024	2025	RMSTR2	M5+	364	1.30	1.00		1.00	1.00	1.00	1.00	41,400
	3	2024	2025	GARAGE-FIN	M5+	380	1.30	1.00		1.00	1.00	1.00	1.00	13,810
	4	2024	2025	PORCH	M5+	36	1.30	1.00		1.00	1.00	1.00	1.00	830
	5	2024	2025	PORCH	M5+	246	1.30	1.00		1.00	1.00	1.00	1.00	5,670

Total Building Value: 418,040

Sale Date: 09/25/2024
Sale Price: 487,990

Deed Date: 09/25/2024
Volume:

File#: 207099
Page:

Buyer: CORLEY JOHN B & SYLVIA A
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
467,540	446,030	0.9140	0.9581	B		T	0	0.221	418,040

Parcel Id: 64790
Sale #:3

Acct Number: 52955-00489-00500-000200

Cat Code: A1

Loc Code: 04

Address: 11919 AUTUMN LEAF DR

Legal 1: LT 2 BK 5 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV52955		0.23	0	0.00	1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,958	1.30	1.00		1.00	1.00	1.00	1.00	272,740
	2	2024	2025	RMSTR2	M5+	1,137	1.30	1.00		1.00	1.00	1.00	1.00	133,040
	3	2024	2025	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.00	1.00	15,270
	4	2024	2025	PORCH	M5+	86	1.30	1.00		1.00	1.00	1.00	1.00	1,980
	5	2024	2025	PORCH	M5+	104	1.30	1.00		1.00	1.00	1.00	1.00	2,400

Total Building Value: 425,430

Sales Ratio Detail

Sale Date: 07/22/2024
Sale Price: 429,990

Deed Date: 07/22/2024
Volume:

File#: 205192
Page:

Buyer: PERKINS ALLEN W & MICHELLE N
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
474,930	474,930	1.1045	1.1045	B		T	0	0.232	425,430

Parcel Id: 64792
Sale #:3

Acct Number: 52955-00489-00500-000400

Cat Code: A1

Loc Code: 04

Address: 13514 SACRED OAKS DR

Legal 1: LT 4 BK 5 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV52955			0.24	0		0.00		1.00	49,500	0	49,500	
Total Land Taxable Value:													49,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,183	1.30	1.00		1.00	1.00	1.04	1.00	307,360
	2	2023	2024	RMSTR2	M5+	836	1.30	1.00		1.00	1.00	1.04	1.00	98,880
	3	2023	2024	GARAGE-FIN	M5+	521	1.30	1.00		1.00	1.00	1.04	1.00	19,690
	4	2023	2024	PORCH	M5+	189	1.30	1.00		1.00	1.00	1.04	1.00	4,530
	5	2023	2024	PORCH	M5+	159	1.30	1.00		1.00	1.00	1.04	1.00	3,810
Total Building Value:														434,270

Sale Date: 08/12/2024
Sale Price: 515,000

Deed Date: 08/12/2024
Volume:

File#: 205834
Page:

Buyer: FLORES SERGIO & BIANCA ZUNIGA
Seller: WALLICK ADAM R & SHANNON L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
483,770	483,770	0.9394	0.9394	B	52955	T	0	0.239	434,270

Parcel Id: 64801
Sale #:3

Acct Number: 52955-00489-00600-000500

Cat Code: A1

Loc Code: 04

Address: 11903 ST AUGUSTINE DR

Legal 1: LT 5 BK 6 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV52955			0.26	0	0.00			1.00	49,500	0	49,500	
Total Land Taxable Value:													49,500	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,408	1.30	1.00		1.00	1.00	1.00	1.00	326,000
	2	2023	2024	GARAGE-FIN	M5+	528	1.30	1.00		1.00	1.00	1.00	1.00	19,190
	3	2023	2024	PORCH	M5+	138	1.30	1.00		1.00	1.00	1.00	1.00	3,180
	4	2023	2024	PORCH	M5+	64	1.30	1.00		1.00	1.00	1.00	1.00	1,480
Total Building Value:														349,850

Sale Date: 04/22/2024
Sale Price: 409,990

Deed Date: 04/22/2024
Volume:

File#: 202527
Page:

Buyer: CORNELISON JESSICA TRAHAN
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
399,350	306,280	0.7470	0.9740	B	52955A	T	0	0.260	349,850

Sales Ratio Detail

Parcel Id: 64802
Sale #:4

Acct Number: 52955-00489-00600-000600

Cat Code: A1

Loc Code: 04

Address: 11907 ST AUGUSTINE DR

Legal 1: LT 6 BK 6 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV52955			0.26	0	0.00			1.00	49,500		0	49,500
Total Land Taxable Value:														49,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2024	RES MAS	M5+	2,496	1.30	1.00		1.00	1.00	1.00	1.00	337,910
	2	2022	2024	RMSTR2	M5+	1,843	1.30	1.00		1.00	1.00	1.00	1.00	209,590
	3	2022	2024	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.00	1.00	15,270
	4	2022	2024	PORCH	M5+	132	1.30	1.00		1.00	1.00	1.00	1.00	3,040
	5	2022	2024	PORCH	M5+	290	1.30	1.00		1.00	1.00	1.00	1.00	6,690
Total Building Value:														572,500

Sale Date: 07/10/2024
Sale Price: 525,000

Deed Date: 07/10/2024
Volume:

File#: 20841
Page:

Buyer: CAMACHO JOANA L QUIAMBAO & RANDY PEREZ
Seller: NATIONAL RESIDENTIAL NOMINEE SERVICES INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
622,000	609,440	1.1608	1.1848	B	52955A	T	0	0.260	572,500

Parcel Id: 64810
Sale #:3

Acct Number: 52955-00489-00600-001400

Cat Code: A1

Loc Code: 04

Address: 11822 OAKWOOD DR

Legal 1: LT 14 BK 6 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV52955			0.27	0	0.00			1.00	49,500		0	49,500
Total Land Taxable Value:														49,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,454	1.30	1.00		1.00	1.00	1.04	1.00	345,520
	2	2022	2023	GARAGE-FIN	M5+	678	1.30	1.00		1.00	1.00	1.04	1.00	25,630
	3	2022	2023	PORCH	M5+	47	1.30	1.00		1.00	1.00	1.04	1.00	1,130
	4	2022	2023	PORCH	M5+	315	1.30	1.00		1.00	1.00	1.04	1.00	7,560
	5	2023	2024	STORAGE	42	128	1.30	1.00		1.00	1.00	1.04	1.00	970
Total Building Value:														380,810

Sale Date: 05/29/2024
Sale Price: 473,000

Deed Date: 05/29/2024
Volume:

File#: 203714
Page:

Buyer: LABAY JAMES & AMBER
Seller: DELGADO RONALD D & MIRIAM K

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
430,310	422,380	0.8930	0.9097	B	52955	T	0	0.269	380,810

Parcel Id: 64814
Sale #:3

Acct Number: 52955-00489-00700-000200

Cat Code: A1

Loc Code: 04

Address: 11819 OAKWOOD DR

Legal 1: LT 2 BK 7 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV52955		0.26	0	0.00		1.00	49,500	0	49,500
Total Land Taxable Value:											49,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,230	1.30	1.00		1.00	1.00	1.00	1.00	301,900
	2	2023	2024	RMSTR2	M5+	1,492	1.30	1.00		1.00	1.00	1.00	1.00	169,680
	3	2023	2024	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.00	1.00	15,270
	4	2023	2024	PORCH	M5+	52	1.30	1.00		1.00	1.00	1.00	1.00	1,200
	5	2023	2024	PORCH	M5+	290	1.30	1.00		1.00	1.00	1.00	1.00	6,690

Total Building Value: 494,740

Sale Date: 07/23/2024
Sale Price: 484,990

Deed Date: 07/23/2024
Volume:

File#: 205236
Page:

Buyer: ROJAS MAURICIO & TAMARA V
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
544,240	544,240	1.1222	1.1222	B	52955A	T	0	0.257	494,740

Parcel Id: 64819
Sale #:2

Acct Number: 52955-00489-00700-000700

Cat Code: A1

Loc Code: 04

Address: 11911 OAKWOOD DR

Legal 1: LT 7 BK 7 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV52955		0.26	0	0.00	1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	1,767	1.30	1.00		1.00	1.00	1.00	1.00	246,130
	2	2024	2025	RMSTR2	M5+	896	1.30	1.00		1.00	1.00	1.00	1.00	104,840
	3	2024	2025	GARAGE-FIN	M5+	580	1.30	1.00		1.00	1.00	1.00	1.00	21,080
	4	2024	2025	PORCH	M5+	182	1.30	1.00		1.00	1.00	1.00	1.00	4,200
	5	2024	2025	PORCH	M5+	100	1.30	1.00		1.00	1.00	1.00	1.00	2,310

Total Building Value: 378,560

Sale Date: 04/17/2024
Sale Price: 463,649

Deed Date: 04/17/2024
Volume:

File#: 202420
Page:

Buyer: MOON JAKEB 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
428,060	37,130	0.0801	0.9232	B		T	0	0.257	378,560

Parcel Id: 64820
Sale #:3

Acct Number: 52955-00489-00700-000800

Cat Code: A1

Loc Code: 04

Address: 11915 OAKWOOD DR

Legal 1: LT 8 BK 7 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV52955		0.25	0	0.00	1.00	49,500	0	49,500

Total Land Taxable Value: 49,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	1,698	1.30	1.00		1.00	1.00	1.00	1.00	236,520
	2	2023	2024	RMSTR2	M5+	969	1.30	1.00		1.00	1.00	1.00	1.00	113,390
	3	2023	2024	GARAGE-FIN	M5+	420	1.30	1.00		1.00	1.00	1.00	1.00	15,270
	4	2023	2024	PORCH	M5+	35	1.30	1.00		1.00	1.00	1.00	1.00	800
	5	2023	2024	PORCH	M5+	244	1.30	1.00		1.00	1.00	1.00	1.00	5,620

Total Building Value: 371,600

Sales Ratio Detail

Sale Date: 02/01/2024
Sale Price: 412,589

Deed Date: 02/01/2024
Volume:

File#: 200445
Page:

Buyer: RODRIGUEZ GABRIEL A & VALDES INGRID A
Seller: BRIGHTLAND HOMES LTD

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
421,100	380,240	0.9216	1.0206	B		T	0	0.252	371,600

Parcel Id: 64822
Sale #:2

Acct Number: 52955-00489-00700-001000

Cat Code: A1

Loc Code: 04

Address: 13614 SACRED OAKS DR

Legal 1: LT 10 BK 7 ST AUGUSTINE MEADOWS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV52955			0.29	0			0.00		1.00	49,500		0	49,500
Total Land Taxable Value:															49,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2023	2024	RES MAS	M5+	1,489	1.30	1.00		1.00	1.00	1.04	1.00	217,300	
	2	2023	2024	RMSTR2	M5+	994	1.30	1.00		1.00	1.00	1.04	1.00	121,850	
	3	2023	2024	GARAGE-FIN	M5+	660	1.30	1.00		1.00	1.00	1.04	1.00	24,950	
	4	2023	2024	PORCH	M5+	75	1.30	1.00		1.00	1.00	1.04	1.00	1,800	
	5	2023	2024	PORCH	M5+	146	1.30	1.00		1.00	1.00	1.04	1.00	3,500	
Total Building Value:															369,400

Sale Date: 01/17/2024
Sale Price: 445,000

Deed Date: 01/17/2024
Volume:

File#: 200015
Page:

Buyer: BECKER SHAUN M & MEGAN R
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
418,900	404,690	0.9094	0.9413	B		T	0	0.288	369,400

Parcel Id: 42436
Sale #:7

Acct Number: 53600-21000-00000-000300

Cat Code: A1

Loc Code: 04

Address: 11224 CHERRY POINT DR

Legal 1: LT 3 STRICKLAND LYNN

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS21000			0.20	0		0.00		0.00	15,150	0	15,150	
Total Land Taxable Value:													15,150	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	RES MAS	M4+	1,696	1.30	1.00		0.96	1.00	1.15	1.00	246,450
	2	2005	0	GARAGE-FIN	M4+	422	1.30	1.00		0.96	1.00	1.15	1.00	14,630
	3	2005	0	PORCH	M4+	93	1.30	1.00		0.96	1.00	1.15	1.00	2,130
	4	2005	0	PORCH	M4+	138	1.30	1.00		0.96	1.00	1.15	1.00	3,160
	5	2023	2024	DECK	1	77	1.30	1.00		1.00	1.00	1.15	1.00	1,320
Total Building Value:														267,690

Sale Date: 08/26/2024
Sale Price: 280,000

Deed Date: 08/26/2024
Volume:

File#: 206237
Page:

Buyer: PERAKOS PETER G & DARLENE K
Seller: GORE JACKSON & DEVAN SMITH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
282,840	261,980	0.9356	1.0101	B	21000	T	0	0.202	267,690

Sales Ratio Detail

Parcel Id: 57810
Sale #:4

Acct Number: 57570-00003-00200-002300

Cat Code: A1

Loc Code: 15

Address: 14918 SILVER MOON

Legal 1: BK 2 LT 23 THUNDER BAY SUBDIVISION

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV57570B			1.20	0	0.00			1.00	115,000		0	115,000
Total Land Taxable Value:														115,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M6	2,192	1.30	1.00		1.00	1.00	1.00	1.00	311,830
	2	2024	2025	RMSTR2	M6	863	1.30	1.00		1.00	1.00	1.00	1.00	103,130
	3	2024	2025	PORCH	M6	379	1.30	1.00		1.00	1.00	1.00	1.00	8,920
	4	2024	2025	PORCH	M6	156	1.30	1.00		1.00	1.00	1.00	1.00	3,670
	5	2024	2025	GARAGE-FIN	M6	424	1.30	1.00		1.00	1.00	1.00	1.00	16,080
Total Building Value:														443,630

Sale Date: 11/15/2024
Sale Price: 581,522

Deed Date: 11/15/2024
Volume:

File#: 208670
Page:

Buyer: ELIZONDO EDGAR E
Seller: THOMAS KADE HOMES, LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
558,630	115,000	0.1978	0.9606	B	57570	L	0	1.200	443,630

Parcel Id: 41237
Sale #:6

Acct Number: 57975-00029-00000-003500

Cat Code: A1

Loc Code: 63

Address: 13114 ASH PLACE

Legal 1: LT 35 TIMBER RIDGE S/D #2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS57950			0.61	0	0.00			0.00	12,240		0	12,240
Total Land Taxable Value:														12,240
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES FRM	F5	1,135	1.30	1.00		1.00	1.00	1.09	1.00	161,650
	2	2017	2018	RFSTR3	F5	1,410	1.30	1.00		1.00	1.00	1.09	1.00	180,740
	3	2017	2018	PORCH	F5	214	1.30	1.00		1.00	1.00	1.09	1.00	4,660
	4	2017	2018	PORCH	F5	275	1.30	1.00		1.00	1.00	1.09	1.00	5,990
	5	2017	2018	PORCH	F5	214	1.30	1.00		1.00	1.00	1.09	1.00	4,660
	6	2018	2019	RES FRM	F3	360	1.30	1.00		1.00	1.00	1.09	1.00	47,010
	7	2018	2019	PORCH	F3	72	1.30	1.00		1.00	1.00	1.09	1.00	1,250
	8	2019	2020	RES FRM	F3	200	1.30	1.00		1.00	1.00	1.09	1.00	26,120
	9	2024	2025	CARPORT	F5	800	1.30	1.00		1.00	1.00	1.09	1.00	17,450
	10	0	2025	RFSTR2	F5	255	1.30	1.00		1.00	1.00	1.09	1.00	30,510
Total Building Value:														480,040

Sale Date: 10/04/2024
Sale Price: 535,000

Deed Date: 10/04/2024
Volume:

File#: 207434
Page:

Buyer: BANKS BETH ANN
Seller: MORRISON BARBARA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
492,280	405,360	0.7577	0.9201	B	57975	T	0	0.612	480,040

Sales Ratio Detail

Parcel Id: 41263
Sale #:8

Acct Number: 57975-00029-00000-006000

Cat Code: A1

Loc Code: 63

Address: 13202 TIMBER RIDGE DR

Legal 1: LT 60 TIMBER RIDGE S/D #2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	RS57950			0.82	0	0.00		0.00	16,300	0	16,300		
Total Land Taxable Value:											16,300			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2007	RES MAS	M5	2,222	1.30	1.00		0.97	1.00	1.09	1.00	314,050
	2	0	2007	RMSTR2	M5	942	1.30	1.00		0.97	1.00	1.09	1.00	111,840
	3	0	2007	GARAGE-FIN	M5	436	1.30	1.00		0.97	1.00	1.09	1.00	15,340
	4	0	2007	PORCH	M5	42	1.30	1.00		0.97	1.00	1.09	1.00	930
	5	0	2007	PORCH	M5	436	1.30	1.00		0.97	1.00	1.09	1.00	9,650
	6	2019	2020	STORAGE	42	360	1.30	1.00		0.75	1.00	1.09	1.00	2,150
Total Building Value:											453,960			

Sale Date: 01/29/2025
Sale Price: 515,000

Deed Date: 01/29/2025
Volume:

File#: 210669
Page:

Buyer: DILLOW BERT & MARIA
Seller: EVERETT DARAN M & HEATHER L

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
470,260	436,210	0.8470	0.9131	B	57975	T	0	0.815	453,960

Parcel Id: 21571
Sale #:11

Acct Number: 58300-00025-00100-000500

Cat Code: A1

Loc Code: 25

Address: 2223 W OSAGE DR

Legal 1: PT LOT 5 BLK 1 TOWER TERRACE SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FV5830			0.30	13,172	89.00		1.03	9,370	0	9,370		
Total Land Taxable Value:											9,370			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RES MAS	M4+	2,120	1.30	1.00		0.95	1.00	1.00	1.00	265,090
	2	2011	0	GARAGE-FIN	M4+	397	1.30	1.00		0.95	1.00	1.00	1.00	11,840
	3	2011	0	PORCH	M4+	19	1.30	1.00		0.95	1.00	1.00	1.00	370
	4	2011	0	PORCH	M4+	120	1.30	1.00		0.95	1.00	1.00	1.00	2,370
	5	2024	2025	RES FRM	F3	300	1.30	1.00		1.00	1.00	1.00	1.00	35,940
	6	2024	2025	PORCH	F3	72	1.30	1.00		1.00	1.00	1.00	1.00	1,140
Total Building Value:											316,750			

Sale Date: 07/19/2024
Sale Price: 275,000

Deed Date: 07/19/2024
Volume:

File#: 205121
Page:

Buyer: HAMILTON KENNETH & CASSANDRA GIBBS
Seller: ENLIFE LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
326,120	259,850	0.9449	1.1859	B		T	13,172	0.302	316,750

Parcel Id: 22799
Sale #:9

Acct Number: 59000-00028-00000-001200

Cat Code: A1

Loc Code: 63

Address: 4327 MALLARD DR

Legal 1: LOT 12 TRINITY COVE PHASE I

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS59000			0.51	0	0.00			1.00	30,600	0	30,600	
Total Land Taxable Value:													30,600	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	0	RES MAS	M4	1,430	1.30	1.00		0.87	1.00	1.34	1.00	219,430
	2	0	1900	PORCH	M4	100	1.30	1.00		0.87	1.00	1.34	1.00	2,360
	3	2022	2022	WH-CPY	12	482	1.30	1.00		1.00	1.00	1.34	1.00	6,570
	4	0	1900	STORAGE	41	96	1.30	1.00		0.80	1.00	1.34	1.00	560
	5	2021	2022	WH-CPY	12	1,278	1.30	1.00		1.00	1.00	1.34	1.00	17,410
Total Building Value:													246,330	

Sale Date: 04/19/2024
Sale Price: 296,000

Deed Date: 04/19/2024
Volume:

File#: 202490
Page:

Buyer: KING MADISON & ZACHARY O'QUINN
Seller: SAUCEDO JOSE ERIC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
276,930	232,060	0.7840	0.9356	B	59000	T	0	0.510	246,330

Parcel Id: 22829
Sale #:10

Acct Number: 59000-00028-00000-001500

Cat Code: A1

Loc Code: 63

Address: 4315 MALLARD DR

Legal 1: LOT 15 TRINITY COVE PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS59000			0.51	0	0.00			1.00	30,600	0	30,600	
Total Land Taxable Value:													30,600	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	0	RES MAS	M4	1,199	1.30	1.00		0.83	1.00	1.34	1.00	175,530
	2	0	1900	PORCH	M4	54	1.30	1.00		0.83	1.00	1.34	1.00	1,210
	3	0	1900	GARAGE-FIN	M4	475	1.30	1.00		0.83	1.00	1.34	1.00	16,230
	4	2001	0	CONCRETE	1	100	1.30	1.00		0.93	1.00	1.34	1.00	1,130
Total Building Value:													194,100	

Sale Date: 10/11/2024
Sale Price: 231,900

Deed Date: 10/11/2024
Volume:

File#: 207634
Page:

Buyer: WOODALL JASON & PATRICIA
Seller: GROTHE ALBERT W & CHRISTINA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
224,700	208,030	0.8971	0.9690	B	59000	T	0	0.510	194,100

Parcel Id: 22854
Sale #:9

Acct Number: 59000-00028-00000-003100

Cat Code: A1

Loc Code: 63

Address: 4414 WOOD DUCK LN

Legal 1: LOT 31 TRINITY COVE PHASE I

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS59000		0.52	0	0.00		1.00	31,380	0	31,380
Total Land Taxable Value:											31,380

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1900	RES MAS	M4	1,471	1.30	1.00		0.88	1.00	1.34	1.00	228,320
	2	0	1900	GARAGE-FIN	M4	475	1.30	1.00		0.88	1.00	1.34	1.00	17,210
	3	0	1900	PORCH	M4	60	1.30	1.00		0.88	1.00	1.34	1.00	1,430
	4	0	2021	RES FRM	F4	266	1.30	1.00		1.00	0.90	1.34	1.00	40,350
	5	0	2006	STORAGE	42	80	1.30	1.00		0.70	1.00	1.34	1.00	550
	6	0	1900	PORCH	F4	300	1.30	1.00		0.90	1.00	1.34	1.00	6,400
	7	2016	2017	CARPORT	M4	566	1.30	1.00		1.00	1.00	1.34	1.00	15,340
	8	0	2021	CONCRETE	1	148	1.30	1.00		1.00	1.00	1.34	1.00	1,800
Total Building Value:														311,400

Sale Date: 09/12/2024
Sale Price: 269,900

Deed Date: 09/12/2024
Volume:

File#: 206716
Page:

Buyer: GARCIA ANGEL ERCILIO
Seller: RODRIGUEZ EDUARDO JR & JESSICA SOLI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
342,780	298,060	1.1043	1.2700	B	59000	T	0	0.523	311,400

Parcel Id: 22868
Sale #:8

Acct Number: 59000-00028-00000-004200

Cat Code: A1

Loc Code: 63

Address: 4406 MALLARD DR

Legal 1: LOT 42 TRINITY COVE PHASE I

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS59000			0.54	0	0.00			1.00	32,280		0	32,280
Total Land Taxable Value:														32,280
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	0	RES MAS	M4+	1,670	1.30	1.00		0.87	1.00	1.34	1.00	256,260
	2	2017	2018	RES FRM	F4+	151	1.30	1.00		1.00	1.00	1.34	1.00	25,450
	3	1986	0	PORCH	M4+	28	1.30	1.00		0.87	1.00	1.34	1.00	680
	4	0	1900	GARAGE-FIN	M4+	192	1.30	1.00		0.87	1.00	1.34	1.00	7,030
	5	0	1900	CONCRETE	1	612	1.30	1.00		0.70	1.00	1.34	1.00	5,220
	6	1998	0	CARPORT	MTL2	480	1.30	1.00		0.50	1.00	1.34	1.00	5,160
	7	0	2019	GARAGE-DET	FU1	880	1.30	1.00		1.00	1.00	1.34	1.00	24,280
	8	0	1900	STORAGE	42	240	1.30	1.00		0.70	1.00	1.34	1.00	1,650
	9	0	1900	STORAGE	42	240	1.30	1.00		0.70	1.00	1.34	1.00	1,650
	10	2017	2018	PORCH	F4+	58	1.30	1.00		1.00	1.00	1.34	1.00	1,530
Total Building Value:														328,910

Sale Date: 05/02/2024
Sale Price: 369,000

Deed Date: 05/02/2024
Volume:

File#: 202917
Page:

Buyer: CARABEZ LEONARDO & DIANA ALVAREZ
Seller: K5 FLIPPERS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
361,190	287,910	0.7802	0.9788	B	59000	T	0	0.538	328,910

Parcel Id: 641
Sale #:8

Acct Number: 60000-00023-00000-001600

Cat Code: A1

Loc Code: 15

Address: 9606 OCEAN DR

Legal 1: 16 UMBRELLA POINT 50X360

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS60000		0.34	15,000	50.00		1.20	75,680	0	75,680

Total Land Taxable Value: 75,680

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	1900		RES MAS	M4	864	1.30	1.00		0.94	1.00	1.00	1.00	106,900
2	0	1900		RMSTR2	M4	864	1.30	1.00		0.94	1.00	1.00	1.00	96,220
3	0	1900		CARPORT	M4	506	1.30	1.00		0.94	1.00	1.00	1.00	9,620
4	0	1900		RES FRM	F3	242	1.30	1.00		0.94	1.00	1.00	1.00	27,250
5	0	1900		PORCH	M4	216	1.30	1.00		0.94	1.00	1.00	1.00	4,110
6	0	1900		PORCH	M4	216	1.30	1.00		0.94	1.00	1.00	1.00	4,110
7	0	1900		DECK	1	270	1.30	1.00		0.94	1.00	1.00	1.00	3,790

Total Building Value: 252,000

Sale Date: 04/03/2024

Deed Date: 04/03/2024

File#: 202112

Buyer: FENLEY JOLENE & CYNTHIA

Sale Price: 294,000

Volume:

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Seller: PURCHASING FUND 2023-1 LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
327,680	321,800	1.0946	1.1146	B	60000	T	15,000	0.344	252,000

Parcel Id: 10218

Acct Number: 60000-00023-00000-002300

Cat Code: A1

Loc Code: 15

Address: 9607 OCEAN DR

Sale #:7

Legal 1: 23

UMBRELLA POINT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RS59-1		0.57	0	0.00		1.00	34,200	0	34,200

Total Land Taxable Value: 34,200

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	0	1900		RES FRM	F3	1,112	1.30	1.00		0.80	1.00	1.00	1.00	106,570
2	0	1900		PORCH	F3	112	1.30	1.00		0.80	1.00	1.00	1.00	1,420
3	0	1900		STORAGE	41	336	1.30	1.00		0.25	1.00	1.00	1.00	450
4	0	1900		CARPORT	F2+	738	1.30	1.00		0.70	1.00	1.00	1.00	7,240
5	1998	0		STORAGE	42	90	1.30	1.00		0.30	1.00	1.00	1.00	200
6	0	1900		STORAGE	42	396	1.30	1.00		0.40	1.00	1.00	1.00	1,160
7	0	1900		GARAGE-DET	FU1	280	1.30	1.00		0.50	1.00	1.00	1.00	3,040

Total Building Value: 120,080

Sale Date: 05/06/2024

Deed Date: 05/06/2024

File#: 203036

Buyer: KING DK EQUITY LLC

Sale Price: 163,000

Volume:

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Seller: DUNN MARY HAMMER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
154,280	146,190	0.8969	0.9465	B	60000	T	0	0.570	120,080

Parcel Id: 39010

Acct Number: 60300-00306-00000-001500

Cat Code: A1

Loc Code: 20

Address: 5207 COVE CREEK

Sale #:5

Legal 1: LT 15 VERANDA S/D SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FV60300		0.30	0	0.00		1.00	22,900	0	22,900

Total Land Taxable Value: 22,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2005	RES MAS	M5+	1,948	1.30	1.00		0.95	1.00	0.95	1.00	244,890
	2	2004	2005	RMSTR2	M5+	1,050	1.30	1.00		0.95	1.00	0.95	1.00	110,880
	3	2004	2005	PORCH	M5+	21	1.30	1.00		0.95	1.00	0.95	1.00	440
	4	2004	2005	PORCH	M5+	191	1.30	1.00		0.95	1.00	0.95	1.00	3,980
	5	2004	2005	GARAGE-DET	FF2	651	1.30	1.00		0.95	1.00	0.95	1.00	18,390
	6	0	2022	PORCH	F4	108	1.30	1.00		1.00	1.00	0.95	1.00	1,810
	7	0	2008	STORAGE	42	80	1.30	1.00		0.70	1.00	0.95	1.00	390
Total Building Value:														380,780

Sale Date: 11/21/2024
Sale Price: 395,000

Deed Date: 11/21/2024
Volume:

File#: 208811
Page:

Buyer: YOST CONOR & MARISSA
Seller: BROWN KATHRYN J

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
403,680	403,680	1.0220	1.0220	B	60300	T	0	0.300	380,780

Parcel Id: 39023
Sale #:3

Acct Number: 60300-00306-00000-002800

Cat Code: A1

Loc Code: 20

Address: 5122 COVE CRK

Legal 1: LT 28 VERANDA S/D SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV60300			0.29	0		0.00		1.00	22,900		0	22,900
Total Land Taxable Value:														22,900
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RES MAS	M5+	1,824	1.30	1.00		0.94	1.00	0.95	1.00	226,890
	2	2003	0	PORCH	M5+	34	1.30	1.00		0.94	1.00	0.95	1.00	700
	3	2003	0	PORCH	M5+	132	1.30	1.00		0.94	1.00	0.95	1.00	2,720
	4	2003	0	GARAGE-DET	FF2	649	1.30	1.00		0.94	1.00	0.95	1.00	18,140
	5	2003	0	CONCRETE	1	134	1.30	1.00		0.50	1.00	0.95	1.00	580
	6	2003	0	RMSTR2	M5+	960	1.30	1.00		0.94	1.00	0.95	1.00	100,310
Total Building Value:														349,340

Sale Date: 01/30/2025
Sale Price: 373,000

Deed Date: 01/30/2025
Volume:

File#: 210718
Page:

Buyer: DOYLE JOSEPH & CATELYN
Seller: SUBLETT JOSEPH & CHRISTINE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
372,240	372,240	0.9980	0.9980	B	60300	T	0	0.293	349,340

Parcel Id: 39042
Sale #:3

Acct Number: 60300-00306-00000-004800

Cat Code: A1

Loc Code: 20

Address: 7602 VERANDA

Legal 1: LT 48 VERANDA S/D SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV60300A		0.64	0	0.00			1.00	22,900	0	22,900
Total Land Taxable Value:												22,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M5+	2,156	1.30	1.00		0.97	1.00	1.11	1.00	314,270
	2	2008	2009	GARAGE-FIN	M5+	532	1.30	1.00		0.97	1.00	1.11	1.00	20,820
	3	2008	2009	PORCH	M5+	33	1.30	1.00		0.97	1.00	1.11	1.00	820
	4	2008	2009	PORCH	M5+	130	1.30	1.00		0.97	1.00	1.11	1.00	3,230
	5	0	1900	STORAGE	42	48	1.30	1.00		0.80	1.00	1.11	1.00	310

Total Building Value: 339,450

Sale Date: 05/29/2024
Sale Price: 382,500

Deed Date: 05/29/2024
Volume:

File#: 203700
Page:

Buyer: HURST ELAINE WINGATE
Seller: MALONE VALERIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
362,350	313,420	0.8194	0.9473	B	60300	T	0	0.639	339,450

Parcel Id: 40733
Sale #:3

Acct Number: 60310-00306-00000-001300

Cat Code: A1

Loc Code: 20

Address: 5226 TEAL WAY

Legal 1: LT 13 VERANDA S/D SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV60310		0.28	0		0.00		1.00	22,900	0	22,900

Total Land Taxable Value: 22,900

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M5+	2,876	1.30	1.00		0.96	1.00	0.94	1.00	351,360
	2	0	2006	PORCH	M5+	37	1.30	1.00		0.96	1.00	0.94	1.00	770
	3	0	2006	PORCH	M5+	115	1.30	1.00		0.96	1.00	0.94	1.00	2,390
	4	0	2006	PORCH	M5+	26	1.30	1.00		0.96	1.00	0.94	1.00	540
	5	0	2006	GARAGE-FIN	M5+	568	1.30	1.00		0.96	1.00	0.94	1.00	18,630
	6	2009	2010	STORAGE	42	200	1.30	1.00		0.80	1.00	0.94	1.00	1,100
	7	0	1900	PORCH	MTL2	203	1.30	1.00		0.95	1.00	0.94	1.00	2,910
	8	0	2022	DECK	1	149	1.30	1.00		1.00	1.00	0.94	1.00	2,090

Total Building Value: 379,790

Sale Date: 08/05/2024
Sale Price: 370,000

Deed Date: 08/05/2024
Volume:

File#: 205667
Page:

Buyer: DENNEY BILLY & HANG THI
Seller: TINDOL ETHAN & JENNIFER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
402,690	386,190	1.0438	1.0884	B	60310	T	0	0.283	379,790

Parcel Id: 40736
Sale #:4

Acct Number: 60310-00306-00000-001600

Cat Code: A1

Loc Code: 20

Address: 5214 TEAL WAY

Legal 1: LT 16 VERANDA S/D SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV60310		0.51	0		0.00		1.00	22,900	0	22,900

Total Land Taxable Value: 22,900

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M5+	1,505	1.30	1.00		0.96	1.00	0.94	1.00	190,570
	2	0	2006	RMSTR2	M5+	1,520	1.30	1.00		0.96	1.00	0.94	1.00	161,680
	3	0	2006	PORCH	M5+	30	1.30	1.00		0.96	1.00	0.94	1.00	620
	4	0	2006	GARAGE-FIN	M5+	400	1.30	1.00		0.96	1.00	0.94	1.00	13,120
	5	0	2007	STORAGE	42	160	1.30	1.00		0.70	1.00	0.94	1.00	770
	6	0	2015	POOL	5	1,160	1.30	1.00		0.75	1.00	0.94	1.00	50,290
Total Building Value:														417,050

Sale Date: 04/26/2024
Sale Price: 469,000

Deed Date: 04/26/2024
Volume:

File#: 202680
Page:

Buyer: GONZALES ADAM & GABRIELLA
Seller: WILLIS RICHARD & JENNIFER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
439,950	412,430	0.8794	0.9381	B	60310	T	0	0.507	417,050

Parcel Id: 40757
Sale #:5

Acct Number: 60310-00306-00000-003700

Cat Code: A1

Loc Code: 20

Address: 5338 TEAL WAY

Legal 1: LT 37 VERANDA S/D SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS60310W			0.56	0		0.00		1.00	27,350	0	27,350	
Total Land Taxable Value:													27,350	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	RES MAS	M5+	2,025	1.30	1.00		0.93	1.00	0.94	1.00	239,660
	2	0	2006	RMSTR2	M5+	1,041	1.30	1.00		0.93	1.00	0.94	1.00	103,490
	3	0	2006	PORCH	M5+	110	1.30	1.00		0.93	1.00	0.94	1.00	2,220
	4	0	2006	PORCH	M5+	66	1.30	1.00		0.93	1.00	0.94	1.00	1,330
	5	0	2006	PORCH	M5+	68	1.30	1.00		0.93	1.00	0.94	1.00	1,370
	6	0	2006	GARAGE-DET	FF2	477	1.30	1.00		0.93	1.00	0.94	1.00	14,100
	7	0	2006	PORCH	M5+	110	1.30	1.00		0.93	0.90	0.94	1.00	2,000
Total Building Value:														364,170

Sale Date: 06/17/2024
Sale Price: 415,000

Deed Date: 06/17/2024
Volume:

File#: 204228
Page:

Buyer: STOREY JASON
Seller: HONESTY REALTY LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
391,520	389,520	0.9386	0.9434	B	60310	L	0	0.564	364,170

Parcel Id: 46069
Sale #:5

Acct Number: 60400-00012-00300-000300

Cat Code: A1

Loc Code: 04

Address: 11735 CHAMPIONS GATE DR

Legal 1: BK 3 LT 3 VILLAGES AT CHAMPIONS GATE SEC 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV60400		0.11	0	0.00			0.00	32,000	0	32,000
Total Land Taxable Value:												32,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2009	RES MAS	M5+	2,234	1.30	1.00		0.98	1.00	0.80	1.00	237,120
	2	2008	2009	GARAGE-FIN	M5+	511	1.30	1.00		0.98	1.00	0.80	1.00	14,560
	3	2008	2009	PORCH	M5+	79	1.30	1.00		0.98	1.00	0.80	1.00	1,430
	4	2008	2009	PORCH	M5+	215	1.30	1.00		0.98	1.00	0.80	1.00	3,890
Total Building Value:														257,000

Sale Date: 03/18/2024
Sale Price: 280,000

Deed Date: 03/18/2024
Volume:

File#: 201605
Page:

Buyer: BRIGHT MICHAEL D & MELISSA
Seller: ROBERTS DAVID M & KAY B

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
289,000	378,950	1.3534	1.0321	B	60400	L	0	0.111	257,000

Parcel Id: 46027
Sale #:4

Acct Number: 60400-00012-00500-001300

Cat Code: A1

Loc Code: 04

Address: 11723 DIAMOND CT

Legal 1: BK 5 LT 13 VILLAGES AT CHAMPIONS GATE SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV60400			0.15	0	0.00	0.00	32,000	0	32,000			
Total Land Taxable Value:											32,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RES FRM	F5+	1,773	1.30	1.00		0.98	1.00	1.12	1.00	257,770
	2	2012	0	GARAGE-FIN	F5+	464	1.30	1.00		0.98	1.00	1.12	1.00	17,090
	3	2012	0	PORCH	F5+	40	1.30	1.00		0.98	1.00	1.12	1.00	910
	4	2012	0	SCRN PORCH	F5+	99	1.30	1.00		0.98	1.00	1.12	1.00	2,620
Total Building Value:														278,390

Sale Date: 08/13/2024
Sale Price: 314,900

Deed Date: 08/13/2024
Volume:

File#: 205872
Page:

Buyer: BUIISH BRENDAN & EMILY DAVIS
Seller: KNIGHT ANTHONY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
310,390	300,070	0.9529	0.9857	B	60400	T	0	0.149	278,390

Parcel Id: 46032
Sale #:2

Acct Number: 60400-00012-00500-001800

Cat Code: A1

Loc Code: 04

Address: 11703 DIAMOND CT

Legal 1: BK 5 LT 18 VILLAGES AT CHAMPIONS GATE SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV60400			0.54	0	0.00		0.00	32,000	0	32,000		
Total Land Taxable Value:												32,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2014	RES MAS	M5+	1,525	1.30	1.00		0.98	1.00	1.12	1.00	234,880
	2	0	2014	RMSTR2	M5+	855	1.30	1.00		0.98	1.00	1.12	1.00	110,620
	3	0	2014	GARAGE-FIN	M5+	458	1.30	1.00		0.98	1.00	1.12	1.00	18,270
	4	0	2014	PORCH	M5+	276	1.30	1.00		0.98	1.00	1.12	1.00	6,990
	5	0	2014	PORCH	M5+	199	1.30	1.00		0.98	1.00	1.12	1.00	5,040
	6	2015	2016	STORAGE	42	180	1.30	1.00		0.90	1.00	1.12	1.00	1,330
Total Building Value:														377,130

Sales Ratio Detail

Sale Date: 07/31/2024
Sale Price: 403,500

Deed Date: 07/31/2024
Volume:

File#: 205466
Page:

Buyer: RHEA KALI ANNE
Seller: POLEN JOHN D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
409,130	396,170	0.9818	1.0140	B	60400	T	0	0.544	377,130

Parcel Id: 46099
Sale #:3

Acct Number: 60400-00012-00600-000300

Cat Code: A1

Loc Code: 04

Address: 13242 VICTORY WAY

Legal 1: BK 6 LT 3 VILLAGES AT CHAMPIONS GATE SEC 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV60400			0.08	0		0.00		0.00	32,000		0	32,000
Total Land Taxable Value:														32,000
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2009	2010	RES MAS	M5+	1,522	1.30	1.00		0.98	1.00	0.80	1.00	167,440
	2	2009	2010	RMSTR2	M5+	917	1.30	1.00		0.98	1.00	0.80	1.00	84,740
	3	2009	2010	GARAGE-DET	MF3	527	1.30	1.00		0.98	1.00	0.80	1.00	21,110
	4	2009	2010	PORCH	M5+	284	1.30	1.00		0.98	1.00	0.80	1.00	5,130
	5	2009	2010	PORCH	M5+	114	1.30	1.00		0.98	1.00	0.80	1.00	2,060
Total Building Value:														280,480

Sale Date: 08/30/2024
Sale Price: 319,000

Deed Date: 08/30/2024
Volume:

File#: 206402
Page:

Buyer: LEJEUNE GERALD JR & SHIRLEY
Seller: RYAN ERIN ELIZABETH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
312,480	410,650	1.2873	0.9796	B	60400	T	0	0.083	280,480

Parcel Id: 54603
Sale #:4

Acct Number: 60420-60400-00700-000200

Cat Code: A1

Loc Code: 04

Address: 13226 VICTORY WAY

Legal 1: LT 2 BK 7 AMENDED PORTION OF VILLAGES @ CHAMPIONS GATE PH 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV60400			0.18	7,800	60.00		0.00		32,000	0	32,000	
Total Land Taxable Value:													32,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	2016	RES FRM	F5+	1,806	1.30	1.00		0.98	1.00	1.12	1.00	262,560
	2	2015	2016	GARAGE-FIN	F5+	471	1.30	1.00		0.98	1.00	1.12	1.00	17,350
	3	2015	2016	PORCH	F5+	48	1.30	1.00		0.98	1.00	1.12	1.00	1,090
	4	2015	2016	PORCH	F5+	179	1.30	1.00		0.98	1.00	1.12	1.00	4,060
Total Building Value:														285,060

Sale Date: 06/26/2024
Sale Price: 321,500

Deed Date: 06/26/2024
Volume:

File#: 204470
Page:

Buyer: LIGERTWOOD JENNA A
Seller: ROBINETT JANET MARIE & RONNIE EARL SR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
317,060	306,880	0.9545	0.9862	B	60400	T	7,800	0.179	285,060

Sales Ratio Detail

Parcel Id: 56220
Sale #:4

Acct Number: 60430-00012-00300-000100

Cat Code: A1

Loc Code: 04

Address: 11903 CHAMPIONS GATE DR

Legal 1: LOT 1 BK 3 VILLAGES @ CHAMP GATES SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV60430			0.29	0	0.00			0.00	40,500		0	40,500
Total Land Taxable Value:														40,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES MAS	M5+	2,608	1.30	1.00		0.99	1.00	1.00	1.00	349,550
	2	2016	2017	GARAGE-FIN	M5+	484	1.30	1.00		0.99	1.00	1.00	1.00	17,420
	3	2016	2017	PORCH	M5+	75	1.30	1.00		0.99	1.00	1.00	1.00	1,710
	4	2016	2017	PORCH	M5+	112	1.30	1.00		0.99	1.00	1.00	1.00	2,560
	5	2017	2018	GARAGE-DET	FU2	216	1.30	1.00		1.00	1.00	1.00	1.00	7,300
Total Building Value:														378,540

Sale Date: 05/31/2024
Sale Price: 410,000

Deed Date: 05/31/2024
Volume:

File#: 203792
Page:

Buyer: SHIRER THOMAS J & JORDAN A

Seller: HERNANDEZ AARON M & MEGAN N BEACH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
419,040	411,010	1.0025	1.0220	B		T	0	0.286	378,540

Parcel Id: 56226
Sale #:3

Acct Number: 60430-00012-00300-000700

Cat Code: A1

Loc Code: 04

Address: 11927 CHAMPIONS GATE DR

Legal 1: LOT 7 BK 3 VILLAGES @ CHAMP GATES SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	FV60430			0.24	0	0.00			0.00	40,500		0	40,500
Total Land Taxable Value:														40,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M5+	1,685	1.30	1.00		0.98	1.00	1.00	1.00	230,020
	2	2017	2018	RMSTR2	M5+	534	1.30	1.00		0.98	1.00	1.00	1.00	61,240
	3	2017	2018	GARAGE-FIN	M5+	464	1.30	1.00		0.98	1.00	1.00	1.00	16,530
	4	2017	2018	PORCH	M5+	112	1.30	1.00		0.98	1.00	1.00	1.00	2,530
	5	2017	2018	PORCH	M5+	186	1.30	1.00		0.98	1.00	1.00	1.00	4,200
Total Building Value:														314,520

Sale Date: 06/27/2024
Sale Price: 354,000

Deed Date: 06/27/2024
Volume:

File#: 204522
Page:

Buyer: ZHOU JUFANG & QING ZHAO

Seller: RAINWATER JEREMY RYAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
355,020	355,020	1.0029	1.0029	B		T	0	0.242	314,520

Parcel Id: 59506
Sale #:4

Acct Number: 60435-00012-00100-000300

Cat Code: A1

Loc Code: 04

Address: 13203 APPLE TREE CIR

Legal 1: LT 3 BK 1 VILLAGES @ CHAMPIONS GATE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV60435		0.37	0	0.00		1.00	40,500	0	40,500
Total Land Taxable Value:											40,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES MAS	M5+	1,778	1.30	1.00		1.00	1.00	1.07	1.00	265,000
	2	2020	2021	RMSTR2	M5+	882	1.30	1.00		1.00	1.00	1.07	1.00	110,430
	3	2020	2021	GARAGE-FIN	M5+	751	1.30	1.00		1.00	1.00	1.07	1.00	29,210
	4	2020	2021	PORCH	M5+	134	1.30	1.00		1.00	1.00	1.07	1.00	3,310
	5	2020	2021	PORCH	M5+	110	1.30	1.00		1.00	1.00	1.07	1.00	2,710
	6	2021	2022	POOL	5	420	1.30	1.00		0.75	1.00	1.07	1.00	20,730
	7	2021	2022	PORCH	M5+	528	1.30	1.00		1.00	1.00	1.07	1.00	13,030
	8	0	2025	CONCRETE	1	322	1.30	1.00		1.00	1.00	1.07	1.00	3,140
Total Building Value:														447,560

Sale Date: 10/15/2024
Sale Price: 498,500

Deed Date: 10/15/2024
Volume:

File#: 207676
Page:

Buyer: HARRINGTON JOHN G & SARAH C
Seller: SEILEY JEREMY B & CHRISTY LYN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
488,060	445,260	0.8932	0.9791	B		T	0	0.374	447,560

Parcel Id: 59697
Sale #:5

Acct Number: 60435-00012-00300-000300

Cat Code: A1

Loc Code: 04

Address: 12214 GATEWOOD DR

Legal 1: LT 3 BK 3 VILLAGES @ CHAMPIONS GATE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV60435		0.22	0	0.00	1.00	40,500	0	40,500

Total Land Taxable Value: 40,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES MAS	M5+	1,723	1.30	1.00		1.00	1.00	1.07	1.00	256,810
	2	2020	2021	RMSTR2	M5+	1,099	1.30	1.00		1.00	1.00	1.07	1.00	137,600
	3	2020	2021	GARAGE-FIN	M5+	680	1.30	1.00		1.00	1.00	1.07	1.00	26,450
	4	2020	2021	PORCH	M5+	54	1.30	1.00		1.00	1.00	1.07	1.00	1,330
	5	2020	2021	PORCH	M5+	121	1.30	1.00		1.00	1.00	1.07	1.00	2,990
	6	2021	2022	POOL	5	448	1.30	1.00		0.75	1.00	1.07	1.00	22,110
	7	2023	2023	STORAGE	42	80	1.30	1.00		1.00	1.00	1.07	1.00	630
	8	2021	2025	CONCRETE	1	386	1.30	1.00		0.95	1.00	1.07	1.00	3,570

Total Building Value: 451,490

Sale Date: 09/04/2024
Sale Price: 499,000

Deed Date: 09/04/2024
Volume:

File#: 206473
Page:

Buyer: MOORE ZACKARY J& CHELSEA
Seller: GRAEBEL RELOCATION SERVICES WORLDWIDE INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
491,990	428,740	0.8592	0.9860	B		T	0	0.224	451,490

Parcel Id: 59698
Sale #:5

Acct Number: 60435-00012-00300-000400

Cat Code: A1

Loc Code: 04

Address: 12210 GATEWOOD DR

Legal 1: LT 4 BK 3 VILLAGES @ CHAMPIONS GATE SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV60435		0.22	0	0.00	1.00	40,500	0	40,500

Total Land Taxable Value: 40,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	2021	RES MAS	M5+	2,166	1.30	1.00		1.00	1.00	1.07	1.00	313,760
	2	2020	2021	GARAGE-FIN	M5+	620	1.30	1.00		1.00	1.00	1.07	1.00	24,110
	3	2020	2021	PORCH	M5+	93	1.30	1.00		1.00	1.00	1.07	1.00	2,290
	4	2020	2021	PORCH	M5+	105	1.30	1.00		1.00	1.00	1.07	1.00	2,590
Total Building Value:														342,750

Sale Date: 07/17/2024
Sale Price: 383,200

Deed Date: 07/17/2024
Volume:

File#: 205061
Page:

Buyer: DALY SUSAN M
Seller: GRAEBEL RELOCATION SERVICES WORLDWIDE INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
383,250	360,840	0.9416	1.0001	B		T	0	0.224	342,750

Parcel Id: 59732
Sale #:4

Acct Number: 60435-00012-00400-001900

Cat Code: A1

Loc Code: 04

Address: 13310 VILLAGE CIRCLE DR

Legal 1: LT 19 BK 4 VILLAGES @ CHAMPIONS GATE SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FV60435			0.20	0		0.00		1.00	40,500		0	40,500
Total Land Taxable Value:														40,500
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	2020	RES MAS	M5+	2,532	1.30	1.00		1.00	1.00	1.07	1.00	366,780
	2	2019	2020	GARAGE-FIN	M5+	398	1.30	1.00		1.00	1.00	1.07	1.00	15,480
	3	2019	2020	PORCH	M5+	98	1.30	1.00		1.00	1.00	1.07	1.00	2,420
	4	2019	2020	PORCH	M5+	144	1.30	1.00		1.00	1.00	1.07	1.00	3,550
	5	2023	2023	POOL	5	455	1.30	1.00		0.75	1.00	1.07	1.00	22,450
	6	0	2025	CONCRETE	1	330	1.30	1.00		1.00	1.00	1.07	1.00	3,210
Total Building Value:														413,890

Sale Date: 11/15/2024
Sale Price: 445,000

Deed Date: 11/15/2024
Volume:

File#: 208657
Page:

Buyer: LUDICK ERNEST & SANETTE
Seller: BAKER BRYAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
454,390	404,970	0.9100	1.0211	B		T	0	0.197	413,890

Parcel Id: 19625
Sale #:11

Acct Number: 61600-00321-00300-000601

Cat Code: A2

Loc Code: 25

Address: 2402 SWEET BAY DR

Legal 1: W/2 LT 6 BLK 3 SECTION 1 WEST CHAMBERS COUNTY ESTATES

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS61600			0.49	0	0.00	1.00	15,480	0	15,480			
Total Land Taxable Value:											15,480			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2005	MOB HME	T-3D	2,240	1.00	1.00		0.45	1.00	1.00	1.00	83,160
	2	0	2019	PORCH	MH	204	1.30	1.00		1.00	1.00	1.00	1.00	3,240
	3	0	2018	PORCH	MH	185	1.30	1.00		0.95	1.00	1.00	1.00	2,790
Total Building Value:														89,190

Sales Ratio Detail

Sale Date: 11/26/2024
Sale Price: 224,800

Deed Date: 11/26/2024
Volume:

File#: 208963
Page:

Buyer: ARREDONDO DAVID
Seller: MOORE SHERMAN M & SHELIA A

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
104,670	81,490	0.3625	0.4656	B		T	0	0.489	89,190

Parcel Id: 19448
Sale #:7

Acct Number: 61610-00321-00400-001300

Cat Code: A2

Loc Code: 25

Address: 2519 RICEFLOWER

Legal 1: W/2 LT 13 BK 4 SEC 2 WEST CHAMBERS COUNTY ESTATES ***IF OWNER CALLS, GET MOB HOME INFO***

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS61610			0.72	0	0.00	1.00	22,890	0	22,890			
Total Land Taxable Value:											22,890			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1996	MOB HME	T-2S	1,216	1.00	1.00		0.25	1.00	1.00	1.00	21,130
	2	0	1994	MOB HME	T-2S	1,064	1.00	1.00		0.30	1.00	1.00	1.00	22,180
	3	0	2008	PORCH	MH	120	1.30	1.00		0.70	1.00	1.00	1.00	1,340
	4	2012	0	DECK	1	96	1.30	1.00		0.85	1.00	1.00	1.00	1,220
	5	0	1900	MOB HME	T-3S	1,216	1.00	1.00		1.00	1.00	1.00	1.00	116,130
Total Building Value:											162,000			

Sale Date: 02/09/2024
Sale Price: 142,500

Deed Date: 02/09/2024
Volume:

File#: 200707
Page:

Buyer: THOMAS AARON
Seller: SYLVIA BLAKE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
184,890	57,440	0.4031	1.2975	B		T	0	0.723	162,000

Parcel Id: 19822
Sale #:4

Acct Number: 61610-00321-00400-001701

Cat Code: A1

Loc Code: 25

Address: 2319 RICEFLOWER

Legal 1: W/2 LT 17 BLK 4 SECTION 2 WEST CHAMBERS COOUNTY ESTATES

Land	Seq	Class			Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS61610				0.49	0		0.00		1.00	15,510		0	15,510
Total Land Taxable Value:															15,510
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value	
	1	2000	0	RES FRM	F3	625	1.30	1.00		0.93	1.00	1.00	1.00	69,630	
	2	2000	0	RES FRM	F3	625	1.30	1.00		0.93	1.00	1.00	1.00	69,630	
	3	0	1900	RFSTR2	F3	700	1.30	1.00		0.93	1.00	1.00	1.00	65,510	
	4	0	1900	STORAGE	42	320	1.30	1.00		0.25	1.00	1.00	1.00	590	
	5	1998	0	CARPORT	F2	750	1.30	1.00		0.90	1.00	1.00	1.00	8,910	
	6	2008	2009	PORCH	MTL2	240	1.30	1.00		0.75	1.00	1.00	1.00	2,890	
	7	2012	0	CARPORT	MTL2	1,500	1.30	1.00		0.25	1.00	1.00	1.00	6,020	
Total Building Value:															223,180

Sales Ratio Detail

Sale Date: 09/06/2024
Sale Price: 185,000

Deed Date: 09/06/2024
Volume:

File#: 206557
Page:

Buyer: SKROBARCZYK ISAAC
Seller: SQUYRES JIMMY R

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
238,690	178,060	0.9625	1.2902	B		T	0	0.490	223,180

Parcel Id: 60108 Acct Number: 88888-61610-00002-003279 Cat Code: M1 Loc Code: 25 Address: 2504 RICE FLOWER
Sale #:2 Multi Parcel Sale Legal 1: IMP ONLY W/2 LOT 8 BLK 5 WEST CHAMBERS COUNTY EST SITS ON P#19984

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2018	MOB HME	T-3S	1,152	1.00	1.00		1.00	1.00	1.00	1.00	110,020
	2	0	2020	PORCH	F3+	128	1.30	1.00		1.00	1.00	1.00	1.00	2,240
Total Building Value:														112,260

Parcel Id: 19984 Acct Number: 61610-00321-00500-000800 Cat Code: A1 Loc Code: 25 Address: 2506 RICEFLOWER
Sale #:14 Multi Parcel Sale *Primary Parcel* Legal 1: W/2 LT 8 BLK 5 SECTION 2 WEST CHAMBERS COUNTY ESTATES IMP ONLY P#60108

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RS61610		0.72	0	0.00		1.00	22,800	0	22,800			
Total Land Taxable Value:											22,800			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	2013	RES FRM	F4	1,108	1.30	1.00		0.98	1.00	1.00	1.00	136,590
	2	0	2013	PORCH	F4	264	1.30	1.00		0.98	1.00	1.00	1.00	4,570
	3	0	2013	PORCH	F4	70	1.30	1.00		0.98	1.00	1.00	1.00	1,210
	4	0	1900	STORAGE	42	120	1.30	1.00		0.80	1.00	1.00	1.00	700
Total Building Value:														143,070

Sale Date: 04/29/2024
Sale Price: 283,000

Deed Date: 04/29/2024
Volume:

File#: 202746
Page:

Buyer: LUJANO GABRIEL & LISBETH
Seller: NUNEZ OSWALDO & VICTOR AGUIRRE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
278,130	247,220	0.8736	0.9828	B		T	0	0.720	255,330

Parcel Id: 53365 Acct Number: 62520-00013-00500-001100 Cat Code: A1 Loc Code: 06 Address: 4003 BROADMOOR DR
Sale #:3 Legal 1: BK 5 LT 11 WILBURN RANCH S/D

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value		Total Value	
	1	FV62520			0.38	0	0.00			0.00	48,000	0	48,000	
Total Land Taxable Value:													48,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	2016	RES MAS	M5+	2,460	1.30	1.00		1.00	1.00	0.84	1.00	279,750
	2	2015	2016	RMSTR2	M5+	1,390	1.30	1.00		1.00	1.00	0.84	1.00	132,780
	3	2015	2016	GARAGE-FIN	M5+	376	1.30	1.00		1.00	1.00	0.84	1.00	11,480
	4	2015	2016	PORCH	M5+	112	1.30	1.00		1.00	1.00	0.84	1.00	2,170
	5	2015	2016	PORCH	M5+	295	1.30	1.00		1.00	1.00	0.84	1.00	5,710
Total Building Value:														431,890

Sales Ratio Detail

Sale Date: 01/31/2025
Sale Price: 575,000

Deed Date: 01/31/2025
Volume:

File#: 210765
Page:

Buyer: REDD DAVID & KELLI
Seller: SCHRADER SCOTT D

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
479,890	435,050	0.7566	0.8346	B	6252A	T	0	0.382	431,890

Parcel Id: 55076
Sale #:4

Acct Number: 65710-00028-00100-000600

Cat Code: A1

Loc Code: 63

Address: 4809 DUTTON LAKE DR

Legal 1: LOT 6 & 7 BK 1 WINFREE OAKS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS65710		1.50	0	0.00	0.00	112,500	0	112,500
	2	RS65710		1.50	0	0.00	0.00	112,500	0	112,500
Total Land Taxable Value:										225,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M7	3,663	1.30	1.00		1.00	1.00	1.21	1.00	656,910
	2	0	2019	RMSTR2	M7	2,160	1.30	1.00		1.00	1.00	1.21	1.00	325,400
	3	0	2019	GARAGE-FIN	M7	1,575	1.30	1.00		1.00	1.00	1.21	1.00	111,830
	4	0	2019	PORCH	M7	169	1.30	1.00		1.00	1.00	1.21	1.00	6,420
	5	0	2019	PORCH	M7	1,393	1.30	1.00		1.00	1.00	1.21	1.00	52,920
	6	0	2019	PORCH	M7	42	1.30	1.00		1.00	1.00	1.21	1.00	1,600
	7	0	2021	POOL	5	836	1.30	1.00		0.75	1.00	1.21	1.00	46,650
	8	2024	2025	WAREHOUSE	13	4,000	1.30	1.00		1.00	1.00	1.21	1.00	118,670
	9	2024	2025	RES FRM	F4	800	1.30	1.00		1.00	1.00	1.21	1.00	121,760
	10	2024	2025	WH-CPY	13	1,600	1.30	1.00		1.00	1.00	1.21	1.00	23,030
Total Building Value:										1,465,190				

Sale Date: 04/16/2024
Sale Price: 1,250,000

Deed Date: 04/16/2024
Volume:

File#: 202388
Page:

Buyer: MEDDERS TERRY LYNN & JEANNIE ANN
Seller: SOBIESKI PETER & NANCY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,690,190	1,157,780	0.9262	1.3522	B	65700	T	0	3.000	1,465,190

Parcel Id: 55109
Sale #:3

Acct Number: 65710-00028-00300-003900

Cat Code: A1

Loc Code: 63

Address: 4768 DUTTON LAKE DR

Legal 1: LOT 39 BK 3 WINFREE OAKS SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS65710		1.00	0	0.00	0.00	75,000	0	75,000
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	2016	2017	RES MAS	M6	2,710	1.30	1.00		0.99	1.00	1.21	1.00	451,600
	2	2016	2017	GARAGE-FIN	M6	856	1.30	1.00		0.99	1.00	1.21	1.00	38,900
	3	2016	2017	PORCH	M6	129	1.30	1.00		0.99	1.00	1.21	1.00	3,640
	4	2016	2017	PORCH	M6	318	1.30	1.00		0.99	1.00	1.21	1.00	8,960
	5	2016	2017	DECK	1	210	1.30	1.00		0.99	1.00	1.21	1.00	3,750
	6	2016	2017	CONCRETE	1	309	1.30	1.00		0.99	1.00	1.21	1.00	3,370
	7	2017	2018	POOL	5	518	1.30	1.00		0.75	1.00	1.21	1.00	28,910
Total Building Value:														539,130

Sale Date: 05/06/2024
Sale Price: 679,000

Deed Date: 05/06/2024
Volume:

File#: 202983
Page:

Buyer: BULLOCK CHANSE A & JESSICA E
Seller: DURIO MICHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
614,130	550,740	0.8111	0.9045	B	65700	T	0	1.000	539,130

Parcel Id: 55110
Sale #:3

Acct Number: 65710-00028-00300-004000

Cat Code: A1

Loc Code: 63

Address: 4756 DUTTON LAKE DR

Legal 1: LOT 40 BK 3 WINFREE OAKS SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS65710			1.00	0	0.00			0.00	75,000	0	75,000	
Total Land Taxable Value:													75,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2018	RES MAS	M7	4,011	1.30	1.00		1.00	1.00	1.21	1.00	719,320
	2	0	2018	GARAGE-FIN	M7	689	1.30	1.00		1.00	1.00	1.21	1.00	48,920
	3	0	2018	GARAGE-DET	MF3	755	1.30	1.00		1.00	1.00	1.21	1.00	42,090
	4	0	2018	CARPORT	M7	484	1.30	1.00		1.00	1.00	1.21	1.00	18,560
	5	0	2018	PORCH	M7	95	1.30	1.00		1.00	1.00	1.21	1.00	3,610
	6	0	2018	PORCH	M7	894	1.30	1.00		1.00	1.00	1.21	1.00	33,960
	7	0	2018	POOL	5	743	1.30	1.00		0.75	1.00	1.21	1.00	41,460
Total Building Value:														907,920

Sale Date: 10/31/2024
Sale Price: 1,075,000

Deed Date: 10/31/2024
Volume:

File#: 208207
Page:

Buyer: LAWRENCE AUSTYN
Seller: ESPINOZA FRANK & FLORA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
982,920	789,390	0.7343	0.9143	B	65700	T	0	1.000	907,920

Parcel Id: 56148
Sale #:2

Acct Number: 65720-00028-00000-000400

Cat Code: A1

Loc Code: 63

Address: 5027 CAMP CREEK RD

Legal 1: LOT 4 WINFREE OAKS SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV65720		1.43	0	0.00	0.00	85,000	0	85,000
Total Land Taxable Value:										85,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES FRM	F6	2,915	1.30	1.00		1.00	1.00	1.21	1.00	467,200
	2	2024	2025	GARAGE-FIN	F6	575	1.30	1.00		1.00	1.00	1.21	1.00	24,900
	3	2024	2025	PORCH	F6	274	1.30	1.00		1.00	1.00	1.21	1.00	7,280
	4	2024	2025	PORCH	F6	219	1.30	1.00		1.00	1.00	1.21	1.00	5,820
Total Building Value:														505,200

Sale Date: 01/03/2025
Sale Price: 699,900

Deed Date: 01/03/2025
Volume:

File#: 210023
Page:

Buyer: ESTRADA HECTOR III & ELIZABETH
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
590,200	540,400	0.7721	0.8433	B	65700	T	0	1.429	505,200

Parcel Id: 56157
Sale #:5

Acct Number: 65720-00028-00000-001300

Cat Code: A1

Loc Code: 63

Address: 5303 CAMP CREEK RD

Legal 1: LOT 13 WINFREE OAKS SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV65720		1.47	0	0.00			0.00	85,000	0	85,000
Total Land Taxable Value:												85,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2018	RES MAS	M6	2,621	1.30	1.00		1.00	1.00	1.21	1.00	441,180
	2	0	2018	RMSTR2	M6	684	1.30	1.00		1.00	1.00	1.21	1.00	96,720
	3	0	2018	GARAGE-FIN	M6	805	1.30	1.00		1.00	1.00	1.21	1.00	36,950
	4	0	2018	PORCH	M6	61	1.30	1.00		1.00	1.00	1.21	1.00	1,740
	5	0	2018	PORCH	M6	851	1.30	1.00		1.00	1.00	1.21	1.00	24,230
	6	0	2018	WAREHOUSE	13	2,414	1.30	1.00		1.00	1.00	1.21	1.00	83,080
	7	0	2018	WH-CPY	13	1,203	1.30	1.00		1.00	1.00	1.21	1.00	17,310
	8	0	2018	CONCRETE	1	192	1.30	1.00		1.00	1.00	1.21	1.00	2,110
	9	0	2022	POOL	5	1,142	1.30	1.00		0.75	1.00	1.21	1.00	63,730
Total Building Value:														767,050

Sale Date: 06/27/2024
Sale Price: 1,045,000

Deed Date: 06/27/2024
Volume:

File#: 204506
Page:

Buyer: RUTHERFORD JOSHUA G & KELSEY M
Seller: TRC GLOBAL MOBILITY INC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
852,050	743,150	0.7111	0.8154	B	65700	T	0	1.473	767,050

Parcel Id: 59601
Sale #:2

Acct Number: 65730-00028-00000-000100

Cat Code: A1

Loc Code: 63

Address: 6403 TOMAHAWK DR

Legal 1: LOT 1 WINFREE OAKS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV65730		1.45	0	0.00			1.00	140,000	0	140,000
Total Land Taxable Value:												140,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M6	3,103	1.30	1.00		1.00	1.00	1.21	1.00	512,560
	2	2024	2025	GARAGE-FIN	M6	685	1.30	1.00		1.00	1.00	1.21	1.00	31,440
	3	2024	2025	PORCH	M6	172	1.30	1.00		1.00	1.00	1.21	1.00	4,900
	4	2024	2025	PORCH	M6	357	1.30	1.00		1.00	1.00	1.21	1.00	10,160
Total Building Value:														559,060

Sale Date: 08/13/2024
Sale Price: 759,900

Deed Date: 08/13/2024
Volume:

File#: 205858
Page:

Buyer: COUCH CORY & ASHLEY
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
699,060	648,230	0.8530	0.9199	B	65700	T	0	1.448	559,060

Parcel Id: 59614
Sale #:4

Acct Number: 65730-00028-00000-001400

Cat Code: A1

Loc Code: 63

Address: 5619 CAMP CREEK RD

Legal 1: LOT 14 WINFREE OAKS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FV65730			1.53	0	0.00	1.00	140,000	0	140,000			
Total Land Taxable Value:											140,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES FRM	F5+	1,786	1.30	1.00		1.00	1.00	1.21	1.00	286,250
	2	2021	2022	RFSTR2	F5+	946	1.30	1.00		1.00	1.00	1.21	1.00	127,360
	3	2021	2022	GARAGE-FIN	F5+	462	1.30	1.00		1.00	1.00	1.21	1.00	18,760
	4	2021	2022	PORCH	F5+	152	1.30	1.00		1.00	1.00	1.21	1.00	3,800
	5	2021	2022	CONCRETE	1	170	1.30	1.00		1.00	1.00	1.21	1.00	1,870
Total Building Value:														438,040

Sale Date: 01/31/2025
Sale Price: 578,000

Deed Date: 01/31/2025
Volume:

File#: 210779
Page:

Buyer: CUMMINGS CODY & JENNIFER
Seller: POLLIO BRANDI J & KRISTOPHER E

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
578,040	538,210	0.9312	1.0001	B	65700	T	0	1.535	438,040

Parcel Id: 59626
Sale #:2

Acct Number: 65730-00028-00000-002600

Cat Code: A1

Loc Code: 63

Address: 5711 CAMP CREEK RD

Legal 1: LOT 26 WINFREE OAKS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV65730		1.22	0	0.00	1.00	140,000	0	140,000
Total Land Taxable Value:										140,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,663	1.30	1.00		1.00	1.00	1.21	1.00	436,230
	2	2022	2023	GARAGE-FIN	M5+	635	1.30	1.00		1.00	1.00	1.21	1.00	27,930
	3	2022	2023	PORCH	M5+	82	1.30	1.00		1.00	1.00	1.21	1.00	2,290
	4	2022	2023	PORCH	M5+	241	1.30	1.00		1.00	1.00	1.21	1.00	6,730
	5	2023	2024	POOL	5	520	1.30	1.00		0.75	1.00	1.21	1.00	29,020
	6	2024	2025	WAREHOUSE	13	1,200	1.30	1.00		1.00	1.00	1.21	1.00	45,280
	7	2024	2025	WH-CPY	13	300	1.30	1.00		1.00	1.00	1.21	1.00	4,320
Total Building Value:														551,800

Sale Date: 01/26/2024

Deed Date: 01/26/2024

File#: 200287

Buyer: ROLLIN TERI L

Sale Price: 585,000

Volume:

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Seller: EAGLE POINT HOMES LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
691,800	543,000	0.9282	1.1826	B	65700	T	0	1.222	551,800

Parcel Id: 59647

Acct Number: 65730-00028-00000-004700

Cat Code: A1

Loc Code: 63

Address: 5803 CAMP CREEK RD

Sale #:2

Legal 1: LOT 47 WINFREE OAKS SEC 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FV65730			1.39	0		0.00		1.00	140,000	0	140,000	
Total Land Taxable Value:													140,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES FRM	F6	2,854	1.30	1.00		1.00	1.00	1.21	1.00	457,420
	2	2024	2025	RFSTR2	F6	396	1.30	1.00		1.00	1.00	1.21	1.00	53,310
	3	2024	2025	GARAGE-FIN	F6	668	1.30	1.00		1.00	1.00	1.21	1.00	28,930
	4	2024	2025	PORCH	F6	234	1.30	1.00		1.00	1.00	1.21	1.00	6,220
	5	2024	2025	PORCH	F6	383	1.30	1.00		1.00	1.00	1.21	1.00	10,180
	6	2024	2025	POOL	5	554	1.30	1.00		0.75	1.00	1.21	1.00	30,910
Total Building Value:														586,970

Sale Date: 08/19/2024

Deed Date: 08/19/2024

File#: 206047

Buyer: MIZE STEVEN & HEATHER

Sale Price: 694,900

Volume:

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Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
726,970	641,290	0.9229	1.0462	B	65700	T	0	1.394	586,970

Parcel Id: 59649

Acct Number: 65730-00028-00000-004900

Cat Code: A1

Loc Code: 63

Address: 5819 CAMP CREEK RD

Sale #:4

Legal 1: LOT 49 WINFREE OAKS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FV65730		1.56	0	0.00			1.00	140,000	0	140,000
Total Land Taxable Value:												140,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M6	2,758	1.30	1.00		1.00	1.00	1.21	1.00	464,250
	2	2024	2025	GARAGE-FIN	M6	830	1.30	1.00		1.00	1.00	1.21	1.00	38,100
	3	2024	2025	PORCH	M6	36	1.30	1.00		1.00	1.00	1.21	1.00	1,020
	4	2024	2025	PORCH	M6	325	1.30	1.00		1.00	1.00	1.21	1.00	9,250
Total Building Value:														512,620

Sale Date: 10/31/2024
Sale Price: 702,900

Deed Date: 10/31/2024
Volume:

File#: 208209
Page:

Buyer: ELLISOR SHARON K & ROBERT F
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
652,620	606,010	0.8622	0.9285	B	65700	T	0	1.561	512,620

Parcel Id: 59681
Sale #:4

Acct Number: 65730-00028-00000-008100

Cat Code: A1

Loc Code: 63

Address: 6111 BLACKHAWK DR

Legal 1: LOT 81 WINFREE OAKS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV65730		1.45	0	0.00	1.00	140,000	0	140,000

Total Land Taxable Value: 140,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,670	1.30	1.00		1.00	1.00	1.21	1.00	437,380
	2	2021	2022	GARAGE-FIN	M5+	538	1.30	1.00		1.00	1.00	1.21	1.00	23,660
	3	2021	2022	PORCH	M5+	47	1.30	1.00		1.00	1.00	1.21	1.00	1,310
	4	2021	2022	PORCH	M5+	316	1.30	1.00		1.00	1.00	1.21	1.00	8,820
	5	2022	2023	WAREHOUSE	13	1,800	1.30	1.00		1.00	1.00	1.21	1.00	67,930
	6	2022	2023	WH-CPY	13	1,200	1.30	1.00		1.00	1.00	1.21	1.00	17,270

Total Building Value: 556,370

Sale Date: 04/22/2024
Sale Price: 700,000

Deed Date: 04/22/2024
Volume:

File#: 202560
Page:

Buyer: THIBODAUX PAUL G JR & CINDY
Seller: HAIGHT TRAVIS JOSEPH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
696,370	609,630	0.8709	0.9948	B	65700	T	0	1.448	556,370

Parcel Id: 59686
Sale #:4

Acct Number: 65730-00028-00000-008600

Cat Code: A1

Loc Code: 63

Address: 6303 BLACKHAWK DR

Legal 1: LOT 86 WINFREE OAKS SEC 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FV65730		1.45	0	0.00	1.00	140,000	0	140,000

Total Land Taxable Value: 140,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M6	2,804	1.30	1.00		1.00	1.00	1.21	1.00	463,170
	2	0	2022	GARAGE-FIN	M6	609	1.30	1.00		1.00	1.00	1.21	1.00	27,950
	3	0	2022	PORCH	M6	38	1.30	1.00		1.00	1.00	1.21	1.00	1,080
	4	0	2022	PORCH	M6	330	1.30	1.00		1.00	1.00	1.21	1.00	9,400
	5	0	2022	CONCRETE	1	435	1.30	1.00		1.00	1.00	1.21	1.00	4,790
	6	2024	2025	POOL	5	819	1.30	1.00		0.75	1.00	1.21	1.00	45,700
	7	2024	2025	WAREHOUSE	13	2,400	1.30	1.00		1.00	1.00	1.21	1.00	82,600
	8	2024	2025	WH-CPY	13	1,000	1.30	1.00		1.00	1.00	1.21	1.00	14,390
Total Building Value:														649,080

Sale Date: 02/26/2024

Deed Date: 02/26/2024

File#: 201083

Buyer: SPARKS JAKE C & TIFFANY M

Sale Price: 665,000

Volume:

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Seller: BYFORD BAILEY K & BLAKE M

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
789,080	597,640	0.8987	1.1866	B	65700	L	0	1.448	649,080

Parcel Id: 57513

Sale #:4

Acct Number: 65800-00028-00100-000200

Cat Code: A1

Loc Code: 63

Address: 4527 PINELOCH BAYOU DR

Legal 1: LT 2 BK 1 WINFREE BAYOU EST 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS65800			1.12	0		0.00		1.00	84,080		0	84,080
Total Land Taxable Value:														84,080
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	2018	RES MAS	M6	2,892	1.30	1.00		1.00	1.00	1.25	1.00	493,490
	2	2017	2018	GARAGE-FIN	M6	570	1.30	1.00		1.00	1.00	1.25	1.00	27,030
	3	2017	2018	PORCH	M6	169	1.30	1.00		1.00	1.00	1.25	1.00	4,970
	4	2017	2018	PORCH	M6	351	1.30	1.00		1.00	1.00	1.25	1.00	10,320
	5	0	2019	WAREHOUSE	12	1,740	1.30	1.00		1.00	1.00	1.25	1.00	49,090
	6	0	2019	WH-CPY	12	1,220	1.30	1.00		1.00	1.00	1.25	1.00	15,500
Total Building Value:														600,400

Sale Date: 02/14/2025

Deed Date: 02/14/2025

File#: 211128

Buyer: BLACKBURN MARK ANTHONY

Sale Price: 720,000

Volume:

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Seller: JOHNSON BRANDON K & MANDY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
684,480	588,420	0.8172	0.9507	B	65800	T	0	1.121	600,400

Parcel Id: 57525

Sale #:4

Acct Number: 65800-00028-00100-001400

Cat Code: A1

Loc Code: 63

Address: 4719 PINELOCH BAYOU DR

Legal 1: LT 14 BK 1 WINFREE BAYOU EST 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS65800		1.12	0	0.00	1.00	84,080	0	84,080
Total Land Taxable Value:										84,080

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2019	RES MAS	M6	2,754	1.30	1.00		1.00	1.00	1.25	1.00	478,900
	2	0	2019	GARAGE-FIN	M6	829	1.30	1.00		1.00	1.00	1.25	1.00	39,310
	3	0	2019	PORCH	M6	36	1.30	1.00		1.00	1.00	1.25	1.00	1,060
	4	0	2019	PORCH	M6	305	1.30	1.00		1.00	1.00	1.25	1.00	8,970
	5	0	2019	CONCRETE	1	187	1.30	1.00		1.00	1.00	1.25	1.00	2,130
	6	2021	2022	POOL	5	673	1.30	1.00		0.75	1.00	1.25	1.00	38,800
	7	2024	2025	WAREHOUSE	13	3,200	1.30	1.00		1.00	1.00	1.25	1.00	113,780
	8	2024	2025	WH-CPY	13	1,792	1.30	1.00		1.00	1.00	1.25	1.00	26,640
	9	2024	2025	CONCRETE	1	200	1.30	1.00		1.00	1.00	1.25	1.00	2,280
Total Building Value:														711,870

Sale Date: 10/04/2024
Sale Price: 718,900

Deed Date: 10/04/2024
Volume:

File#: 207479
Page:

Buyer: TAYLOR LAURA LEE
Seller: COOK LAUCHLIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
795,950	544,350	0.7572	1.1072	B	65800	T	0	1.121	711,870

Parcel Id: 57529
Sale #:3

Acct Number: 65800-00028-00200-000200

Cat Code: A1

Loc Code: 63

Address: 4526 PINELOCH BAYOU DR

Legal 1: LT 2 BK 2 WINFREE BAYOU EST 1

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	RS65800			1.12	0	0.00			1.00	84,150		0	84,150
Total Land Taxable Value:														84,150
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2020	RES MAS	M6	2,982	1.30	1.00		1.00	1.00	1.25	1.00	508,850
	2	0	2020	GARAGE-FIN	M6	791	1.30	1.00		1.00	1.00	1.25	1.00	37,510
	3	0	2020	PORCH	M6	82	1.30	1.00		1.00	1.00	1.25	1.00	2,410
	4	0	2020	PORCH	M6	252	1.30	1.00		1.00	1.00	1.25	1.00	7,410
	5	2022	2023	PORCH	M6	374	1.30	1.00		1.00	1.00	1.25	1.00	11,000
Total Building Value:														567,180

Sale Date: 07/11/2024
Sale Price: 693,000

Deed Date: 07/11/2024
Volume:

File#: 204890
Page:

Buyer: WRIGHT BLAINE & KELSEY
Seller: RANEY ROGER & TAMMY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
651,330	554,090	0.7996	0.9399	B	65800	T	0	1.122	567,180

Parcel Id: 60837
Sale #:2

Acct Number: 65810-00028-00100-000400

Cat Code: A1

Loc Code: 63

Address: 6811 CHERRY BAYOU DR

Legal 1: LT 4 BK 1 WINFREE BAYOU EST 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS65810		1.04	0	0.00	1.00	88,320	0	88,320
Total Land Taxable Value:										88,320

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M6	2,352	1.30	1.00		1.00	1.00	1.25	1.00	418,240
	2	2023	2024	GARAGE-FIN	M6	624	1.30	1.00		1.00	1.00	1.25	1.00	29,590
	3	2023	2024	PORCH	M6	228	1.30	1.00		1.00	1.00	1.25	1.00	6,710
	4	2023	2024	PORCH	M6	148	1.30	1.00		1.00	1.00	1.25	1.00	4,350
Total Building Value:														458,890

Sale Date: 07/11/2024
Sale Price: 516,000

Deed Date: 07/11/2024
Volume:

File#: 204888
Page:

Buyer: RANEY ROGER & TAMMY
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
547,210	473,780	0.9182	1.0605	B	65800	T	0	1.039	458,890

Parcel Id: 60852
Sale #:2

Acct Number: 65810-00028-00100-001900

Cat Code: A1

Loc Code: 63

Address: 4827 PINELOCH BAYOU DR

Legal 1: LT 19 BK 1 WINFREE BAYOU EST 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS65810			2.02	0	0.00	1.00	171,360	0	171,360			
Total Land Taxable Value:											171,360			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES FRM	F6	2,499	1.30	1.00		1.00	1.00	1.08	1.00	362,230
	2	0	2023	RFSTR2	F6	1,369	1.30	1.00		1.00	1.00	1.08	1.00	166,680
	3	0	2023	GARAGE-FIN	F6	821	1.30	1.00		1.00	1.00	1.08	1.00	31,730
	4	2022	2023	PORCH	F6	194	1.30	1.00		1.00	1.00	1.08	1.00	4,600
	5	0	2023	PORCH	F6	172	1.30	1.00		1.00	1.00	1.08	1.00	4,080
Total Building Value:														569,320

Sale Date: 01/22/2024
Sale Price: 715,000

Deed Date: 01/22/2024
Volume:

File#: 200106
Page:

Buyer: MOREAU GARY
Seller: SUNVILLA HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
740,680	724,880	1.0138	1.0359	B	65800	T	0	2.016	569,320

Parcel Id: 60873
Sale #:2

Acct Number: 65810-00028-00200-001500

Cat Code: A1

Loc Code: 63

Address: 4934 PINELOCH BAYOU DR

Legal 1: LT 15 BK 2 WINFREE BAYOU EST 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS65810		1.27	0	0.00	1.00	108,040	0	108,040
Total Land Taxable Value:										108,040

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M6	2,352	1.30	1.00		1.00	1.00	1.25	1.00	418,240
	2	2023	2024	GARAGE-FIN	M6	647	1.30	1.00		1.00	1.00	1.25	1.00	30,680
	3	2023	2024	PORCH	M6	228	1.30	1.00		1.00	1.00	1.25	1.00	6,710
	4	2023	2024	PORCH	M6	148	1.30	1.00		1.00	1.00	1.25	1.00	4,350
	5	2024	2025	WAREHOUSE	13	1,560	1.30	1.00		1.00	1.00	1.25	1.00	60,810
	6	2024	2025	WH-CPY	13	600	1.30	1.00		1.00	1.00	1.25	1.00	8,920
	7	2024	2025	CONCRETE	1	96	1.30	1.00		1.00	1.00	1.25	1.00	1,090
Total Building Value:														530,800

Sale Date: 06/24/2024
Sale Price: 529,900

Deed Date: 06/24/2024
Volume:

File#: 204403
Page:

Buyer: HARRISON JARED W & JENNIFER
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
638,840	494,420	0.9330	1.2056	B	65800	T	0	1.271	530,800

Parcel Id: 65241
Sale #:1

Acct Number: 65812-00028-00000-002001

Cat Code: A1

Loc Code: 63

Address: 4835 PINELOCH BAYOU DR

Legal 1: LOT 20 A REPLAT OF LOT 20 OF WINFREE BAYOU ESTATES SEC 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS65810		2.28	0	0.00			1.00	194,140	0	194,140

Total Land Taxable Value: 194,140

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES FRM	F6	2,284	1.30	1.00		1.00	1.00	1.08	1.00	340,010
	2	2023	2024	RFSTR2	F6	1,600	1.30	1.00		1.00	1.00	1.08	1.00	200,090
	3	2023	2024	GARAGE-FIN	F6	832	1.30	1.00		1.00	1.00	1.08	1.00	32,160
	4	2023	2024	PORCH	F6	161	1.30	1.00		1.00	1.00	1.08	1.00	3,820
	5	2023	2024	PORCH	F6	216	1.30	1.00		1.00	1.00	1.08	1.00	5,130

Total Building Value: 581,210

Sale Date: 09/30/2024
Sale Price: 730,000

Deed Date: 09/30/2024
Volume:

File#: 207268
Page:

Buyer: LABARBERA JEFFERY & ARISSA BAIAMONTE
Seller: SUNVILLA HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
775,350	759,200	1.0400	1.0621	B	65800	T	0	2.284	581,210

Parcel Id: 64129
Sale #:2

Acct Number: 65820-00028-00100-000600

Cat Code: A1

Loc Code: 63

Address: 6603 FRERET BAYOU DR

Legal 1: LT 6 BLK 1 WINFREE BAYOU EST SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS65820		1.25	0	0.00			1.00	105,910	0	105,910

Total Land Taxable Value: 105,910

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES FRM	F6	2,776	1.30	1.00		1.00	1.00	1.08	1.00	402,380
	2	2023	2024	RFSTR2	F6	560	1.30	1.00		1.00	1.00	1.08	1.00	68,180
	3	2023	2024	GARAGE-FIN	F6	763	1.30	1.00		1.00	1.00	1.08	1.00	29,490
	4	2023	2024	PORCH	F6	252	1.30	1.00		1.00	1.00	1.08	1.00	5,980
	5	2023	2024	PORCH	F6	243	1.30	1.00		1.00	1.00	1.08	1.00	5,770

Total Building Value: 511,800

Sale Date: 01/02/2024
Sale Price: 640,000

Deed Date: 01/02/2024
Volume:

File#: 199732
Page:

Buyer: DUNKIN ASHLAIN & DAVID
Seller: SUNVILLA HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
617,710	603,490	0.9430	0.9652	B	65800	T	0	1.246	511,800

Parcel Id: 64131
Sale #:2

Acct Number: 65820-00028-00100-000800

Cat Code: A1

Loc Code: 63

Address: 6619 FRERET BAYOU DR

Legal 1: LT 8 BLK 1 WINFREE BAYOU EST SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS65820		0.54	0	0.00	1.00	45,650	0	45,650
	2	RS65820		0.54	0	0.00	1.00	45,650	0	45,650

Total Land Taxable Value: 91,300

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES FRM	F6	2,284	1.30	1.00		1.00	0.50	1.08	1.00	170,010
	2	2023	2024	RFSTR2	F6	1,600	1.30	1.00		1.00	0.50	1.08	1.00	100,040
	3	2023	2024	GARAGE-FIN	F6	832	1.30	1.00		1.00	0.50	1.08	1.00	16,080
	4	2023	2024	PORCH	F6	161	1.30	1.00		1.00	0.50	1.08	1.00	1,910
	5	2023	2024	PORCH	F6	216	1.30	1.00		1.00	0.50	1.08	1.00	2,560
	6	2023	2024	RES FRM	F6	2,284	1.30	1.00		1.00	0.50	1.08	1.00	170,010
	7	2023	2024	RFSTR2	F6	1,600	1.30	1.00		1.00	0.50	1.08	1.00	100,040
	8	2023	2024	GARAGE-FIN	F6	832	1.30	1.00		1.00	0.50	1.08	1.00	16,080
	9	2023	2024	PORCH	F6	161	1.30	1.00		1.00	0.50	1.08	1.00	1,910
	10	2023	2024	PORCH	F6	216	1.30	1.00		1.00	0.50	1.08	1.00	2,560

Total Building Value: 581,200

Sale Date: 07/22/2024
Sale Price: 695,000

Deed Date: 07/22/2024
Volume:

File#: 205146
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Buyer: COLBERT BRYCE & ROBERT CISNEROS
Seller: SUNVILLA HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
672,500	656,350	0.9444	0.9676	B	65800	T	0	1.074	581,200

Parcel Id: 64143
Sale #:3

Acct Number: 65820-00028-00100-002000

Cat Code: A1

Loc Code: 63

Address: 5219 PINELOCH BAYOU DR

Legal 1: LT 20 BLK 1 WINFREE BAYOU EST SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RS65820		1.10	0	0.00	1.00	93,760	0	93,760

Total Land Taxable Value: 93,760

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES FRM	F5+	2,068	1.30	1.00		1.00	1.00	1.25	1.00	342,400
	2	2023	2024	GARAGE-FIN	F5+	442	1.30	1.00		1.00	1.00	1.25	1.00	18,540
	3	2023	2024	PORCH	F5+	13	1.30	1.00		1.00	1.00	1.25	1.00	340
	4	2023	2024	PORCH	F5+	165	1.30	1.00		1.00	1.00	1.25	1.00	4,260
Total Building Value:														365,540

Sale Date: 03/18/2024
Sale Price: 489,900

Deed Date: 03/18/2024
Volume:

File#: 201607
Page:

Buyer: MURPHY DANIEL
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
459,300	391,750	0.7997	0.9375	B	65800	T	0	1.103	365,540

Parcel Id: 64151
Sale #:3

Acct Number: 65820-00028-00100-002800

Cat Code: A1

Loc Code: 63

Address: 5310 PINELOCH BAYOU DR

Legal 1: LT 28 BLK 1 WINFREE BAYOU EST SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS65820			1.08	0	0.00	1.00	91,460	0	91,460			
Total Land Taxable Value:											91,460			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2024	2025	RES MAS	M5+	2,670	1.30	1.00		1.00	1.00	1.25	1.00	451,840
	2	2024	2025	GARAGE-FIN	M5+	533	1.30	1.00		1.00	1.00	1.25	1.00	24,220
	3	2024	2025	PORCH	M5+	47	1.30	1.00		1.00	1.00	1.25	1.00	1,350
	4	2024	2025	PORCH	M5+	316	1.30	1.00		1.00	1.00	1.25	1.00	9,110
Total Building Value:														486,520

Sale Date: 09/11/2024
Sale Price: 611,606

Deed Date: 09/11/2024
Volume:

File#: 206691
Page:

Buyer: RICHARDSON WAYNE A JR & YOLANDA
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
577,980	491,610	0.8038	0.9450	B	65800	L	0	1.076	486,520

Parcel Id: 64158
Sale #:3

Acct Number: 65820-00028-00100-003500

Cat Code: A1

Loc Code: 63

Address: 5126 PINELOCH BAYOU DR

Legal 1: LT 35 BLK 1 WINFREE BAYOU EST SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	RS65820			1.09	0	0.00	1.00	92,740	0	92,740			
Total Land Taxable Value:											92,740			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2023	2024	RES MAS	M5+	2,622	1.30	1.00		1.00	1.00	1.25	1.00	443,710
	2	2023	2024	GARAGE-FIN	M5+	565	1.30	1.00		1.00	1.00	1.25	1.00	25,670
	3	2023	2024	PORCH	M5+	29	1.30	1.00		1.00	1.00	1.25	1.00	840
	4	2023	2024	PORCH	M5+	115	1.30	1.00		1.00	1.00	1.25	1.00	3,320
	5	2024	2025	POOL	5	652	1.30	1.00		0.75	1.00	1.25	1.00	37,590
Total Building Value:														511,130

Sales Ratio Detail

Sale Date: 07/18/2024
Sale Price: 566,000

Deed Date: 07/18/2024
Volume:

File#: 205103
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Buyer: WEEMS STEFANI & GARY VINSON
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
603,870	481,950	0.8515	1.0669	B	65800	T	0	1.091	511,130

Parcel Id: 64162
Sale #:3

Acct Number: 65820-00028-00100-003900

Cat Code: A1

Loc Code: 63

Address: 6542 TREME BAYOU DR

Legal 1: LT 39 BLK 1 WINFREE BAYOU EST SEC 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS65820		1.13	0	0.00		1.00		95,630	0	95,630		
Total Land Taxable Value:												95,630		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	2022	RES MAS	M5+	2,489	1.30	1.00		1.00	1.00	1.25	1.00	421,210
	2	0	2022	RMSTR2	M5+	720	1.30	1.00		1.00	1.00	1.25	1.00	102,350
	3	0	2022	GARAGE-FIN	M5+	701	1.30	1.00		1.00	1.00	1.25	1.00	31,850
	4	0	2022	PORCH	M5+	173	1.30	1.00		1.00	1.00	1.25	1.00	4,990
	5	0	2022	PORCH	M5+	157	1.30	1.00		1.00	1.00	1.25	1.00	4,530
Total Building Value:														564,930

Sale Date: 07/31/2024
Sale Price: 515,000

Deed Date: 07/31/2024
Volume:

File#: 205523
Page:

Buyer: FAULK JASON & MICHELLE PERRY
Seller: RICHARDSON TYRELL S & KEISHA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
660,560	560,060	1.0875	1.2826	B	65800	T	0	1.125	564,930

Parcel Id: 64171
Sale #:3

Acct Number: 65820-00028-00100-004800

Cat Code: A1

Loc Code: 63

Address: 6527 TREME BAYOU DR

Legal 1: LT 48 BLK 1 WINFREE BAYOU EST SEC 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	RS65820			1.10	0	0.00			1.00	93,670	0	93,670	
Total Land Taxable Value:													93,670	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	2023	RES MAS	M5+	2,269	1.30	1.00		1.00	1.00	1.25	1.00	383,980
	2	2022	2023	RMSTR2	M5+	1,040	1.30	1.00		1.00	1.00	1.25	1.00	147,840
	3	2022	2023	GARAGE-FIN	M5+	735	1.30	1.00		1.00	1.00	1.25	1.00	33,390
	4	2022	2023	PORCH	M5+	81	1.30	1.00		1.00	1.00	1.25	1.00	2,340
	5	2022	2023	PORCH	M5+	184	1.30	1.00		1.00	1.00	1.25	1.00	5,300
Total Building Value:														572,850

Sale Date: 06/21/2024
Sale Price: 589,000

Deed Date: 06/21/2024
Volume:

File#: 204319
Page:

Buyer: COOK JIMMY JR & ALEXIS
Seller: EAGLE POINT HOMES LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
666,520	574,870	0.9760	1.1316	B	65800	T	0	1.102	572,850

Sales Ratio Detail

Parcel Id: 6319
Sale #:11

Acct Number: 68010-00029-00000-006300

Cat Code: A1

Loc Code: 63

Address: 13011 MAPLEWOOD LN

Legal 1: LOT 63 WOODLAND ACRES SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RS68010			0.29	12,750	85.00		1.00	4,570	0	4,570		
Total Land Taxable Value:												4,570		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	2017	RES FRM	F3	1,426	1.30	1.00		0.75	1.00	1.32	1.00	169,120
	2	2021	2022	PORCH	F3	25	1.30	1.00		1.00	1.00	1.32	1.00	520
	3	0	2023	STORAGE	41	80	1.30	1.00		1.00	1.00	1.32	1.00	570
	4	0	2024	SHED-1	42	64	1.30	1.00		0.85	1.00	1.32	1.00	490
Total Building Value:												170,700		

Sale Date: 12/31/2024
Sale Price: 154,000

Deed Date: 12/21/2024
Volume:

File#: 209918
Page:

Buyer: GARRETT DALLAS & KARLA
Seller: BIEGEL ANDREW GEORGE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
175,270	111,620	0.7248	1.1381	B	68000	T	12,750	0.293	170,700

Parcel Id: 8961
Sale #:13

Acct Number: 68010-00029-00000-017800

Cat Code: A2

Loc Code: 24

Address: 13307 SHADY LN

Legal 1: LOT 178 WOODLAND ACRES SEC 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value		Ag Value	Total Value
	1	RS68010			0.82	35,689	89.00			1.24	12,780		0	12,780
Total Land Taxable Value:														12,780
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	0	MOB HME	T-3D	1,890	1.00	1.00		0.85	1.00	1.00	1.00	132,540
	2	0	1900	PORCH	MH	128	1.30	1.00		0.70	1.00	1.00	1.00	1,420
	3	0	2006	STORAGE	42	128	1.30	1.00		0.65	1.00	1.00	1.00	610
	4	0	1900	SHED-1	41	96	1.30	1.00		0.90	1.00	1.00	1.00	410
	5	0	2024	STORAGE	42	84	1.30	1.00		1.00	1.00	1.00	1.00	610
	6	0	2024	PORCH	F4	300	1.30	1.00		1.00	1.00	1.00	1.00	5,300
Total Building Value:														140,890

Sale Date: 03/19/2024
Sale Price: 215,000

Deed Date: 03/19/2024
Volume:

File#: 201687
Page:

Buyer: POFFINBARGER DUSTIN
Seller: HOLLAND KYLE N & MARY E

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
153,670	119,410	0.5554	0.7147	B	68010	T	35,689	0.819	140,890

Parcel Id: 6401
Sale #:7

Acct Number: 68010-00029-00000-018800

Cat Code: A1

Loc Code: 24

Address: 4810 PECAN LN

Legal 1: 188 SEC 2 WOODLAND ACRES

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RS68010		0.28	12,240	90.00		0.96	4,380	0	4,380
Total Land Taxable Value:											4,380

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2006	STORAGE	42	100	1.30	1.00		0.50	1.00	1.32	1.00	480
	2	0	2014	RES FRM	F4	1,038	1.30	1.00		0.98	1.00	1.32	1.00	168,900
	3	0	2014	PORCH	F4	129	1.30	1.00		0.98	1.00	1.32	1.00	2,950
Total Building Value:														172,330

Sale Date: 02/14/2025

Sale Price: 187,000

Deed Date: 02/14/2025

Volume:

File#: 211136

Page:

Buyer: SEIFERT-CHAPA NATALIE

Seller: SANDERS GINGER NICOLE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
176,710	176,710	0.9450	0.9450	B	68000	T	12,240	0.281	172,330