

## Sales Ratio Recap Selection Page

Run Date 4/15/2024  
2:41:16PM

Description:

Order: Account

### SELECTION CRITERIA

Year Run: 2024

Jurisdiction 00-FREESTONE CAD

(NOT) Property\_Type LIKE M

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

Sale\_Date greater than/equal to 1/1/2023 12:00:00 AM And Sale\_Date less than/equal to 12/31/2024 12:00:00 AM

Is\_Valid\_Transaction = true

Primary\_Category\_Code LIKE A\*

## Sales Ratio One Line List

<u>Account Number</u>	<u>Parcel ID</u>	<u>Current Ratio</u>	<u>Current Median</u>	<u>Current Deviation</u>	<u>Sale Ratio</u>	<u>Sale Median</u>	<u>Sale Deviation</u>	<u>Adjusted Price</u>	<u>Appraised Value</u>
00002-00366-00000-000000	1522	1.0313	1.01	0.02	1.0000	0.88	0.12	155,000	159,851
00003-00005-00000-000000	1617	0.9497	1.01	0.06	0.9911	0.88	0.11	40,000	37,988
00003-00155-00000-000000	1830	0.9278	1.01	0.08	0.9420	0.88	0.06	170,000	157,732
00012-00026-00000-000000	3399	0.9071	1.01	0.10	0.9914	0.88	0.11	55,000	49,891
00012-09056-00000-000000	3580	1.1132	1.01	0.11	0.8350	0.88	0.04	188,000	209,291
00012-09067-00000-000000	3591	0.5543	1.01	0.45	0.5494	0.88	0.33	190,500	105,592
00012-09106-00000-000000	3414	1.0606	1.01	0.05	1.0429	0.88	0.17	500,000	530,285
00012-09127-00000-000000	3644	1.0969	1.01	0.09	1.0298	0.88	0.15	150,000	164,536
00012-09134-00000-000000	3649	1.1007	1.01	0.09	1.0709	0.88	0.19	163,500	179,957
00012-09182-00000-000000	3693	1.0915	1.01	0.09	1.1885	0.88	0.31	225,000	245,584
00012-09196-00000-000000	3704	1.4073	1.01	0.40	1.4475	0.88	0.57	96,000	135,103
00023-09387-01000-000000	48756	0.7373	1.01	0.27	0.8924	0.88	0.01	15,000	11,060
00023-09671-00000-000000	5983	0.9892	1.01	0.02	0.8399	0.88	0.04	200,000	197,843
00023-09792-00000-000000	6083	0.9712	1.01	0.04	0.7168	0.88	0.16	74,999	72,838
00032-00006-00000-000000	7318	0.9739	1.01	0.03	1.0314	0.88	0.15	65,000	63,305
00034-09004-01000-000000	7673	1.0530	1.01	0.05	0.8151	0.88	0.06	190,000	200,066
00060-00011-04000-000000	8602	0.8522	1.01	0.15	0.3396	0.88	0.54	265,000	225,840
00060-00021-00000-000000	8617	1.0263	1.01	0.02	0.7551	0.88	0.12	110,000	112,897
00116-00010-00000-000000	9445	1.0297	1.01	0.02	0.6746	0.88	0.20	299,000	307,893
00116-00069-00000-000000	9504	0.9823	1.01	0.02	0.6246	0.88	0.25	240,000	235,755
00142-00007-00000-000000	10064	1.2040	1.01	0.20	1.2477	0.88	0.37	220,000	264,882
00420-00034-00000-000000	13862	0.9504	1.01	0.06	0.8950	0.88	0.02	142,700	135,618
00615-00009-00000-000000	16612	1.1386	1.01	0.13	0.9381	0.88	0.06	55,000	62,621
22008-00000-01000-000000	18259	1.3165	1.01	0.31	1.0390	0.88	0.16	155,200	204,324
24016-00001-00000-000000	18311	0.9888	1.01	0.02	2.0177	0.88	1.14	150,000	148,327
27006-00003-00000-000000	18414	1.2084	1.01	0.20	1.1699	0.88	0.29	90,000	108,753
27020-00004-00000-000000	18553	0.8857	1.01	0.12	0.5542	0.88	0.32	255,000	225,857
27021-00003-00000-000000	18556	1.0523	1.01	0.05	0.9627	0.88	0.09	120,000	126,280
27027-00001-02000-000000	18597	1.3051	1.01	0.30	1.2634	0.88	0.39	120,000	156,609
28010-00001-00000-000000	18607	1.0591	1.01	0.05	0.6107	0.88	0.27	242,500	256,841
28030-04013-00000-000000	18697	1.2368	1.01	0.23	1.2438	0.88	0.37	83,000	102,658
28035-00001-00000-000000	18702	0.8440	1.01	0.16	0.6837	0.88	0.19	110,000	92,842
28052-00033-00000-000000	18778	0.9477	1.01	0.06	0.7920	0.88	0.09	185,000	175,318
28053-00041-00000-000000	18786	1.1775	1.01	0.17	1.2744	0.88	0.40	96,072	113,123
28056-00086-00000-000000	18834	0.9006	1.01	0.11	0.7647	0.88	0.11	244,500	220,192
28060-00002-00000-000000	18844	0.8038	1.01	0.20	0.7907	0.88	0.09	77,500	62,298
28070-00207-00000-000000	18906	0.9120	1.01	0.09	0.5277	0.88	0.35	245,000	223,448
28070-00210-01000-000000	18908	1.0560	1.01	0.05	0.7824	0.88	0.10	219,500	231,793
28140-00101-00000-000000	19156	0.9873	1.01	0.02	1.1034	0.88	0.23	415,000	409,728
28140-00208-00000-000000	19164	0.8825	1.01	0.12	0.9721	0.88	0.09	321,000	283,271

## Sales Ratio One Line List

<u>Account Number</u>	<u>Parcel ID</u>	<u>Current Ratio</u>	<u>Current Median</u>	<u>Current Deviation</u>	<u>Sale Ratio</u>	<u>Sale Median</u>	<u>Sale Deviation</u>	<u>Adjusted Price</u>	<u>Appraised Value</u>
28140-00301-00000-000000	19168	1.0164	1.01	0.01	0.9693	0.88	0.09	390,000	396,385
28140-00308-00000-000000	19174	1.0266	1.01	0.02	0.8153	0.88	0.06	260,000	266,920
28140-00601-00000-000000	19200	0.9807	1.01	0.03	0.8178	0.88	0.06	224,900	220,567
28140-00602-01000-000000	19202	0.8526	1.01	0.15	0.6423	0.88	0.24	289,000	246,413
28150-00006-00000-000000	19223	0.8966	1.01	0.11	0.6900	0.88	0.19	229,000	205,315
28150-00008-00000-000000	19225	0.7934	1.01	0.21	0.5917	0.88	0.29	175,000	138,846
28181-00054-00000-000000	44135	1.0087	1.01	0.00	0.9344	0.88	0.06	205,100	206,889
28181-00060-00000-000000	19322	0.9726	1.01	0.03	0.8283	0.88	0.05	177,000	172,143
28181-00079-00000-000000	19341	0.9673	1.01	0.04	0.7376	0.88	0.14	249,900	241,724
28182-00106-00000-000000	19352	0.9307	1.01	0.08	0.9555	0.88	0.08	375,000	348,995
28182-00107-00000-000000	19359	1.0555	1.01	0.05	1.0399	0.88	0.16	290,000	306,081
28184-00129-00000-000000	19386	0.9214	1.01	0.09	0.7164	0.88	0.16	232,000	213,768
28190-00051-00000-000000	19444	1.0576	1.01	0.05	1.0136	0.88	0.14	147,000	155,472
28198-00005-00000-000000	19457	1.2488	1.01	0.24	0.9667	0.88	0.09	420,000	524,489
28200-00054-00000-000000	19527	1.1125	1.01	0.11	0.9605	0.88	0.08	87,500	97,346
30013-00001-00000-000000	19569	0.9813	1.01	0.03	1.7977	0.88	0.92	90,000	88,321
33040-00174-00000-000000	41095	1.0003	1.01	0.01	0.6626	0.88	0.22	280,000	280,082
33060-00005-00000-000000	20101	1.0722	1.01	0.07	1.1186	0.88	0.24	279,000	299,134
33060-00030-00000-000000	20124	1.0098	1.01	0.00	0.8036	0.88	0.07	262,000	264,578
33060-00046-00000-000000	20137	0.8470	1.01	0.16	0.4649	0.88	0.41	250,000	211,745
33060-00099-01000-000000	20214	0.9033	1.01	0.10	0.7988	0.88	0.08	210,000	189,691
33072-00104-00000-000000	54380	0.8367	1.01	0.17	0.5075	0.88	0.37	209,000	174,868
33072-00123-00000-000000	2107	0.9551	1.01	0.05	0.8554	0.88	0.02	150,000	143,272
33100-00062-00000-000000	21439	1.0523	1.01	0.05	1.0473	0.88	0.17	300,000	315,676
33100-00065-00000-000000	21442	1.0119	1.01	0.01	0.9188	0.88	0.04	235,000	237,786
33100-00077-00000-000000	21454	0.9856	1.01	0.02	1.0244	0.88	0.15	272,000	268,083
33100-00365-01000-000000	62380	0.8110	1.01	0.20	0.1416	0.88	0.74	133,000	107,868
33100-00417-18000-000000	21820	0.9292	1.01	0.08	0.5201	0.88	0.36	170,000	157,959
33100-00418-30000-000000	21841	1.2334	1.01	0.23	1.1164	0.88	0.24	112,500	138,759
33101-00086-00000-000000	21864	1.1647	1.01	0.16	1.3666	0.88	0.49	215,000	250,412
33107-00073-00000-000000	22148	1.2516	1.01	0.25	1.3748	0.88	0.50	85,000	106,388
33107-00076-00000-000000	22200	1.2137	1.01	0.21	1.2536	0.88	0.38	100,000	121,371
33107-00112-00000-000000	22029	0.8332	1.01	0.17	0.9244	0.88	0.05	265,000	220,811
33110-00001-00000-000000	22298	1.0298	1.01	0.02	1.0242	0.88	0.15	287,500	296,073
33110-00012-00000-000000	22309	0.7752	1.01	0.23	0.7702	0.88	0.11	578,000	448,055
33110-00017-00000-000000	22314	1.0622	1.01	0.06	0.8964	0.88	0.02	417,000	442,927
35002-00003-00000-000000	22323	1.1169	1.01	0.11	0.9402	0.88	0.06	107,160	119,688
35019-00004-00000-000000	66620	1.1667	1.01	0.16	0.6891	0.88	0.19	30,000	35,000
35039-00005-00000-000000	22515	0.8979	1.01	0.11	0.7494	0.88	0.13	219,500	197,080
36001-00001-01000-000000	22538	1.1747	1.01	0.17	1.0771	0.88	0.20	90,000	105,725

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40019-00009-00000-000000	22698	0.9649	1.01	0.04	0.9577	0.88	0.08	126,585	122,138
40026-00011-00000-000000	22754	1.0281	1.01	0.02	0.6473	0.88	0.23	164,900	169,536
40028-00006-00000-000000	22768	0.7050	1.01	0.30	0.6638	0.88	0.21	159,000	112,100
40029-00004-00000-000000	22770	1.0909	1.01	0.08	1.0638	0.88	0.19	279,000	304,371
40030-00007-00000-000000	22774	0.9716	1.01	0.03	0.7914	0.88	0.09	160,000	155,461
40032-00007-00000-000000	22789	1.2144	1.01	0.21	0.7961	0.88	0.08	220,000	267,161
40032-00009-00000-000000	22790	0.8693	1.01	0.14	0.7998	0.88	0.08	150,000	130,398
40032-00011-01000-000000	22792	0.9191	1.01	0.09	0.7883	0.88	0.09	55,000	50,549
40032-00011-02000-000000	22793	0.8273	1.01	0.18	0.6677	0.88	0.21	38,000	31,439
40038-00010-00000-000000	22840	1.0064	1.01	0.00	0.7940	0.88	0.08	165,000	166,048
40039-00003-00000-000000	22844	0.9697	1.01	0.04	0.7967	0.88	0.08	154,900	150,207
40047-00001-00000-000000	22880	1.1125	1.01	0.11	0.8727	0.88	0.00	122,500	136,279
40047-00011-00000-000000	22886	1.0577	1.01	0.05	0.8620	0.88	0.02	95,000	100,481
40053-00003-00000-000000	22931	1.0333	1.01	0.03	1.0031	0.88	0.13	70,000	72,334
40054-00001-00000-000000	22940	1.3340	1.01	0.33	1.6616	0.88	0.78	26,000	34,683
40054-00002-00000-000000	22941	0.9479	1.01	0.06	0.3247	0.88	0.55	180,000	170,623
40055-00001-00000-000000	22950	1.4382	1.01	0.43	2.1562	0.88	1.28	50,000	71,908
40063-00010-00000-000000	23013	1.0909	1.01	0.08	1.3434	0.88	0.47	150,000	163,641
40076-00015-00000-000000	23131	1.1321	1.01	0.13	1.0296	0.88	0.15	94,000	106,422
40076-00020-00000-000000	23133	1.0044	1.01	0.00	0.4617	0.88	0.42	129,000	129,570
40092-00003-00000-000000	23234	0.9948	1.01	0.01	0.2889	0.88	0.59	175,000	174,085
40196-00008-00000-000000	23866	1.2189	1.01	0.21	1.1024	0.88	0.22	98,100	119,574
41037-00001-00000-000000	50543	1.0074	1.01	0.00	0.9546	0.88	0.08	200,000	201,472
41040-00703-01000-000000	23993	0.9376	1.01	0.07	0.3118	0.88	0.57	150,000	140,644
41050-00201-01000-000000	9842	1.0066	1.01	0.00	1.0554	0.88	0.18	262,000	263,732
41050-00202-02000-000000	24025	0.9065	1.01	0.10	0.7644	0.88	0.11	176,000	159,549
41060-00210-00000-000000	24054	0.9961	1.01	0.01	0.8931	0.88	0.02	203,630	202,840
41070-00103-00000-000000	24102	0.9542	1.01	0.05	0.6080	0.88	0.27	252,200	240,645
41073-00017-00000-000000	44921	1.0211	1.01	0.01	1.0610	0.88	0.18	350,000	357,377
41100-00508-00000-000000	24188	0.9305	1.01	0.08	0.7881	0.88	0.09	172,000	160,038
41130-00010-00000-000000	24265	0.7744	1.01	0.23	0.6298	0.88	0.25	227,250	175,984
41131-00057-00000-000000	24309	1.0823	1.01	0.08	1.0162	0.88	0.14	215,000	232,686
41145-00007-00000-000000	24347	0.9485	1.01	0.06	0.7959	0.88	0.08	249,000	236,187
41167-00111-00000-000000	24373	1.0629	1.01	0.06	1.1485	0.88	0.27	120,000	127,544
41200-00606-00000-000000	24478	1.0095	1.01	0.00	0.4076	0.88	0.47	67,500	68,141
41200-00810-00000-000000	24491	1.2328	1.01	0.23	1.3903	0.88	0.51	40,000	49,310
43076-00001-00000-000000	24743	0.8523	1.01	0.15	0.2716	0.88	0.61	170,000	144,888
43078-00001-00000-000000	24752	0.9528	1.01	0.05	0.7757	0.88	0.10	69,000	65,740
43078-00006-00000-000000	24753	0.6986	1.01	0.31	0.4968	0.88	0.38	123,000	85,931
43088-00001-00000-000000	24759	0.7520	1.01	0.25	0.6422	0.88	0.24	61,000	45,874

## Sales Ratio One Line List

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43090-00004-00000-000000	24772	1.1061	1.01	0.10	0.4307	0.88	0.45	234,000	258,834
43137-00009-00000-000000	24806	1.2002	1.01	0.19	1.2316	0.88	0.35	48,000	57,611
43215-00001-01000-000000	24810	0.9366	1.01	0.07	0.5893	0.88	0.29	100,000	93,658
44003-00004-04000-000000	24872	0.8760	1.01	0.13	0.4723	0.88	0.41	115,000	100,742
44005-00006-00000-000000	24900	1.0951	1.01	0.09	0.9227	0.88	0.05	209,677	229,616
44005-00012-00000-000000	24910	1.0695	1.01	0.06	0.9776	0.88	0.10	210,000	224,603
44005-00014-01000-000000	24916	1.0475	1.01	0.04	0.8613	0.88	0.02	147,500	154,503
44005-00015-02000-000000	24921	1.1395	1.01	0.13	0.9499	0.88	0.07	80,000	91,159
44008-00012-00000-000000	4573	1.0065	1.01	0.00	0.8378	0.88	0.04	147,000	147,954
44013-00010-00000-000000	25164	1.0548	1.01	0.05	1.1408	0.88	0.26	152,000	160,325
63012-00004-00000-000000	19700	1.1180	1.01	0.11	1.1741	0.88	0.30	790,000	883,218
63055-00316-00000-000000	20040	0.8863	1.01	0.12	0.7103	0.88	0.17	181,000	160,426
63055-00403-00000-000000	20052	0.9435	1.01	0.06	0.7482	0.88	0.13	139,500	131,615
63055-00504-00000-000000	20062	0.8374	1.01	0.17	0.8090	0.88	0.07	625,000	523,398
63055-00522-00000-000000	20080	0.8347	1.01	0.17	0.8233	0.88	0.05	416,000	347,255
63055-00535-00000-000000	20092	1.0336	1.01	0.03	1.3051	0.88	0.43	155,000	160,208
63056-00115-00000-000000	43014	0.8605	1.01	0.15	0.7151	0.88	0.16	369,900	318,301
63084-00018-00000-000000	20468	0.8863	1.01	0.12	0.7748	0.88	0.10	861,000	763,084
63084-00019-00000-000000	20469	1.0221	1.01	0.02	1.0702	0.88	0.19	1,292,000	1,320,588
63084-00022-00000-000000	20472	1.2274	1.01	0.22	1.3519	0.88	0.47	1,120,000	1,374,678
63084-00025-00000-000000	20476	1.0584	1.01	0.05	1.0024	0.88	0.12	270,000	285,763
63087-07025-00000-000000	20868	1.2535	1.01	0.25	1.1198	0.88	0.24	67,000	83,982
63088-02004-00000-000000	21049	1.0212	1.01	0.01	1.0669	0.88	0.19	29,045	29,662
63088-05018-00000-000000	21158	1.0822	1.01	0.08	1.1253	0.88	0.25	207,000	224,008
63088-06007-00000-000000	21186	1.0046	1.01	0.00	0.5652	0.88	0.31	230,000	231,048
63089-01048-00000-000000	21281	0.8981	1.01	0.11	0.5149	0.88	0.36	510,000	458,024
63106-00022-01000-000000	44012	1.0020	1.01	0.00	0.8825	0.88	0.00	750,000	751,468
63106-00028-01000-000000	44020	0.8365	1.01	0.17	0.7841	0.88	0.09	110,000	92,013
63106-00029-01000-000000	44021	1.0737	1.01	0.07	1.0570	0.88	0.18	662,925	711,787
63106-00030-01000-000000	44022	1.0138	1.01	0.01	0.9948	0.88	0.12	774,750	785,458
63106-00046-01000-000000	44040	0.9802	1.01	0.03	0.9051	0.88	0.03	950,000	931,209
63108-00035-00000-000000	46345	0.9538	1.01	0.05	0.6637	0.88	0.21	1,992,500	1,900,471

## Sale Ratio Recap Summary

Description	Current	Sale	
Sum of Current Ratio	153.2868	135.3959	Sum of Sale Ratio
Total Number Sales	152	152	
Low Ratio	0.5543	0.1416	
Highest Ratio	1.4382	2.1562	
Range	0.88	2.01	
Mean	1.0085	0.8908	
Median	1.0065	0.8776	
Absolute Deviation	16.0082	33.7843	
Average Deviation	0.1053	0.2223	
Standard Deviation	0.1402	0.3017	
Coefficient of Dispersion	10.4637	25.3265	
Total Sale Prices	35,952,393	35,952,393	
Total Mkt Value	35,855,054	31,618,805	
Weighted Mean	0.9973	0.8795	

**Sales Ratio  
Selection Page**

Run Date: 4/15/2024 2:43:30PM

Description:

Order: Account

**SELECTION CRITERIA**

Year Run: 2024  
Jurisdiction 00-FREESTONE CAD  
(NOT) Property\_Type LIKE M  
(NOT) Price greater than/equal to 0 And Price less than/equal to 0  
Sale\_Date greater than/equal to 1/1/2023 12:00:00 AM And Sale\_Date less than/equal to 12/31/2024 12:00:00 AM  
Is\_Valid\_Transaction = true  
Primary\_Category\_Code LIKE A\*

# Sales Ratio Detail

**Parcel Id: 1522**  
Sale #:7

Acct Number: 00002-00366-00000-000000

Cat Code: A1      Loc Code: 11  
Legal 1: J Y AGUILERA      A-2

Address: 250 FCR 271

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1	RRF			1.00	0	0.00		1.00	17,500	0	17,500			
<b>Total Land Taxable Value:</b>											<b>17,500</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	0	RB03	LA	1,533	1.00	1.00	G	0.72	1.00	1.17	1.00	139,458
	2	1995	0	PORCH03	OPEN	72	1.00	1.00	G	0.72	1.00	1.17	1.00	2,043
	3	0	0	PFBL	SHEL	80	1.00	1.00		0.80	1.00	1.17	1.00	850
<b>Total Building Value:</b>											<b>142,351</b>			

**Sale Date: 12/29/2023**  
Sale Price: 155,000

Deed Date: 01/02/2024  
Volume:

File#: 2400005  
Page:

**Buyer: LOWERY ELIZABETH ASHLEY**  
**Seller: CONNER JAKOB M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
159,851	155,000	1.0000	1.0313		FISD	DSL	0	1.000	142,351

**Parcel Id: 1617**  
Sale #:5

Acct Number: 00003-00005-00000-000000

Cat Code: A1      Loc Code: 18  
Legal 1: D AVANT      A-3

Address: 839 S STATE HIGHWAY 75

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1	RRBDO		ANPP	0.55	0	0.00		1.00	10,705	56	10,705			
<b>Total Land Taxable Value:</b>											<b>10,705</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1967	0	RF02	LA	916	1.00	1.00	P	0.29	1.00	1.08	1.00	26,047
	2	1967	0	PORCH02	OPEN	144	1.00	1.00	P	0.29	1.00	1.08	1.00	1,236
<b>Total Building Value:</b>											<b>27,283</b>			

**Sale Date: 09/18/2023**  
Sale Price: 40,000

Deed Date: 09/19/2023  
Volume:

File#: 2303964  
Page:

**Buyer: VANHAVRYK SONDRRA**  
**Seller: ALLEN CLYDE ETAL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
37,988	39,644	0.9911	0.9497		DISD	DSL	0	0.547	27,283

**Parcel Id: 1830**  
Sale #:5

Acct Number: 00003-00155-00000-000000

Cat Code: A1      Loc Code: 18  
Legal 1: D AVANT      A-3

Address: 628 FCR 481

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	RRBDO			0.80	0	0.00		1.00	14,500	0	14,500
<b>Total Land Taxable Value:</b>											<b>14,500</b>



## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	0	RF04	LA	1,254	1.00	1.00	G	0.78	1.00	1.08	1.00	133,747
	2	2000	0	PORCH04	OPEN	162	1.00	1.00	G	0.78	1.00	1.08	1.00	4,731
	3	2000	0	FIREPLAC04	MET	1	1.00	1.00	G	0.78	1.00	1.08	1.00	2,300
	4	0	0	PFBA	SHEL	160	1.00	1.00		1.00	1.00	1.08	1.00	2,454
	5	0	0	MPBDL	WALL	300	1.00	1.00	NV	0.00	1.00	1.08	1.00	0
	6	0	0	MPBDL	WALL	100	1.00	1.00	NV	0.00	1.00	1.08	1.00	0
<b>Total Building Value:</b>														<b>143,232</b>

**Sale Date: 10/02/2023**  
Sale Price: 170,000

Deed Date: 10/03/2023  
Volume:

File#: 2304174  
Page:

**Buyer: HENSON JAMES & BETHANY**  
**Seller: BOUDREAUX ANTHONY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
157,732	160,147	0.9420	0.9278		DISD	MLS	0	0.800	143,232

**Parcel Id: 3399**  
Sale #:9

Acct Number: 00012-00026-00000-000000

Cat Code: A1

Loc Code: 03

Address: 982 S BATEMAN RD

Legal 1: R GAINOR

A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR09		0.50	0	0.00	1.00	12,995	0	12,995
<b>Total Land Taxable Value:</b>										<b>12,995</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	1980	RF02	LA	696	1.00	1.00	F	0.43	1.00	1.17	1.00	36,087
	2	1945	1980	PORCH02	OPEN	24	1.00	1.00	F	0.43	1.00	1.17	1.00	425
	3	2014	0	PORCH01	OPEN	18	1.00	1.00	F	0.92	1.00	1.17	1.00	384
<b>Total Building Value:</b>														<b>36,896</b>

**Sale Date: 05/18/2023**  
Sale Price: 55,000

Deed Date: 05/19/2023  
Volume:

File#: 2302048  
Page:

**Buyer: MCELROY OLYMPIA DEYONE**  
**Seller: SALAS MATIAS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
49,891	54,527	0.9914	0.9071		FISD	DSL	0	0.500	36,896

**Parcel Id: 3580**  
Sale #:8

Acct Number: 00012-09056-00000-000000

Cat Code: A1

Loc Code: 03

Address: 230 OAK ST

Legal 1: R GAINOR

A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR05		0.15	0	0.00	1.00	10,500	0	10,500
<b>Total Land Taxable Value:</b>										<b>10,500</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1964	2023	RF04	LA	1,742	1.00	1.00	VG	1.00	1.00	0.88	1.00	182,192
	2	1964	2023	PORCH04	OPEN	400	1.00	1.00	VG	1.00	1.00	0.88	1.00	11,165
	3	1964	2023	CARPORT04	FRAM	190	1.00	1.00	VG	1.00	1.00	0.88	1.00	5,434
<b>Total Building Value:</b>														<b>198,791</b>

# Sales Ratio Detail

Sale Date: 03/08/2024  
Sale Price: 188,000

Deed Date: 03/11/2024  
Volume:

File#: 2401242  
Page:

Buyer: URDANETA KEVIN JESSE MAFNAS & LOREISHA CARMAINE  
Seller: ESPINOZA BISMAR TORUNO & HILDA ESTRADA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
209,291	156,972	0.8350	1.1132		FRES	DSL	0	0.150	198,791

**Parcel Id: 3591**    Acct Number: 00012-09067-00000-000000    Cat Code: A1    Loc Code: 03    Address: 409 N HALL ST  
Sale #:12    Legal 1: R GAINOR    A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RFFR03		0.25	0	0.00		1.00	17,083	0	17,083			
<b>Total Land Taxable Value:</b>											<b>17,083</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1967	1990	RB03	LA	1,488	1.00	1.00	A	0.61	1.00	0.88	1.00	86,713
	2	1967	1990	PORCH03	OPEN	32	1.00	1.00	A	0.61	1.00	0.88	1.00	667
	3	1967	1980	SLAB		100	1.00	1.00	A	0.48	1.00	0.88	1.00	169
	4	0	0	PFBA	SHEL	96	1.00	1.00		0.80	1.00	0.88	1.00	960
<b>Total Building Value:</b>											<b>88,509</b>			

Sale Date: 07/31/2023  
Sale Price: 190,500

Deed Date: 08/02/2023  
Volume:

File#: 2303107  
Page:

Buyer: JARISCH ELIAS  
Seller: SILAR RICHARD & CHRISTI

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
105,592	104,669	0.5494	0.5543		FRES	DSL	0	0.250	88,509

**Parcel Id: 19210**    Acct Number: 28140-00702-00000-000000    Cat Code: C1    Loc Code: 03    Address: TROY LN  
Sale #:9    **Multi Parcel Sale**    Legal 1: NORTHWOOD ADDN    FAIRFIELD PT LOT 1 BLK 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFNW01		0.37	16,250	130.00		1.00	13,650	0	13,650
<b>Total Land Taxable Value:</b>											<b>13,650</b>

**Parcel Id: 19211**    Acct Number: 28140-00703-00000-000000    Cat Code: A1    Loc Code: 03    Address: TROY LN  
Sale #:7    **Multi Parcel Sale**    Legal 1: NORTHWOOD ADDN    FAIRFIELD LOT 3 & 6.74X130 OF LOT 2 BLK 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFNW01		0.32	13,940	107.23		1.00	11,259	0	11,259
<b>Total Land Taxable Value:</b>											<b>11,259</b>

**Parcel Id: 3414**    Acct Number: 00012-09106-00000-000000    Cat Code: A1    Loc Code: 03    Address: 531 TROY LN  
Sale #:10    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: R GAINOR    A-12

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR05		4.63	0	0.00		1.00	71,737	0	71,737
	2	RFFR05		3.51	0	0.00		1.00	40,805	0	40,805

**Total Land Taxable Value: 112,542**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RB07	LA	2,901	1.00	1.00	G	0.77	1.00	0.88	1.00	329,572
	2	1999	0	PORCH07	OPEN	35	1.00	1.00	G	0.77	1.00	0.88	1.00	1,284
	3	1999	0	PORCH07	OPEN	408	1.00	1.00	G	0.77	1.00	0.88	1.00	11,611
	4	1999	0	RB07	AG	864	1.00	1.00	G	0.77	1.00	0.88	1.00	33,921
	5	1999	0	FIREPLAC07	MAS	1	1.00	1.00	G	0.77	1.00	0.88	1.00	5,732
	6	1999	0	MPBSA	SHEL	720	1.00	1.00	40G	0.63	1.00	0.88	1.00	10,714
	7	2017	0	PIERWW	AVG	80	1.00	1.00	NV	0.00	1.00	0.88	1.00	0

**Total Building Value: 392,834**

**Sale Date: 08/04/2023**  
Sale Price: 500,000

Deed Date: 08/07/2023  
Volume:

File#: 2303166  
Page:

**Buyer: ALFORD JOHN ALLEN III**  
**Seller: YORK LEE & LINDA YORK TTEE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
530,285	521,451	1.0429	1.0606		FRES	MLS	30,190	8.828	392,834

**Parcel Id: 3644**  
Sale #:11

Acct Number: 00012-09127-00000-000000

Cat Code: A1  
Legal 1: R GAINOR

Loc Code: 03  
A-12

Address: 443 E REUNION ST

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR05		0.40	0	0.00		1.00	25,333	0	25,333

**Total Land Taxable Value: 25,333**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	1990	RB03	LA	2,225	1.00	1.00	G	0.65	1.00	0.88	1.00	127,359
	2	1965	1990	PORCH03	OPEN	60	1.00	1.00	G	0.65	1.00	0.88	1.00	1,181
	3	1965	1990	PORCH03	OPEN	25	1.00	1.00	G	0.65	1.00	0.88	1.00	577
	4	1965	1990	PORCH01	OPEN	170	1.00	1.00	G	0.65	1.00	0.88	1.00	1,499
	5	1965	1990	PORCH01	OPEN	140	1.00	1.00	G	0.65	1.00	0.88	1.00	1,261
	6	1965	1990	FIREPLAC03	MAS	1	1.00	1.00	G	0.65	1.00	0.88	1.00	2,488
	7	1965	1990	CARPORT03	FRAM	396	1.00	1.00	G	0.65	1.00	0.88	1.00	4,838

**Total Building Value: 139,203**

**Sale Date: 04/21/2023**  
Sale Price: 150,000

Deed Date: 10/11/2023  
Volume:

File#: 2304315  
Page:

**Buyer: HURST TYLER & SARIE PAGE**  
**Seller: GENERATION 6 LAND & CATTLE LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
164,536	154,468	1.0298	1.0969		FRES	DSL	0	0.400	139,203

**Parcel Id: 3649**  
Sale #:7

Acct Number: 00012-09134-00000-000000

Cat Code: A1  
Legal 1: R GAINOR

Loc Code: 03  
A-12

Address: 467 DAVIS ST

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR05		0.49	0	0.00		1.00	29,563	0	29,563

**Total Land Taxable Value: 29,563**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1968	1990	RB04	LA	1,885	1.00	1.00	A	0.61	1.00	0.88	1.00	128,345
2		1968	1990	CARPORT04	FRAM	644	1.00	1.00	A	0.61	1.00	0.88	1.00	7,875
3		1968	1990	PORCH04	OPEN	160	1.00	1.00	A	0.61	1.00	0.88	1.00	2,981
4		1968	1990	FIREPLAC04	MAS	1	1.00	1.00	A	0.61	1.00	0.88	1.00	2,818
5		1968	1990	PORCH04	OPEN	96	1.00	1.00	A	0.61	1.00	0.88	1.00	1,885
6		0	1995	MPBDA	SHEL	864	1.00	1.00	40P	0.35	1.00	0.88	1.00	6,011
7		0	0	PFBL	SHEL	96	1.00	1.00		0.50	1.00	0.88	1.00	479

**Total Building Value: 150,394**

**Sale Date: 08/18/2023**  
Sale Price: 163,500

Deed Date: 08/21/2023  
Volume:

File#: 2303445  
Page:

**Buyer: CHRISTALL BOBBY ALLEN & MARY CAROL**  
**Seller: RANSON ORETHA ETAL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
179,957	175,091	1.0709	1.1007		FRES	MLS	0	0.490	150,394

**Parcel Id: 3693**  
Sale #:6

Acct Number: 00012-09182-00000-000000

Cat Code: A1

Loc Code: 03

Address: 430 E REUNION ST

Legal 1: R GAINOR

A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR05		0.81	0	0.00		1.00	40,558	0	40,558

**Total Land Taxable Value: 40,558**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1975	1990	RB05	LA	2,196	1.00	1.00	G	0.65	1.00	0.88	1.00	174,851
2		1975	1990	RB05	ST	324	1.00	1.00	G	0.65	1.00	0.88	1.00	12,317
3		1975	1990	FIREPLAC05	MAS	1	1.00	1.00	G	0.65	1.00	0.88	1.00	3,815
4		1975	1990	CARPORT05	FRAM	567	1.00	1.00	G	0.65	1.00	0.88	1.00	7,881
5		1975	1990	PORCH05	OPEN	105	1.00	1.00	G	0.65	1.00	0.88	1.00	2,378
6		1975	1990	PORCH05	OPEN	174	1.00	1.00	G	0.65	1.00	0.88	1.00	3,784
7		2011	0	MPBDL	SHEL	192	1.00	1.00	NV	0.00	1.00	0.88	1.00	0

**Total Building Value: 205,026**

**Sale Date: 03/27/2023**  
Sale Price: 225,000

Deed Date: 03/27/2023  
Volume:

File#: 2301128  
Page:

**Buyer: DANIEL STEPHEN**  
**Seller: FSH PROPERTIES LTD**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
245,584	267,403	1.1885	1.0915		FRES	DSL	0	0.814	205,026

**Parcel Id: 3704**  
Sale #:7

Acct Number: 00012-09196-00000-000000

Cat Code: A1

Loc Code: 03

Address: 454 DAVIS ST

Legal 1: R GAINOR

A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR05		1.00	0	0.00		1.00	47,500	0	47,500

**Total Land Taxable Value: 47,500**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	1990	RB03	LA	1,146	1.00	1.00	A	0.61	1.00	0.88	1.00	70,376
	2	1965	1990	PORCH03	OPEN	50	1.00	1.00	A	0.61	1.00	0.88	1.00	940
	3	1965	1990	RB03	AG	360	1.00	1.00	A	0.61	1.00	0.88	1.00	8,874
	4	2001	0	CARPORT01	MET	200	1.00	1.00	A	0.78	1.00	0.88	1.00	1,345
	5	1965	1990	PORCH01	OPEN	160	1.00	1.00	A	0.61	1.00	0.88	1.00	1,334
	6	1965	1990	FIREPLAC03	MAS	1	1.00	1.00	A	0.61	1.00	0.88	1.00	2,335
	7	2023	0	PFBA	SHEL	192	1.00	1.00	20E	1.00	1.00	0.88	1.00	2,399
<b>Total Building Value:</b>														<b>87,603</b>

**Sale Date: 08/07/2023**  
Sale Price: 96,000

Deed Date: 08/10/2023  
Volume:

File#: 2303247  
Page:

**Buyer: YOUNG JULIE**  
**Seller: WILBANKS LAWRENCE & BILLI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
135,103	138,963	1.4475	1.4073		FRES	MLS	0	1.000	87,603

**Parcel Id: 48756**  
Sale #:4

Acct Number: 00023-09387-01000-000000

Cat Code: A2

Loc Code: 03

Address: 538 LOVERS LANE

Legal 1: I H REED

A-23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR08		0.16	0	0.00	0.00	11,060	0	11,060
<b>Total Land Taxable Value:</b>										<b>11,060</b>

**Sale Date: 03/30/2023**  
Sale Price: 15,000

Deed Date: 04/06/2023  
Volume:

File#: 2301256  
Page:

**Buyer: JONES RAY CHARLES**  
**Seller: GOWIN JAMESON & JESSICA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
11,060	13,386	0.8924	0.7373		FRES	MLS	0	0.158	0

**Parcel Id: 5983**  
Sale #:10

Acct Number: 00023-09671-00000-000000

Cat Code: A1

Loc Code: 03

Address: 403 N BATEMAN RD

Legal 1: I H REED

A-23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR03		0.42	0	0.00	1.00	26,320	0	26,320
<b>Total Land Taxable Value:</b>										<b>26,320</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2020	RF03	LA	2,014	1.00	1.00	G	0.98	1.00	0.88	1.00	164,447
	2	1950	2020	PORCH03	OPEN	115	1.00	1.00	G	0.98	1.00	0.88	1.00	3,173
	3	1950	2020	SLAB		549	1.00	1.00	G	0.98	1.00	0.88	1.00	1,894
	4	1950	2020	FIREPLAC03	MET	1	1.00	1.00	G	0.98	1.00	0.88	1.00	2,009
<b>Total Building Value:</b>														<b>171,523</b>

# Sales Ratio Detail

**Sale Date: 05/18/2023**  
Sale Price: 200,000

Deed Date: 05/22/2023  
Volume:

File#: 2302075  
Page:

**Buyer: DEL CID GERSON ISAI & CATERINE MELENDEZ BARAHONA**  
**Seller: MORELIAS HOMES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
197,843	167,988	0.8399	0.9892		FRES	MLS	0	0.420	171,523

**Parcel Id: 6083**  
Sale #:8

Acct Number: 00023-09792-00000-000000    Cat Code: A1    Loc Code: 03    Address: 317 W REUNION ST  
Legal 1: I H REED    A-23

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RRFR05		0.19	0	0.00	1.00	13,300	0	13,300				
<b>Total Land Taxable Value:</b>									<b>13,300</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1946	2005	RF02	LA	780	1.00	1.00	G	0.85	1.00	0.88	1.00	55,071
2	1946	2005	DECK02	W	72	1.00	1.00	G	0.85	1.00	0.88	1.00	1,795
3	0	0	PFBL	SHEL	160	1.00	1.00		1.00	1.00	0.88	1.00	1,598
4	2000	0	MPBDA	SHEL	80	1.00	1.00	40A	0.60	1.00	0.88	1.00	1,074
<b>Total Building Value:</b>												<b>59,538</b>	

**Sale Date: 08/11/2023**  
Sale Price: 74,999

Deed Date: 08/14/2023  
Volume:

File#: 2303271  
Page:

**Buyer: HOBBS LEROY III & KELLI**  
**Seller: HALE AUSTIN & HANNAH L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
72,838	53,758	0.7168	0.9712		FRES	MLS	0	0.190	59,538

**Parcel Id: 7318**  
Sale #:5

Acct Number: 00032-00006-00000-000000    Cat Code: A2    Loc Code: 15    Address: 2010 HWY 84  
Legal 1: S SANCHEZ    A-32

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RRBDO		1.00	0	0.00	1.00	17,500	0	17,500				
<b>Total Land Taxable Value:</b>									<b>17,500</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2017	0	MH116	LA	1,080	1.00	1.00	MH1G	0.84	1.00	1.08	1.00	45,805
<b>Total Building Value:</b>												<b>45,805</b>	

**Sale Date: 05/12/2023**  
Sale Price: 65,000

Deed Date: 05/26/2023  
Volume:

File#: 2302174  
Page:

**Buyer: CARGILL MARK W**  
**Seller: ROBINSON SHAQUILLE LADARYL &**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
63,305	67,040	1.0314	0.9739		OISD	DSL	0	1.000	45,805

**Parcel Id: 7673**  
Sale #:11

Acct Number: 00034-09004-01000-000000    Cat Code: A1    Loc Code: 03    Address: 785 N HWY 75  
Legal 1: H SHEPHERD    A-34

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFC09		0.33	0	0.00	1.00	32,761	0	32,761

**Total Land Taxable Value: 32,761**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2013	RF03	LA	1,204	1.00	1.00	G	0.93	1.00	0.88	1.00	92,604
	2	2008	2013	RF03	LA12	880	1.00	1.00	G	0.93	1.00	0.88	1.00	62,642
	3	2008	2013	PORCH03	OPEN	196	1.00	1.00	G	0.93	1.00	0.88	1.00	4,849
	4	2008	2013	PORCH03	OPEN	140	1.00	1.00	G	0.93	1.00	0.88	1.00	3,599
	5	2008	0	MPBSL	WALL	480	1.00	1.00	40A	0.78	1.00	0.88	1.00	3,611

**Total Building Value: 167,305**

**Sale Date: 02/17/2023**  
Sale Price: 190,000

Deed Date: 02/17/2023  
Volume:

File#: 2300607  
Page:

**Buyer: PETERSON JODIE & TIMOTHY K**  
**Seller: ROBERTS JERRI DENISE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
200,066	154,865	0.8151	1.0530		FRES	MLS	0	0.330	167,305

**Parcel Id: 8602**  
Sale #:8

Acct Number: 00060-00011-04000-000000

Cat Code: A2

Loc Code: 11

Address: 203 FCR 190

Legal 1: W A BISHOP

A-60

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		2.03	0	0.00	1.00	32,950	0	32,950
	2	RRF		1.13	0	0.00	1.00	16,950	0	16,950

**Total Land Taxable Value: 49,900**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	2023	MH228	LA	2,016	1.00	1.00	MH2G	0.98	1.00	1.17	1.00	137,976
	2	1997	2023	PORCH02	OPEN	320	1.00	1.00	MH2G	0.98	1.00	1.17	1.00	9,019
	3	1997	2023	PORCH02	OPEN	112	1.00	1.00	MH2G	0.98	1.00	1.17	1.00	3,601
	4	0	1997	MPBDL	WALL	1,280	1.00	1.00	40A	0.51	1.00	1.17	1.00	5,354
	5	0	1997	PFBA	CAR	400	1.00	1.00	20A	0.20	1.00	1.17	1.00	579
	6	0	1997	MPBDL	SHEL	1,344	1.00	1.00	40A	0.51	1.00	1.17	1.00	6,416
	7	2021	0	PFBG	SHEL	624	1.00	1.00	40E	1.00	1.00	1.17	1.00	12,995

**Total Building Value: 175,940**

**Sale Date: 08/01/2023**  
Sale Price: 265,000

Deed Date: 08/02/2023  
Volume:

File#: 2303118  
Page:

**Buyer: REA JESUS**  
**Seller: STONE DENNIS JOE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
225,840	89,986	0.3396	0.8522		FISD	MLS	0	3.160	175,940

**Parcel Id: 8617**  
Sale #:9

Acct Number: 00060-00021-00000-000000

Cat Code: A1

Loc Code: 11

Address: 650 FM 416

Legal 1: W A BISHOP

A-60

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		0.79	0	0.00	1.00	14,275	0	14,275

**Total Land Taxable Value: 14,275**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	2009	RF03	LA	796	1.00	1.00	A	0.88	1.00	1.19	1.00	94,560
	2	2004	2009	PORCH03	OPEN	100	1.00	1.00	A	0.88	1.00	1.19	1.00	3,386
	3	2004	2009	PORCH03	OPEN	16	1.00	1.00	A	0.88	1.00	1.19	1.00	676
<b>Total Building Value:</b>														<b>98,622</b>

**Sale Date: 05/15/2023**  
Sale Price: 110,000

Deed Date: 05/19/2023  
Volume:

File#: 2302059  
Page:

**Buyer: WHITTEN DOUGLAS EUGENE**  
**Seller: WHITFIELD MARK A**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
112,897	83,060	0.7551	1.0263		RCRES	MLS	0	0.784	98,622

**Parcel Id: 9445**  
Sale #:8

Acct Number: 00116-00010-00000-000000

Cat Code: A1

Loc Code: 11

Address: 381 FCR 601

Legal 1: I CARRODINE

A-116

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		4.99	0	0.00			1.00	77,350	0	77,350

**Total Land Taxable Value: 77,350**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1988	2009	RF03	LA	1,856	1.00	1.00	G	0.89	1.00	1.17	1.00	185,341
	2	1988	2009	PORCH03	OPEN	580	1.00	1.00	G	0.89	1.00	1.17	1.00	17,074
	3	1988	2009	PORCH03	OPEN	128	1.00	1.00	G	0.89	1.00	1.17	1.00	3,768
	4	1988	2009	PORCH03	OPEN	184	1.00	1.00	G	0.89	1.00	1.17	1.00	5,417
	5	1988	2009	PORCH03	OPEN	152	1.00	1.00	G	0.89	1.00	1.17	1.00	4,475
	6	1988	2009	FIREPLAC03	MET	1	1.00	1.00	G	0.89	1.00	1.17	1.00	2,426
	7	0	1995	MPBDL	WALL	600	1.00	1.00	40A	0.46	1.00	1.17	1.00	2,635
	8	0	1995	MPBSA	SHEL	600	1.00	1.00	40A	0.46	1.00	1.17	1.00	9,009
	9	0	1990	MPBDL	CAN	160	1.00	1.00	40A	0.32	1.00	1.17	1.00	255
	10	0	0	GH01	W	80	1.00	1.00		1.00	1.00	1.17	1.00	143
	11	0	2020	MPBDL	SHEL	144	1.00	1.00	NV	0.00	1.00	1.17	1.00	0

**Total Building Value: 230,543**

**Sale Date: 01/05/2024**  
Sale Price: 299,000

Deed Date: 01/08/2024  
Volume:

File#: 2400056  
Page:

**Buyer: HUNTER BRIAN J & SHERRY**  
**Seller: VOGEL TROY & LISSETTE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
307,893	201,698	0.6746	1.0297		FISD	MLS	0	4.990	230,543

**Parcel Id: 9504**  
Sale #:6

Acct Number: 00116-00069-00000-000000

Cat Code: A2

Loc Code: 11

Address: 125 FCR 602

Legal 1: I CARRODINE

A-116

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RRF		4.18	0	0.00			1.00	54,037	0	54,037
	1	RRF		5.00	0	0.00			1.00	67,199	0	67,199
	3	RRF		0.91	0	0.00			1.00	11,775	0	11,775

**Total Land Taxable Value: 133,011**



## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	2000	MH228	LA	1,680	1.00	1.00	MH2G	0.55	1.00	1.17	1.00	65,546
	2	1997	2000	MH228	TAG	240	1.00	1.00	MH2G	0.55	1.00	1.17	1.00	7,653
	3	1997	2000	PORCH02	OPEN	120	1.00	1.00	MH2G	0.55	1.00	1.17	1.00	2,153
	4	1984	2000	PORCH02	OPEN	120	1.00	1.00	MH2G	0.55	1.00	1.17	1.00	2,153
	5	0	2011	MPBDL	SHEL	312	1.00	1.00	40A	0.84	1.00	1.17	1.00	2,959
	6	0	2014	PFBA	CAR	600	1.00	1.00	20A	0.60	1.00	1.17	1.00	2,607
	7	0	1995	PFBL	SHEL	128	1.00	1.00	20A	0.20	1.00	1.17	1.00	340
	8	0	2011	CARPORT02	MET	750	1.00	1.00	25A	0.60	1.00	1.17	1.00	7,819
	9	2010	0	MPBDL	CAN	336	1.00	1.00	40A	0.82	1.00	1.17	1.00	1,370
	10	2011	0	MPBDL	WALL	512	1.00	1.00	40A	0.84	1.00	1.17	1.00	4,222
	11	0	1995	PFBL	SHEL	128	1.00	1.00	20A	0.20	1.00	1.17	1.00	340
	12	0	0	TSPACE	LOW	2	1.00	1.00		1.00	1.00	1.17	1.00	5,582

**Total Building Value: 102,744**

**Sale Date: 04/07/2023**  
Sale Price: 240,000

Deed Date: 04/10/2023  
Volume:

File#: 2301288  
Page:

**Buyer: LAUGHRIN CLINT & KALA RAE**

**Seller: PITTMAN JERRY M & BRENDA B LIFE ESTATE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
235,755	149,903	0.6246	0.9823		FISD	MLS	0	10.086	102,744

**Parcel Id: 10064**  
Sale #: 15

Acct Number: 00142-00007-00000-000000

Cat Code: A1

Loc Code: 11

Address: 111 FCR 1150

Legal 1: E CLEMENTS

A-142

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		1.71	0		0.00		1.00	27,650	0	27,650

**Total Land Taxable Value: 27,650**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	1990	RB04	LA	1,694	1.00	1.00	G	0.65	1.00	1.17	1.00	158,653
	2	1975	1990	RB04	LA	460	1.00	1.00	G	0.65	1.00	1.17	1.00	43,082
	3	1975	1990	RB04	AG	418	1.00	1.00	G	0.65	1.00	1.17	1.00	16,314
	4	1975	1990	RB04	ST	176	1.00	1.00	G	0.65	1.00	1.17	1.00	8,513
	5	1975	1990	PORCH04	OPEN	114	1.00	1.00	G	0.65	1.00	1.17	1.00	3,118
	6	1975	1990	PORCH04	OPEN	132	1.00	1.00	G	0.65	1.00	1.17	1.00	3,559
	7	1975	1990	FIREPLAC04	MAS	1	1.00	1.00	G	0.65	1.00	1.17	1.00	3,993

**Total Building Value: 237,232**

**Sale Date: 11/09/2023**  
Sale Price: 220,000

Deed Date: 11/13/2023  
Volume:

File#: 2304783  
Page:

**Buyer: XTREME EXPEDITED INC**

**Seller: PIERCE NATHAN & SARITA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
264,882	274,490	1.2477	1.2040		FISD	MLS	0	1.709	237,232

**Parcel Id: 13862**  
Sale #: 7

Acct Number: 00420-00034-00000-000000

Cat Code: A1

Loc Code: 05

Address: 1529 POPLAR ST

Legal 1: T MIDDLETON

A-420

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RTR01		0.56	0	0.00		1.00	27,272	0	27,272

**Total Land Taxable Value: 27,272**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1960	1990	RF02	LA	1,512	1.00	1.00	A	0.61	1.00	0.92	1.00	68,850
2		1960	1990	CARPORT02	FRAM	560	1.00	1.00	A	0.61	1.00	0.92	1.00	5,654
3		2019	0	MPBDL	SHEL	432	1.00	1.00		0.10	1.00	0.92	1.00	384
4		1960	1990	PORCH02	SCRN	180	1.00	1.00	A	0.61	1.00	0.92	1.00	3,509
5		1960	0	MPBDL	SHEL	250	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
6		1960	1990	PORCH02	OPEN	240	1.00	1.00	A	0.61	1.00	0.92	1.00	3,311
7		1960	1990	FIREPLAC02	MAS	1	1.00	1.00	A	0.61	1.00	0.92	1.00	2,037
8		1960	1990	RF02	LA12	504	1.00	1.00	A	0.61	1.00	0.92	1.00	22,169
9		1960	1990	PORCH02	SCRN	112	1.00	1.00	A	0.61	1.00	0.92	1.00	2,432

**Total Building Value: 108,346**

**Sale Date: 04/28/2023**  
Sale Price: 142,700

Deed Date: 04/28/2023  
Volume:

File#: 2301603  
Page:

**Buyer: LAM SUZANNE**  
**Seller: LINDEMAN BILLY GLENN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
135,618	127,713	0.8950	0.9504		TRES	MLS	0	0.560	108,346

**Parcel Id: 16612**  
Sale #:9

Acct Number: 00615-00009-00000-000000

Cat Code: A1  
Legal 1: E TERRY

Loc Code: 11  
A-615

Address: 1392 FM 489

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRF		1.00	0	0.00		1.00	17,500	0	17,500

**Total Land Taxable Value: 17,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1951	1971	RF02	LA	1,279	1.00	1.00	F	0.33	1.00	1.17	1.00	44,424
2		1951	1971	PORCH02	OPEN	60	1.00	1.00	F	0.33	1.00	1.17	1.00	697
3		0	0	PFBL	SHEL	100	1.00	1.00	NV	0.00	1.00	1.17	1.00	0

**Total Building Value: 45,121**

**Sale Date: 03/16/2023**  
Sale Price: 55,000

Deed Date: 03/17/2023  
Volume:

File#: 2301013  
Page:

**Buyer: JAM HOME SOLUTIONS LLC**  
**Seller: 7S HOMES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
62,621	51,596	0.9381	1.1386		FISD	MLS	0	1.000	45,121

**Parcel Id: 18259**  
Sale #:7

Acct Number: 22008-00000-01000-000000

Cat Code: A1  
Legal 1: OTS COTTON GIN BLK 8 & ALLISON ST

Loc Code: 20

Address: 1105 FCR 930

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRT		1.88	0	50.00		1.00	30,700	0	30,700

**Total Land Taxable Value: 30,700**

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1981	1990	RB04	LA	1,751	1.00	1.00	A	0.61	1.00	1.09	1.00	149,803
	2	1981	1990	RB04	AG	567	1.00	1.00	A	0.61	1.00	1.09	1.00	17,576
	3	1981	1990	PORCH02	OPEN	96	1.00	1.00	A	0.61	1.00	1.09	1.00	1,816
	4	1981	1990	PORCH04	OPEN	210	1.00	1.00	A	0.61	1.00	1.09	1.00	4,429
	5	0	0	MPBDL	SHEL	1,408	1.00	1.00	NV	0.00	1.00	1.09	1.00	0
	6	0	0	MPBDL	CAN	128	1.00	1.00	NV	0.00	1.00	1.09	1.00	0
<b>Total Building Value:</b>														<b>173,624</b>

**Sale Date: 01/30/2023**  
Sale Price: 155,200

Deed Date: 02/09/2023  
Volume:

File#: 2300484  
Page:

**Buyer: VANDERBURG BRYCE P & REBECCA**  
**Seller: SOLLEY DOUGLAS E & FLOY N**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
204,324	161,253	1.0390	1.3165		TISD	MLS	0	1.880	173,624

**Parcel Id: 18312**  
Sale #:8

Acct Number: 24016-00003-01000-000000

Cat Code: C1

Loc Code: 20

Address: ELM

Legal 1: OTS DONIE LOTS 3 THRU 11BLK 16

**Multi Parcel Sale**

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		0.77	0	240.00	1.00	11,565	0	11,565
<b>Total Land Taxable Value:</b>										<b>11,565</b>

**Parcel Id: 18314**  
Sale #:4

Acct Number: 24016-00014-00000-000000

Cat Code: C1

Loc Code: 20

Address: MAIN

Legal 1: OTS DONIE LOTS 13 THRU 16 BLK 16

**Multi Parcel Sale**

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		0.32	0	100.00	1.00	4,815	0	4,815
<b>Total Land Taxable Value:</b>										<b>4,815</b>

**Parcel Id: 18315**  
Sale #:7

Acct Number: 24016-00017-00000-000000

Cat Code: F1T

Loc Code: 20

Address: FM 80

Legal 1: OTS DONIE LOTS 17 THRU 20 BLK 16

**Multi Parcel Sale**

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		0.53	0	25.00	1.00	10,465	0	10,465
<b>Total Land Taxable Value:</b>										<b>10,465</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	0	MINMRTSL	MAIN	1,380	1.00	0.16	40A	0.20	1.00	0.97	1.00	8,636
	2	1975	0	MPBSA	SHEL	2,300	1.00	0.16	40A	0.20	1.00	0.97	1.00	1,643
	3	1975	0	MPBSA	CAN	230	1.00	0.16	40A	0.20	1.00	0.97	1.00	76
	4	2000	0	MINMRTSL	MAIN	960	1.00	0.16	40A	0.60	1.00	0.97	1.00	18,024
	5	2000	0	MPBSA	CAN	120	1.00	0.16	40A	0.60	1.00	0.97	1.00	119
	6	1975	0	PARKING	A	3,800	1.00	0.16	25P	0.15	1.00	0.97	1.00	215
<b>Total Building Value:</b>														<b>28,713</b>

**Parcel Id: 18316**  
Sale #:7

Acct Number: 24016-00021-00000-000000

Cat Code: C1

Loc Code: 20

Address: CALLOWAY

Legal 1: OTS DONIE LOTS 21 & 22 BLK 16

**Multi Parcel Sale**

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRT		0.19	0	60.00	1.00		2,895	0	2,895
<b>Total Land Taxable Value:</b>											<b>2,895</b>

**Parcel Id: 18311**    Acct Number: 24016-00001-00000-000000    Cat Code: A1    Loc Code: 20    Address: 340 CALLOWAY ST  
 Sale #:8    *Multi Parcel Sale \*Primary Parcel\**    Legal 1: OTS DONIE LOTS 1 & 2 BLK 16

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRT		0.19	0	25.00	1.00		5,395	0	5,395
<b>Total Land Taxable Value:</b>											<b>5,395</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	1990	RF03	LA	1,020	1.00	1.00	A	0.61	1.00	1.09	1.00	73,191
	2	1970	1990	PORCH03	OPEN	48	1.00	1.00	A	0.61	1.00	1.09	1.00	1,131
	3	1970	1990	PORCH03	OPEN	240	1.00	1.00	A	0.61	1.00	1.09	1.00	4,511
	4	1970	1990	CARPORT03	FRAM	400	1.00	1.00	A	0.61	1.00	1.09	1.00	5,646
	5	0	0	MPBDL	CAN	364	1.00	1.00	NV	0.00	1.00	1.09	1.00	0
	6	0	0	MPBDL	WALL	364	1.00	1.00	NV	0.00	1.00	1.09	1.00	0
<b>Total Building Value:</b>														<b>84,479</b>

**Sale Date: 03/15/2023**    Deed Date: 03/27/2023    File#: 2301123    **Buyer: KING MATTHEW & MIRANDA EJDE**  
 Sale Price: 150,000    Volume:    Page:    **Seller: FLORES JAMIE YVONNE & SANTIAGO FLORES**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
148,327	302,656	2.0177	0.9888		TISD	MLS	0	2.009	113,192

**Parcel Id: 18414**    Acct Number: 27006-00003-00000-000000    Cat Code: A1    Loc Code: 03    Address: 217 W COMMERCE ST  
 Sale #:6    Legal 1: OTS FAIRFIELD PT OF LOT 3 BLK 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFC05		0.47	20,280	120.00	1.00		48,422	0	48,422
<b>Total Land Taxable Value:</b>											<b>48,422</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1946	1966	RF03	LA	1,508	1.00	1.00	A	0.37	1.00	0.88	1.00	49,218
	2	1946	1966	RF03	DG	440	1.00	1.00	A	0.37	1.00	0.88	1.00	7,145
	3	1946	1966	RF03	ST	160	1.00	1.00	A	0.37	1.00	0.88	1.00	2,552
	4	1046	1966	FIREPLAC03	MAS	1	1.00	1.00	A	0.37	1.00	0.88	1.00	1,416
	5	0	0	PFBL	SHEL	120	1.00	1.00	NV	0.00	1.00	0.88	1.00	0
<b>Total Building Value:</b>														<b>60,331</b>

**Sale Date: 02/03/2023**    Deed Date: 02/09/2023    File#: 2300482    **Buyer: TIMPMAN HANNES**  
 Sale Price: 90,000    Volume:    Page:    **Seller: BURKHART PAUL B & CAROL A**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
108,753	105,291	1.1699	1.2084		FRES	MLS	20,280	0.466	60,331

# Sales Ratio Detail

**Parcel Id: 18553**  
Sale #:7

Acct Number: 27020-00004-00000-000000

Cat Code: A1

Loc Code: 03

Address: 217 N HARMON ST

Legal 1: OTS FAIRFIELD S 1/2 OF LOT 4 BLK 20

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR03		0.29	12,549	89.00		1.00	19,315	0	19,315

**Total Land Taxable Value: 19,315**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1940	2010	RF04	LA	1,987	1.00	1.00	G	0.90	1.00	0.88	1.00	182,266
2		1940	2010	PORCH04	OPEN	291	1.00	1.00	G	0.90	1.00	0.88	1.00	7,311
3		0	2010	DECK02	W	167	1.00	1.00	G	0.90	1.00	0.88	1.00	3,292
4		1940	2010	FIREPLAC04	MAS	3	1.00	1.00	G	0.90	1.00	0.88	1.00	12,474
5		0	0	PFBL	SHEL	120	1.00	1.00		1.00	1.00	0.88	1.00	1,199

**Total Building Value: 206,542**

**Sale Date: 11/09/2023**  
Sale Price: 255,000

Deed Date: 11/13/2023  
Volume:

File#: 2304776  
Page:

**Buyer: CLUTE MILLARD GEORGE III & LORI E**  
**Seller: BRADLEY CHARLES & CAROL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
225,857	141,322	0.5542	0.8857		FRES	MLS	12,549	0.288	206,542

**Parcel Id: 18556**  
Sale #:4

Acct Number: 27021-00003-00000-000000

Cat Code: A1

Loc Code: 03

Address: 222 N HARMON ST

Legal 1: OTS FAIRFIELD PT OF LOT 3 BLK 21

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR03		0.32	0	0.00		0.00	21,065	0	21,065

**Total Land Taxable Value: 21,065**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1965	1990	RB03	LA	1,548	1.00	1.00	G	0.65	1.00	0.88	1.00	95,488
2		1965	1990	PORCH02	OPEN	72	1.00	1.00	G	0.65	1.00	0.88	1.00	1,215
3		1965	1990	CARPORT02	FRAM	312	1.00	1.00	G	0.65	1.00	0.88	1.00	3,973
4		1965	1990	RF03	ST	78	1.00	1.00	G	0.65	1.00	0.88	1.00	2,186
5		1965	1990	PORCH03	OPEN	130	1.00	1.00	G	0.65	1.00	0.88	1.00	2,353

**Total Building Value: 105,215**

**Sale Date: 07/28/2023**  
Sale Price: 120,000

Deed Date: 07/31/2023  
Volume:

File#: 2303077  
Page:

**Buyer: SS FULL HOUSE REALTY LLC**  
**Seller: DONALDSON DIXIE EST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
126,280	115,524	0.9627	1.0523		FRES	DSL	0	0.319	105,215

**Parcel Id: 18597**  
Sale #:7

Acct Number: 27027-00001-02000-000000

Cat Code: A1

Loc Code: 03

Address: 314 N MOUNT ST

Legal 1: OTS FAIRFIELD PT OF LOTS 1 & 3 BLK 27

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR03		0.24	10,528	94.00		1.00	16,601	0	16,601

**Total Land Taxable Value: 16,601**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	1990	RB04	LA	1,916	1.00	1.00	A	0.61	1.00	0.88	1.00	130,137
	2	1972	1990	PORCH04	OPEN	30	1.00	1.00	A	0.61	1.00	0.88	1.00	726
	3	1972	1985	SLAB		12	1.00	1.00	A	0.54	1.00	0.88	1.00	23
	4	1972	1985	SLAB		144	1.00	1.00	A	0.54	1.00	0.88	1.00	274
	5	1972	1990	FIREPLAC04	MET	1	1.00	1.00	A	0.61	1.00	0.88	1.00	1,465
	6	0	1990	MPBSA	SHEL	400	1.00	1.00	40A	0.32	1.00	0.88	1.00	3,242
	7	1972	1990	CARPORT02	FRAM	384	1.00	1.00	A	0.61	1.00	0.88	1.00	4,141
<b>Total Building Value:</b>													<b>140,008</b>	

**Sale Date: 07/27/2023**  
Sale Price: 120,000

Deed Date: 07/31/2023  
Volume:

File#: 2303085  
Page:

**Buyer: HALE AUSTIN & HANNAH L**  
**Seller: BASS DONNA GST TRUST ETAL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
156,609	151,609	1.2634	1.3051		FRES	MLS	10,528	0.242	140,008

**Parcel Id: 18607**  
Sale #:10

Acct Number: 28010-00001-00000-000000

Cat Code: A1

Loc Code: 03

Address: 407 ANDERSON LN

Legal 1: ANDERSON ADDN FAIRFIELD LOT 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFAN01		0.28	12,368	80.00	1.00	6,000	0	6,000
<b>Total Land Taxable Value:</b>									<b>6,000</b>	

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1973	2010	RB04	LA	1,800	1.00	1.00	G	0.90	1.00	0.88	1.00	172,398
	2	1973	2010	RB04	LA	576	1.00	1.00	G	0.90	1.00	0.88	1.00	55,167
	3	1973	2010	PORCH03	OPEN	120	1.00	1.00	G	0.90	1.00	0.88	1.00	3,029
	4	1973	2010	PORCH04	OPEN	432	1.00	1.00	G	0.90	1.00	0.88	1.00	10,853
	5	1973	2010	FIREPLAC04	MAS	1	1.00	1.00	G	0.90	1.00	0.88	1.00	4,158
	6	0	0	MPBDL	SHEL	360	1.00	1.00		1.00	1.00	0.88	1.00	3,057
	7	0	0	PFBA	CAR	400	1.00	1.00		1.00	1.00	0.88	1.00	2,179
<b>Total Building Value:</b>													<b>250,841</b>	

**Sale Date: 04/11/2023**  
Sale Price: 242,500

Deed Date: 04/11/2023  
Volume:

File#: 2301306  
Page:

**Buyer: WAITES MICHAEL JR & JAMIE SMALL-WAITES**  
**Seller: A BONNER ENTERPRISES LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
256,841	148,096	0.6107	1.0591		FRES	MLS	12,368	0.284	250,841

**Parcel Id: 18697**  
Sale #:9

Acct Number: 28030-04013-00000-000000

Cat Code: A1

Loc Code: 03

Address: 425 MOODY ST

Legal 1: BOND ADDN FAIRFIELD LOT 13 BLK D

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR08		0.32	14,013	81.00	1.00	21,231	0	21,231
<b>Total Land Taxable Value:</b>									<b>21,231</b>	

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	1990	RB03	LA	1,291	1.00	1.00	A	0.61	1.00	0.88	1.00	77,270
	2	1970	1990	PORCH03	OPEN	15	1.00	1.00	A	0.61	1.00	0.88	1.00	325
	3	1970	1990	CARPORT03	FRAM	286	1.00	1.00	A	0.61	1.00	0.88	1.00	3,832
<b>Total Building Value:</b>														<b>81,427</b>

**Sale Date: 05/24/2023**  
Sale Price: 83,000

Deed Date: 05/26/2023  
Volume:

File#: 2302167  
Page:

**Buyer: LATHAM DAVID ALLEN**  
**Seller: KENNARD MARY BONNER & CARLA FAY BONNER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
102,658	103,233	1.2438	1.2368		FRES	DSL	14,013	0.322	81,427

**Parcel Id: 18702**  
Sale #:8

Acct Number: 28035-00001-00000-000000    Cat Code: A1    Loc Code: 03    Address: 303 IKE ST  
Legal 1: I CARDEN ADDN    FAIRFIELD LOT 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
	1	RFFR09		0.18	8,000	80.00		1.00	4,895	0	4,895			
<b>Total Land Taxable Value:</b>											<b>4,895</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	1995	RB03	LA	1,014	1.00	1.00	G	0.72	1.00	0.88	1.00	75,747
	2	1978	1995	RB03	AG	312	1.00	1.00	G	0.72	1.00	0.88	1.00	9,601
	3	1978	1995	PORCH03	OPEN	95	1.00	1.00	G	0.72	1.00	0.88	1.00	1,960
	4	0	0	PFBL	SHEL	80	1.00	1.00		0.80	1.00	0.88	1.00	639
<b>Total Building Value:</b>														<b>87,947</b>

**Sale Date: 01/31/2023**  
Sale Price: 110,000

Deed Date: 05/25/2023  
Volume:

File#: 2302133  
Page:

**Buyer: V & V CONTRACTING LLC**  
**Seller: CHEYENNE MOUNTAIN ESTATES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
92,842	75,209	0.6837	0.8440		FRES	DSL	8,000	0.184	87,947

**Parcel Id: 18778**  
Sale #:6

Acct Number: 28052-00033-00000-000000    Cat Code: A1    Loc Code: 03    Address: 701 KELLY ST  
Legal 1: EASTVIEW II    FAIRFIELD LOT 33

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
	1	RFEV01		0.29	12,500	100.00		1.00	14,247	0	14,247			
<b>Total Land Taxable Value:</b>											<b>14,247</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	2005	RB03	LA	1,764	1.00	1.00	G	0.85	1.00	0.95	1.00	149,109
	2	1996	2005	CARPORT02	MET	400	1.00	1.00	G	0.85	1.00	0.95	1.00	4,797
	3	1978	2005	FIREPLAC03	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	3,513
	4	0	0	PFBA	SHEL	160	1.00	1.00		1.00	1.00	0.95	1.00	2,158
	5	2011	0	GH01	W	64	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
	6	2020	0	GAZ01	OPEN	100	1.00	1.00	25G	0.99	1.00	0.95	1.00	1,494
<b>Total Building Value:</b>														<b>161,071</b>

# Sales Ratio Detail

**Sale Date: 08/11/2023**  
Sale Price: 185,000

Deed Date: 08/15/2023  
Volume:

File#: 2303313  
Page:

**Buyer: SESSIONS CARLA RAE**  
**Seller: RACE SHELBY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
175,318	146,528	0.7920	0.9477		EASTV	MLS	12,500	0.287	161,071

**Parcel Id: 18786**  
Sale #:6

Acct Number: 28053-00041-00000-000000    Cat Code: A1    Loc Code: 03    Address: 510 KELLY ST  
Legal 1: EASTVIEW III    FAIRFIELD LOT 41

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RFEV01		0.29	12,500	100.00	1.00	14,247	0	14,247				
<b>Total Land Taxable Value:</b>									<b>14,247</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1980	1990	RB03	LA	1,364	1.00	1.00	A	0.61	1.00	0.95	1.00	87,486
2	1980	1990	PORCH03	OPEN	72	1.00	1.00	A	0.61	1.00	0.95	1.00	1,406
3	1980	1990	PORCH01	OPEN	196	1.00	1.00	A	0.61	1.00	0.95	1.00	1,717
4	1980	1990	RB03	AG	260	1.00	1.00	A	0.61	1.00	0.95	1.00	7,749
5	0	0	PFBL	SHEL	96	1.00	1.00		0.50	1.00	0.95	1.00	518
<b>Total Building Value:</b>												<b>98,876</b>	

**Sale Date: 08/30/2023**  
Sale Price: 96,072

Deed Date: 08/31/2023  
Volume:

File#: 2303608  
Page:

**Buyer: RANSOM SHELIA R**  
**Seller: HARRELL THOMAS E**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
113,123	122,431	1.2744	1.1775		EASTV	DSL	12,500	0.287	98,876

**Parcel Id: 18834**  
Sale #:8

Acct Number: 28056-00086-00000-000000    Cat Code: A1    Loc Code: 03    Address: 627 RONNIE ST  
Legal 1: EASTVIEW VI    FAIRFIELD LOT 86

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RFEV01		0.28	12,000	100.00	1.00	13,651	0	13,651				
<b>Total Land Taxable Value:</b>									<b>13,651</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1998	2015	RB04	LA	1,300	1.00	1.00	G	0.94	1.00	0.95	1.00	150,557
2	1998	2015	RB04	LA	400	1.00	1.00	G	0.94	1.00	0.95	1.00	46,325
3	1998	2015	PORCH04	OPEN	30	1.00	1.00	G	0.94	1.00	0.95	1.00	1,207
4	1998	2015	FIREPLAC04	MET	1	1.00	1.00	G	0.94	1.00	0.95	1.00	2,438
5	0	2014	DECK01	W	100	1.00	1.00	G	0.94	1.00	0.95	1.00	2,143
6	0	2014	SLAB		80	1.00	1.00	G	0.94	1.00	0.95	1.00	286
7	0	2014	DECK02	W	160	1.00	1.00	G	0.94	1.00	0.95	1.00	3,585
<b>Total Building Value:</b>												<b>206,541</b>	



# Sales Ratio Detail

**Sale Date: 09/12/2023**  
Sale Price: 244,500

Deed Date: 09/15/2023  
Volume:

File#: 2303920  
Page:

**Buyer: CARO KARIM**  
**Seller: FAIRFIELD LAND MANAGEMENT LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
220,192	186,966	0.7647	0.9006		EASTV	MLS	12,000	0.275	206,541

**Parcel Id: 18844**  
Sale #:7

Acct Number: 28060-00002-00000-000000    Cat Code: A1    Loc Code: 03    Address: 950 FAIRCREST DR  
Legal 1: FAIRCREST ADDN    FAIRFIELD LOT 2

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RFFR08		0.18	0	0.00	1.00	12,600	0	12,600				
<b>Total Land Taxable Value:</b>									<b>12,600</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1975	0	RB03	LA	1,423	1.00	1.00	F	0.36	1.00	0.88	1.00	49,526
2	1975	0	SLAB		20	1.00	1.00	A	0.42	1.00	0.88	1.00	30
3	1975	0	SLAB		96	1.00	1.00	A	0.42	1.00	0.88	1.00	142
<b>Total Building Value:</b>													<b>49,698</b>

**Sale Date: 03/07/2024**  
Sale Price: 77,500

Deed Date: 03/12/2024  
Volume:

File#: 2401268  
Page:

**Buyer: FOUR H INVESTMENTS LLC**  
**Seller: MAGNESS VELVA J REVOCABLE LIVING TRUST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
62,298	61,278	0.7907	0.8038		FRES	MLS	0	0.180	49,698

**Parcel Id: 18906**  
Sale #:10

Acct Number: 28070-00207-00000-000000    Cat Code: A1    Loc Code: 03    Address: 445 SUNSET DR  
Legal 1: GREEN ACRES    SHELLY-GILPIN LOTS 7-8 & 16-17 DIV 2

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RFFR01		0.26	11,200	100.00	1.00	12,121	0	12,121				
2	RFFR01		0.26	11,200	100.00	1.00	12,121	0	12,121				
3	RFFR01		0.26	11,200	100.00	1.00	12,121	0	12,121				
4	RFFR01		0.26	11,200	100.00	1.00	12,121	0	12,121				
<b>Total Land Taxable Value:</b>									<b>48,484</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1971	2005	RB03	LA	1,840	1.00	1.00	G	0.85	1.00	1.05	1.00	170,657
2	1971	2005	PORCH03	OPEN	92	1.00	1.00	G	0.85	1.00	1.05	1.00	2,686
3	0	0	MPBDL	SHEL	160	1.00	1.00		1.00	1.00	1.05	1.00	1,621
4	0	0	MPBDL	WALL	144	1.00	1.00	NV	0.00	1.00	1.05	1.00	0
<b>Total Building Value:</b>													<b>174,964</b>

**Sale Date: 08/02/2023**  
Sale Price: 245,000

Deed Date: 08/04/2023  
Volume:

File#: 2303160  
Page:

**Buyer: RIVERA ALFONSO SR & LAURA & ALFONSO RIVERA JR**  
**Seller: MORELIAS HOMES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
223,448	129,282	0.5277	0.9120		GAM	MLS	44,800	1.028	174,964

# Sales Ratio Detail

**Parcel Id: 18908**  
Sale #:9

Acct Number: 28070-00210-01000-000000

Cat Code: A1

Loc Code: 03

Address: 463 SUNSET DR

Legal 1: GREEN ACRES

SHELLY-GILPIN LOT 10 AND 14 DIV 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR01		0.26	11,200	100.00		1.00	15,304	0	15,304
	2	RFFR01		0.26	11,200	100.00		1.00	15,304	0	15,304

**Total Land Taxable Value: 30,608**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2000	RB03	LA	1,911	1.00	1.00	G	0.78	1.00	1.05	1.00	161,535
	2	1977	2000	PORCH03	OPEN	144	1.00	1.00	G	0.78	1.00	1.05	1.00	3,694
	3	1977	2000	RB03	AG	462	1.00	1.00	G	0.78	1.00	1.05	1.00	16,191
	4	1990	2000	PORCH02	OPEN	567	1.00	1.00	G	0.78	1.00	1.05	1.00	11,414
	5	1977	2000	FIREPLAC03	MAS	1	1.00	1.00	G	0.78	1.00	1.05	1.00	3,563
	6	0	0	PFBL	SHEL	140	1.00	1.00		1.00	1.00	1.05	1.00	1,668
	7	0	0	PFBA	CAR	480	1.00	1.00		1.00	1.00	1.05	1.00	3,120

**Total Building Value: 201,185**

**Sale Date: 02/13/2024**  
Sale Price: 219,500

Deed Date: 02/15/2024  
Volume:

File#: 2400830  
Page:

**Buyer: SCROGGINS BRENT S**  
**Seller: WARREN CRAIG E & CASSIE L**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
231,793	171,742	0.7824	1.0560		GAM	MLS	22,400	0.514	201,185

**Parcel Id: 19156**  
Sale #:6

Acct Number: 28140-00101-00000-000000

Cat Code: A1

Loc Code: 03

Address: 906 WATSON ST

Legal 1: NORTHWOOD ADDN

FAIRFIELD E 1/2 OF LOT 1 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFNW01		1.00	43,696	143.50		1.00	15,068	0	15,068

**Total Land Taxable Value: 15,068**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1983	1990	RB07	LA	3,263	1.00	1.00	G	0.65	1.00	0.95	1.00	329,437
	2	1983	1990	RB07	AG	460	1.00	1.00	G	0.65	1.00	0.95	1.00	20,210
	3	1983	0	SLAB		102	1.00	1.00	G	0.56	1.00	0.95	1.00	217
	4	1983	1990	PORCH07	OPEN	150	1.00	1.00	G	0.65	1.00	0.95	1.00	4,199
	5	1983	1990	RB07	ST	480	1.00	1.00	G	0.65	1.00	0.95	1.00	20,849
	6	1983	1990	FIREPLAC07	MAS	3	1.00	1.00	G	0.65	1.00	0.95	1.00	15,672
	7	1995	0	POOL	VINL	100	1.00	1.00	15G	0.15	1.00	0.95	1.00	4,076

**Total Building Value: 394,660**

**Sale Date: 07/13/2023**  
Sale Price: 415,000

Deed Date: 07/13/2023  
Volume:

File#: 2302868  
Page:

**Buyer: SOUDERS KURT E & NELLY B**  
**Seller: MOORE SHARILYN SHAVER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
409,728	457,929	1.1034	0.9873		CHILD	MLS	43,696	1.003	394,660

# Sales Ratio Detail

**Parcel Id: 19164**  
Sale #:9

Acct Number: 28140-00208-00000-000000

Cat Code: A1

Loc Code: 03

Address: 414 PEACHTREE ST

Legal 1: NORTHWOOD ADDN FAIRFIELD LOT 8 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFNW01		0.37	16,000	100.00		1.00	10,500	0	10,500

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

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	RB05	LA	2,140	1.00	1.00	A	0.79	1.00	0.95	1.00	212,178
	2	2002	0	PORCH05	OPEN	176	1.00	1.00	A	0.79	1.00	0.95	1.00	5,015
	3	2002	0	RB05	AG	625	1.00	1.00	A	0.79	1.00	0.95	1.00	24,626
	4	2002	0	PORCH05	OPEN	75	1.00	1.00	A	0.79	1.00	0.95	1.00	2,303
	5	2017	0	CARPORT03	MET	1,200	1.00	1.00	G	0.96	1.00	0.95	1.00	17,839
	6	2002	0	FIREPLAC05	MET	1	1.00	1.00	A	0.79	1.00	0.95	1.00	2,484
	7	2005	0	POOL	GUNN	97	1.00	1.00	15A	0.20	1.00	0.95	1.00	7,394
	8	2005	0	PFBA	SHEL	192	1.00	1.00	25A	0.36	1.00	0.95	1.00	932

**Total Building Value: 272,771**

**Sale Date: 11/01/2023**  
Sale Price: 321,000

Deed Date: 11/02/2023  
Volume:

File#: 2304669  
Page:

**Buyer: HENDERSON JESSICA**

**Seller: ADAMS JASON FRAZIER & CRYSTAL FERRELL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
283,271	312,034	0.9721	0.8825		CHILD	DSL	16,000	0.367	272,771

**Parcel Id: 19168**  
Sale #:11

Acct Number: 28140-00301-00000-000000

Cat Code: A1

Loc Code: 03

Address: 805 PECAN ST

Legal 1: NORTHWOOD ADDN FAIRFIELD LOTS 1-3 & PT LOT 4 BLK 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFNW01		1.25	54,451	280.53		1.00	29,456	0	29,456

**Total Land Taxable Value: 29,456**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	2005	RB06	LA	2,228	1.00	1.00	G	0.85	0.75	0.95	1.00	192,442
	2	1982	2005	RB06	LA	520	1.00	1.00	G	0.85	0.75	0.95	1.00	44,915
	3	1982	2005	RB06	LA	252	1.00	1.00	G	0.85	0.75	0.95	1.00	21,766
	4	1982	2005	RB06	LA12	650	1.00	1.00	G	0.85	0.75	0.95	1.00	49,038
	5	2002	2005	RB06	AG	1,260	1.00	1.00	G	0.85	0.75	0.95	1.00	39,879
	6	1982	2005	PORCH06	SCRN	408	1.00	1.00	G	0.85	0.75	0.95	1.00	10,850
	7	1982	2005	FIREPLAC06	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	5,943
	8	2005	0	MPBSL	CAN	400	1.00	1.00	40A	0.72	1.00	0.95	1.00	1,264
	9	2005	0	PFBA	SHEL	240	1.00	1.00	20VG	0.25	1.00	0.95	1.00	809
	10	2024	0	SOLAR	PANEL	24	1.00	1.00		1.00	1.00	0.95	1.00	23

**Total Building Value: 366,929**

# Sales Ratio Detail

**Sale Date: 09/26/2023**  
Sale Price: 390,000

Deed Date: 09/27/2023  
Volume:

File#: 2304064  
Page:

**Buyer: GIBSON WAYLON D & MEGAN**  
**Seller: CHRISTENSEN KALI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
396,385	378,010	0.9693	1.0164		CHILD	MLS	54,451	1.250	366,929

**Parcel Id: 19174**  
Sale #:10

Acct Number: 28140-00308-00000-000000    Cat Code: A1    Loc Code: 03    Address: 717 PECAN ST  
Legal 1: NORTHWOOD ADDN    FAIRFIELD LOT 8 BLK 3

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFNW01		0.43	18,560	128.00			1.00	13,440	0	13,440		
<b>Total Land Taxable Value:</b>											<b>13,440</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1983	2000	RB04	LA	2,079	1.00	1.00	G	0.78	1.00	0.95	1.00	191,196
	2	1983	2000	PORCH04	OPEN	102	1.00	1.00	G	0.78	1.00	0.95	1.00	2,743
	3	1983	2000	PORCH04	OPEN	600	1.00	1.00	G	0.78	1.00	0.95	1.00	14,103
	4	1983	2000	RB04	AG	483	1.00	1.00	G	0.78	1.00	0.95	1.00	17,634
	5	1983	2000	FIREPLAC04	MAS	1	1.00	1.00	G	0.78	1.00	0.95	1.00	3,890
	6	2005	0	RF03	DG	672	1.00	1.00	G	0.85	1.00	0.95	1.00	23,914
<b>Total Building Value:</b>											<b>253,480</b>			

**Sale Date: 08/28/2023**  
Sale Price: 260,000

Deed Date: 08/28/2023  
Volume:

File#: 2303564  
Page:

**Buyer: GEISENDORFF ALTON S JR & REGINA**  
**Seller: JOHNSON DANIEL S & TONYA M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
266,920	211,977	0.8153	1.0266		CHILD	MLS	18,560	0.426	253,480

**Parcel Id: 19200**  
Sale #:9

Acct Number: 28140-00601-00000-000000    Cat Code: A1    Loc Code: 03    Address: 533 PEACHTREE ST  
Legal 1: NORTHWOOD ADDN    FAIRFIELD LOT 1 & PT 2 BLK 6

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFNW01		0.32	13,940	85.70			1.00	8,999	0	8,999		
<b>Total Land Taxable Value:</b>											<b>8,999</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1982	2000	RB04	LA	1,740	1.00	1.00	G	0.78	1.00	0.95	1.00	163,346
	2	2017	0	RF04	LA	160	1.00	1.00	G	0.96	1.00	0.95	1.00	17,027
	3	1982	2000	RB04	AG	480	1.00	1.00	G	0.78	1.00	0.95	1.00	17,560
	4	1982	2000	PORCH04	OPEN	88	1.00	1.00	G	0.78	1.00	0.95	1.00	2,416
	5	1982	2000	PORCH04	OPEN	220	1.00	1.00	G	0.78	1.00	0.95	1.00	5,171
	6	1982	2000	FIREPLAC04	MAS	1	1.00	1.00	G	0.78	1.00	0.95	1.00	3,890
	7	0	2023	PFBA	SHEL	160	1.00	1.00	20E	1.00	1.00	0.95	1.00	2,158
<b>Total Building Value:</b>											<b>211,568</b>			

# Sales Ratio Detail

**Sale Date:** 07/10/2023  
**Sale Price:** 224,900

**Deed Date:** 07/11/2023  
**Volume:**

**File#:** 2302799  
**Page:**

**Buyer:** PRICE JILL & ADAM SOEHNGE  
**Seller:** BEARDEN ROY DEAN & STEPHANIE

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
220,567	183,929	0.8178	0.9807		CHILD	MLS	13,940	0.320	211,568

**Parcel Id:** 19202  
**Sale #:** 6

**Acct Number:** 28140-00602-01000-000000    **Cat Code:** A1    **Loc Code:** 03    **Address:** 523 PEACHTREE ST  
**Legal 1:** NORTHWOOD ADDN    FAIRFIELD PT LOT 2 BLK 6

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFNW01		0.29	12,731	94.30			1.00	9,902	0	9,902		
<b>Total Land Taxable Value:</b>											<b>9,902</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1983	2010	RB04	LA	1,878	1.00	1.00	G	0.90	1.00	0.95	1.00	203,778
	2	1983	2010	PORCH04	OPEN	30	1.00	1.00	G	0.90	1.00	0.95	1.00	1,156
	3	1983	2010	PORCH04	OPEN	170	1.00	1.00	G	0.90	1.00	0.95	1.00	5,013
	4	1983	2010	RB04	AG	520	1.00	1.00	G	0.90	1.00	0.95	1.00	21,385
	5	1983	2010	FIREPLAC04	MAS	1	1.00	1.00	G	0.90	1.00	0.95	1.00	4,489
	6	0	0	PFBL	SHEL	64	1.00	1.00		1.00	1.00	0.95	1.00	690
<b>Total Building Value:</b>											<b>236,511</b>			

**Sale Date:** 01/19/2024  
**Sale Price:** 289,000

**Deed Date:** 01/19/2024  
**Volume:**

**File#:** 2400495  
**Page:**

**Buyer:** HARTLEY RICHARD HULON & BARBARA JOYCE  
**Seller:** TOMANEK BRANDON MICHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
246,413	185,619	0.6423	0.8526		CHILD	MLS	12,731	0.292	236,511

**Parcel Id:** 19223  
**Sale #:** 8

**Acct Number:** 28150-00006-00000-000000    **Cat Code:** A1    **Loc Code:** 03    **Address:** 130 BOND ST  
**Legal 1:** PECAN ACRES    FAIRFIELD LOT 6

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RFFR03		0.34	15,000	100.00			1.00	22,429	0	22,429		
<b>Total Land Taxable Value:</b>											<b>22,429</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	2015	RB04	LA	1,323	1.00	1.00	G	0.94	1.00	0.88	1.00	145,936
	2	1984	2015	RF04	LA	144	1.00	1.00	G	0.94	1.00	0.88	1.00	14,574
	3	1984	2015	PORCH04	OPEN	90	1.00	1.00	G	0.94	1.00	0.88	1.00	2,749
	4	1984	2015	CARPORT04	FRAM	639	1.00	1.00	G	0.94	1.00	0.88	1.00	12,062
	5	1984	2015	FIREPLAC04	MAS	1	1.00	1.00	G	0.94	1.00	0.88	1.00	4,343
	6	0	0	MPBDA	SHEL	144	1.00	1.00		1.00	1.00	0.88	1.00	3,222
<b>Total Building Value:</b>											<b>182,886</b>			

# Sales Ratio Detail

**Sale Date: 05/02/2023**  
Sale Price: 229,000

Deed Date: 05/03/2023  
Volume:

File#: 2301825  
Page:

**Buyer: NEILL ELLEN**  
**Seller: WARD GARRETT**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
205,315	158,010	0.6900	0.8966		FRES	MLS	15,000	0.344	182,886

**Parcel Id: 19225**  
Sale #:5

Acct Number: 28150-00008-00000-000000    Cat Code: A1    Loc Code: 03    Address: 111 LIVE OAK ST  
Legal 1: PECAN ACRES    FAIRFIELD LOT 8

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RFFR03		0.24	10,625	85.00	1.00	16,722	0	16,722				
<b>Total Land Taxable Value:</b>									<b>16,722</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1984	2005	RB03	LA	1,288	1.00	1.00	G	0.85	1.00	0.88	1.00	107,480
2	1984	2005	PORCH03	OPEN	64	1.00	1.00	G	0.85	1.00	0.88	1.00	1,636
3	1984	2005	PORCH03	SCRN	144	1.00	1.00	G	0.85	1.00	0.88	1.00	4,484
4	1984	2005	CARPORT03	FRAM	280	1.00	1.00	G	0.85	1.00	0.88	1.00	5,270
5	1984	2005	FIREPLAC03	MAS	1	1.00	1.00	G	0.85	1.00	0.88	1.00	3,254
<b>Total Building Value:</b>												<b>122,124</b>	

**Sale Date: 08/03/2023**  
Sale Price: 175,000

Deed Date: 08/04/2023  
Volume:

File#: 2303150  
Page:

**Buyer: LEWIS KEVIN LAMONT & BETTY JO CHANDLER**  
**Seller: MCLEOD JOHN DAVID & LORETTA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,846	103,547	0.5917	0.7934		FRES	MLS	10,625	0.244	122,124

**Parcel Id: 44135**  
Sale #:5

Acct Number: 28181-00054-00000-000000    Cat Code: A1    Loc Code: 03    Address: 643 SUNNYVALE LN  
Legal 1: THOUSAND OAKS I    FAIRFIELD LOTS 54

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FFTO01		0.50	21,625	86.50	1.00	9,083	0	9,083				
<b>Total Land Taxable Value:</b>									<b>9,083</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1997	2005	RB04	LA	1,352	1.00	1.00	G	0.85	1.00	0.95	1.00	148,095
2	1997	2005	PORCH04	OPEN	276	1.00	1.00	G	0.85	1.00	0.95	1.00	7,069
3	1997	2005	RB04	AG	441	1.00	1.00	G	0.85	1.00	0.95	1.00	18,019
4	0	2008	DECK01	W	112	1.00	1.00	G	0.88	1.00	0.95	1.00	2,218
5	2008	0	RF01	ST	96	1.00	1.00	G	0.88	1.00	0.95	1.00	1,724
6	2008	0	PORCH01	OPEN	36	1.00	1.00	G	0.88	1.00	0.95	1.00	565
7	2010	0	RF03	DG	484	1.00	1.00	G	0.90	1.00	0.95	1.00	20,116
<b>Total Building Value:</b>												<b>197,806</b>	

# Sales Ratio Detail

**Sale Date:** 10/11/2023  
**Sale Price:** 205,100

**Deed Date:** 10/12/2023  
**Volume:**

**File#:** 2304329  
**Page:**

**Buyer:** TIDROW KENNETH & JEAN ANN  
**Seller:** MCDANIEL JOE M & DEADRIAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
206,889	191,647	0.9344	1.0087		TOAKS	MLS	21,625	0.496	197,806

**Parcel Id:** 19322  
**Sale #:** 13

**Acct Number:** 28181-00060-00000-000000    **Cat Code:** A1    **Loc Code:** 03    **Address:** 721 ROBINDALE  
**Legal 1:** THOUSAND OAKS I    FAIRFIELD LOT 60

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FFTO01		0.29	12,500	100.00	1.00	10,500	0	10,500				
<b>Total Land Taxable Value:</b>									<b>10,500</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1972	2005	RB03	LA	1,566	1.00	1.00	G	0.85	1.00	0.95	1.00	136,141
2	1972	2005	RB03	AG	462	1.00	1.00	G	0.85	1.00	0.95	1.00	15,963
3	1972	2005	PORCH03	OPEN	60	1.00	1.00	G	0.85	1.00	0.95	1.00	1,667
4	1972	2005	FIREPLAC03	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	3,513
5	1972	2005	SLAB		25	1.00	1.00	G	0.85	1.00	0.95	1.00	81
6	2017	0	PORCH01	OPEN	336	1.00	1.00	G	0.96	1.00	0.95	1.00	4,278
7	2020	0	MPBDL	CAN	60	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
<b>Total Building Value:</b>													<b>161,643</b>

**Sale Date:** 01/17/2023  
**Sale Price:** 177,000

**Deed Date:** 01/18/2023  
**Volume:**

**File#:** 2300219  
**Page:**

**Buyer:** LOVELADY MICHELLE  
**Seller:** OLIVER MOLLY

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
172,143	146,616	0.8283	0.9726		TOAKS	MLS	12,500	0.287	161,643

**Parcel Id:** 19341  
**Sale #:** 5

**Acct Number:** 28181-00079-00000-000000    **Cat Code:** A1    **Loc Code:** 03    **Address:** 780 STARDUST LN  
**Legal 1:** THOUSAND OAKS I    FAIRFIELD LOT 79

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FFTO01		0.32	13,831	99.50	1.00	10,448	0	10,448				
<b>Total Land Taxable Value:</b>									<b>10,448</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1975	2010	RB04	LA	1,768	1.00	1.00	G	0.90	1.00	0.95	1.00	193,989
2	1975	2010	RB04	AG	552	1.00	1.00	G	0.90	1.00	0.95	1.00	22,225
3	2017	0	PORCH04	OPEN	156	1.00	1.00	G	0.96	1.00	0.95	1.00	4,951
4	1975	2010	PERG	DECK	240	1.00	1.00	G	0.90	1.00	0.95	1.00	1,418
5	1975	2010	FIREPLAC04	MAS	1	1.00	1.00	G	0.90	1.00	0.95	1.00	4,489
6	0	0	PFBA	CAR	640	1.00	1.00		1.00	1.00	0.95	1.00	3,764
7	0	0	MPBDL	SHEL	48	1.00	1.00		1.00	1.00	0.95	1.00	440
<b>Total Building Value:</b>													<b>231,276</b>

# Sales Ratio Detail

**Sale Date: 05/31/2023**  
Sale Price: 249,900

Deed Date: 05/31/2023  
Volume:

File#: 2302229  
Page:

**Buyer: KAMLER SAMUEL & LISA SCHICK**  
**Seller: TIDROW KENNETH W**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
241,724	184,323	0.7376	0.9673		TOAKS	MLS	13,831	0.318	231,276

**Parcel Id: 19352**  
Sale #:6

Acct Number: 28182-00106-00000-000000    Cat Code: A1    Loc Code: 03    Address: 631 SOUTHLOOP ST  
Legal 1: THOUSAND OAKS II    FAIRFIELD LOT 106

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FFTO01		0.52	22,500	150.00	1.00	15,750	0	15,750				
<b>Total Land Taxable Value:</b>									<b>15,750</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1985	1995	RB06	LA	2,438	1.00	1.00	VG	0.74	1.00	0.95	1.00	265,091
2	1985	1995	RB06	AG	621	1.00	1.00	VG	0.74	1.00	0.95	1.00	25,347
3	1985	1995	RB06	ST	189	1.00	1.00	VG	0.74	1.00	0.95	1.00	11,493
4	1985	1995	PORCH06	OPEN	60	1.00	1.00	VG	0.74	1.00	0.95	1.00	1,837
5	1985	1995	PORCH06	OPEN	560	1.00	1.00	VG	0.74	1.00	0.95	1.00	16,012
6	1985	1995	FIREPLAC06	MAS	1	1.00	1.00	VG	0.74	1.00	0.95	1.00	5,174
7	2002	0	POOL	GUNN	104	1.00	1.00	15VG	0.21	1.00	0.95	1.00	8,291
<b>Total Building Value:</b>												<b>333,245</b>	

**Sale Date: 02/01/2024**  
Sale Price: 375,000

Deed Date: 02/02/2024  
Volume:

File#: 2400697  
Page:

**Buyer: CRAIG JOSEPH L & ANDREA M**  
**Seller: BUCHANAN DAVID ERL & KAREN MARIE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
348,995	358,295	0.9555	0.9307		TOAKS	MLS	22,500	0.517	333,245

**Parcel Id: 19359**  
Sale #:6

Acct Number: 28182-00107-00000-000000    Cat Code: A1    Loc Code: 03    Address: 802 STARDUST LN  
Legal 1: THOUSAND OAKS II    FAIRFIELD LOT 107

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FFTO01		0.56	24,600	150.00	1.00	15,750	0	15,750				
<b>Total Land Taxable Value:</b>									<b>15,750</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1984	2010	RB05	LA	1,483	1.00	1.00	G	0.90	1.00	0.95	1.00	165,698
2	1984	2010	RB05	LA	798	1.00	1.00	G	0.90	1.00	0.95	1.00	89,162
3	1984	2010	RF05	ST	60	1.00	1.00	G	0.90	1.00	0.95	1.00	3,554
4	1984	2010	PORCH05	OPEN	287	1.00	1.00	G	0.90	1.00	0.95	1.00	8,709
5	1984	2010	PORCH05	OPEN	148	1.00	1.00	G	0.90	1.00	0.95	1.00	4,886
6	1984	2010	PORCH05	OPEN	24	1.00	1.00	G	0.90	1.00	0.95	1.00	981
7	1984	2010	FIREPLAC05	MAS	1	1.00	1.00	G	0.90	1.00	0.95	1.00	5,703
8	1984	2010	CARPORT05	FRAM	468	1.00	1.00	G	0.90	1.00	0.95	1.00	10,316
9	0	0	MPBDA	SHEL	96	1.00	1.00		0.50	1.00	0.95	1.00	1,160
10	0	0	MPBDL	CAN	80	1.00	1.00		0.50	1.00	0.95	1.00	162
<b>Total Building Value:</b>												<b>290,331</b>	



# Sales Ratio Detail

**Sale Date: 06/21/2023**  
Sale Price: 290,000

Deed Date: 06/26/2023  
Volume:

File#: 2302630  
Page:

**Buyer: CARPENTER DONNIE RAY & WANDA GAYLE**  
**Seller: JINKERSON KATHERINE JOAN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
306,081	301,582	1.0399	1.0555		TOAKS	MLS	24,600	0.565	290,331

**Parcel Id: 19387**    Acct Number: 28184-00130-00000-000000    Cat Code: C1    Loc Code: 03    Address: ROBINDALE LN  
Sale #:9    **Multi Parcel Sale**    Legal 1: THOUSAND OAKS IV    FAIRFIELD LOT 130

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFTO01		0.35	15,049	101.00	1.00	10,605	0	10,605
<b>Total Land Taxable Value:</b>										<b>10,605</b>

**Parcel Id: 19386**    Acct Number: 28184-00129-00000-000000    Cat Code: A1    Loc Code: 03    Address: 806 ROBINDALE LN  
Sale #:10    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: THOUSAND OAKS IV    FAIRFIELD LOT 129

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFTO01		0.49	21,344	101.00	1.00	10,605	0	10,605
<b>Total Land Taxable Value:</b>										<b>10,605</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	2000	RB04	LA	1,230	1.00	1.00	G	0.78	1.00	0.95	1.00	115,961
	2	1984	2000	RB04	LA02	616	1.00	1.00	G	0.78	1.00	0.95	1.00	55,126
	3	1984	2000	PORCH04	OPEN	260	1.00	1.00	G	0.78	1.00	0.95	1.00	6,111
	4	1984	2000	CARPORT04	FRAM	286	1.00	1.00	G	0.78	1.00	0.95	1.00	6,286
	5	1984	2000	RB04	ST	78	1.00	1.00	G	0.78	1.00	0.95	1.00	3,676
	6	1984	2000	PORCH04	OPEN	88	1.00	1.00	G	0.78	1.00	0.95	1.00	2,416
	7	2011	0	CARPORT01	MET	352	1.00	1.00	G	0.91	1.00	0.95	1.00	2,982
	8	0	0	MPBDA	SHEL	120	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
	9	2011	0	MPBDA	SHEL	180	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
<b>Total Building Value:</b>													<b>192,558</b>	

**Sale Date: 07/21/2023**  
Sale Price: 232,000

Deed Date: 07/24/2023  
Volume:

File#: 2302998  
Page:

**Buyer: JONES SHERRI**  
**Seller: KOONCE JERRY & ALMA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
213,768	166,196	0.7164	0.9214		TOAKS	MLS	21,344	0.836	192,558

**Parcel Id: 19444**    Acct Number: 28190-00051-00000-000000    Cat Code: A1    Loc Code: 03    Address: 315 BARNES ST  
Sale #:14    Legal 1: TYUS ADDN    FAIRFIELD LOT 51

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RFFR09		0.25	11,050	85.00	1.00	6,722	0	6,722
<b>Total Land Taxable Value:</b>										<b>6,722</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	0	RB04	LA	1,183	1.00	1.00	G	0.88	1.00	0.88	1.00	128,366
	2	2008	0	RB04	AG	484	1.00	1.00	G	0.88	1.00	0.88	1.00	18,456
	3	2008	0	PORCH04	OPEN	12	1.00	1.00	G	0.88	1.00	0.88	1.00	431
	4	2008	0	PORCH04	OPEN	48	1.00	1.00	G	0.88	1.00	0.88	1.00	1,497
<b>Total Building Value:</b>													<b>148,750</b>	

**Sale Date: 04/04/2023**  
Sale Price: 147,000

Deed Date: 04/10/2023  
Volume:

File#: 2301258  
Page:

**Buyer: MCCULLOCH GAYLA**  
**Seller: PREZA MELCHOR SEDANO**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
155,472	148,992	1.0136	1.0576		FRES	MLS	11,050	0.254	148,750

**Parcel Id: 19457**  
Sale #:11

Acct Number: 28198-00005-00000-000000

Cat Code: A1

Loc Code: 03

Address: 917 WALNUT CREEK DR

Legal 1: WALNUT CREEK

FAIRFIELD LOT 5

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	FFWC01		0.97	42,252	171.50		1.00	18,008	0	18,008
<b>Total Land Taxable Value:</b>											<b>18,008</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1994	2005	RB07	LA	2,397	1.00	1.00	G	0.85	1.00	0.95	1.00	319,583
	2	1994	2005	RB07	LA12	726	1.00	1.00	G	0.85	1.00	0.95	1.00	87,093
	3	1994	2005	PORCH07	OPEN	151	1.00	1.00	G	0.85	1.00	0.95	1.00	5,525
	4	1994	2005	PORCH07	OPEN	204	1.00	1.00	G	0.85	1.00	0.95	1.00	6,919
	5	1994	2005	RB07	AG	576	1.00	1.00	G	0.85	1.00	0.95	1.00	30,907
	6	1994	2005	FIREPLAC07	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	6,831
	7	2017	0	SLAB		1,032	1.00	1.00	G	0.96	1.00	0.95	1.00	3,765
	8	2017	0	PERG	DECK	480	1.00	1.00	G	0.96	1.00	0.95	1.00	3,025
	9	0	0	PFBL	SHEL	128	1.00	1.00		0.80	1.00	0.95	1.00	1,104
	10	2023	0	PFBA	CAR	360	1.00	1.00	20E	1.00	1.00	0.95	1.00	2,117
	11	2023	0	PFBA	CAR	360	1.00	1.00	20E	1.00	1.00	0.95	1.00	2,117
	12	2023	0	MPBSA	SHEL	1,200	1.00	1.08	40E	1.00	1.00	0.95	1.00	29,553
	13	2023	0	MPBSA	CAN	800	1.00	1.00	40E	1.00	1.00	0.95	1.00	7,942
<b>Total Building Value:</b>													<b>506,481</b>	

**Sale Date: 06/01/2023**  
Sale Price: 420,000

Deed Date: 06/02/2023  
Volume:

File#: 2302277  
Page:

**Buyer: HEILEMAN ROY & CAMILLE**  
**Seller: COX GREG & MELISSA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
524,489	406,024	0.9667	1.2488		CHILD	MLS	42,252	0.970	506,481

**Parcel Id: 19527**  
Sale #:4

Acct Number: 28200-00054-00000-000000

Cat Code: A1

Loc Code: 03

Address: 808 W MAIN ST

Legal 1: W MAIN PLACE

FAIRFIELD LOT 54

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RFFR01		0.28	12,400	100.00		1.00	19,125	0	19,125
<b>Total Land Taxable Value:</b>											<b>19,125</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	1990	RB03	LA	1,000	1.00	1.00	A	0.61	1.00	0.88	1.00	63,514
	2	1975	1990	PORCH03	OPEN	56	1.00	1.00	A	0.61	1.00	0.88	1.00	1,042
	3	1975	1990	RB03	AG	360	1.00	1.00	A	0.61	1.00	0.88	1.00	8,874
	4	1975	1990	RB03	ST	75	1.00	1.00	A	0.61	1.00	0.88	1.00	2,204
	5	1975	0	SLAB		162	1.00	1.00	A	0.42	1.00	0.88	1.00	240
	6	1975	1990	PORCH03	SCRN	96	1.00	1.00	A	0.61	1.00	0.88	1.00	2,347
<b>Total Building Value:</b>														<b>78,221</b>

**Sale Date: 02/28/2023**  
Sale Price: 87,500

Deed Date: 04/10/2023  
Volume:

File#: 2301281  
Page:

**Buyer: POSPISIL KARLA**  
**Seller: LOTT JAMES DAVID**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
97,346	84,048	0.9605	1.1125		FRES	DSL	12,400	0.285	78,221

**Parcel Id: 19569**  
Sale #:11

Acct Number: 30013-00001-00000-000000

Cat Code: A1

Loc Code: 25

Address: 189 MAIN ST

Legal 1: OTS KIRVIN LOTS 1 THRU 6 BLK 13

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW		0.48	0	25.00	1.00	9,730	0	9,730
<b>Total Land Taxable Value:</b>										<b>9,730</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1940	1970	RF03	LA	1,376	1.00	1.00	F	0.33	1.00	1.14	1.00	50,440
	2	1970	1970	RF03	LA	368	1.00	1.00	F	0.33	1.00	1.14	1.00	13,490
	3	1940	1970	PORCH03	OPEN	180	1.00	1.00	F	0.33	1.00	1.14	1.00	2,069
	4	1940	1970	FIREPLAC03	MET	1	1.00	1.00	F	0.33	1.00	1.14	1.00	877
	5	2003	1970	RF03	DG	720	1.00	1.00	F	0.33	1.00	1.14	1.00	11,715
<b>Total Building Value:</b>														<b>78,591</b>

**Sale Date: 11/02/2023**  
Sale Price: 90,000

Deed Date: 11/14/2023  
Volume:

File#: 2304802  
Page:

**Buyer: CANNON JONITA**  
**Seller: HUTSON SHELLEY REEVES ADMINISTRATRIX**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
88,321	161,790	1.7977	0.9813		WISD	MLS	0	0.482	78,591

**Parcel Id: 41095**  
Sale #:4

Acct Number: 33040-00174-00000-000000

Cat Code: A1

Loc Code: 11

Address: 161 E PR 362

Legal 1: HOUSE ONLY

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	2003	RF03	LA	1,120	1.00	1.00	G	0.82	1.00	1.37	1.00	120,897
	2	2003	0	RF03	LA	952	1.00	1.00	G	0.82	1.00	1.37	1.00	100,638
	3	0	0	MPBDL	WALL	336	1.00	1.00		1.00	1.00	1.37	1.00	3,876
	4	2003	0	RF03	ST	192	1.00	1.00	G	0.82	1.00	1.37	1.00	10,567
	5	2003	0	PORCH03	OPEN	240	1.00	1.00	G	0.82	1.00	1.37	1.00	7,622
	6	2003	0	DECK02	W	240	1.00	1.00	G	0.82	1.00	1.37	1.00	6,166
	7	1992	2003	PORCH03	OPEN	168	1.00	1.00	G	0.82	1.00	1.37	1.00	5,815
	8	1992	2003	FIREPLAC03	MAS	1	1.00	1.00	G	0.82	1.00	1.37	1.00	4,887
	9	0	0	BHOUSEWW	LOW	484	1.00	1.00		1.00	1.00	1.37	1.00	7,791
	10	2003	0	DECK02	W	240	1.00	1.00	G	0.82	1.00	1.37	1.00	6,166
	11	2023	0	PIERWW	LOW	544	1.00	1.00	25E	1.00	1.00	1.37	1.00	5,657
<b>Total Building Value:</b>														<b>280,082</b>

**Sale Date: 04/03/2023**

Deed Date: 04/03/2023

File#: 2301194

**Buyer: JONES JOE & MARCY**

Sale Price: 280,000

Volume:

Page:

**Seller: ENDERLE CATHY**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
280,082	185,536	0.6626	1.0003		RLAKE	MLS	0	0.000	280,082

**Parcel Id: 20101**

Acct Number: 33060-00005-00000-000000

Cat Code: A1

Loc Code: 11

Address: 235 RIDGECREST ST

Sale #:7

Legal 1: LAKEWOOD ADDN LOTS 5 & 6 & 16

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	FFLW03		2.10	91,399	203.20		1.00	13,208	0	13,208
	2	FFLW04		4.39	191,054	401.50		1.00	22,083	0	22,083
<b>Total Land Taxable Value:</b>											<b>35,291</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1979	1995	RB04	LA	2,399	1.00	1.00	G	0.72	1.00	0.95	1.00	198,059
	2	1979	1995	PORCH04	OPEN	18	1.00	1.00	G	0.72	1.00	0.95	1.00	571
	3	1990	1995	RB04	AG	696	1.00	1.00	G	0.72	1.00	0.95	1.00	21,085
	4	1979	1995	FIREPLAC04	MAS	1	1.00	1.00	G	0.72	1.00	0.95	1.00	3,591
	5	0	0	SLAB		230	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
	6	2011	0	MPBDA	SHEL	64	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
	7	2014	0	MPBSA	SHEL	640	1.00	1.00	40A	0.89	1.00	0.95	1.00	14,902
	8	2018	0	POOL	VINL	84	1.00	1.00	15G	0.77	1.00	0.95	1.00	18,348
	9	2018	0	FVO		176	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
	10	0	2018	DECK01	W	300	1.00	1.00	25G	0.92	1.00	0.95	1.00	4,956
	11	0	2018	PFBA	SHEL	160	1.00	1.00	20G	0.86	1.00	0.95	1.00	1,856
	12	0	2018	PORCH01	OPEN	30	1.00	1.00	20G	0.86	1.00	0.95	1.00	475
<b>Total Building Value:</b>														<b>263,843</b>

# Sales Ratio Detail

**Sale Date: 06/30/2023**  
Sale Price: 279,000

Deed Date: 06/30/2023  
Volume:

File#: 2302709  
Page:

**Buyer: MOYER BRIAN J & JENNIFER LEA**  
**Seller: KIMBALL TERESA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
299,134	312,076	1.1186	1.0722		LWOOD	MLS	282,453	6.484	263,843

**Parcel Id: 20124**  
Sale #:7

Acct Number: 33060-00030-00000-000000    Cat Code: A1    Loc Code: 11    Address: 169 LAKESHORE DR  
Legal 1: LAKEWOOD ADDN LOT 30

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FFLW02		1.18	51,188	234.00	1.00	16,380	0	16,380				
<b>Total Land Taxable Value:</b>									<b>16,380</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1983	2000	RB05	LA	2,232	1.00	1.00	G	0.78	1.00	0.95	1.00	217,092
2	1983	2000	PORCH05	OPEN	151	1.00	1.00	G	0.78	1.00	0.95	1.00	4,312
3	1983	2000	PORCH05	OPEN	91	1.00	1.00	G	0.78	1.00	0.95	1.00	2,707
4	1983	2000	RB05	AG	440	1.00	1.00	G	0.78	1.00	0.95	1.00	18,887
5	1983	2000	FIREPLAC05	MAS	1	1.00	1.00	G	0.78	1.00	0.95	1.00	4,942
6	2011	0	MPBDA	SHEL	96	1.00	1.00		0.10	1.00	0.95	1.00	232
7	0	0	MPBDL	CAN	64	1.00	1.00		0.10	1.00	0.95	1.00	26
<b>Total Building Value:</b>													<b>248,198</b>

**Sale Date: 01/13/2023**  
Sale Price: 262,000

Deed Date: 01/18/2023  
Volume:

File#: 2300213  
Page:

**Buyer: WILLIAMSON CHRISTOPHER LENDEN & KAILA MARIE**  
**Seller: HERNANDEZ PAUL JR & PATRICIA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
264,578	210,555	0.8036	1.0098		LWOOD	MLS	51,188	1.175	248,198

**Parcel Id: 20137**  
Sale #:9

Acct Number: 33060-00046-00000-000000    Cat Code: A1    Loc Code: 11    Address: 117 MARY GRACE ST  
Legal 1: LAKEWOOD ADDN LOT 46

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FFLW02		0.75	32,527	189.00	1.00	13,230	0	13,230				
<b>Total Land Taxable Value:</b>									<b>13,230</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1971	2010	RB04	LA	1,276	1.00	1.00	G	0.90	1.00	0.95	1.00	149,912
2	1971	2010	PORCH04	OPEN	168	1.00	1.00	G	0.90	1.00	0.95	1.00	4,960
3	1971	2010	RB04	AG	400	1.00	1.00	G	0.90	1.00	0.95	1.00	17,746
4	1971	2010	SLAB		112	1.00	1.00	G	0.90	1.00	0.95	1.00	383
5	1971	2010	RB04	ST	120	1.00	1.00	G	0.90	1.00	0.95	1.00	6,525
6	1971	2010	FIREPLAC04	MAS	1	1.00	1.00	G	0.90	1.00	0.95	1.00	4,489
7	0	0	MPBDA	SHEL	624	1.00	1.00		1.00	1.00	0.95	1.00	14,500
<b>Total Building Value:</b>													<b>198,515</b>

# Sales Ratio Detail

**Sale Date: 10/10/2023**  
Sale Price: 250,000

Deed Date: 10/11/2023  
Volume:

File#: 2304309  
Page:

**Buyer: THORNTON COLTON**  
**Seller: KYLE BLAINE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
211,745	116,232	0.4649	0.8470		LWOOD	MLS	32,527	0.747	198,515

**Parcel Id: 20214**  
Sale #:3

Acct Number: 33060-00099-01000-000000

Cat Code: A1

Loc Code: 11

Address: 150 LAZY WAY

Legal 1: LAKEWOOD ADDN LOT 99-W1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFLW02		1.12	48,789	196.65			1.00	13,766	0	13,766		
<b>Total Land Taxable Value:</b>												<b>13,766</b>		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	1995	RB04	LA	1,300	1.00	1.00	G	0.72	1.00	0.95	1.00	112,831
	2	1972	1995	RB04	LA	500	1.00	1.00	G	0.72	1.00	0.95	1.00	43,396
	3	1972	1995	RB04	LA	80	1.00	1.00	G	0.72	1.00	0.95	1.00	6,943
	4	1972	1995	PORCH04	OPEN	92	1.00	1.00	G	0.72	1.00	0.95	1.00	2,317
	5	1972	1995	SLAB		182	1.00	1.00	G	0.72	1.00	0.95	1.00	498
	6	2000	0	MPBSL	CAN	720	1.00	1.00	40G	0.66	1.00	0.95	1.00	2,086
	7	2000	0	MPBSL	SHEL	300	1.00	1.00	40G	0.66	1.00	0.95	1.00	2,308
	8	0	0	PFBA	CAR	400	1.00	1.00		1.00	1.00	0.95	1.00	2,352
	9	0	0	PFBL	SHEL	192	1.00	1.00		1.00	1.00	0.95	1.00	2,070
	10	0	0	PFBL	SHEL	80	1.00	1.00		1.00	1.00	0.95	1.00	863
	11	2011	0	MPBDA	SHEL	48	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
	12	2000	0	MPBSL	CAN	90	1.00	1.00	40G	0.66	1.00	0.95	1.00	261
<b>Total Building Value:</b>												<b>175,925</b>		

**Sale Date: 03/27/2023**  
Sale Price: 210,000

Deed Date: 03/29/2023  
Volume:

File#: 2301148  
Page:

**Buyer: HENRY CHARLIE & LATOYA**  
**Seller: MILLER JOHN R**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
189,691	167,743	0.7988	0.9033		LWOOD	MLS	48,789	1.120	175,925

**Parcel Id: 54380**  
Sale #:1

Acct Number: 33072-00104-00000-000000

Cat Code: A1

Loc Code: 20

Address: 319 CLUB LAKE RD GATE 6

Legal 1: HOUSE ONLY LOT 104 GATE 6

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	2022	RF03	LA	800	1.00	1.00	VG	1.00	1.00	1.13	1.00	95,684
	2	2008	2022	RF03	LA12	512	1.00	1.00	VG	1.00	1.00	1.13	1.00	54,500
	3	2008	2022	PORCH03	OPEN	256	1.00	1.00	VG	1.00	1.00	1.13	1.00	8,178
	4	2008	2022	PORCH03	OPEN	256	1.00	1.00	VG	1.00	1.00	1.13	1.00	8,178
	5	2014	0	CARPORT01	MET	800	1.00	1.00	G	0.94	1.00	1.13	1.00	8,328
<b>Total Building Value:</b>												<b>174,868</b>		

# Sales Ratio Detail

**Sale Date: 05/04/2023**  
Sale Price: 209,000

Deed Date:  
Volume:

File#:  
Page:

**Buyer: STEGER CURTIS & JULIA**  
**Seller: HENDON MARTHA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
174,868	106,073	0.5075	0.8367		TLAKE	MLS	0	0.000	174,868

**Parcel Id: 2107**  
Sale #:8

Acct Number: 33072-00123-00000-000000

Cat Code: A1

Loc Code: 20

Address: 220 CLUB LAKE RD GATE 5

Legal 1: HOUSE ONLY LOT 123 GATE 5

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	2000	RF02	LA	832	1.00	1.00	G	0.78	1.00	1.13	1.00	65,573
	2	1970	2000	RF02	LA12	320	1.00	1.00	G	0.78	1.00	1.13	1.00	23,480
	3	2016	0	RF02	LA	406	1.00	1.00	G	0.95	1.00	1.13	1.00	37,487
	4	1970	2000	PORCH02	OPEN	72	1.00	1.00	G	0.78	1.00	1.13	1.00	1,873
	5	1970	1990	SLAB		260	1.00	1.00	G	0.65	1.00	1.13	1.00	764
	6	0	2012	MPBSL	WALL	550	1.00	1.00	40G	0.95	1.00	1.13	1.00	6,371
	7	0	2012	MPBSA	SHEL	250	1.00	1.00	40G	0.95	1.00	1.13	1.00	7,724
	8	2020	0	PIERWW	LOW	16	1.00	1.00	NV	0.00	1.00	1.13	1.00	0
<b>Total Building Value:</b>														<b>143,272</b>

**Sale Date: 06/16/2023**  
Sale Price: 150,000

Deed Date:  
Volume:

File#:  
Page:

**Buyer: SIMMONS JEFFREY & LISA**  
**Seller: COOPER AMBER**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
143,272	128,305	0.8554	0.9551		TLAKE	MLS	0	0.000	143,272

**Parcel Id: 21439**  
Sale #:6

Acct Number: 33100-00062-00000-000000

Cat Code: A1

Loc Code: 11

Address: 117 FCR 1260

Legal 1: WESTWOOD- I H REED A-23 TRACT 62

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RWEST01		0.62	0		0.00		1.00	28,123	0	28,123		
<b>Total Land Taxable Value:</b>											<b>28,123</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2006	0	RB04	LA	1,841	1.00	1.00	G	0.86	1.00	1.14	1.00	230,930
	2	2006	0	RB04	AG	418	1.00	1.00	G	0.86	1.00	1.14	1.00	21,031
	3	2006	0	PORCH04	OPEN	30	1.00	1.00	G	0.86	1.00	1.14	1.00	1,326
	4	2006	0	PORCH04	OPEN	75	1.00	1.00	G	0.86	1.00	1.14	1.00	2,780
	5	0	2012	PFBL	SHEL	80	1.00	1.00	20G	0.55	1.00	1.14	1.00	569
	6	2014	0	MPBSA	SHEL	624	1.00	1.00	40G	0.98	1.00	1.14	1.00	19,297
	7	2021	0	DECK02	W	660	1.00	1.00	G	0.99	1.00	1.14	1.00	11,620
<b>Total Building Value:</b>														<b>287,553</b>

# Sales Ratio Detail

**Sale Date: 05/22/2023**  
Sale Price: 300,000

Deed Date: 05/23/2023  
Volume:

File#: 2302097  
Page:

**Buyer: SHAVER LOUIS & SORAYA**  
**Seller: MATTHEWS WILLIAM K & THERESA J**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
315,676	314,189	1.0473	1.0523		WESTR	MLS	0	0.620	287,553

**Parcel Id: 21442**  
Sale #:10

Acct Number: 33100-00065-00000-000000    Cat Code: A1    Loc Code: 11    Address: 103 FCR 1260  
Legal 1: WESTWOOD- I H REED    A-23 TRACT 65

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RWEST01		0.62	0	0.00	1.00	28,123	0	28,123				
<b>Total Land Taxable Value:</b>									<b>28,123</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1982	1990	RF04	LA	1,598	1.00	1.00	G	0.65	1.00	1.14	1.00	134,172
2	1982	1990	RF04	LA12	640	1.00	1.00	G	0.65	1.00	1.14	1.00	49,468
3	1982	1990	CARPORT04	FRAM	288	1.00	1.00	G	0.65	1.00	1.14	1.00	6,315
4	1982	1990	SLAB		156	1.00	1.00	G	0.65	1.00	1.14	1.00	462
5	1982	1990	FIREPLAC04	MAS	1	1.00	1.00	G	0.65	1.00	1.14	1.00	3,890
6	1982	1990	RF04	AG	252	1.00	1.00	G	0.65	1.00	1.14	1.00	10,308
7	0	1990	DECK01	W	216	1.00	1.00	G	0.65	1.00	1.14	1.00	3,368
8	0	1990	DECK01	W	81	1.00	1.00	G	0.65	1.00	1.14	1.00	1,680
<b>Total Building Value:</b>												<b>209,663</b>	

**Sale Date: 04/11/2023**  
Sale Price: 235,000

Deed Date: 04/12/2023  
Volume:

File#: 2301333  
Page:

**Buyer: MCKINLEY KENNETH PATRICK**  
**Seller: WILKINSON DAVID & TINA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
237,786	215,929	0.9188	1.0119		WESTR	MLS	0	0.620	209,663

**Parcel Id: 21454**  
Sale #:13

Acct Number: 33100-00077-00000-000000    Cat Code: A1    Loc Code: 11    Address: 136 W FM 27  
Legal 1: WESTWOOD- I H REED    A-23 TRACT 77

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RWEST01		0.59	0	0.00	1.00	26,800	0	26,800				
<b>Total Land Taxable Value:</b>									<b>26,800</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2007	0	RB05	LA	1,730	1.00	1.00	G	0.87	0.90	1.14	1.00	212,764
2	2007	0	RB05	AG	440	1.00	1.00	G	0.87	0.90	1.14	1.00	22,752
3	2007	0	PORCH05	OPEN	96	1.00	1.00	G	0.87	0.90	1.14	1.00	3,419
4	2007	0	PORCH05	OPEN	25	1.00	1.00	G	0.87	0.90	1.14	1.00	1,067
5	2021	0	MPBDL	SHEL	120	1.00	1.00	40A	0.97	1.00	1.14	1.00	1,281
<b>Total Building Value:</b>												<b>241,283</b>	



# Sales Ratio Detail

**Sale Date: 08/28/2023**    Deed Date: 08/28/2023    File#: 2303548    **Buyer: BRADLEY MICHAEL & LATISHA**  
 Sale Price: 272,000    Volume:    Page:    **Seller: STACHMUS JEFFREY & KRISTY**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
268,083	278,640	1.0244	0.9856		WESTR	DSL	0	0.588	241,283

**Parcel Id: 67034**    Acct Number: 33100-00365-01160-002020    Cat Code: M1    Loc Code: 11    Address: 190 FCR 1171  
 Sale #:1    **Multi Parcel Sale**    Legal 1: MH ONLY

**Parcel Id: 62380**    Acct Number: 33100-00365-01000-000000    Cat Code: A2    Loc Code: 11    Address: 190 FCR 1171  
 Sale #:2    **Multi Parcel Sale \*Primary Parcel\***    Legal 1: WESTWOOD - H SHEPHERD    A-34 TRACT PT OF 365

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RWEST01		0.60	0	0.00		0.00	24,631	0	24,631			
<b>Total Land Taxable Value:</b>											<b>24,631</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	0	MH216	LA	1,216	1.00	1.00	MH2G	0.92	1.00	1.14	1.00	77,528
	2	2020	0	DECK02	W	16	1.00	1.00	MH2G	0.93	1.00	1.14	1.00	916
	3	2020	0	DECK02	W	32	1.00	1.00	MH2G	0.93	1.00	1.14	1.00	1,685
	4	2020	0	PFBA	SHEL	192	1.00	1.00	20E	1.00	1.00	1.14	1.00	3,108
<b>Total Building Value:</b>											<b>83,237</b>			

**Sale Date: 03/31/2023**    Deed Date: 03/31/2023    File#: 2301184    **Buyer: DOMINGUEZ HECTOR & SONIA RIOS ESQUIVEL**  
 Sale Price: 133,000    Volume:    Page:    **Seller: BLASSINGAME TEDDY GENE & HALEY CHRISTINA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
107,868	18,838	0.1416	0.8110		WESTU	MLS	0	0.596	83,237

**Parcel Id: 21820**    Acct Number: 33100-00417-18000-000000    Cat Code: A2    Loc Code: 11    Address: 109 FCR 1235  
 Sale #:9    Legal 1: WESTWOOD - M PARKS    A-517 TRACT 417-418

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RWEST01		0.48	0	0.00		1.00	22,337	0	22,337			
<b>Total Land Taxable Value:</b>											<b>22,337</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	2000	MH428	LA	2,128	1.00	1.00	MH4G	0.68	1.00	1.14	1.00	129,281
	2	0	2000	SLAB		128	1.00	1.00	MH4G	0.68	1.00	1.14	1.00	397
	3	0	2000	SLAB		140	1.00	1.00	MH4G	0.68	1.00	1.14	1.00	434
	4	1990	2000	FIREPLAC04	MOB	1	1.00	1.00	MH4G	0.68	1.00	1.14	1.00	2,240
	5	0	2000	SLAB		144	1.00	1.00	MH4G	0.68	1.00	1.14	1.00	447
	6	0	0	PFBA	CAR	400	1.00	1.00		1.00	1.00	1.14	1.00	2,823
<b>Total Building Value:</b>											<b>135,622</b>			

# Sales Ratio Detail

Sale Date: 09/08/2023  
Sale Price: 170,000

Deed Date: 09/11/2023  
Volume:

File#: 2303859  
Page:

Buyer: HERNANDEZ OMERO DOMINQUEZ  
Seller: TUCKER JOHN BRIAN & CASEY LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
157,959	88,414	0.5201	0.9292		WESTU	MLS	0	0.480	135,622

Parcel Id: 21841  
Sale #:7

Acct Number: 33100-00418-30000-000000    Cat Code: A1    Loc Code: 11    Address: 276 W FM 27  
Legal 1: WESTWOOD - E CLEMENTS    A-141 TRACT 418-30

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	RWEST01		0.60	0	0.00		1.00	27,296	0	27,296			
<b>Total Land Taxable Value:</b>										<b>27,296</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1980	1990	RP03	LA	1,480	1.00	1.00	A	0.61	1.00	1.14	1.00	102,631
2	1980	1990	PORCH03	OPEN	192	1.00	1.00	A	0.61	1.00	1.14	1.00	4,047
3	0	2012	MPBDL	SHEL	400	1.00	1.00	40A	0.86	1.00	1.14	1.00	3,784
4	0	2019	MPBSL	CAN	200	1.00	1.00	40A	0.95	1.00	1.14	1.00	1,001
<b>Total Building Value:</b>												<b>111,463</b>	

Sale Date: 06/08/2023  
Sale Price: 112,500

Deed Date: 06/12/2023  
Volume:

File#: 2302421  
Page:

Buyer: TURNER JENNIFER  
Seller: BOTTOMS LORI DANIELLE BROWN

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,759	125,600	1.1164	1.2334		WESTU	MLS	0	0.600	111,463

Parcel Id: 21864  
Sale #:7

Acct Number: 33101-00086-00000-000000    Cat Code: A1    Loc Code: 11    Address: 141 W FM 27  
Legal 1: OAK FOREST I - I H REED    A-23 TRACT 86

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	RROF02		0.64	0	0.00		1.00	17,220	0	17,220			
<b>Total Land Taxable Value:</b>										<b>17,220</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1999	0	RB05	LA	2,013	1.00	1.00	G	0.77	1.00	0.96	1.00	199,111
2	1999	0	RB05	AG	529	1.00	1.00	G	0.77	1.00	0.96	1.00	21,538
3	1999	0	PORCH05	OPEN	24	1.00	1.00	G	0.77	1.00	0.96	1.00	848
4	1999	0	PORCH05	OPEN	136	1.00	1.00	G	0.77	1.00	0.96	1.00	3,909
5	1999	0	FIREPLAC04	MAS	1	1.00	1.00	G	0.77	1.00	0.96	1.00	3,881
6	0	0	MPBDA	SHEL	288	1.00	1.00		0.50	1.00	0.96	1.00	3,515
7	0	0	MPBDL	WALL	48	1.00	1.00		0.50	1.00	0.96	1.00	194
8	0	0	MPBDL	CAN	96	1.00	1.00		0.50	1.00	0.96	1.00	196
<b>Total Building Value:</b>												<b>233,192</b>	

# Sales Ratio Detail

Sale Date: 02/28/2024  
Sale Price: 215,000

Deed Date: 02/29/2024  
Volume:

File#: 2401118  
Page:

Buyer: ADAMS WYATT P & ANGELA M FULLER-ADAMS  
Seller: JAMES A D & MARVALENE LIFE ESTATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
250,412	293,828	1.3666	1.1647		OAK	MLS	0	0.640	233,192

Parcel Id: 22148  
Sale #:9

Acct Number: 33107-00073-00000-000000    Cat Code: A2    Loc Code: 11    Address: 103 FCR 527  
Legal 1: WILDWOOD - J KORN    A-15 TR 73

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RWILD		5.00	0	0.00		1.00	78,040	0	78,040			
<b>Total Land Taxable Value:</b>											<b>78,040</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1973	0	RF02	ST	768	1.00	1.00	VP	0.26	0.80	0.99	1.00	3,851
	2	1973	0	RF02	ST	288	1.00	1.00	VP	0.26	0.80	0.99	1.00	1,444
	3	1973	0	PORCH02	OPEN	50	1.00	1.00	VP	0.26	0.80	0.99	1.00	315
	4	1972	0	RF02	DG	576	1.00	1.00	VP	0.25	1.00	0.99	1.00	4,244
	5	1973	0	FIREPLAC01	MET	1	1.00	1.00	VP	0.26	1.00	0.99	1.00	335
	6	1972	0	MH112	LA	600	1.00	1.00	VP	0.25	1.00	0.99	1.00	7,931
	7	1972	0	MH116	LA	416	1.00	1.00	VP	0.25	1.00	0.99	1.00	4,598
	8	1972	0	PORCH01	SCRN	190	1.00	1.00	VP	0.25	1.00	0.99	1.00	956
	9	1972	0	PORCH01	OPEN	128	1.00	1.00	VP	0.25	1.00	0.99	1.00	503
	10	1972	0	PORCH01	OPEN	32	1.00	1.00	VP	0.25	1.00	0.99	1.00	152
	11	1980	0	CARPORT01	FRAM	576	1.00	1.00		0.20	1.00	0.99	1.00	1,166
	12	2011	0	CARPORT01	FRAM	160	1.00	1.00	NV	0.00	1.00	0.99	1.00	0
	13	0	0	MPBDL	SHEL	384	1.00	1.00		0.20	1.00	0.99	1.00	734
	14	0	0	MPBDA	SHEL	378	1.00	1.00		0.20	1.00	0.99	1.00	1,903
	15	0	0	PFBL	SHEL	96	1.00	1.00		0.20	1.00	0.99	1.00	216
	16	2011	0	MPBDA	SHEL	120	1.00	1.00	NV	0.00	1.00	0.99	1.00	0
<b>Total Building Value:</b>											<b>28,348</b>			

Sale Date: 02/29/2024  
Sale Price: 85,000

Deed Date: 02/29/2024  
Volume:

File#: 2401130  
Page:

Buyer: ESTRADA MARINO  
Seller: PLANK SANDRA JEAN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
106,388	116,861	1.3748	1.2516		WILD	MLS	0	5.000	28,348

Parcel Id: 22200  
Sale #:8

Acct Number: 33107-00076-00000-000000    Cat Code: A1    Loc Code: 11    Address: 112 FCR 536  
Legal 1: WILDWOOD - J KORN    A-15 TR 76

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		4.12	0	0.00		1.00	64,893	0	64,893
<b>Total Land Taxable Value:</b>											<b>64,893</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	0	RF02	LA	1,406	1.00	1.00	A	0.39	1.00	0.99	1.00	44,406
	2	1970	0	PORCH02	OPEN	176	1.00	1.00	A	0.39	1.00	0.99	1.00	1,821
	3	1970	0	PORCH02	OPEN	40	1.00	1.00	A	0.39	1.00	0.99	1.00	501
	4	1999	0	MPBSL	SHEL	1,740	1.00	1.00	40A	0.57	1.00	0.99	1.00	9,750
<b>Total Building Value:</b>														<b>56,478</b>

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

Deed Date: 03/19/2024  
Volume:

File#: 2401395  
Page:

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

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
121,371	125,363	1.2536	1.2137		WILD	DSL	0	4.120	56,478

**Parcel Id: 22029**  
Sale #:6

Acct Number: 33107-00112-00000-000000    Cat Code: A1    Loc Code: 11    Address: 230 FCR 540  
Legal 1: WILDWOOD - J KORN    A-15 TR 112

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		1.01	0	0.00			1.00	21,666	0	21,666
<b>Total Land Taxable Value:</b>												<b>21,666</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	RS04	LA	1,360	1.00	1.00	E	1.00	1.00	0.99	0.50	67,986
	2	2022	0	RS04	LA02	559	1.00	1.00	E	1.00	1.00	0.99	0.50	25,274
	3	2022	0	PORCH04	OPEN	72	1.00	1.00	E	1.00	1.00	0.99	0.50	1,356
	4	2021	0	PFBL	SHEL	140	1.00	1.00	20E	1.00	1.00	0.99	1.00	1,573
	5	0	0	FVO		320	1.00	1.00		1.00	1.00	0.99	1.00	0
	6	2022	0	RS04	LA	1,360	1.00	1.00	E	1.00	1.00	0.99	0.50	67,986
	7	2022	0	RS04	LA02	559	1.00	1.00	E	1.00	1.00	0.99	0.50	25,274
	8	2022	0	PORCH04	OPEN	72	1.00	1.00	E	1.00	1.00	0.99	0.50	1,356
	9	2023	0	DECK02	W	540	1.00	1.00	25G	1.00	1.00	0.99	1.00	8,340
<b>Total Building Value:</b>														<b>199,145</b>

**Sale Date: 02/16/2024**  
Sale Price: 265,000

Deed Date: 02/19/2024  
Volume:

File#: 2400862  
Page:

**Buyer: PHILLIPS COLTON & LINDSEY FAUTT**  
**Seller: ARD JANA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
220,811	244,964	0.9244	0.8332		WILD	MLS	0	1.010	199,145

**Parcel Id: 22298**  
Sale #:7

Acct Number: 33110-00001-00000-000000    Cat Code: A1    Loc Code: 11    Address: 102 PR 1295  
Legal 1: WILLOW CREEK FARMS LOT 1

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWC01		1.84	0	0.00			1.00	41,729	0	41,729
<b>Total Land Taxable Value:</b>												<b>41,729</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RB06	LA	2,099	1.00	1.00	G	0.68	1.00	0.96	1.00	217,907
	2	1992	0	RB06	AG	576	1.00	1.00	G	0.68	1.00	0.96	1.00	22,256
	3	1992	0	PORCH06	OPEN	108	1.00	1.00	G	0.68	1.00	0.96	1.00	2,905
	4	1992	0	PORCH06	OPEN	268	1.00	1.00	G	0.68	1.00	0.96	1.00	6,471
	5	1992	0	FIREPLAC06	MAS	1	1.00	1.00	G	0.68	1.00	0.96	1.00	4,805
	6	0	0	MPBDL	WALL	180	1.00	1.00	NV	0.00	1.00	0.96	1.00	0
<b>Total Building Value:</b>													<b>254,344</b>	

**Sale Date: 10/13/2023**  
Sale Price: 287,500

Deed Date: 10/16/2023  
Volume:

File#: 2304386  
Page:

**Buyer: BARTLETT MICHAEL & CYNTHIA D**  
**Seller: PALACIO SISHA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
296,073	294,461	1.0242	1.0298		WILLO	MLS	0	1.840	254,344

**Parcel Id: 22309**  
Sale #:7

Acct Number: 33110-00012-00000-000000

Cat Code: A1

Loc Code: 11

Address: 117 PR 1295

Legal 1: WILLOW CREEK FARMS LOT 12

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWC01		2.41	0	0.00	1.00	51,134	0	51,134
<b>Total Land Taxable Value:</b>									<b>51,134</b>	

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RB06	LA	2,635	1.00	1.00	G	0.82	1.00	0.96	1.00	315,352
	2	2003	0	RB06	AG	552	1.00	1.00	G	0.82	1.00	0.96	1.00	26,089
	3	2003	0	PORCH06	OPEN	303	1.00	1.00	G	0.82	1.00	0.96	1.00	8,823
	4	2003	0	PORCH06	OPEN	54	1.00	1.00	G	0.82	1.00	0.96	1.00	1,867
	5	2003	0	SLAB		222	1.00	1.00	G	0.82	1.00	0.96	1.00	699
	6	0	0	MPBDG	SHEL	420	1.00	1.00		1.00	1.00	0.96	1.00	15,463
	7	2016	0	POOL	GUNN	112	1.00	1.00	15G	0.67	1.00	0.96	1.00	28,628
<b>Total Building Value:</b>													<b>396,921</b>	

**Sale Date: 06/08/2023**  
Sale Price: 578,000

Deed Date: 06/09/2023  
Volume:

File#: 2302386  
Page:

**Buyer: HAMMEN GREG & SHELLEY**  
**Seller: WARD JOHN F & LORIE M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
448,055	445,193	0.7702	0.7752		WILLO	MLS	0	2.410	396,921

**Parcel Id: 22314**  
Sale #:11

Acct Number: 33110-00017-00000-000000

Cat Code: A1

Loc Code: 11

Address: 107 PR 1295

Legal 1: WILLOW CREEK FARMS LOT 17

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWC01		1.16	0	0.00	1.00	28,809	0	28,809
<b>Total Land Taxable Value:</b>									<b>28,809</b>	

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	2010	RB06	LA	2,676	1.00	1.00	G	0.90	1.00	0.96	1.00	350,601
	2	2005	2010	RB06	AG	667	1.00	1.00	G	0.90	1.00	0.96	1.00	33,096
	3	2005	2010	PORCH06	OPEN	117	1.00	1.00	G	0.90	1.00	0.96	1.00	4,145
	4	2005	2010	PORCH06	OPEN	278	1.00	1.00	G	0.90	1.00	0.96	1.00	8,885
	5	2012	0	MPBDG	SHEL	320	1.00	1.00	40G	0.95	1.00	0.96	1.00	11,192
	6	2012	0	MPBDG	WALL	320	1.00	1.00	40G	0.95	1.00	0.96	1.00	6,199
<b>Total Building Value:</b>													<b>414,118</b>	

**Sale Date: 03/09/2023**  
Sale Price: 417,000

Deed Date: 03/10/2023  
Volume:

File#: 2300923  
Page:

**Buyer: MULL INVESTMENTS LLC**  
**Seller: WILBUR BEVERLY A**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
442,927	373,791	0.8964	1.0622		WILLO	MLS	0	1.160	414,118

**Parcel Id: 47935**  
Sale #:6

Acct Number: 35002-00005-00000-000000

Cat Code: A1

Loc Code: 04

Address: WOOD

*Multi Parcel Sale*

Legal 1: OTS STREETMAN LOTS 5 & 6 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RSG		0.16	0	0.00		11,616	0	11,616
<b>Total Land Taxable Value:</b>										<b>11,616</b>

**Parcel Id: 22323**  
Sale #:7

Acct Number: 35002-00003-00000-000000

Cat Code: A1

Loc Code: 04

Address: 302 RUNNELS ST

*Multi Parcel Sale \*Primary Parcel\**

Legal 1: OTS STREETMAN LOTS 3 THRU 4 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RSG		0.16	28,000	200.00		11,616	0	11,616
<b>Total Land Taxable Value:</b>										<b>11,616</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1968	1990	RF03	LA	1,232	1.00	1.00	G	0.65	1.00	0.82	1.00	65,639
	2	2018	0	PFBA	FIN	304	1.00	1.00	40A	0.94	1.00	0.82	1.00	9,432
	3	1968	0	SLAB		32	1.00	1.00	G	0.44	1.00	0.82	1.00	46
	4	1968	1990	RF03	ST	96	1.00	1.00	G	0.65	1.00	0.82	1.00	2,507
	5	1968	1990	CARPORT02	FRAM	240	1.00	1.00	G	0.65	1.00	0.82	1.00	3,125
	6	1970	0	MPBDL	SHEL	192	1.00	1.00		0.50	1.00	0.82	1.00	760
	7	1968	1990	RF03	DG	625	1.00	1.00	G	0.65	1.00	0.82	1.00	14,947
	8	0	0	SLAB		288	1.00	1.00	NV	0.00	1.00	0.82	1.00	0
<b>Total Building Value:</b>													<b>96,456</b>	

**Sale Date: 01/13/2023**  
Sale Price: 107,160

Deed Date: 01/13/2023  
Volume:

File#: 2300161  
Page:

**Buyer: BARBOZA AARON D & JESSICA R**  
**Seller: POPE NINA NICOLE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
119,688	100,751	0.9402	1.1169		SRES	MLS	28,000	0.320	96,456

# Sales Ratio Detail

**Parcel Id: 66620**  
Sale #:6

Acct Number: 35019-00004-00000-000000

Cat Code: A2R

Loc Code: 04

Address: LANHAM

Legal 1: OTS STREETMAN LOTS 4-6 BLK 19

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RSG		0.48	21,000	150.00		1.00	35,000	0	35,000
<b>Total Land Taxable Value:</b>											<b>35,000</b>

**Sale Date: 06/09/2023**  
Sale Price: 30,000

Deed Date: 06/15/2023  
Volume:

File#: 2302485  
Page:

**Buyer: CLARK MADELINE PAIGE & JACOB PAUL ELDRIDGE JR**  
**Seller: GRECU STEVE & DANIELLE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
35,000	20,673	0.6891	1.1667	L	SRES	MLS	42,000	0.482	89,236

**Parcel Id: 22515**  
Sale #:7

Acct Number: 35039-00005-00000-000000

Cat Code: A1

Loc Code: 04

Address: 202 HOGG ST

Legal 1: OTS STREETMAN LOTS 5 & 6 BLK 39

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RSG		0.32	14,000	100.00		1.00	23,304	0	23,304
<b>Total Land Taxable Value:</b>											<b>23,304</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1950	2010	RF03	LA	1,384	1.00	1.00	G	0.90	1.00	0.82	1.00	96,808
2		2010	0	RF03	LA	620	1.00	1.00	G	0.90	1.00	0.82	1.00	43,368
3		1950	2010	RF03	AG	720	1.00	1.00	G	0.90	1.00	0.82	1.00	19,724
4		1950	2010	PORCH03	OPEN	276	1.00	1.00	G	0.90	1.00	0.82	1.00	5,758
5		2012	0	PORCH03	SCRN	160	1.00	1.00	G	0.92	1.00	0.82	1.00	4,908
6		1950	2010	FIREPLAC03	MAS	1	1.00	1.00	G	0.90	1.00	0.82	1.00	3,210
<b>Total Building Value:</b>											<b>173,776</b>			

**Sale Date: 06/15/2023**  
Sale Price: 219,500

Deed Date: 06/21/2023  
Volume:

File#: 2302568  
Page:

**Buyer: PARRISH VICTOR & LORI**  
**Seller: ALLMON LEONARD E & JEAN E**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
197,080	164,491	0.7494	0.8979		SRES	MLS	14,000	0.321	173,776

**Parcel Id: 22538**  
Sale #:9

Acct Number: 36001-00001-01000-000000

Cat Code: A1

Loc Code: 04

Address: 107 S RUNNELS ST

Legal 1: OTS STREETMAN PT LOT 1 120X156 DIV 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RSG		0.40	0	0.00		1.00	29,040	0	29,040
<b>Total Land Taxable Value:</b>											<b>29,040</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1970	1985	RB03	LA	1,349	1.00	1.00	A	0.54	1.00	0.82	1.00	66,203
	2	1970	1985	PORCH03	OPEN	75	1.00	1.00	A	0.54	1.00	0.82	1.00	1,113
	3	1970	1985	RB03	AG	484	1.00	1.00	A	0.54	1.00	0.82	1.00	9,100
	4	1970	0	SLAB		210	1.00	1.00	A	0.39	1.00	0.82	1.00	269
	5	1970	1985	FIREPLAC03	MAS	1	1.00	1.00	NV	0.00	1.00	0.82	1.00	0
	6	0	0	MPBDL	SHEL	144	1.00	1.00	NV	0.00	1.00	0.82	1.00	0
	7	2011	0	MPBSL	WALL	320	1.00	1.00	NV	0.00	1.00	0.82	1.00	0
<b>Total Building Value:</b>														<b>76,685</b>

**Sale Date: 12/20/2023**  
Sale Price: 90,000

Deed Date: 12/21/2023  
Volume:

File#: 2305572  
Page:

**Buyer: ZUNIGA JUAN JR & ANNA MARIA**  
**Seller: GATLIN AMY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
105,725	96,936	1.0771	1.1747		SRES	MLS	0	0.400	76,685

**Parcel Id: 22698**  
Sale #:8

Acct Number: 40019-00009-00000-000000

Cat Code: A1

Loc Code: 05

Address: 315 N 10TH AVE

Legal 1: OTS TEAGUE LOT 9 & 10 PT 11BLK 19

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.41	17,858	119.05	1.00	23,806	0	23,806
<b>Total Land Taxable Value:</b>										<b>23,806</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1964	1970	RB03	LA	2,068	1.00	1.00	A	0.39	1.00	0.92	1.00	71,202
	2	1964	1970	RB03	LA02	580	1.00	1.00	A	0.39	1.00	0.92	1.00	18,617
	3	1964	1970	PORCH03	OPEN	216	1.00	1.00	A	0.39	1.00	0.92	1.00	2,191
	4	1964	1970	CARPORT03	FRAM	400	1.00	1.00	A	0.39	1.00	0.92	1.00	3,047
	5	1964	1970	PORCH03	OPEN	100	1.00	1.00	A	0.39	1.00	0.92	1.00	1,160
	6	0	1970	CARPORT02	MET	240	1.00	1.00	A	0.39	1.00	0.92	1.00	1,279
	7	1964	1970	FIREPLAC03	MET	1	1.00	1.00	A	0.39	1.00	0.92	1.00	836
<b>Total Building Value:</b>														<b>98,332</b>

**Sale Date: 01/26/2024**  
Sale Price: 126,585

Deed Date: 01/29/2024  
Volume:

File#: 2400614  
Page:

**Buyer: WEBB THRESSA**  
**Seller: RICHARDSON MELINDA ANNE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
122,138	121,227	0.9577	0.9649		TRES	DSL	17,858	0.410	98,332

**Parcel Id: 22754**  
Sale #:11

Acct Number: 40026-00011-00000-000000

Cat Code: A1

Loc Code: 05

Address: 520 S 10TH AVE

Legal 1: OTS TEAGUE LOTS 11-12 & S 15 OF 10 BLK 26

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.40	18,750	125.00	1.00	23,290	0	23,290
<b>Total Land Taxable Value:</b>										<b>23,290</b>



## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	2000	RF03	LA	1,626	1.00	1.00	G	0.78	1.00	0.92	1.00	115,585
	2	1945	2000	RF03	LA	60	1.00	1.00	G	0.78	1.00	0.92	1.00	5,180
	3	1945	2000	RF03	DG	400	1.00	1.00	G	0.78	1.00	0.92	1.00	14,642
	4	1945	2000	PORCH03	OPEN	190	1.00	1.00	G	0.78	1.00	0.92	1.00	4,139
	5	1945	2000	FIREPLAC03	MAS	1	1.00	1.00	G	0.78	1.00	0.92	1.00	3,122
	6	1975	2000	DECK01	W	192	1.00	1.00	G	0.78	1.00	0.92	1.00	2,983
	7	0	2020	PFBL	SHEL	60	1.00	1.00	20G	0.95	1.00	0.92	1.00	595
<b>Total Building Value:</b>														<b>146,246</b>

**Sale Date: 06/30/2023**  
Sale Price: 164,900

Deed Date: 06/30/2023  
Volume:

File#: 2302706  
Page:

**Buyer: GODSEY ANTHONY LLOYD JR**  
**Seller: MATHISON RYAN THOMAS AND RACHEL ANN**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
169,536	106,745	0.6473	1.0281		TRES	MLS	18,750	0.400	146,246

**Parcel Id: 22768**  
Sale #:9

Acct Number: 40028-00006-00000-000000

Cat Code: A1

Loc Code: 05

Address: 706 S 10TH AVE

Legal 1: OTS TEAGUE LOT 6 & 1/2 OF LOT 5 BLK 28

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RTR01		0.26	11,250	75.00	1.00	15,595	0	15,595				
<b>Total Land Taxable Value:</b>										<b>15,595</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	1990	RB03	LA	1,415	1.00	1.00	A	0.61	1.00	0.92	1.00	87,367
	2	1950	1990	PORCH03	OPEN	30	1.00	1.00	A	0.61	1.00	0.92	1.00	661
	3	1950	1990	CARPORT03	FRAM	300	1.00	1.00	A	0.61	1.00	0.92	1.00	4,127
	4	1950	1990	RB03	ST	100	1.00	1.00	A	0.61	1.00	0.92	1.00	3,072
	5	0	0	MPBDL	SHEL	144	1.00	1.00		1.00	1.00	0.92	1.00	1,278
<b>Total Building Value:</b>														<b>96,505</b>

**Sale Date: 09/13/2023**  
Sale Price: 159,000

Deed Date: 09/13/2023  
Volume:

File#: 2303892  
Page:

**Buyer: CHATHAM STEVEN & ANNA**  
**Seller: PETERSEN ALISA JOY**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
112,100	105,541	0.6638	0.7050		TRES	DSL	11,250	0.258	96,505

**Parcel Id: 22770**  
Sale #:5

Acct Number: 40029-00004-00000-000000

Cat Code: A1

Loc Code: 05

Address: 702 S 9TH AVE

Legal 1: OTS TEAGUE LOTS 4 THRU 6 BLK 29

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.52	22,500	150.00	1.00	29,131	0	29,131
<b>Total Land Taxable Value:</b>										<b>29,131</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	1990	RF05	LA	1,680	1.00	1.00	G	0.65	1.00	0.92	1.00	121,672
	2	1960	1990	RF05	LA02	1,632	1.00	1.00	G	0.65	1.00	0.92	1.00	108,495
	3	1960	1990	PORCH05	OPEN	216	1.00	1.00	G	0.65	1.00	0.92	1.00	4,584
	4	1960	1990	PORCH05	OPEN	200	1.00	1.00	G	0.65	1.00	0.92	1.00	4,477
	5	1960	1990	PORCH05	OPEN	8	1.00	1.00	G	0.65	1.00	0.92	1.00	229
	6	0	0	PFBL	SHEL	120	1.00	1.00	G	0.70	1.00	0.92	1.00	877
	7	2010	0	PFBA	CAR	240	1.00	1.00	G	0.90	1.00	0.92	1.00	1,230
	8	1960	1990	RF02	LA	256	1.00	1.00	G	0.65	1.00	0.92	1.00	16,901
	9	1960	1990	RF02	ST	160	1.00	1.00	G	0.65	1.00	0.92	1.00	3,397
	10	1960	1990	RF02	DG	396	1.00	1.00	G	0.65	1.00	0.92	1.00	7,943
	11	1960	1990	PORCH02	OPEN	48	1.00	1.00	G	0.65	1.00	0.92	1.00	889
	12	2011	0	PORCH05	OPEN	140	1.00	1.00	G	0.91	1.00	0.92	1.00	4,546
<b>Total Building Value:</b>														<b>275,240</b>

**Sale Date: 04/27/2023**

Deed Date: 04/28/2023

File#: 2301601

**Buyer: THOMPSON TOMMY**

Sale Price: 279,000

Volume:

Page:

**Seller: MCMICHAEL HAL**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
304,371	296,800	1.0638	1.0909		TRES	MLS	22,500	0.517	275,240

**Parcel Id: 22774**

Sale #:8

Acct Number: 40030-00007-00000-000000

Cat Code: A1

Loc Code: 05

Address: 600 S 9TH AVE

Legal 1: OTS TEAGUE LOTS 7 THRU 9 BLK 30

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.52	22,478	150.00				1.00	29,075	0	29,075
<b>Total Land Taxable Value:</b>													<b>29,075</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1948	1990	RB03	LA	1,968	1.00	1.00	G	0.65	1.00	0.92	1.00	120,793
	2	1948	1990	SLAB		30	1.00	1.00	G	0.65	1.00	0.92	1.00	72
	3	0	0	MPBDA	SHEL	220	1.00	1.00		1.00	1.00	0.92	1.00	5,147
	4	0	0	MPBSL	CAN	88	1.00	1.00		1.00	1.00	0.92	1.00	374
<b>Total Building Value:</b>														<b>126,386</b>

**Sale Date: 03/04/2024**

Deed Date: 03/05/2024

File#: 2401190

**Buyer: BELDIN RYAN & KIMBERLY OLIVER**

Sale Price: 160,000

Volume:

Page:

**Seller: GREGORY LIVING TRUST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
155,461	126,631	0.7914	0.9716		TRES	DSL	22,478	0.516	126,386

**Parcel Id: 22789**

Sale #:8

Acct Number: 40032-00007-00000-000000

Cat Code: A1

Loc Code: 05

Address: 400 S 9TH AVE

Legal 1: OTS TEAGUE LOT 7 & N 1/2 OF LOT 8 BLK 32

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.26	11,250	50.00				1.00	15,708	0	15,708
<b>Total Land Taxable Value:</b>													<b>15,708</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1935	1995	RB04	LA	1,936	1.00	1.00	G	0.72	1.00	0.92	1.00	148,862
	2	1935	1995	RB04	LA12	528	1.00	1.00	G	0.72	1.00	0.92	1.00	37,234
	3	1995	1995	RB04	LA	459	1.00	1.00	G	0.72	1.00	0.92	1.00	35,293
	4	1935	1995	PORCH04	OPEN	120	1.00	1.00	G	0.72	1.00	0.92	1.00	2,845
	5	1935	1995	PORCH04	OPEN	15	1.00	1.00	G	0.72	1.00	0.92	1.00	461
	6	1995	1995	RB04	DG	459	1.00	1.00	G	0.72	1.00	0.92	1.00	19,869
	7	1935	1995	FIREPLAC04	MAS	1	1.00	1.00	G	0.72	1.00	0.92	1.00	3,478
	8	0	1995	DECK01	W	168	1.00	1.00	G	0.72	1.00	0.92	1.00	2,478
	9	0	0	PFBL	SHEL	144	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	10	2011	1995	SLAB		352	1.00	1.00	G	0.72	1.00	0.92	1.00	933
<b>Total Building Value:</b>														<b>251,453</b>

**Sale Date: 05/30/2023**  
Sale Price: 220,000

Deed Date: 06/01/2023  
Volume:

File#: 2302246  
Page:

**Buyer: VILLAZANA BRANDY YVONNE & CHRISTOPHER GLENN**  
**Seller: RTHB CAPITAL GROUP LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
267,161	175,148	0.7961	1.2144		TRES	MLS	11,250	0.260	251,453

**Parcel Id: 22790**  
Sale #:7

Acct Number: 40032-00009-00000-000000    Cat Code: A1    Loc Code: 05    Address: 408 S 9TH AVE  
Legal 1: OTS TEAGUE LOT 9 & S 1/2 OF LOT 8 BLK 32

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
	1	RTR01		0.26	11,250	75.00		1.00	15,595	0	15,595			
<b>Total Land Taxable Value:</b>											<b>15,595</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1953	1990	RF03	LA	1,536	1.00	1.00	G	0.65	1.00	0.92	1.00	91,816
	2	1953	1990	FIREPLAC03	MAS	1	1.00	1.00	G	0.65	1.00	0.92	1.00	2,601
	3	1953	1990	PORCH03	OPEN	224	1.00	1.00	G	0.65	1.00	0.92	1.00	3,787
	4	1953	1990	PORCH03	OPEN	128	1.00	1.00	G	0.65	1.00	0.92	1.00	2,426
	5	1953	1990	RF03	DG	420	1.00	1.00	G	0.65	1.00	0.92	1.00	12,669
	6	0	0	PFBL	SHEL	144	1.00	1.00		1.00	1.00	0.92	1.00	1,504
<b>Total Building Value:</b>														<b>114,803</b>

**Sale Date: 04/21/2023**  
Sale Price: 150,000

Deed Date: 04/21/2023  
Volume:

File#: 2301478  
Page:

**Buyer: STEED JAMES GARLAN JR & KATHY**  
**Seller: JONES SHIRLEY STEEN LIFE ESTATE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
130,398	119,965	0.7998	0.8693		TRES	DSL	11,250	0.258	114,803

**Parcel Id: 22792**  
Sale #:12

Acct Number: 40032-00011-01000-000000    Cat Code: A1    Loc Code: 05    Address: 420 S 9TH AVE  
Legal 1: OTS TEAGUE PT LOT 11 & PT LOT 12 BLK 32

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.21	9,095	85.00		1.00	12,795	0	12,795
<b>Total Land Taxable Value:</b>											<b>12,795</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1940	1960	RF02	LA	1,692	1.00	1.00	F	0.30	1.00	0.92	1.00	36,453
	2	1940	1960	PORCH02	OPEN	128	1.00	1.00	F	0.30	1.00	0.92	1.00	979
	3	1940	1960	PORCH02	OPEN	35	1.00	1.00	F	0.30	1.00	0.92	1.00	322
	4	1940	1960	RF02	ST	264	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	5	1940	1960	CARPORT02	FRAM	400	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
<b>Total Building Value:</b>														<b>37,754</b>

**Sale Date: 09/14/2023**  
Sale Price: 55,000

Deed Date: 09/18/2023  
Volume:

File#: 2303936  
Page:

**Buyer: RODRIGUEZ MARIO ARREZOLA & MARIA G**  
**Seller: GRIFFIN ROCKY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
50,549	43,359	0.7883	0.9191		TRES	MLS	9,095	0.209	37,754

**Parcel Id: 22793**  
Sale #:5

Acct Number: 40032-00011-02000-000000

Cat Code: A1

Loc Code: 05

Address: 813 PINE ST

Legal 1: OTS TEAGUE PT LOT 11 & PT LOT 12 BLK 32

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.08	3,640	56.00		1.00	5,208	0	5,208
<b>Total Land Taxable Value:</b>											<b>5,208</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1962	1970	RF02	LA	844	1.00	1.00	F	0.33	1.00	0.92	1.00	25,352
	2	1962	1970	PORCH02	OPEN	80	1.00	1.00	F	0.33	1.00	0.92	1.00	708
	3	1962	1970	PORCH02	OPEN	16	1.00	1.00	F	0.33	1.00	0.92	1.00	171
	4	2011	0	MPBDL	SHEL	80	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
<b>Total Building Value:</b>														<b>26,231</b>

**Sale Date: 04/19/2023**  
Sale Price: 38,000

Deed Date: 04/19/2023  
Volume:

File#: 2301440  
Page:

**Buyer: DEROJAS SECUNDINA LOPEZ**  
**Seller: BOND AMBER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
31,439	25,372	0.6677	0.8273		TRES	MLS	3,640	0.084	26,231

**Parcel Id: 22840**  
Sale #:12

Acct Number: 40038-00010-00000-000000

Cat Code: A1

Loc Code: 05

Address: 809 WALNUT ST

Legal 1: OTS TEAGUE LOT 10 & E 1/2 LOT 11 BLK 38

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.27	11,900	85.00		1.00	16,440	0	16,440
<b>Total Land Taxable Value:</b>											<b>16,440</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1951	2000	RF03	LA	1,744	1.00	1.00	G	0.78	1.00	0.92	1.00	121,946
	2	1951	2000	PORCH03	OPEN	88	1.00	1.00	G	0.78	1.00	0.92	1.00	2,078
	3	1951	2000	PORCH03	OPEN	200	1.00	1.00	G	0.78	1.00	0.92	1.00	4,327
	4	1951	2000	RF03	AG	528	1.00	1.00	G	0.78	1.00	0.92	1.00	15,046
	5	1951	2000	RF03	ST	144	1.00	1.00	G	0.78	1.00	0.92	1.00	5,062
	6	0	2018	PFBL	SHEL	128	1.00	1.00	20G	0.86	1.00	0.92	1.00	1,149
<b>Total Building Value:</b>														<b>149,608</b>

# Sales Ratio Detail

**Sale Date:** 06/09/2023  
**Sale Price:** 165,000

**Deed Date:** 06/12/2023  
**Volume:**

**File#:** 2302418  
**Page:**

**Buyer:** HARRIS RONALD & ELISABETH  
**Seller:** COLLINS EUNICE LOUISE LIFE ESTATE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
166,048	131,017	0.7940	1.0064		TRES	MLS	11,900	0.273	149,608

**Parcel Id:** 22844  
**Sale #:** 8

**Acct Number:** 40039-00003-00000-000000    **Cat Code:** A1    **Loc Code:** 05    **Address:** 408 N 8TH AVE  
**Legal 1:** OTS TEAGUE LOT 3 & 1/2 OF LOT 4 BLK 39

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RTR01		0.26	11,250	75.00			1.00	15,595	0	15,595		
<b>Total Land Taxable Value:</b>											<b>15,595</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1940	2000	RF03	LA	1,414	1.00	1.00	G	0.78	1.00	0.92	1.00	101,327
	2	1940	2000	PORCH03	OPEN	154	1.00	1.00	G	0.78	1.00	0.92	1.00	3,437
	3	1940	2000	RF03	LA	132	1.00	1.00	G	0.78	1.00	0.92	1.00	9,459
	4	1940	2000	RF03	DG	420	1.00	1.00	G	0.78	1.00	0.92	1.00	15,202
	5	0	1987	MPBDA	SHEL	240	1.00	1.00	40A	0.23	1.00	0.92	1.00	1,291
	6	1940	2000	PORCH03	OPEN	120	1.00	1.00	G	0.78	1.00	0.92	1.00	2,744
	7	1940	2000	PORCH03	OPEN	32	1.00	1.00	G	0.78	1.00	0.92	1.00	892
	8	2020	2000	PORCH03	OPEN	9	1.00	1.00	G	0.78	1.00	0.92	1.00	260
	9	2020	0	GH01	W	96	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
<b>Total Building Value:</b>											<b>134,612</b>			

**Sale Date:** 02/12/2024  
**Sale Price:** 154,900

**Deed Date:** 02/26/2024  
**Volume:**

**File#:** 2401009  
**Page:**

**Buyer:** GOVELLA MELINDA  
**Seller:** GOLDEN SHARON EST

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
150,207	123,412	0.7967	0.9697		TRES	MLS	11,250	0.258	134,612

**Parcel Id:** 22880  
**Sale #:** 5

**Acct Number:** 40047-00001-00000-000000    **Cat Code:** A1    **Loc Code:** 05    **Address:** 702 PECAN ST  
**Legal 1:** OTS TEAGUE LT 1 & PT LT 2 BLK 47

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RTR01		0.24	10,500	75.00			1.00	14,629	0	14,629		
<b>Total Land Taxable Value:</b>											<b>14,629</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1961	1995	RF03	LA	1,735	1.00	1.00	A	0.69	1.00	0.92	1.00	107,517
	2	1961	1995	PORCH03	OPEN	232	1.00	1.00	A	0.69	1.00	0.92	1.00	4,163
	3	1961	1995	SLAB		438	1.00	1.00	A	0.69	1.00	0.92	1.00	1,112
	4	1961	1995	PORCH03	OPEN	216	1.00	1.00	A	0.69	1.00	0.92	1.00	3,876
	5	1961	1995	FIREPLAC03	MAS	1	1.00	1.00	A	0.69	1.00	0.92	1.00	2,761
	6	2018	0	PFBA	CAR	500	1.00	1.00	20A	0.78	1.00	0.92	1.00	2,221
<b>Total Building Value:</b>											<b>121,650</b>			

# Sales Ratio Detail

**Sale Date: 10/26/2023**  
Sale Price: 122,500

Deed Date: 10/27/2023  
Volume:

File#: 2304544  
Page:

**Buyer: SS FULL HOUSE REALTY LLC**  
**Seller: SNIDER HOWARD W**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
136,279	106,904	0.8727	1.1125		TRES	MLS	10,500	0.241	121,650

**Parcel Id: 22886**  
Sale #:6

Acct Number: 40047-00011-00000-000000    Cat Code: A1    Loc Code: 05    Address: 705 WALNUT ST  
Legal 1: OTS TEAGUE LOT 11BLK 47

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	RTR01		0.16	7,000	50.00		1.00	9,982	0	9,982			
<b>Total Land Taxable Value:</b>										<b>9,982</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1935	1990	RF03	LA	1,182	1.00	1.00	A	0.61	1.00	0.92	1.00	66,108
2	1935	1990	RF03	LA12	384	1.00	1.00	A	0.61	1.00	0.92	1.00	19,753
3	1935	1990	PORCH03	OPEN	192	1.00	1.00	A	0.61	1.00	0.92	1.00	3,266
4	2010	1995	MPBDL	SHEL	336	1.00	1.00	40A	0.46	1.00	0.92	1.00	1,372
<b>Total Building Value:</b>													<b>90,499</b>

**Sale Date: 02/23/2023**  
Sale Price: 95,000

Deed Date: 02/23/2023  
Volume:

File#: 2300723  
Page:

**Buyer: ROCZNIAK WAYLON MITCHELL & KRISTI LEE**  
**Seller: SECRETARY OF HOUSING AND URBAN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
100,481	81,893	0.8620	1.0577		TRES	DSL	7,000	0.161	90,499

**Parcel Id: 22931**  
Sale #:7

Acct Number: 40053-00003-00000-000000    Cat Code: A1    Loc Code: 05    Address: 704 POPLAR ST  
Legal 1: OTS TEAGUE LOTS 3 TO 5 BLK 53

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value			
1	RTR01		0.24	10,500	75.00		1.00	14,629	0	14,629			
<b>Total Land Taxable Value:</b>										<b>14,629</b>			
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1965	1970	RF02	LA	1,573	1.00	1.00	A	0.39	1.00	0.92	1.00	44,864
2	1965	1970	PORCH02	OPEN	96	1.00	1.00	A	0.39	1.00	0.92	1.00	980
3	1965	1970	PORCH02	SCRN	42	1.00	1.00	A	0.39	1.00	0.92	1.00	746
4	1965	1970	RF02	ST	600	1.00	1.00	A	0.39	1.00	0.92	1.00	5,651
5	1965	1970	CARPORT01	FRAM	384	1.00	1.00	A	0.39	1.00	0.92	1.00	1,602
6	1965	1970	RF02	ST	360	1.00	1.00	A	0.39	1.00	0.92	1.00	3,862
<b>Total Building Value:</b>													<b>57,705</b>

**Sale Date: 03/24/2023**  
Sale Price: 70,000

Deed Date: 04/03/2023  
Volume:

File#: 2301200  
Page:

**Buyer: CARROLL CURTIS ALLAN & CYNTHIA M**  
**Seller: MCADAMS DOROTHY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
72,334	70,214	1.0031	1.0333		TRES	DSL	10,500	0.241	57,705

# Sales Ratio Detail

**Parcel Id: 22940**  
Sale #:6

Acct Number: 40054-00001-00000-000000

Cat Code: A1

Loc Code: 05

Address: 700 PINE ST

Legal 1: OTS TEAGUE LOT 1 BLK 54

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	RTR01			0.16	7,000	50.00	1.00		9,982	0	9,982

**Total Land Taxable Value: 9,982**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1940	1960	RF02	LA		795	1.00	1.00	F	0.30	1.00	0.92	1.00	20,621
2	1940	1960	PORCH02	OPEN		90	1.00	1.00	F	0.30	1.00	0.92	1.00	713
3	1960	1960	PORCH02	OPEN		36	1.00	1.00	F	0.30	1.00	0.92	1.00	330
4	1940	1980	MPBDL	SHEL		192	1.00	1.00	40A	0.20	1.00	0.92	1.00	341
5	0	2020	PFBA	SHEL		240	1.00	1.00	20A	0.86	1.00	0.92	1.00	2,696

**Total Building Value: 24,701**

**Sale Date: 02/27/2024**  
Sale Price: 26,000

Deed Date: 02/28/2024  
Volume:

File#: 2401097  
Page:

**Buyer: FREESTONE HOME INVESTMENTS LLC**  
**Seller: SKINNER LANCE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
34,683	43,201	1.6616	1.3340		TRES	DSL	7,000	0.161	24,701

**Parcel Id: 22941**  
Sale #:10

Acct Number: 40054-00002-00000-000000

Cat Code: A1

Loc Code: 05

Address: 704 PINE ST

Legal 1: OTS TEAGUE LOT 2 BLK 54

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	RTR01			0.16	7,000	50.00	1.00		9,982	0	9,982

**Total Land Taxable Value: 9,982**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1965	2020	RF03	LA		1,098	1.00	1.00	G	0.98	1.00	0.92	1.00	97,214
2	1965	2020	RF03	LA12		384	1.00	1.00	G	0.98	1.00	0.92	1.00	31,249
3	1965	2020	RF03	LA		224	1.00	1.00	G	0.98	1.00	0.92	1.00	19,832
4	1965	2020	FIREPLAC03	MAS		1	1.00	1.00	G	0.98	1.00	0.92	1.00	3,922
5	1965	2020	PORCH03	SCRN		264	1.00	1.00	G	0.98	1.00	0.92	1.00	8,424
6	2011	0	MPBSL	SHEL		96	1.00	1.00	NV	0.00	1.00	0.92	1.00	0

**Total Building Value: 160,641**

**Sale Date: 04/19/2023**  
Sale Price: 180,000

Deed Date: 04/20/2023  
Volume:

File#: 2301455  
Page:

**Buyer: WENKE LEAH & DEBORAH RAWLS**  
**Seller: EVERYTHING IN CARPENTRY AND HOME CONSTRUCTION**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
170,623	58,453	0.3247	0.9479		TRES	MLS	7,000	0.161	160,641

**Parcel Id: 22950**  
Sale #:6

Acct Number: 40055-00001-00000-000000

Cat Code: A1

Loc Code: 05

Address: MULBERRY ST

Legal 1: OTS TEAGUE LOTS 1 - 3 BLK 55

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	RTR01			0.48	21,000	150.00	1.00		27,426	0	27,426

**Total Land Taxable Value: 27,426**

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	1990	CHURCHDL	MAIN	1,216	1.00	1.00	40A	0.32	1.00	0.92	1.00	43,532
	2	1960	1990	CHURCHDL	CAN	64	1.00	1.00	40A	0.32	1.00	0.92	1.00	317
	3	0	1990	DECK01	W	72	1.00	1.00	40A	0.32	1.00	0.92	1.00	633
<b>Total Building Value:</b>														<b>44,482</b>

**Sale Date: 10/05/2023**  
Sale Price: 50,000

Deed Date: 12/21/2023  
Volume:

File#:  
Page:

**Buyer: HENDRIXS INVESTMENTS LLC**  
**Seller: CHURCH OF CHRIST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
71,908	107,811	2.1562	1.4382		TRES	MLS	21,000	0.482	44,482

**Parcel Id: 23013**  
Sale #:7

Acct Number: 40063-00010-00000-000000    Cat Code: A1    Loc Code: 05    Address: 620 MAIN ST  
Legal 1: OTS TEAGUE LOTS 10 THRU 12 BLK 63

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RTC05		0.24	10,500	75.00	1.00	6,025	0	6,025				
<b>Total Land Taxable Value:</b>										<b>6,025</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	1980	RF04	LA	1,926	1.00	1.00	A	0.48	1.00	0.92	1.00	89,262
	2	0	1980	RF04	LA02	1,390	1.00	1.00	A	0.48	1.00	0.92	1.00	54,753
	3	0	1980	PORCH04	OPEN	640	1.00	1.00	A	0.48	1.00	0.92	1.00	8,965
	4	1960	1980	FIREPLAC04	MAS	1	1.00	1.00	A	0.48	1.00	0.92	1.00	2,318
	5	1960	1980	FIREPLAC04	MAS	1	1.00	1.00	A	0.48	1.00	0.92	1.00	2,318
<b>Total Building Value:</b>														<b>157,616</b>

**Sale Date: 10/05/2023**  
Sale Price: 150,000

Deed Date: 10/10/2023  
Volume:

File#: 2304287  
Page:

**Buyer: EFFECTIVE HOME SOLUTIONS LLC & ZAHID ZABIDI**  
**Seller: KERSTEN RICK MATTHEW & HOLLY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
163,641	201,509	1.3434	1.0909		TRES	MLS	10,500	0.241	157,616

**Parcel Id: 23132**  
Sale #:9

**Multi Parcel Sale**

Acct Number: 40076-00017-00000-000000    Cat Code: C1    Loc Code: 05    Address: CEDAR  
Legal 1: OTS TEAGUE LOTS 17 TO 19 BLK 76

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.24	10,500	75.00	1.00	14,629	0	14,629
<b>Total Land Taxable Value:</b>										<b>14,629</b>

**Parcel Id: 23131**  
Sale #:7

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

Acct Number: 40076-00015-00000-000000    Cat Code: A1    Loc Code: 05    Address: 519 CEDAR ST  
Legal 1: OTS TEAGUE LOTS 15 & 16 BLK 76

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.16	7,000	50.00	1.00	9,982	0	9,982
<b>Total Land Taxable Value:</b>										<b>9,982</b>



# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	1990	RF03	LA	1,256	1.00	1.00	G	0.65	1.00	0.92	1.00	78,263
	2	1960	1990	PORCH03	OPEN	146	1.00	1.00	G	0.65	1.00	0.92	1.00	2,730
	3	0	0	PFBL	SHEL	120	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	4	0	0	MPBDL	SHEL	192	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
	5	1960	1990	PORCH03	OPEN	36	1.00	1.00	G	0.65	1.00	0.92	1.00	818
<b>Total Building Value:</b>														<b>81,811</b>

**Sale Date: 07/25/2023**  
Sale Price: 94,000

Deed Date: 07/25/2023  
Volume:

File#: 2303026  
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**Buyer: MCADAMS DILLON**  
**Seller: BOWERS BRIAN DAVID**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
106,422	96,779	1.0296	1.1321		TRES	MLS	17,500	0.402	81,811

**Parcel Id: 23133**  
Sale #:7

Acct Number: 40076-00020-00000-000000

Cat Code: A1

Loc Code: 05

Address: 515 CEDAR ST

Legal 1: OTS TEAGUE LOTS 20 & 21BLK 76

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.16	7,000	50.00			1.00	9,982	0	9,982
<b>Total Land Taxable Value:</b>												<b>9,982</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1951	2010	RF03	LA	1,260	1.00	1.00	G	0.90	1.00	0.92	1.00	108,626
	2	1951	2010	PORCH03	OPEN	192	1.00	1.00	G	0.90	1.00	0.92	1.00	4,819
	3	1951	2010	PORCH03	OPEN	84	1.00	1.00	G	0.90	1.00	0.92	1.00	2,301
	4	1960	2010	CARPORT02	MET	288	1.00	1.00	G	0.90	1.00	0.92	1.00	3,541
	5	0	2005	PFBL	SHEL	120	1.00	1.00	20G	0.24	1.00	0.92	1.00	301
<b>Total Building Value:</b>														<b>119,588</b>

**Sale Date: 02/24/2023**  
Sale Price: 129,000

Deed Date: 02/24/2023  
Volume:

File#: 2300742  
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**Buyer: SUTTERFIELD CODY**  
**Seller: GERMAN GARRETT & TAYLOR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
129,570	59,565	0.4617	1.0044		TRES	MLS	7,000	0.161	119,588

**Parcel Id: 23234**  
Sale #:9

Acct Number: 40092-00003-00000-000000

Cat Code: A1

Loc Code: 05

Address: 404 MAIN ST

Legal 1: OTS TEAGUE LOT 3 BLK 92

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTC05		0.08	3,500	25.00			1.00	2,000	0	2,000
<b>Total Land Taxable Value:</b>												<b>2,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2015	OFFICECA	MAIN	2,500	1.00	1.00	50G	1.00	1.00	0.45	1.00	170,426
	2	2015	0	OFFICECA	CAN	125	1.00	1.00	50G	1.00	1.00	0.45	1.00	1,659
<b>Total Building Value:</b>														<b>172,085</b>

# Sales Ratio Detail

**Sale Date: 10/04/2023**  
Sale Price: 175,000

Deed Date: 10/20/2023  
Volume:

File#: 2304457  
Page:

**Buyer: TAUTFEST ERIC**  
**Seller: SATTERWHITE KENNY RAY & MELISSA L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
174,085	50,549	0.2889	0.9948		TCOTS	MLS	3,500	0.080	172,085

**Parcel Id: 23866**  
Sale #:7

Acct Number: 40196-00008-00000-000000    Cat Code: A1    Loc Code: 05    Address: 218 BURNIM AVE  
Legal 1: OTS TEAGUE LOT 8-R BLK 196

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RTR05		0.32	14,000	100.00		1.00	18,265	0	18,265			
	2	RTR05		0.16	7,000	50.00		1.00	9,161	0	9,161			
<b>Total Land Taxable Value:</b>											<b>27,426</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1963	1990	RB03	LA	1,326	1.00	1.00	A	0.61	1.00	0.92	1.00	82,645
	2	1963	1990	CARPORT03	FRAM	360	1.00	1.00	A	0.61	1.00	0.92	1.00	4,554
	3	1963	1990	RF03	ST	180	1.00	1.00	A	0.61	1.00	0.92	1.00	4,949
<b>Total Building Value:</b>											<b>92,148</b>			

**Sale Date: 08/16/2023**  
Sale Price: 98,100

Deed Date: 08/17/2023  
Volume:

File#: 2303362  
Page:

**Buyer: HUGHEY MORGAN & RICKEY**  
**Seller: BURNS BILLY JOE FAMILY TRUST**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
119,574	108,144	1.1024	1.2189		TRES	MLS	21,000	0.482	92,148

**Parcel Id: 50543**  
Sale #:3

Acct Number: 41037-00001-00000-000000    Cat Code: A1    Loc Code: 05    Address: 1500 MAIN  
Legal 1: ALLAN CARROLL ADDN TEAGUE LOT 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RTR01		0.39	0	0.00		0.00	22,770	0	22,770			
<b>Total Land Taxable Value:</b>											<b>22,770</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	0	RB04	LA	1,653	1.00	1.00	VG	0.88	1.00	0.92	1.00	174,818
	2	2007	0	DECK02	W	72	1.00	1.00	VG	0.88	1.00	0.92	1.00	1,943
	3	2007	0	PORCH03	OPEN	56	1.00	1.00	VG	0.88	1.00	0.92	1.00	1,571
	4	0	1995	MPBDL	SHEL	80	1.00	1.00	40A	0.46	1.00	0.92	1.00	327
	5	0	1995	MPBDL	CAN	24	1.00	1.00	40A	0.46	1.00	0.92	1.00	43
<b>Total Building Value:</b>											<b>178,702</b>			

**Sale Date: 12/07/2023**  
Sale Price: 200,000

Deed Date: 12/07/2023  
Volume:

File#: 2305372  
Page:

**Buyer: MCGEE HILARY**  
**Seller: CARROLL KEITH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
201,472	190,914	0.9546	1.0074		TRES	MLS	0	0.390	178,702

# Sales Ratio Detail

**Parcel Id: 23993**  
Sale #:10

Acct Number: 41040-00703-01000-000000

Cat Code: A1

Loc Code: 05

Address: 1205 MULBERRY ST

Legal 1: CHUMNEY I ADDN

TEAGUE E PT OF LOT 3 BLK 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	RTR01			0.17	7,500	75.00		1.00	10,633	0	10,633
<b>Total Land Taxable Value:</b>											<b>10,633</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1970	2020	RF03	LA		1,005	1.00	1.00	G	0.98	1.00	0.92	1.00	95,431
2	1970	2020	RF03	LA		195	1.00	1.00	G	0.98	1.00	0.92	1.00	18,517
3	1970	2020	PORCH03	OPEN		90	1.00	1.00	G	0.98	1.00	0.92	1.00	2,662
4	1970	2020	PORCH03	SCRN		420	1.00	1.00	G	0.98	1.00	0.92	1.00	13,401
<b>Total Building Value:</b>														<b>130,011</b>

**Sale Date: 08/18/2023**  
Sale Price: 150,000

Deed Date: 08/23/2023  
Volume:

File#: 2303467  
Page:

**Buyer: STATON HARLEY DALTON & TAYLOR MCKENZIE**  
**Seller: TIGHTURBAN LLC**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
140,644	46,770	0.3118	0.9376		TRES	MLS	7,500	0.172	130,011

**Parcel Id: 9842**  
Sale #:4

Acct Number: 41050-00201-01000-000000

Cat Code: A1

Loc Code: 05

Address: 1414 E ELM ST

Legal 1: CHUMNEY II ADDN

TEAGUE PT OF LOT 1 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	RTR01			0.83	0	0.00		1.00	42,731	0	42,731
<b>Total Land Taxable Value:</b>											<b>42,731</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1991	0	RB04	LA		2,161	1.00	1.00	G	0.66	1.00	0.92	1.00	157,774
2	1991	0	RB04	LA		284	1.00	1.00	G	0.66	1.00	0.92	1.00	20,735
3	1991	0	PORCH04	OPEN		15	1.00	1.00	G	0.66	1.00	0.92	1.00	423
4	1991	0	RB04	AG		816	1.00	1.00	G	0.66	1.00	0.92	1.00	20,037
5	1991	0	SLAB			624	1.00	1.00	G	0.66	1.00	0.92	1.00	1,516
6	1991	0	FIREPLAC04	MAS		1	1.00	1.00	G	0.66	1.00	0.92	1.00	3,188
7	0	1995	MPBDA	SHEL		1,200	1.00	1.00	40A	0.46	1.00	0.92	1.00	10,802
8	0	1995	MPBDA	WALL		1,200	1.00	1.00	40A	0.46	1.00	0.92	1.00	6,526
<b>Total Building Value:</b>														<b>221,001</b>

**Sale Date: 07/05/2023**  
Sale Price: 262,000

Deed Date: 07/06/2023  
Volume:

File#: 2302761  
Page:

**Buyer: FULMER VESTER CARL & HEATHER DAWN**  
**Seller: WREN JOANN**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
263,732	276,522	1.0554	1.0066		TRES	MLS	0	0.832	221,001

**Parcel Id: 24025**  
Sale #:6

Acct Number: 41050-00202-02000-000000

Cat Code: A1

Loc Code: 05

Address: 203 WEBB AVE

Legal 1: CHUMNEY II ADDN

TEAGUE PT LOT 2 BLK 2

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RTR01		0.59	25,730	155.00			1.00	32,608	0	32,608

**Total Land Taxable Value: 32,608**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1971	1990	RB03	LA	1,496	1.00	1.00	G	0.65	1.00	0.92	1.00	91,572
2		1971	1990	RB03	LA	500	1.00	1.00	G	0.65	1.00	0.92	1.00	30,606
3		1971	1990	PORCH03	OPEN	35	1.00	1.00	G	0.65	1.00	0.92	1.00	800
4		1971	1990	MPBDA	SHEL	484	1.00	1.00	40G	0.35	1.00	0.92	1.00	3,963

**Total Building Value: 126,941**

**Sale Date: 08/02/2023**  
Sale Price: 176,000

Deed Date: 08/02/2023  
Volume:

File#: 2303122  
Page:

**Buyer: VAN CLEVE CHARLES ERIC & AMY LOUANN**  
**Seller: PRUITT BETTY J LIFE ESTATE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
159,549	134,542	0.7644	0.9065		TRES	MLS	25,730	0.591	126,941

**Parcel Id: 24054**  
Sale #:10

Acct Number: 41060-00210-00000-000000    Cat Code: A1    Loc Code: 05    Address: 1202 S 8TH AVE  
Legal 1: COLONIAL HILLS    TEAGUE LOT 10 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RTR05		0.20	8,475	75.00			1.00	11,982	0	11,982

**Total Land Taxable Value: 11,982**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1982	2000	RB04	LA	1,456	1.00	1.00	G	0.78	1.00	0.92	1.00	131,658
2		1995	2000	RB04	LA	512	1.00	1.00	G	0.78	1.00	0.92	1.00	46,297
3		1982	2000	PORCH04	OPEN	156	1.00	1.00	G	0.78	1.00	0.92	1.00	3,896
4		1982	2000	FIREPLAC04	MAS	1	1.00	1.00	G	0.78	1.00	0.92	1.00	3,767
5		0	0	PFBG	SHEL	320	1.00	1.00		1.00	1.00	0.92	1.00	5,240

**Total Building Value: 190,858**

**Sale Date: 11/15/2023**  
Sale Price: 203,630

Deed Date: 11/15/2023  
Volume:

File#: 2305081  
Page:

**Buyer: WEST WALTON LEE & COURTNEY**  
**Seller: NOVAK RICHARD CARL & ABBIGAIL PEARL**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
202,840	181,866	0.8931	0.9961		TRES	MLS	8,475	0.195	190,858

**Parcel Id: 24102**  
Sale #:5

Acct Number: 41070-00103-00000-000000    Cat Code: A1    Loc Code: 05    Address: 3 CIRCLE DR  
Legal 1: COUNTRY EAST ADDN    TEAGUE LOT 3 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RTR01		0.31	13,569	82.00			1.00	18,579	0	18,579

**Total Land Taxable Value: 18,579**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1974	2010	RB04	LA	1,700	1.00	1.00	G	0.90	1.00	0.95	1.00	188,504
	2	1974	2010	PORCH04	OPEN	15	1.00	1.00	G	0.90	1.00	0.95	1.00	595
	3	1974	2010	PORCH04	OPEN	196	1.00	1.00	G	0.90	1.00	0.95	1.00	5,681
	4	1974	2010	RB04	AG	575	1.00	1.00	G	0.90	1.00	0.95	1.00	22,797
	5	1974	2010	FIREPLAC04	MAS	1	1.00	1.00	G	0.90	1.00	0.95	1.00	4,489
	6	2011	0	MPBDL	SHEL	64	1.00	1.00	NV	0.00	1.00	0.95	1.00	0
<b>Total Building Value:</b>													<b>222,066</b>	

**Sale Date: 03/01/2023**  
Sale Price: 252,200

Deed Date: 03/01/2023  
Volume:

File#: 2300805  
Page:

**Buyer: SKAGEN JOHNATHAN & SAMANTHA**  
**Seller: BEASLEY MICHELLE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
240,645	153,325	0.6080	0.9542		CEAST	MLS	13,569	0.312	222,066

**Parcel Id: 44921**  
Sale #:9

Acct Number: 41073-00017-00000-000000

Cat Code: A1

Loc Code: 05

Address: 13 DOBBS DR

Legal 1: COUNTRY EAST III -CANNON A-130 LOT 16-A & LOT 16-B

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTCE03		0.83	14,280	136.00	1.00	43,125	0	43,125
<b>Total Land Taxable Value:</b>									<b>43,125</b>	

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	0	RB05	LA	2,285	1.00	1.00	G	0.84	1.00	0.95	1.00	238,195
	2	2004	0	RB05	AG	550	1.00	1.00	G	0.84	1.00	0.95	1.00	23,881
	3	2004	0	PORCH05	OPEN	234	1.00	1.00	G	0.84	1.00	0.95	1.00	6,627
	4	2004	0	PORCH05	OPEN	548	1.00	1.00	G	0.84	1.00	0.95	1.00	15,520
	5	2021	0	PFBA	SHEL	160	1.00	1.00	20E	1.00	1.00	0.95	1.00	2,158
	6	2021	0	SLAB		864	1.00	1.00	E	0.99	1.00	0.95	1.00	3,250
	7	2021	0	POOL	VINL	96	1.00	1.00	15E	0.94	1.00	0.95	1.00	24,621
<b>Total Building Value:</b>													<b>314,252</b>	

**Sale Date: 05/30/2023**  
Sale Price: 350,000

Deed Date: 06/08/2023  
Volume:

File#: 2302346  
Page:

**Buyer: STAIRS GABRIEL & SYLINDA**  
**Seller: BEAIRD STEVEN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
357,377	371,356	1.0610	1.0211		CEAST	MLS	14,280	0.828	314,252

**Parcel Id: 24188**  
Sale #:9

Acct Number: 41100-00508-00000-000000

Cat Code: A1

Loc Code: 05

Address: 1221 OAK ST

Legal 1: HARE & SETZER TEAGUE LOT 8 & 1/2 OF LOT 7 BLK 5

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR01		0.36	15,463	102.47	1.00	20,928	0	20,928
<b>Total Land Taxable Value:</b>									<b>20,928</b>	

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	1995	RB03	LA	1,972	1.00	1.00	A	0.69	1.00	0.92	1.00	128,437
	2	1965	1995	PORCH03	OPEN	24	1.00	1.00	A	0.69	1.00	0.92	1.00	614
	3	1965	1995	CARPORT03	FRAM	648	1.00	1.00	A	0.69	1.00	0.92	1.00	7,557
	4	1965	1995	RB03	ST	72	1.00	1.00	A	0.69	1.00	0.92	1.00	2,502
<b>Total Building Value:</b>														<b>139,110</b>

**Sale Date: 08/02/2023**  
Sale Price: 172,000

Deed Date: 08/02/2023  
Volume:

File#: 2303132  
Page:

**Buyer: WALLACE MARION**  
**Seller: ATCHLEY JULIE JOHNSON IRREVOCABLE TRUST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
160,038	135,548	0.7881	0.9305		TRES	MLS	15,463	0.355	139,110

**Parcel Id: 24265**  
Sale #:6

Acct Number: 41130-00010-00000-000000    Cat Code: A1    Loc Code: 05    Address: 216 NORTHLINE RD  
Legal 1: LOVERS LANE ADDN    TEAGUE LOT 10

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RTLLP		0.62	27,200	100.00		1.00	13,623	0	13,623
<b>Total Land Taxable Value:</b>											<b>13,623</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1985	2005	RB03	LA	1,442	1.00	1.00	G	0.85	1.00	0.95	1.00	127,480
	2	1985	2005	PORCH03	OPEN	276	1.00	1.00	G	0.85	1.00	0.95	1.00	6,301
	3	1985	2005	PORCH03	OPEN	96	1.00	1.00	G	0.85	1.00	0.95	1.00	2,521
	4	1985	2005	FIREPLAC03	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	3,513
	5	2018	0	RB03	AG	601	1.00	1.00	G	0.97	1.00	0.95	1.00	22,546
<b>Total Building Value:</b>														<b>162,361</b>

**Sale Date: 04/11/2023**  
Sale Price: 227,250

Deed Date: 04/11/2023  
Volume:

File#: 2301322  
Page:

**Buyer: YOUNG JIMMIE R**  
**Seller: TURNER ELAINE O EST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
175,984	143,119	0.6298	0.7744		LOVPK	DSL	27,200	0.624	162,361

**Parcel Id: 24309**  
Sale #:10

Acct Number: 41131-00057-00000-000000    Cat Code: A1    Loc Code: 05    Address: 206 ROMEO RD  
Legal 1: PARKWOOD ADDN    TEAGUE LOT 57

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RTLLP		0.40	17,400	100.00		1.00	8,711	0	8,711
<b>Total Land Taxable Value:</b>											<b>8,711</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	2005	RB06	LA	1,289	1.00	1.00	G	0.85	1.00	0.95	1.00	182,641
	2	1990	2005	PORCH06	OPEN	40	1.00	1.00	G	0.85	1.00	0.95	1.00	1,495
	3	1990	2005	RB06	AG	528	1.00	1.00	G	0.85	1.00	0.95	1.00	25,961
	4	2016	2005	PORCH06	OPEN	144	1.00	1.00	G	0.85	1.00	0.95	1.00	4,697
	5	1990	2005	FIREPLAC06	MAS	1	1.00	1.00	G	0.85	1.00	0.95	1.00	5,943
	6	2023	0	PFBA	SHEL	240	1.00	1.00	20E	1.00	1.00	0.95	1.00	3,238
<b>Total Building Value:</b>														<b>223,975</b>

# Sales Ratio Detail

**Sale Date: 06/09/2023**  
Sale Price: 215,000

Deed Date: 06/12/2023  
Volume:

File#: 2302428  
Page:

**Buyer: BASHAM MARTIN & DEBRA**  
**Seller: ADKISSON GENEVA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
232,686	218,480	1.0162	1.0823		LOVPK	MLS	17,400	0.399	223,975

**Parcel Id: 24347**  
Sale #:8

Acct Number: 41145-00007-00000-000000    Cat Code: A1    Loc Code: 05    Address: 1040 LIVE OAK CIRCLE  
Legal 1: NORTHVIEW    TEAGUE LOT 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RTR01		0.27	11,712	96.00			1.00	16,209	0	16,209		
<b>Total Land Taxable Value:</b>											<b>16,209</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1988	2000	RB05	LA	2,061	1.00	1.00	G	0.78	1.00	0.92	1.00	196,777
	2	1988	2000	PORCH05	OPEN	35	1.00	1.00	G	0.78	1.00	0.92	1.00	1,148
	3	1988	2000	RB05	AG	440	1.00	1.00	G	0.78	1.00	0.92	1.00	18,291
	4	0	0	PFBA	SHEL	288	1.00	1.00		1.00	1.00	0.92	1.00	3,762
<b>Total Building Value:</b>											<b>219,978</b>			

**Sale Date: 06/29/2023**  
Sale Price: 249,000

Deed Date: 07/12/2023  
Volume:

File#: 2302829  
Page:

**Buyer: CAMPBELL ETHAN L & SHALYN K**  
**Seller: BIG TEX LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
236,187	198,183	0.7959	0.9485		TRES	MLS	11,712	0.269	219,978

**Parcel Id: 24373**  
Sale #:9

Acct Number: 41167-00111-00000-000000    Cat Code: A1    Loc Code: 05    Address: 1100 CEDAR ST  
Legal 1: W F STORY ADDN    TEAGUE PT OF LOTS 11& 12 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RTR01		0.18	0	0.00			1.00	11,104	0	11,104		
<b>Total Land Taxable Value:</b>											<b>11,104</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1958	1998	RB03	LA	1,474	1.00	1.00	A	0.73	1.00	0.92	1.00	107,745
	2	1958	1998	PORCH03	OPEN	28	1.00	1.00	A	0.73	1.00	0.92	1.00	746
	3	1958	1998	CARPORT03	FRAM	350	1.00	1.00	A	0.73	1.00	0.92	1.00	5,376
	4	1958	1998	RB03	ST	70	1.00	1.00	A	0.73	1.00	0.92	1.00	2,573
	5	2011	0	DECK01	W	180	1.00	1.00	NV	0.00	1.00	0.92	1.00	0
<b>Total Building Value:</b>											<b>116,440</b>			

**Sale Date: 03/22/2023**  
Sale Price: 120,000

Deed Date: 03/23/2023  
Volume:

File#: 2301072  
Page:

**Buyer: SMITH CHARLES RANDLE**  
**Seller: RALSTIN DANIEL M & AMY S**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
127,544	137,825	1.1485	1.0629		TRES	MLS	0	0.180	116,440

# Sales Ratio Detail

**Parcel Id: 24478**  
Sale #:10

Acct Number: 41200-00606-00000-000000

Cat Code: A1

Loc Code: 05

Address: 815 N 4TH AVE

Legal 1: WHEELUS ADDN

TEAGUE LOTS 6 & PT LOT 7 BLK 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.30	12,900	86.00			1.00	17,945	0	17,945

**Total Land Taxable Value: 17,945**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	1990	RF02	LA	984	1.00	1.00	A	0.61	1.00	0.92	1.00	49,440
	2	1950	1990	PORCH02	OPEN	42	1.00	1.00	A	0.61	1.00	0.92	1.00	756

**Total Building Value: 50,196**

**Sale Date: 01/20/2023**  
Sale Price: 67,500

Deed Date: 01/24/2023

File#: 2300270

**Buyer: KING DANNY EUGENE & BRITTNY LYNN**

Volume:

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**Seller: CARROLL KEITH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
68,141	27,513	0.4076	1.0095		TRES	MLS	12,900	0.296	50,196

**Parcel Id: 24491**  
Sale #:11

Acct Number: 41200-00810-00000-000000

Cat Code: A1

Loc Code: 05

Address: 1005 N 4TH AVE

Legal 1: WHEELUS ADDN

TEAGUE LOT 10 BLK 8

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTR01		0.17	7,500	50.00			1.00	10,633	0	10,633

**Total Land Taxable Value: 10,633**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	1985	RF02	LA	880	1.00	1.00	F	0.49	1.00	0.92	1.00	36,350
	2	1950	1985	PORCH02	OPEN	108	1.00	1.00	F	0.49	1.00	0.92	1.00	1,369
	3	1950	1985	PORCH02	OPEN	72	1.00	1.00	F	0.49	1.00	0.92	1.00	958

**Total Building Value: 38,677**

**Sale Date: 04/03/2023**  
Sale Price: 40,000

Deed Date: 04/06/2023

File#: 2301250

**Buyer: MARTINEZ BONIFACIO**

Volume:

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**Seller: TOCH LYVUNN & LAOR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
49,310	55,612	1.3903	1.2328		TRES	MLS	7,500	0.172	38,677

**Parcel Id: 24744**  
Sale #:6 *Multi Parcel Sale*

Acct Number: 43076-00003-00000-000000

Cat Code: C1

Loc Code: 07

Address: AVE B

Legal 1: OTS WORTHAM LOT 3 BLK 76

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.13	5,750	50.00			1.00	3,950	0	3,950

**Total Land Taxable Value: 3,950**

**Parcel Id: 24743**  
Sale #:5 *Multi Parcel Sale* **\*Primary Parcel\***

Acct Number: 43076-00001-00000-000000

Cat Code: A1

Loc Code: 07

Address: 400 S AVE B

Legal 1: OTS WORTHAM LOTS 1 & 2 BLK 76



# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWRG		0.26	11,500	100.00		1.00	7,900	0	7,900

**Total Land Taxable Value: 7,900**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1935	2020	RF03	LA	1,358	1.00	1.00	G	0.98	1.00	0.93	1.00	126,442
2		1935	2020	PORCH03	OPEN	256	1.00	1.00	G	0.98	1.00	0.93	1.00	6,596
3		2011	0	RF02	DG	400	1.00	1.00	NV	0.00	1.00	0.93	1.00	0
4		2011	0	MPBDL	WALL	280	1.00	1.00	NV	0.00	1.00	0.93	1.00	0

**Total Building Value: 133,038**

**Sale Date: 06/15/2023**

Deed Date: 06/20/2023

File#: 2302559

**Buyer: PETTY DAVID C & DONNA M**

Sale Price: 170,000

Volume:

Page:

**Seller: EDWARDS ERIC & BRENDA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
144,888	46,166	0.2716	0.8523		WRES	MLS	17,250	0.396	133,038

**Parcel Id: 24752**

Sale #:5

Acct Number: 43078-00001-00000-000000

Cat Code: A1

Loc Code: 07

Address: 204 E BRAZOS AVE

Legal 1: OTS WORTHAM LOTS 1 TO 5 BLK 78

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWRG		0.66	28,750	250.00		1.00	14,583	0	14,583

**Total Land Taxable Value: 14,583**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		0	1990	RF03	ST	760	1.00	1.00	A	0.61	1.00	0.80	1.00	13,570
2		1950	1990	RF03	LA	384	1.00	1.00	A	0.61	1.00	0.80	1.00	22,547
3		0	1990	PORCH03	OPEN	656	1.00	1.00	A	0.61	1.00	0.80	1.00	9,050
4		2006	0	MPBSL	SHEL	960	1.00	1.00	40A	0.74	1.00	0.80	1.00	5,990

**Total Building Value: 51,157**

**Sale Date: 11/30/2023**

Deed Date: 12/06/2023

File#: 2305327

**Buyer: GONZALEZ JOSE FILEMON ROSAS & CLAUDIA**

Sale Price: 69,000

Volume:

Page:

**Seller: SPENCER JACQUELYN A**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
65,740	53,521	0.7757	0.9528		WCOM	MLS	28,750	0.660	51,157

**Parcel Id: 24753**

Sale #:14

Acct Number: 43078-00006-00000-000000

Cat Code: A2

Loc Code: 07

Address: 503 S AVE C

Legal 1: OTS WORTHAM LOTS 6 & 7 BLK 78

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWRG		0.26	11,500	100.00		0.00	7,900	0	7,900

**Total Land Taxable Value: 7,900**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2003	2013	MH228	LA	1,456	1.00	1.00	MH2G	0.83	1.00	0.93	1.00	76,357
2		2003	2013	DECK02	W	60	1.00	1.00	MH2G	0.83	1.00	0.93	1.00	1,674

**Total Building Value: 78,031**

# Sales Ratio Detail

**Sale Date: 10/27/2023**  
Sale Price: 123,000

Deed Date: 10/30/2023  
Volume:

File#: 2304574  
Page:

**Buyer: MILLER MICHAEL WAYNE**  
**Seller: SMITH COLTON CARROLL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
85,931	61,107	0.4968	0.6986		WRES	MLS	11,500	0.264	78,031

**Parcel Id: 24759**  
Sale #:13

Acct Number: 43088-00001-00000-000000    Cat Code: A2    Loc Code: 07    Address: 300 NAVASOTA  
Legal 1: OTS WORTHAM S 1/2 LOT 1 - 2 BLK 88

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RWRG		0.13	5,800	58.00	1.00	3,980	0	3,980				
<b>Total Land Taxable Value:</b>									<b>3,980</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2021	0	PFBE	FIN	504	1.00	1.00	40E	1.00	1.00	0.93	1.00	34,488
2	2021	0	PORCH02	OPEN	324	1.00	1.00	40E	1.00	1.00	0.93	1.00	7,406
3	0	1995	RF01	DG	280	1.00	1.00	NV	0.00	1.00	0.93	1.00	0
<b>Total Building Value:</b>													<b>41,894</b>

**Sale Date: 03/10/2023**  
Sale Price: 61,000

Deed Date: 03/10/2023  
Volume:

File#: 2300925  
Page:

**Buyer: THOMAS THOMACHEN C & SUNI C**  
**Seller: HARPER JAMES & SHERYL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
45,874	39,177	0.6422	0.7520		WRES	MLS	5,800	0.133	41,894

**Parcel Id: 24772**  
Sale #:12

Acct Number: 43090-00004-00000-000000    Cat Code: A1    Loc Code: 07    Address: 308 W COLORADO AVE  
Legal 1: OTS WORTHAM LOTS 4 & 5 BLK 90

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	RWRG		0.26	11,500	100.00	1.00	7,900	0	7,900				
<b>Total Land Taxable Value:</b>									<b>7,900</b>				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1970	2005	RB04	LA	1,926	1.00	1.00	G	0.85	1.00	0.93	1.00	192,292
2	1970	2005	RB04	LA02	336	1.00	1.00	G	0.85	1.00	0.93	1.00	29,235
3	1970	2005	RB04	ST	400	1.00	1.00	G	0.85	1.00	0.93	1.00	12,787
4	1970	2005	PORCH04	OPEN	16	1.00	1.00	G	0.85	1.00	0.93	1.00	587
5	1970	2005	CARPORT04	FRAM	572	1.00	1.00	G	0.85	1.00	0.93	1.00	10,649
6	1970	2005	FIREPLAC04	MAS	1	1.00	1.00	G	0.85	1.00	0.93	1.00	4,150
7	2023	0	PERG	DECK	192	1.00	1.00	E	1.00	1.00	0.93	1.00	1,234
<b>Total Building Value:</b>													<b>250,934</b>

**Sale Date: 09/29/2023**  
Sale Price: 234,000

Deed Date: 09/29/2023  
Volume:

File#: 2304114  
Page:

**Buyer: PETERSEN TRAVIS & LEE**  
**Seller: CONTRERAS JUAN ANTONIO**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
258,834	100,777	0.4307	1.1061		WRES	MLS	11,500	0.264	250,934

# Sales Ratio Detail

**Parcel Id: 24806**  
Sale #:10

Acct Number: 43137-00009-00000-000000

Cat Code: A1

Loc Code: 07

Address: 409 N 4TH ST

Legal 1: OTS WORTHAM LOTS 9 & 10 BLK 137

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.26	11,500	115.00		1.00	7,900	0	7,900

**Total Land Taxable Value: 7,900**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	1960	RF02	LA	1,476	1.00	1.00	F	0.30	1.00	0.93	1.00	33,286
	2	1950	1960	PORCH02	OPEN	340	1.00	1.00	F	0.30	1.00	0.93	1.00	2,332
	3	1950	1960	PORCH02	OPEN	112	1.00	1.00	F	0.30	1.00	0.93	1.00	876
	4	2011	0	CARPORT01	FRAM	560	1.00	1.00		0.80	1.00	0.93	1.00	4,300
	5	1950	1960	PORCH02	OPEN	32	1.00	1.00	F	0.30	1.00	0.93	1.00	303
	6	0	0	MPBDA	SHEL	400	1.00	1.00		0.70	1.00	0.93	1.00	6,622
	7	0	0	MPBDA	CAN	160	1.00	1.00		0.70	1.00	0.93	1.00	979
	8	1950	1960	FIREPLAC02	MAS	1	1.00	1.00	F	0.30	1.00	0.93	1.00	1,013

**Total Building Value: 49,711**

**Sale Date: 05/19/2023**  
Sale Price: 48,000

Deed Date: 06/08/2023  
Volume:

File#: 2302349  
Page:

**Buyer: ENRIQUE MENDOZA BANOS SAMUEL**  
**Seller: KOKENOS DANA LANGLEY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
57,611	59,119	1.2316	1.2002		WRES	DSL	11,500	0.264	49,711

**Parcel Id: 24810**  
Sale #:13

Acct Number: 43215-00001-01000-000000

Cat Code: A1

Loc Code: 07

Address: 513 N 5TH ST

Legal 1: OTS WORTHAM 75 X 125 PT 1 BLK 215

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.22	9,375	75.00		1.00	6,464	0	6,464

**Total Land Taxable Value: 6,464**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	1995	RF03	LA	1,208	1.00	1.00	G	0.72	1.00	0.93	1.00	85,061
	2	1955	1995	PORCH03	OPEN	40	1.00	1.00	G	0.72	1.00	0.93	1.00	994
	3	1955	1995	PORCH03	OPEN	48	1.00	1.00	G	0.72	1.00	0.93	1.00	1,139
	4	0	0	PFBL	SHEL	144	1.00	1.00	NV	0.00	1.00	0.93	1.00	0

**Total Building Value: 87,194**

**Sale Date: 01/05/2023**  
Sale Price: 100,000

Deed Date: 01/05/2023  
Volume:

File#: 2300032  
Page:

**Buyer: WALKER PAMELA D**  
**Seller: JONES TROY A & CANDACE K SMITH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
93,658	58,931	0.5893	0.9366		WRES	MLS	9,375	0.216	87,194

**Parcel Id: 24872**  
Sale #:13

Acct Number: 44003-00004-04000-000000

Cat Code: A1

Loc Code: 07

Address: 502 LONGBOTHAM ST

Legal 1: OTS WORTHAM PT LOT 4 DIV 3

## Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.27	0	0.00		1.00	8,080	0	8,080

**Total Land Taxable Value: 8,080**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1945	2020	RF03	LA	840	1.00	1.00	G	0.98	1.00	0.93	1.00	86,143
	2	1945	2020	PORCH03	OPEN	72	1.00	1.00	G	0.98	1.00	0.93	1.00	2,211
	3	1945	2020	SLAB		72	1.00	1.00	G	0.98	1.00	0.93	1.00	262
	4	1945	2020	PORCH03	SCRN	60	1.00	1.00	G	0.98	1.00	0.93	1.00	2,754
	5	0	0	MPBDL	SHEL	144	1.00	1.00		1.00	1.00	0.93	1.00	1,292

**Total Building Value: 92,662**

**Sale Date: 02/28/2023**  
Sale Price: 115,000

Deed Date: 03/02/2023  
Volume:

File#: 2300840  
Page:

**Buyer: ORDELL SAMANTHA RAE**

**Seller: TRES RANCHEROS CONSTRUCTION LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
100,742	54,317	0.4723	0.8760		WRES	MLS	0	0.270	92,662

**Parcel Id: 24900**  
Sale #:6

Acct Number: 44005-00006-00000-000000

Cat Code: A1

Loc Code: 07

Address: 307 S 4TH ST

Legal 1: OTS WORTHAM PT LOT 6 DIV 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.44	0	0.00		1.00	12,533	0	12,533

**Total Land Taxable Value: 12,533**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	1990	RF05	LA	1,901	1.00	1.00	A	0.61	1.00	0.93	1.00	137,123
	2	1972	1990	RF05	LA02	544	1.00	1.00	A	0.61	1.00	0.93	1.00	36,055
	3	1972	1990	RF05	LA12	108	1.00	1.00	A	0.61	1.00	0.93	1.00	6,895
	4	1972	1990	PORCH05	OPEN	125	1.00	1.00	A	0.61	1.00	0.93	1.00	2,776
	5	1972	1990	PORCH05	OPEN	128	1.00	1.00	A	0.61	1.00	0.93	1.00	2,837
	6	1972	1990	PORCH05	OPEN	298	1.00	1.00	A	0.61	1.00	0.93	1.00	6,000
	7	1972	1990	PORCH05	OPEN	36	1.00	1.00	A	0.61	1.00	0.93	1.00	929
	8	1972	1990	FIREPLAC05	MAS	2	1.00	1.00	A	0.61	1.00	0.93	1.00	7,568
	9	1972	1990	RF02	DG	1,144	1.00	1.00	A	0.61	1.00	0.93	1.00	16,900
	10	2000	0	PERG	DECK	8	1.00	1.00	NV	0.00	1.00	0.93	1.00	0

**Total Building Value: 217,083**

**Sale Date: 12/27/2023**  
Sale Price: 209,677

Deed Date: 12/28/2023  
Volume:

File#: 2305639  
Page:

**Buyer: STELIVAN EDDIE MAURICE & ASHLEY NICOLE**

**Seller: DIXON JAMES**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
229,616	193,475	0.9227	1.0951		WRES	MLS	0	0.440	217,083

**Parcel Id: 24910**  
Sale #:11

Acct Number: 44005-00012-00000-000000

Cat Code: A1

Loc Code: 07

Address: 201N 4TH ST

Legal 1: OTS WORTHAM LOT 12 DIV 5

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		1.00	0	0.00		1.00	21,539	0	21,539

**Total Land Taxable Value: 21,539**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1937	1990	RB03	LA	1,964	1.00	1.00	A	0.61	1.00	0.93	1.00	101,724
	2	1937	1990	RB03	LA02	1,488	1.00	1.00	A	0.61	1.00	0.93	1.00	71,313
	3	1937	1990	PORCH03	OPEN	24	1.00	1.00	A	0.61	1.00	0.93	1.00	549
	4	1937	1990	PORCH03	OPEN	136	1.00	1.00	A	0.61	1.00	0.93	1.00	2,430
	5	1937	1990	PORCH03	OPEN	30	1.00	1.00	A	0.61	1.00	0.93	1.00	668
	6	1980	1990	RF03	AG	868	1.00	1.00	A	0.61	1.00	0.93	1.00	16,836
	7	0	1995	MPBDL	WALL	2,400	1.00	1.00	40A	0.46	1.00	0.93	1.00	6,746
	8	0	1995	MPBDL	SHEL	80	1.00	1.00	40A	0.46	1.00	0.93	1.00	330
	9	1937	1990	FIREPLAC03	MAS	1	1.00	1.00	A	0.61	1.00	0.93	1.00	2,468

**Total Building Value: 203,064**

**Sale Date: 02/12/2024**  
Sale Price: 210,000

Deed Date: 02/14/2024  
Volume:

File#: 2400815  
Page:

**Buyer: SHIREY DONALD F & GEORGE A**  
**Seller: JONES DAVID & PAMELA L THOMPSON**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
224,603	205,286	0.9776	1.0695		WRES	MLS	0	1.000	203,064

**Parcel Id: 24916**  
Sale #:7

Acct Number: 44005-00014-01000-000000

Cat Code: A1

Loc Code: 07

Address: 404 W SAN SABA ST

Legal 1: OTS WORTHAM PT LOT 14 DIV 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.31	0	0.00		1.00	9,277	0	9,277

**Total Land Taxable Value: 9,277**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	2000	RB03	LA	1,568	1.00	1.00	G	0.78	1.00	0.93	1.00	122,433
	2	1960	2000	PORCH03	OPEN	50	1.00	1.00	G	0.78	1.00	0.93	1.00	1,270
	3	1960	2000	PORCH03	OPEN	24	1.00	1.00	G	0.78	1.00	0.93	1.00	702
	4	1960	2000	FIREPLAC03	MAS	1	1.00	1.00	G	0.78	1.00	0.93	1.00	3,155
	5	1960	1990	RF03	DG	720	1.00	1.00	A	0.61	1.00	0.93	1.00	17,666

**Total Building Value: 145,226**

**Sale Date: 04/17/2023**  
Sale Price: 147,500

Deed Date: 04/21/2023  
Volume:

File#: 2301476  
Page:

**Buyer: FRIEDRICHSEN LISA**  
**Seller: SAYLOR PAULINE EST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
154,503	127,049	0.8613	1.0475		WRES	MLS	0	0.310	145,226

**Parcel Id: 24921**  
Sale #:6

Acct Number: 44005-00015-02000-000000

Cat Code: A1

Loc Code: 07

Address: 309 N 4TH ST

Legal 1: OTS WORTHAM PT LOT 15 DIV 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWRG		0.31	0	0.00		1.00	9,277	0	9,277

**Total Land Taxable Value: 9,277**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1930	1970	RF03	LA	2,348	1.00	1.00	A	0.39	1.00	0.93	1.00	72,728
	2	1930	1970	PORCH03	OPEN	420	1.00	1.00	A	0.39	1.00	0.93	1.00	4,306
	3	1930	1970	CARPORT03	FRAM	168	1.00	1.00	A	0.39	1.00	0.93	1.00	1,693
	4	1930	1970	FIREPLAC03	MAS	2	1.00	1.00	A	0.39	1.00	0.93	1.00	3,155
	5	1930	1970	RF01	DG	288	1.00	1.00	NV	0.00	1.00	0.93	1.00	0
	6	0	0	DECK01	W	66	1.00	1.00	NV	0.00	1.00	0.93	1.00	0
	7	2011	0	MPBDL	SHEL	48	1.00	1.00	NV	0.00	1.00	0.93	1.00	0
<b>Total Building Value:</b>														<b>81,882</b>

**Sale Date: 07/07/2023**  
Sale Price: 80,000

Deed Date: 07/14/2023  
Volume:

File#: 2302874  
Page:

**Buyer: MCDANIEL JOE M & DEADRIAN**

**Seller: SEIBERT HEATHER FRENCH & CORBETT LINN FRENCH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
91,159	75,995	0.9499	1.1395		WRES	MLS	0	0.310	81,882

**Parcel Id: 4573**  
Sale #:6

Acct Number: 44008-00012-00000-000000

Cat Code: A1

Loc Code: 07

Address: 403 E SAN SABA ST

Legal 1: OTS WORTHAM PT LOT 11 & 12 DIV 8

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWRG		1.53	0	0.00	1.00	31,629	0	31,629
<b>Total Land Taxable Value:</b>										<b>31,629</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1920	1990	RF03	LA	1,556	1.00	1.00	G	0.65	1.00	0.93	1.00	93,834
	2	1920	1990	PORCH03	OPEN	120	1.00	1.00	G	0.65	1.00	0.93	1.00	2,312
	3	1920	1990	PORCH03	OPEN	18	1.00	1.00	G	0.65	1.00	0.93	1.00	439
	4	1970	1990	BSHOPSA	MAIN	372	1.00	1.00	40A	0.32	1.00	0.93	1.00	16,037
	5	1970	1990	BSHOPSA	CAN	200	1.00	1.00	40A	0.32	1.00	0.93	1.00	1,652
	6	2011	0	BSHOPSA	CAN	88	1.00	1.00	40A	0.84	1.00	0.93	1.00	1,908
	7	0	1995	MPBSA	CAN	32	1.00	1.00	40A	0.46	1.00	0.93	1.00	143
<b>Total Building Value:</b>														<b>116,325</b>

**Sale Date: 08/31/2023**  
Sale Price: 147,000

Deed Date: 09/01/2023  
Volume:

File#: 2303722  
Page:

**Buyer: TIMDEE RAINEY INVESTMENTS LLC**

**Seller: SMITH HUDENE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
147,954	123,150	0.8378	1.0065		WRES	MLS	0	1.530	116,325

**Parcel Id: 25164**  
Sale #:13

Acct Number: 44013-00010-00000-000000

Cat Code: A1

Loc Code: 07

Address: 108 S AVE C

Legal 1: OTS WORTHAM PT LOT 10 DIV 13

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWRG		0.66	0	0.00	1.00	14,583	0	14,583
<b>Total Land Taxable Value:</b>										<b>14,583</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2010	RF02	LA	1,858	1.00	1.00	A	0.89	1.00	0.93	1.00	123,860
	2	1950	2010	RF02	LA	224	1.00	1.00	A	0.89	1.00	0.93	1.00	13,763
	3	1975	2010	CARPORT01	FRAM	640	1.00	1.00	A	0.89	1.00	0.93	1.00	5,265
	4	1950	2010	PORCH01	OPEN	182	1.00	1.00	A	0.89	1.00	0.93	1.00	2,302
	5	2011	0	MPBSL	WALL	100	1.00	1.00	NV	0.00	1.00	0.93	1.00	0
	6	0	0	DECK01	W	32	1.00	1.00		0.40	1.00	0.93	1.00	552
	7	2011	0	PFBL	SHEL	120	1.00	1.00	NV	0.00	1.00	0.93	1.00	0
<b>Total Building Value:</b>														<b>145,742</b>

**Sale Date: 10/10/2023**  
Sale Price: 152,000

Deed Date: 10/12/2023  
Volume:

File#: 2304328  
Page:

**Buyer: PALSA KRISTIN B**  
**Seller: KELLY VANTLEY W III**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
160,325	173,402	1.1408	1.0548		WRES	MLS	0	0.660	145,742

**Parcel Id: 19700**  
Sale #:6

Acct Number: 63012-00004-00000-000000

Cat Code: A1

Loc Code: 11

Address: 115 DEERWOOD CIRCLE

Legal 1: APRIL COVE I LOT 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FFAC01		0.65	28,315	174.46	1.00	163,352	0	163,352
<b>Total Land Taxable Value:</b>										<b>163,352</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1991	0	RB06	LA	1,650	1.00	1.00	G	0.66	1.00	1.73	1.00	286,156
	2	1991	0	RB06	LA02	595	1.00	1.00	G	0.66	1.00	1.73	1.00	96,573
	3	1991	0	RB06	LA	405	1.00	1.00	G	0.66	1.00	1.73	1.00	70,238
	4	1995	0	RB05	LA12	696	1.00	1.00	G	0.72	1.00	1.73	1.00	117,557
	5	1991	0	PORCH06	OPEN	108	1.00	1.00	G	0.66	1.00	1.73	1.00	5,082
	6	1991	0	PORCH06	SCRN	221	1.00	1.00	G	0.66	1.00	1.73	1.00	11,080
	7	1991	0	PORCH06	OPEN	513	1.00	1.00	G	0.66	1.00	1.73	1.00	21,667
	8	1991	0	SLAB		100	1.00	1.00	A	0.62	1.00	1.73	1.00	429
	9	1991	0	PORCH06	OPEN	25	1.00	1.00	G	0.66	1.00	1.73	1.00	1,413
	10	1991	0	FIREPLAC06	MAS	1	1.00	1.00	G	0.66	1.00	1.73	1.00	8,404
	11	0	0	PFBL	SHEL	64	1.00	1.00		0.85	1.00	1.73	1.00	1,068
	12	2005	0	RETWALL8	S	175	1.00	1.00	25A	0.36	1.00	1.73	1.00	27,683
	13	1991	2010	PIERWW	AVG	270	1.00	1.00	25A	0.56	1.00	1.73	1.00	3,892
	14	1991	2010	BHOUSEWW	AVG	624	1.00	1.00	25A	0.56	1.00	1.73	1.00	12,091
	15	1995	0	RB05	DG	696	1.00	1.00	G	0.72	1.00	1.73	1.00	56,533
<b>Total Building Value:</b>														<b>719,866</b>

**Sale Date: 06/08/2023**  
Sale Price: 790,000

Deed Date: 06/12/2023  
Volume:

File#: 2302422  
Page:

**Buyer: DEESE CHRISTOPHER DON & STACI DANELL**  
**Seller: SUGGS VICTORIA JANE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
883,218	927,540	1.1741	1.1180		WAT1	DSL	28,315	0.650	719,866

# Sales Ratio Detail

**Parcel Id: 20040**  
Sale #:11

Acct Number: 63055-00316-00000-000000

Cat Code: A1

Loc Code: 11

Address: 221 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 16 BLK 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FVKW04		0.50	0	0.00		1.00	12,500	0	12,500

**Total Land Taxable Value: 12,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2011	0	RF03	LA	1,120	1.00	1.00	E	0.92	1.00	1.19	1.00	130,122
2		2011	0	PORCH03	OPEN	240	1.00	1.00	E	0.92	1.00	1.19	1.00	7,428
3		0	2019	PFBA	SHEL	128	1.00	1.00	20E	0.97	1.00	1.19	1.00	2,098
4		0	2019	MPBSL	WALL	540	1.00	1.00	40E	1.00	1.00	1.19	1.00	6,959
5		0	2019	MPBSL	CAN	240	1.00	1.00	40E	1.00	1.00	1.19	1.00	1,319

**Total Building Value: 147,926**

**Sale Date: 03/03/2023**  
Sale Price: 181,000

Deed Date: 03/06/2023  
Volume:

File#: 2300869  
Page:

**Buyer: EVANS BRAD & SHERRILL**  
**Seller: EAVES TIMMY & JANET**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
160,426	128,573	0.7103	0.8863		RCRES	MLS	0	0.504	147,926

**Parcel Id: 20052**  
Sale #:12

Acct Number: 63055-00403-00000-000000

Cat Code: A1

Loc Code: 11

Address: 121 KINGSVIEW DR

Legal 1: KINGSWOOD LOT 3 BLK 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FVKW04		0.50	0	0.00		1.00	12,500	0	12,500

**Total Land Taxable Value: 12,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2008	0	RS02	LA	960	1.00	1.00	G	0.88	1.00	1.19	1.00	104,060
2		2008	0	PORCH02	OPEN	120	1.00	1.00	G	0.88	1.00	1.19	1.00	3,504
3		2008	0	PORCH02	OPEN	96	1.00	1.00	G	0.88	1.00	1.19	1.00	2,860
4		2009	0	PFBA	CAR	400	1.00	1.00	20G	0.39	1.00	1.19	1.00	1,149
5		2009	0	MPBSA	SHEL	200	1.00	1.00	40G	0.88	1.00	1.19	1.00	6,028
6		0	2008	PFBA	CAR	240	1.00	1.00	20G	0.34	1.00	1.19	1.00	601
7		0	2008	MPBDL	CAN	100	1.00	1.00	40G	0.86	1.00	1.19	1.00	435
8		0	2008	MPBDL	CAN	60	1.00	1.00	40G	0.86	1.00	1.19	1.00	261
9		0	2008	MPBDL	CAN	50	1.00	1.00	40G	0.86	1.00	1.19	1.00	217

**Total Building Value: 119,115**

**Sale Date: 02/15/2023**  
Sale Price: 139,500

Deed Date: 02/15/2023  
Volume:

File#: 2300674  
Page:

**Buyer: REYNOLDS DONNA KAY**  
**Seller: COOLEY JOHNNY M EST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
131,615	104,369	0.7482	0.9435		RCRES	MLS	0	0.501	119,115

**Parcel Id: 20062**  
Sale #:7

Acct Number: 63055-00504-00000-000000

Cat Code: A1

Loc Code: 11

Address: 122 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 4 BLK 5



# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFKW01		0.90	39,151	137.43		1.00	129,210	0	129,210

**Total Land Taxable Value: 129,210**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	RB05	LA	1,584	1.00	1.00	G	0.77	1.00	1.73	1.00	296,673
	2	1999	0	RB05	AG	575	1.00	1.00	G	0.77	1.00	1.73	1.00	41,063
	3	1999	0	FIREPLAC05	MAS	1	1.00	1.00	G	0.77	1.00	1.73	1.00	8,885
	4	2015	0	PFBA	SHEL	96	1.00	1.00		1.00	1.00	1.73	1.00	2,358
	5	1999	2010	BHOUSEMW	AVG	650	1.00	1.00	25G	0.62	1.00	1.73	1.00	17,883
	6	1999	2010	PIERMW	AVG	504	1.00	1.00	25G	0.62	1.00	1.73	1.00	11,639
	7	0	2005	RETWALL6	S	119	1.00	1.00	25G	0.40	1.00	1.73	1.00	15,687

**Total Building Value: 394,188**

**Sale Date: 06/29/2023**  
Sale Price: 625,000

Deed Date: 07/05/2023  
Volume:

File#: 2302743  
Page:

**Buyer: PRICE GREGORY ALLEN**  
**Seller: KELLEY BRYANT F & THELMA J**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
523,398	505,599	0.8090	0.8374		WAT1	MLS	39,151	0.899	394,188

**Parcel Id: 43135**  
Sale #:4

Acct Number: 63055-00521-01160-000000

Cat Code: M1

Loc Code: 11

Address: 258 KNIGHTS CIRCLE

*Multi Parcel Sale*

Legal 1: MH ONLY

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	MH428	LA	1,456	1.00	1.00	MH4G	0.58	1.00	1.67	1.00	116,517
	2	2008	0	MH414	TAG	392	1.00	1.00	MH4G	0.79	1.00	1.67	1.00	37,220
	3	2004	0	PORCH04	OPEN	84	1.00	1.00	MH4G	0.72	1.00	1.67	1.00	3,765
	4	0	2008	DECK02	W	88	1.00	1.00	MH4G	0.79	1.00	1.67	1.00	3,433
	5	1992	0	FIREPLAC04	MET	1	1.00	1.00	MH4G	0.58	1.00	1.67	1.00	2,644

**Total Building Value: 163,579**

**Parcel Id: 51835**  
Sale #:3

Acct Number: 63055-00521-01000-000000

Cat Code: C1

Loc Code: 11

Address: 258 KNIGHTS CIRCLE

*Multi Parcel Sale*

Legal 1: KINGSWOOD NORTH PT OF LOT 21BLK 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFKW01		0.31	13,504	64.26		1.00	59,248	0	59,248

**Total Land Taxable Value: 59,248**

**Parcel Id: 20080**  
Sale #:4

Acct Number: 63055-00522-00000-000000

Cat Code: A2

Loc Code: 11

Address: 258 KNIGHTS CIRCLE

*Multi Parcel Sale \*Primary Parcel\**

Legal 1: KINGSWOOD LOT 22 BLK 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFKW01		0.63	27,421	82.71		1.00	78,759	0	78,759

**Total Land Taxable Value: 78,759**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1994	0	RF02	DG	598	1.00	1.00	G	0.70	1.00	1.67	1.00	20,503
	2	0	2005	RETWALL8	C	76	1.00	1.00	25G	0.40	1.00	1.67	1.00	8,895
	3	1992	2010	BHOUSEMW	AVG	576	1.00	1.00	25G	0.62	1.00	1.67	1.00	15,297
	4	1990	2010	PIERWW	LOW	124	1.00	1.00	25G	0.62	1.00	1.67	1.00	974
<b>Total Building Value:</b>														<b>45,669</b>

**Sale Date: 06/12/2023**  
Sale Price: 416,000

Deed Date: 06/15/2023  
Volume:

File#: 2302505  
Page:

**Buyer: LEDER DREW THOMAS**  
**Seller: GREEN DONALD**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,255	342,487	0.8233	0.8347		WAT2	MLS	27,421	0.630	209,248

**Parcel Id: 20092**  
Sale #:8

Acct Number: 63055-00535-00000-000000

Cat Code: A2

Loc Code: 11

Address: 315 KNIGHTS CIRCLE

Legal 1: KINGSWOOD LOT 35 BLK 5

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFKW01		0.53	23,148		55.00		1.00	53,210	0	53,210
<b>Total Land Taxable Value:</b>												<b>53,210</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	MH328	LA	1,960	1.00	1.00	MH3F	0.40	1.00	1.67	1.00	82,786
	2	1997	0	PORCH02	OPEN	117	1.00	1.00	MH3F	0.40	1.00	1.67	1.00	2,184
	3	0	0	PFBL	SHEL	192	1.00	1.00		0.50	1.00	1.67	1.00	1,820
	4	1997	2005	PIERMW	AVG	152	1.00	1.00	25A	0.36	1.00	1.67	1.00	1,967
	5	1997	2005	BHOUSEMW	AVG	569	1.00	1.00	25A	0.36	1.00	1.67	1.00	8,774
	6	0	2005	RETWALL6	S	70	1.00	1.00	25A	0.36	1.00	1.67	1.00	8,017
	7	2011	0	DECK01	W	32	1.00	1.00	NV	0.00	1.00	1.67	1.00	0
	8	1997	0	FIREPLAC03	MOB	1	1.00	1.00	MH3F	0.40	1.00	1.67	1.00	1,450
<b>Total Building Value:</b>														<b>106,998</b>

**Sale Date: 05/04/2023**  
Sale Price: 155,000

Deed Date: 05/12/2023  
Volume:

File#: 2301937  
Page:

**Buyer: GARZA NICOLAS RODRIGUEZ & RHEA ANN**  
**Seller: WALL ROGER W**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
160,208	202,284	1.3051	1.0336		WAT2	MLS	23,148	0.531	106,998

**Parcel Id: 43014**  
Sale #:9

Acct Number: 63056-00115-00000-000000

Cat Code: A1

Loc Code: 11

Address: 183 KINGSWOOD DR

Legal 1: KINGSWOOD II LOT 15 BLK 1

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVKW04		0.50	0		0.00		1.00	12,500	0	12,500
<b>Total Land Taxable Value:</b>												<b>12,500</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	2007	RF04	LA	1,008	1.00	1.00	G	0.87	1.00	1.19	1.00	121,296
	2	1996	2007	RF04	LA	120	1.00	1.00	G	0.87	1.00	1.19	1.00	14,440
	3	2007	0	RF04	LA	274	1.00	1.00	G	0.87	1.00	1.19	1.00	32,971
	4	2007	0	RF04	LA02	544	1.00	1.00	G	0.87	1.00	1.19	1.00	60,392
	5	1996	2007	PORCH04	OPEN	216	1.00	1.00	G	0.87	1.00	1.19	1.00	7,093
	6	2001	0	CARPORT03	MET	1,419	1.00	1.00	G	0.80	1.00	1.19	1.00	22,019
	7	2007	0	PORCH04	OPEN	72	1.00	1.00	G	0.87	1.00	1.19	1.00	2,836
	8	1996	2007	RF04	DG	520	1.00	1.00	G	0.87	1.00	1.19	1.00	29,007
	9	2011	0	MPBDL	SHEL	48	1.00	1.00	NV	0.00	1.00	1.19	1.00	0
	10	2011	0	MPBDL	CAN	48	1.00	1.00	NV	0.00	1.00	1.19	1.00	0
	11	2011	0	PFBL	SHEL	64	1.00	1.00	NV	0.00	1.00	1.19	1.00	0
	12	2015	0	RF04	ST	256	1.00	1.00	G	0.94	1.00	1.19	1.00	15,747
<b>Total Building Value:</b>														<b>305,801</b>

**Sale Date: 09/22/2023**  
Sale Price: 369,900

Deed Date: 09/27/2023  
Volume:

File#: 2304066  
Page:

**Buyer: MILLER DONALD & MICHELLE ANNE**  
**Seller: KULLBERG MARK A & LANI H**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
318,301	264,501	0.7151	0.8605		RCRES	MLS	0	0.500	305,801

**Parcel Id: 20468**  
Sale #:7

Acct Number: 63084-00018-00000-000000

Cat Code: A1

Loc Code: 11

Address: 295 SEPTEMBER DRIVE

Legal 1: SEPTEMBER SOUND LOT 18

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFSPS02		0.81	35,110	218.25				1.00	161,386	0	161,386
<b>Total Land Taxable Value:</b>													<b>161,386</b>

  

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	RB06	LA	2,171	1.00	1.00	G	0.82	1.00	1.60	1.00	451,008
	2	2003	0	RB06	DG	576	1.00	1.00	G	0.82	1.00	1.60	1.00	57,782
	3	2003	0	PORCH06	OPEN	70	1.00	1.00	G	0.82	1.00	1.60	1.00	3,944
	4	2003	0	PORCH06	OPEN	260	1.00	1.00	G	0.82	1.00	1.60	1.00	12,618
	5	2003	0	PORCH06	SCRN	243	1.00	1.00	G	0.82	1.00	1.60	1.00	13,999
	6	2003	0	FIREPLAC06	MAS	1	1.00	1.00	G	0.82	1.00	1.60	1.00	9,656
	7	1999	2005	BHOUSEMW	LOW	560	1.00	1.00	25G	0.40	1.00	1.60	1.00	5,878
	8	1999	2005	RETWALL6	S	257	1.00	1.00	25G	0.40	1.00	1.60	1.00	31,333
	9	1999	0	RF02	ST	200	1.00	1.00	G	0.77	1.00	1.60	1.00	8,747
	10	2015	0	DECK01	W	252	1.00	1.00	25G	0.83	1.00	1.60	1.00	6,733
<b>Total Building Value:</b>														<b>601,698</b>

**Sale Date: 09/06/2023**  
Sale Price: 861,000

Deed Date: 09/11/2023  
Volume:

File#: 2303839  
Page:

**Buyer: MODLIN MARK & SHANNON**  
**Seller: FAY CHRISTOPHER DERRICK**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
763,084	667,137	0.7748	0.8863		SS2	MLS	35,110	0.806	601,698

# Sales Ratio Detail

**Parcel Id: 20470**  
Sale #:7

Acct Number: 63084-00020-00000-000000  
**Multi Parcel Sale**

Cat Code: A3      Loc Code: 11  
Legal 1: SEPTEMBER SOUND LOT 20

Address: SEPTEMBER DRIVE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FFSPS01		0.75	32,453	235.37		1.00	180,119	0	180,119			
<b>Total Land Taxable Value:</b>											<b>180,119</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	RETWALL8	S	235	1.00	1.00	25A	0.25	1.00	1.60	1.00	23,876
<b>Total Building Value:</b>														<b>23,876</b>

**Parcel Id: 20469**  
Sale #:8

Acct Number: 63084-00019-00000-000000  
**Multi Parcel Sale \*Primary Parcel\***

Cat Code: A1      Loc Code: 11  
Legal 1: SEPTEMBER SOUND LOT 19

Address: 290 SEPTEMBER DRIVE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FFSPS01		0.87	37,898	246.33		1.00	191,006	0	191,006			
<b>Total Land Taxable Value:</b>											<b>191,006</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	2008	RB08	LA	2,328	1.00	1.00	VG	0.89	1.00	1.60	1.00	609,907
	2	2003	2008	RB08	LA02	678	1.00	1.00	VG	0.89	1.00	1.60	1.00	168,967
	3	2003	2008	RB08	AG	540	1.00	1.00	VG	0.89	1.00	1.60	1.00	58,018
	4	2003	2008	PORCH08	OPEN	24	1.00	1.00	VG	0.89	1.00	1.60	1.00	2,000
	5	2003	2008	PORCH08	OPEN	24	1.00	1.00	VG	0.89	1.00	1.60	1.00	2,000
	6	2003	2008	PORCH08	OPEN	212	1.00	1.00	VG	0.89	1.00	1.60	1.00	13,250
	7	2003	2008	PORCH08	OPEN	12	1.00	1.00	VG	0.89	1.00	1.60	1.00	1,000
	8	2003	2008	FIREPLAC08	MAS	1	1.00	1.00	VG	0.89	1.00	1.60	1.00	13,386
	9	2003	0	DECK02	W	212	1.00	1.00	25G	0.32	1.00	1.60	1.00	2,566
	10	2001	0	PIERMW	AVG	210	1.00	1.00	25G	0.28	1.00	1.60	1.00	2,026
	11	2001	0	BHOUSEMW	AVG	1,050	1.00	1.00	25G	0.28	1.00	1.60	1.00	12,066
	12	2001	0	RETWALL8	S	246	1.00	1.00	25G	0.28	1.00	1.60	1.00	27,993
	13	0	2003	DECK02	W	817	1.00	1.00	25G	0.32	1.00	1.60	1.00	6,526
	14	2021	0	DECK02	W	144	1.00	1.00	25G	1.00	1.00	1.60	1.00	5,882
<b>Total Building Value:</b>														<b>925,587</b>

**Sale Date: 03/13/2023**  
Sale Price: 1,292,000

Deed Date: 03/16/2023  
Volume:

File#:  
Page:

**Buyer: HOOD REVOCABLE TRUST**  
**Seller: CANNON LARRY & KEITH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,320,588	1,382,636	1.0702	1.0221		SS1	MLS	70,351	1.615	949,463

**Parcel Id: 20472**  
Sale #:8

Acct Number: 63084-00022-00000-000000

Cat Code: A1      Loc Code: 11  
Legal 1: SEPTEMBER SOUND LOT 22

Address: 222 SEPTEMBER DRIVE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFSPS01		1.27	55,365	148.54		1.00	136,954	0	136,954
<b>Total Land Taxable Value:</b>											<b>136,954</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	0	RB08	LA	1,375	1.00	1.00	E	0.98	1.00	1.60	1.00	433,693
	2	2019	0	RF08	LA02	1,650	1.00	1.00	E	0.98	1.00	1.60	1.00	404,431
	3	2019	0	RF08	LA02	450	1.00	1.00	E	0.98	1.00	1.60	1.00	110,299
	4	2019	0	RB08	AG	2,644	1.00	1.00	E	0.98	1.00	1.60	1.00	266,906
	5	1990	0	PIERWW	AVG	608	1.00	1.00	25A	0.20	1.00	1.60	1.00	2,895
	6	2019	0	PORCH08	OPEN	130	1.00	1.00	E	0.98	1.00	1.60	1.00	9,788
	7	0	0	SLAB		100	1.00	1.00		1.00	1.00	1.60	1.00	640
	8	1990	0	RETWALL6	C	145	1.00	1.00	25G	0.22	1.00	1.60	1.00	6,707
	9	1990	0	BHOUSEWW	AVG	336	1.00	1.00	25G	0.22	1.00	1.60	1.00	2,365
<b>Total Building Value:</b>														<b>1,237,724</b>

**Sale Date: 10/30/2023**  
Sale Price: 1,120,000

Deed Date: 11/03/2023  
Volume:

File#: 2304690  
Page:

**Buyer: PECK MATTHEW DOUGLAS & NICHOLE**  
**Seller: TIMPONE HELEN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,374,678	1,514,082	1.3519	1.2274		SS1	MLS	55,365	1.271	1,237,724

**Parcel Id: 20476**  
Sale #:6

Acct Number: 63084-00025-00000-000000

Cat Code: A1

Loc Code: 11

Address: 210 SEPTEMBER DRIVE

Legal 1: SEPTEMBER SOUND LOT 25

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSPS04		0.51	0		0.00		1.00	30,000	0	30,000
<b>Total Land Taxable Value:</b>												<b>30,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	2000	RB04	LA	1,540	1.00	1.00	G	0.78	1.00	1.19	1.00	189,099
	2	1997	2000	RB04	DG	625	1.00	1.00	G	0.78	1.00	1.19	1.00	34,146
	3	1997	2000	FIREPLAC04	MAS	1	1.00	1.00	G	0.78	1.00	1.19	1.00	4,873
	4	1997	2000	PORCH04	SCRN	128	1.00	1.00	G	0.78	1.00	1.19	1.00	5,758
	5	1997	2000	PORCH04	OPEN	408	1.00	1.00	G	0.78	1.00	1.19	1.00	12,013
	6	1997	2000	PORCH04	OPEN	245	1.00	1.00	G	0.78	1.00	1.19	1.00	7,213
	7	2005	0	MPBSL	SHEL	192	1.00	1.00	40G	0.79	1.00	1.19	1.00	2,215
	8	1997	2000	SLAB		120	1.00	1.00	G	0.78	1.00	1.19	1.00	446
<b>Total Building Value:</b>														<b>255,763</b>

**Sale Date: 02/06/2023**  
Sale Price: 270,000

Deed Date: 02/08/2023  
Volume:

File#: 2300459  
Page:

**Buyer: BLANKENSHIP JACK & BETTY**  
**Seller: YORK DWAIN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
285,763	270,659	1.0024	1.0584		RCRES	MLS	0	0.505	255,763

**Parcel Id: 20868**  
Sale #:8

Acct Number: 63087-07025-00000-000000

Cat Code: A1

Loc Code: 11

Address: 195 HOLLY DR

Legal 1: SOUTHERN OAKS I LOTS 23-26 BLK 7

## Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	FVSO07		0.06	2,800	40.00		1.00	2,500	0	2,500
	3	FVSO07		0.06	2,800	40.00		1.00	2,500	0	2,500
	1	FVSO07		0.05	2,100	30.00		1.00	5,000	0	5,000
	4	FVSO07		0.05	2,100	30.00		1.00	2,500	0	2,500

**Total Land Taxable Value: 12,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1992	0	RF02	LA	480	1.00	1.00	A	0.64	1.00	1.48	1.00	44,388
	2	1992	0	RF02	LA	192	1.00	1.00	A	0.64	1.00	1.48	1.00	17,755
	3	1992	0	PORCH02	SCRN	144	1.00	1.00	A	0.64	1.00	1.48	1.00	4,974
	4	1992	0	RF02	ST	48	1.00	1.00	A	0.64	1.00	1.48	1.00	1,614
	5	0	0	PFBA	CAR	360	1.00	1.00		0.80	1.00	1.48	1.00	2,638
	6	0	0	MPBDL	CAN	18	1.00	1.00	NV	1.00	1.00	1.48	1.00	113

**Total Building Value: 71,482**

**Sale Date: 01/12/2023**

Deed Date: 01/17/2023

File#: 2300180

**Buyer: HOBBS DARWIN & PAULETTE**

Sale Price: 67,000

Volume:

Page:

**Seller: STRICKLAND JODY H**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
83,982	75,024	1.1198	1.2535		SOAK	MLS	9,800	0.225	71,482

**Parcel Id: 21049**

Sale #:7

Acct Number: 63088-02004-00000-000000

Cat Code: A3

Loc Code: 11

Address: 364 BRANDYWINE AVE

Legal 1: SOUTHERN OAKS II LOT 4 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.34	12,740	91.00		1.00	14,500	0	14,500

**Total Land Taxable Value: 14,500**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	0	PFBA	CAR	770	1.00	1.00	20G	0.72	1.00	1.48	1.00	5,079
	2	2015	0	DECK02	W	210	1.00	1.00	25G	0.83	1.00	1.48	1.00	6,114
	3	2015	0	PFBL	SHEL	216	1.00	1.00	20G	0.72	1.00	1.48	1.00	2,612
	4	0	2015	MPBDL	SHEL	96	1.00	1.00	40G	0.99	1.00	1.48	1.00	1,357

**Total Building Value: 15,162**

**Sale Date: 08/25/2023**

Deed Date: 08/29/2023

File#: 2303579

**Buyer: BOSS NORMAN**

Sale Price: 29,045

Volume:

Page:

**Seller: CLARADY STEPHEN & ALICIA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
29,662	30,989	1.0669	1.0212		SOAK	MLS	12,740	0.344	15,162

**Parcel Id: 21158**

Sale #:12

Acct Number: 63088-05018-00000-000000

Cat Code: A2

Loc Code: 11

Address: 314 SOUTHERN OAKS DR

Legal 1: SOUTHERN OAKS II LOTS 18-19 BLK 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.35	12,740	91.00		1.00	14,500	0	14,500
	2	FVSO05		0.35	12,740	91.00		1.00	12,000	0	12,000

**Total Land Taxable Value: 26,500**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	0	MH328	LA	1,352	1.00	1.00	MH3G	0.88	1.00	1.48	1.00	129,070
	2	2018	0	PORCH03	OPEN	360	1.00	1.00	MH3G	0.89	1.00	1.48	1.00	13,405
	3	2018	0	PORCH03	OPEN	408	1.00	1.00	MH3G	0.89	1.00	1.48	1.00	15,193
	4	2018	0	PFBA	CAR	400	1.00	1.00	20G	0.86	1.00	1.48	1.00	3,151
	5	2021	0	MPBSA	SHEL	960	1.00	1.00	40E	1.00	1.00	1.48	1.00	35,108
	6	2021	0	PFBG	SHEL	60	1.00	1.00	20E	1.00	1.00	1.48	1.00	1,581
<b>Total Building Value:</b>														<b>197,508</b>

**Sale Date: 12/05/2023**  
Sale Price: 207,000

Deed Date: 12/13/2023  
Volume:

File#: 2305453  
Page:

**Buyer: KAMP SUSAN & STEPHANIE ROUTON**  
**Seller: SILTANEN KAREN**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
224,008	232,938	1.1253	1.0822		SOAK	MLS	25,480	0.692	197,508

**Parcel Id: 21186**  
Sale #:6

Acct Number: 63088-06007-00000-000000

Cat Code: A2

Loc Code: 11

Address: 360 DRIFTWOOD AVE

Legal 1: SOUTHERN OAKS II LOTS 7-8 BLK 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.35	12,740	91.00	1.00	12,000	0	12,000
	2	FVSO05		0.35	12,740	91.00	1.00	14,500	0	14,500
<b>Total Land Taxable Value:</b>										<b>26,500</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	2010	MH228	LA	2,128	1.00	1.00	MH2G	0.75	1.00	1.48	1.00	137,733
	2	0	2010	DECK02	W	248	1.00	1.00	MH2G	0.75	1.00	1.48	1.00	6,232
	3	2023	0	PORCH02	OPEN	208	1.00	1.00	MH2G	0.98	1.00	1.48	1.00	7,415
	4	2023	0	DECK02	W	104	1.00	1.00	MH2G	0.98	1.00	1.48	1.00	4,018
	5	1996	0	FIREPLAC01	MOB	1	1.00	1.00	MH2G	0.42	1.00	1.48	1.00	1,026
	6	2021	0	MPBSA	SHEL	1,200	1.00	1.00	40E	1.00	1.00	1.48	1.00	42,748
	7	0	0	PFBL	SHEL	80	1.00	1.00		1.00	1.00	1.48	1.00	1,344
	8	0	0	PFBL	SHEL	240	1.00	1.00		1.00	1.00	1.48	1.00	4,032
<b>Total Building Value:</b>														<b>204,548</b>

**Sale Date: 10/31/2023**  
Sale Price: 230,000

Deed Date: 11/02/2023  
Volume:

File#: 2304646  
Page:

**Buyer: WHITE CORY LEE**  
**Seller: GROVES JOHN F & ROXANN M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
231,048	129,992	0.5652	1.0046		SOAK	MLS	25,480	0.696	204,548

**Parcel Id: 21281**  
Sale #:7

Acct Number: 63089-01048-00000-000000

Cat Code: A1

Loc Code: 11

Address: 111 ADAMS ROW

Legal 1: SOUTHERN OAKS III LOT 48 BLK 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FVSO01		0.36	15,665	65.00	1.00	46,750	0	46,750
<b>Total Land Taxable Value:</b>										<b>46,750</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	0	RF04	LA	1,104	1.00	1.00	VG	0.98	1.00	1.48	1.00	207,537
	2	2018	0	PORCH04	SCRN	200	1.00	1.00	VG	0.98	1.00	1.48	1.00	12,656
	3	2018	0	PORCH04	OPEN	80	1.00	1.00	VG	0.98	1.00	1.48	1.00	4,354
	4	2018	0	PORCH04	OPEN	15	1.00	1.00	VG	0.98	1.00	1.48	1.00	1,009
	5	2018	0	PORCH04	OPEN	132	1.00	1.00	VG	0.98	1.00	1.48	1.00	6,787
	6	0	2018	RF03	LA	192	1.00	1.00	VG	0.98	1.00	1.48	1.00	33,506
	7	0	2018	RF03	LA	288	1.00	1.00	VG	0.98	1.00	1.48	1.00	50,259
	8	0	2018	RF03	LA	420	1.00	1.00	VG	0.98	1.00	1.48	1.00	73,295
	9	2007	0	BHOUSEMW	AVG	368	1.00	1.00	25G	0.48	1.00	1.48	1.00	6,706
	10	2007	0	PIERMW	LOW	128	1.00	1.00	25G	0.48	1.00	1.48	1.00	1,188
	11	0	0	PFBA	SHEL	200	1.00	1.00		1.00	1.00	1.48	1.00	4,203
	12	0	2005	RETWALL8	S	65	1.00	1.00	25G	0.40	1.00	1.48	1.00	9,774
<b>Total Building Value:</b>														<b>411,274</b>

**Sale Date: 05/02/2023**  
Sale Price: 510,000

Deed Date: 05/08/2023  
Volume:

File#: 2301880  
Page:

**Buyer: HAUN INVESTMENTS LLC**  
**Seller: ALLEN MARION & JANET**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
458,024	262,591	0.5149	0.8981		SOAK	MLS	15,665	0.360	411,274

**Parcel Id: 44012**  
Sale #:7

Acct Number: 63106-00022-01000-000000

Cat Code: A1

Loc Code: 11

Address: 125 BULL RUN DR

Legal 1: THE WILDERNESS LOT 22A

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FFWL13		0.55	23,784	108.40			1.00	72,960	0	72,960
<b>Total Land Taxable Value:</b>												<b>72,960</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	2010	RB07	LA	2,120	1.00	1.00	VG	0.91	1.00	1.57	1.00	542,678
	2	2000	2010	PORCH07	OPEN	36	1.00	1.00	VG	0.91	1.00	1.57	1.00	2,771
	3	2000	2010	RB07	AG	616	1.00	1.00	VG	0.91	1.00	1.57	1.00	57,328
	4	2000	2010	FIREPLAC07	MAS	1	1.00	1.00	VG	0.91	1.00	1.57	1.00	12,087
	5	2000	2010	PORCH07	OPEN	288	1.00	1.00	VG	0.91	1.00	1.57	1.00	17,282
	6	2005	2010	RETWALL6	S	100	1.00	1.00	25G	0.62	1.00	1.57	1.00	18,543
	7	2000	2010	BHOUSEMW	AVG	672	1.00	1.00	25G	0.62	1.00	1.57	1.00	16,778
	8	2000	2010	PIERMW	AVG	60	1.00	1.00	25G	0.62	1.00	1.57	1.00	1,257
	9	2000	2010	PIERMW	AVG	84	1.00	1.00	25G	0.62	1.00	1.57	1.00	1,760
	10	0	2010	DECK02	W	360	1.00	1.00	VG	0.91	1.00	1.57	1.00	8,024
<b>Total Building Value:</b>														<b>678,508</b>

**Sale Date: 09/01/2023**  
Sale Price: 750,000

Deed Date: 09/08/2023  
Volume:

File#: 2303814  
Page:

**Buyer: CAGLE J DAVID & ANGELA G**  
**Seller: BITTEL RAYMOND H & MARY C**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
751,468	661,862	0.8825	1.0020		WNES3	MLS	23,784	0.546	678,508



# Sales Ratio Detail

**Parcel Id: 44020**  
Sale #:7

Acct Number: 63106-00028-01000-000000

Cat Code: A3

Loc Code: 11

Address: BULL RUN DR

Legal 1: THE WILDERNESS LOT 28A

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1		FFWL14		0.57	24,873	81.73		1.00	53,125	0	53,125			
<b>Total Land Taxable Value:</b>											<b>53,125</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2019	0	BHOUSEMM	AVG	360	1.00	1.00	25VG	0.99	1.00	1.57	1.00	17,822
2		2019	0	PIERWW	AVG	28	1.00	1.00	25VG	0.99	1.00	1.57	1.00	648
3		2005	2010	RETWALL8	S	80	1.00	1.00	25VG	0.64	1.00	1.57	1.00	20,418
<b>Total Building Value:</b>														<b>38,888</b>

**Sale Date: 06/28/2023**  
Sale Price: 110,000

Deed Date: 06/23/2023  
Volume:

File#: 2302671  
Page:

**Buyer: MIDDLETON JAMES E & WENDY M**  
**Seller: PYLE JAMES R & CAROL L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
92,013	86,254	0.7841	0.8365		WNES3	MLS	24,873	0.571	38,888

**Parcel Id: 44021**  
Sale #:8

Acct Number: 63106-00029-01000-000000

Cat Code: A1

Loc Code: 11

Address: 109 BULL RUN DR

Legal 1: THE WILDERNESS LOT 29A

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1		FFWL14		0.57	24,829	80.56		1.00	54,864	0	54,864			
<b>Total Land Taxable Value:</b>											<b>54,864</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2002	0	RB08	LA	2,182	1.00	1.00	E	0.83	1.00	1.57	1.00	559,290
2		2002	0	RB08	AG	675	1.00	1.00	E	0.83	1.00	1.57	1.00	62,451
3		2002	0	PORCH08	OPEN	24	1.00	1.00	E	0.83	1.00	1.57	1.00	1,830
4		2002	0	FIREPLAC08	MET	1	1.00	1.00	E	0.83	1.00	1.57	1.00	5,994
5		0	0	SLAB		610	1.00	1.00		1.00	1.00	1.57	1.00	3,831
6		2000	0	DECK01	W	52	1.00	1.00	NV	0.00	1.00	1.57	1.00	0
7		2005	2010	RETWALL6	S	80	1.00	1.00	25A	0.56	1.00	1.57	1.00	13,399
8		2002	2010	BHOUSEWW	AVG	576	1.00	1.00	25A	0.56	1.00	1.57	1.00	10,128
<b>Total Building Value:</b>														<b>656,923</b>

**Sale Date: 09/15/2023**  
Sale Price: 662,925

Deed Date: 09/19/2023  
Volume:

File#: 2303961  
Page:

**Buyer: BAKER REVOCABLE TRUST 07/20/2023**  
**Seller: PYLE JAMES R & CAROL L**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
711,787	700,699	1.0570	1.0737		WNES3	MLS	24,829	0.570	656,923

**Parcel Id: 44022**  
Sale #:7

Acct Number: 63106-00030-01000-000000

Cat Code: A1

Loc Code: 11

Address: 107 BULL RUN DR

Legal 1: THE WILDERNESS LOT 30A-R

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FFWL14		1.13	49,222	162.54		1.00	108,151	0	108,151
<b>Total Land Taxable Value:</b>											<b>108,151</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	RF06	LA	1,788	1.00	1.00	VG	0.92	1.00	1.57	1.00	358,050
	2	2012	0	RF06	LA02	956	1.00	1.00	VG	0.92	1.00	1.57	1.00	175,699
	3	2012	0	RF06	AG	558	1.00	1.00	VG	0.92	1.00	1.57	1.00	45,143
	4	2011	0	PORCH06	OPEN	98	1.00	1.00	VG	0.91	1.00	1.57	1.00	5,809
	5	2012	0	PORCH06	OPEN	308	1.00	1.00	VG	0.92	1.00	1.57	1.00	16,456
	6	2012	0	PORCH06	OPEN	75	1.00	1.00	VG	0.92	1.00	1.57	1.00	4,618
	7	2012	0	FIREPLAC06	MAS	1	1.00	1.00	VG	0.92	1.00	1.57	1.00	10,631
	8	2012	0	SLAB		372	1.00	1.00	40VG	0.98	1.00	1.57	1.00	2,289
	9	2012	0	BHOUSEMW	AVG	952	1.00	1.00	25VG	0.73	1.00	1.57	1.00	27,986
	10	2005	2010	RETWALL6	S	160	1.00	1.00	25VG	0.64	1.00	1.57	1.00	30,626
<b>Total Building Value:</b>														<b>677,307</b>

**Sale Date: 10/30/2023**  
Sale Price: 774,750

Deed Date: 11/03/2023  
Volume:

File#: 2304684  
Page:

**Buyer: PRIDE COREY ROBERTSON**  
**Seller: ELENEZ EMILIANO EDUARDO & BASILIA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
785,458	770,713	0.9948	1.0138		WNES3	MLS	49,222	1.130	677,307

**Parcel Id: 44040**  
Sale #:9

Acct Number: 63106-00046-01000-000000

Cat Code: A1      Loc Code: 11  
Legal 1: THE WILDERNESS LOT 46A-R

Address: 136 STONEWALL DRIVE

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	FFWL13		0.75	32,670	108.19		1.00	72,824	0	72,824
<b>Total Land Taxable Value:</b>											<b>72,824</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	2010	RB07	LA	2,140	1.00	1.00	VG	0.91	1.00	1.57	1.00	502,701
	2	2003	2010	RB07	LA02	1,034	1.00	1.00	VG	0.91	1.00	1.57	1.00	232,080
	3	2003	2010	RB07	AG	528	1.00	1.00	VG	0.91	1.00	1.57	1.00	51,598
	4	2003	2010	PORCH07	OPEN	49	1.00	1.00	VG	0.91	1.00	1.57	1.00	3,537
	5	2003	2010	PORCH07	OPEN	508	1.00	1.00	VG	0.91	1.00	1.57	1.00	30,483
	6	2003	2010	FIREPLAC07	MAS	1	1.00	1.00	VG	0.91	1.00	1.57	1.00	12,087
	7	2003	2010	PIERMW	AVG	200	1.00	1.00	25VG	0.64	1.00	1.57	1.00	4,327
	8	2003	2010	BHOUSEMW	AVG	837	1.00	1.00	25VG	0.64	1.00	1.57	1.00	21,572
<b>Total Building Value:</b>														<b>858,385</b>

**Sale Date: 04/17/2023**  
Sale Price: 950,000

Deed Date: 04/19/2023  
Volume:

File#: 2301443  
Page:

**Buyer: FRESHWATER JEFFREY & AMY**  
**Seller: RICKENBACHER STEVE & COLLEEN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
931,209	859,838	0.9051	0.9802		WNES3	MLS	32,670	0.750	858,385

**Parcel Id: 46345**  
Sale #:8

Acct Number: 63108-00035-00000-000000

Cat Code: A1      Loc Code: 11  
Legal 1: THE WILDERNESS II LOT 35-R

Address: 286 LINCOLN DR

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FFWL21		1.45	63,163	203.07			1.00	224,630	0	224,630		
<b>Total Land Taxable Value:</b>												<b>224,630</b>		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	0	RB08	LA	3,209	1.00	1.00	VG	0.85	1.00	1.75	1.00	841,406
	2	2004	0	RB08	LA02	1,592	1.00	1.00	VG	0.85	1.00	1.75	1.00	374,586
	3	2004	0	RB08	AG	1,050	1.00	1.00	VG	0.85	1.00	1.75	1.00	100,554
	4	2004	0	PORCH08	OPEN	226	1.00	1.00	VG	0.85	1.00	1.75	1.00	14,755
	5	2004	0	PORCH08	SCRN	124	1.00	1.00	VG	0.85	1.00	1.75	1.00	9,669
	6	2004	0	PORCH08	OPEN	90	1.00	1.00	VG	0.85	1.00	1.75	1.00	6,629
	7	2004	0	PORCH08	OPEN	135	1.00	1.00	VG	0.85	1.00	1.75	1.00	9,611
	8	2004	0	DECK03	W	283	1.00	1.00	VG	0.85	1.00	1.75	1.00	10,259
	9	2004	0	DECK03	W	165	1.00	1.00	VG	0.85	1.00	1.75	1.00	6,872
	10	2004	0	FIREPLAC08	MET	1	1.00	1.00	VG	0.85	1.00	1.75	1.00	6,843
	11	2004	0	FIREPLAC08	MAS	2	1.00	1.00	VG	0.85	1.00	1.75	1.00	27,965
	12	2004	0	SLAB		648	1.00	1.00	VG	0.85	1.00	1.75	1.00	3,856
	13	2004	2010	PIERMW	AVG	648	1.00	1.00	25A	0.56	1.00	1.75	1.00	13,672
	14	2004	2010	BHOUSEMW	AVG	840	1.00	1.00	25A	0.56	1.00	1.75	1.00	21,115
	15	2015	0	PIERMW	AVG	360	1.00	1.00	25VG	0.86	1.00	1.75	1.00	11,665
	16	2001	2010	RETWALL6	S	185	1.00	1.00	25A	0.56	1.00	1.75	1.00	34,538
	17	2020	0	PERG	DECK	648	1.00	1.00	VG	0.98	1.00	1.75	1.00	7,679
	18	2012	0	RF04	LA	336	1.00	1.00	VG	0.92	1.00	1.75	1.00	77,254
	19	2012	0	RF04	LA02	336	1.00	1.00	VG	0.92	1.00	1.75	1.00	69,075
	20	0	2012	DECK04	W	72	1.00	1.00	VG	0.92	1.00	1.75	1.00	5,418
	21	2005	2010	POOL	GUNN	88	1.00	1.00	15VG	0.36	1.00	1.75	1.00	22,420
<b>Total Building Value:</b>												<b>1,675,841</b>		

**Sale Date: 02/22/2023**  
 Sale Price: 1,992,500

Deed Date: 02/27/2023  
 Volume:

File#: 2300751  
 Page:

**Buyer: GRAND JOHN & AMBER**  
**Seller: LAWRENCE D G & B L LIVING TRUST**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,900,471	1,322,504	0.6637	0.9538		WNES1	MLS	63,163	1.450	1,675,841