

## Sales Ratio Recap Selection Page

Run Date 5/23/2023  
11:37:56AM

Description:

Order: Account

### SELECTION CRITERIA

Year Run: 2023

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 1/1/2022 12:00:00 AM And Sale\_Date less than/equal to 12/31/2023 12:00:00 AM

Is\_Valid\_Transaction = true

Primary\_Category\_Code LIKE D\*, E\*

## 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>
00003-00050-00000-000000	1674	0.5046	0.99	0.48	0.8683	0.69	0.18	120,500	60,800
00418-00025-02000-000000	68751	0.5232	0.99	0.47	0.4049	0.69	0.29	50,000	26,160
00107-00003-00000-000000	9095	0.5261	0.99	0.46	0.6138	0.69	0.08	65,000	34,199
00397-00002-03000-000000	68460	0.6353	0.99	0.35	0.4980	0.69	0.19	195,000	123,885
00006-00009-00000-000000	2651	0.6561	0.99	0.33	1.2311	0.69	0.54	35,000	22,964
00003-00131-01000-000000	60214	0.6706	0.99	0.32	0.6706	0.69	0.02	400,000	268,225
00044-00003-09000-000000	61462	0.6972	0.99	0.29	0.4328	0.69	0.26	145,000	101,093
33365-00017-00000-000000	51863	0.7246	0.99	0.26	0.4684	0.69	0.22	140,000	101,448
00018-00003-02000-000000	54168	0.7359	0.99	0.25	0.8016	0.69	0.11	115,000	84,632
33365-00013-00000-000000	51859	0.7460	0.99	0.24	0.4250	0.69	0.27	142,820	106,549
00001-00068-03000-000000	68331	0.7670	0.99	0.22	0.3280	0.69	0.36	121,000	92,811
00018-00040-02000-000000	68428	0.7716	0.99	0.22	0.3366	0.69	0.35	267,200	206,161
33451-00007-00000-000000	67329	0.7738	0.99	0.22	0.6904	0.69	0.00	175,000	135,410
00495-00006-02000-000000	66586	0.7760	0.99	0.21	0.7760	0.69	0.09	298,497	231,641
33451-00010-00000-000000	67135	0.7787	0.99	0.21	0.6868	0.69	0.00	265,000	206,360
00528-00050-02000-000000	68335	0.7923	0.99	0.20	0.4113	0.69	0.28	250,000	198,082
00034-00004-01100-000000	53117	0.7931	0.99	0.20	0.5231	0.69	0.17	545,000	432,216
00423-00018-01000-000000	62806	0.7939	0.99	0.20	0.5715	0.69	0.12	470,000	373,113
00087-00005-00000-000000	8927	0.8063	0.99	0.18	0.4902	0.69	0.20	780,042	628,977
33107-00168-00000-000000	21978	0.8262	0.99	0.16	0.7216	0.69	0.03	265,000	218,952
00610-00005-00000-000000	16545	0.8265	0.99	0.16	0.6276	0.69	0.06	2,663,175	2,201,236
33100-00046-00000-000000	21423	0.8327	0.99	0.16	0.5945	0.69	0.10	389,000	323,939
00012-00295-01000-000000	68721	0.8335	0.99	0.16	0.4446	0.69	0.25	90,000	75,011
00365-00132-01000-000000	60302	0.8373	0.99	0.15	0.6584	0.69	0.03	774,000	648,101
00368-00008-00100-000000	52018	0.8402	0.99	0.15	0.6137	0.69	0.08	649,000	545,309
00365-00076-00000-000000	12806	0.8470	0.99	0.14	0.6665	0.69	0.02	1,520,000	1,287,460
00155-00007-00000-000000	10217	0.8552	0.99	0.13	0.5753	0.69	0.12	780,000	667,041
00002-00163-00000-000000	1262	0.8558	0.99	0.13	0.7034	0.69	0.01	240,000	205,397
00012-00291-00000-000000	3482	0.8618	0.99	0.13	0.9655	0.69	0.28	231,140	199,195
00425-00007-01000-000000	14094	0.8674	0.99	0.12	0.6003	0.69	0.09	242,356	210,216
00003-00007-03000-000000	58645	0.8722	0.99	0.12	0.5667	0.69	0.12	180,000	157,000
00418-00025-00000-000000	13797	0.8727	0.99	0.12	0.9548	0.69	0.26	85,000	74,176
00495-00010-03000-000000	68386	0.8779	0.99	0.11	0.3753	0.69	0.32	148,580	130,440
00018-00031-00000-000000	4741	0.8844	0.99	0.10	0.6053	0.69	0.09	999,950	884,373
00034-00112-02200-010000	68355	0.8889	0.99	0.10	0.3539	0.69	0.34	67,500	60,000
00147-00007-00011-000000	67871	0.8934	0.99	0.10	0.8829	0.69	0.19	100,000	89,345
00554-00003-00000-000000	15852	0.8946	0.99	0.09	0.6824	0.69	0.01	293,000	262,125
00025-00049-00000-000000	6175	0.8954	0.99	0.09	0.6169	0.69	0.07	2,024,000	1,812,290
33038-00013-00000-000000	66888	0.9000	0.99	0.09	0.6750	0.69	0.02	40,000	36,000
00012-00167-00000-000000	3435	0.9029	0.99	0.09	0.8224	0.69	0.13	385,000	347,631

## 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>
00625-00027-02100-000000	68275	0.9074	0.99	0.08	0.6067	0.69	0.08	197,000	178,761
00161-00006-01200-000000	67826	0.9088	0.99	0.08	0.4396	0.69	0.25	112,500	102,236
00423-00018-02000-000000	64236	0.9101	0.99	0.08	0.4991	0.69	0.19	209,000	190,210
00028-00053-00200-000000	61087	0.9125	0.99	0.08	0.8439	0.69	0.15	112,000	102,201
00008-00047-01000-000000	3110	0.9138	0.99	0.08	0.7425	0.69	0.05	379,600	346,897
33100-00438-02000-000000	42690	0.9153	0.99	0.07	0.6732	0.69	0.02	499,900	457,544
00002-00105-00000-000000	1161	0.9192	0.99	0.07	0.8383	0.69	0.15	120,000	110,302
00064-00013-02000-000000	65142	0.9198	0.99	0.07	0.5532	0.69	0.14	650,000	597,841
00001-00088-08000-000000	68755	0.9205	0.99	0.07	0.7508	0.69	0.06	250,000	230,119
00003-00107-01000-000000	43110	0.9231	0.99	0.07	0.3656	0.69	0.32	315,000	290,792
00365-00126-02000-000000	48612	0.9244	0.99	0.06	0.0720	0.69	0.62	56,250	51,998
00023-00324-00000-000000	5263	0.9246	0.99	0.06	0.7543	0.69	0.06	65,000	60,098
00147-00007-01100-000000	68360	0.9253	0.99	0.06	0.9407	0.69	0.25	87,000	80,497
00002-00218-02000-000000	53328	0.9263	0.99	0.06	0.6515	0.69	0.04	195,000	180,633
00018-00003-02100-000000	68372	0.9355	0.99	0.05	0.5968	0.69	0.09	160,000	149,676
00025-00156-00000-000000	6303	0.9360	0.99	0.05	0.7855	0.69	0.10	180,000	168,483
00297-00005-00000-000000	11687	0.9370	0.99	0.05	0.5267	0.69	0.16	565,000	529,414
00057-00002-03000-000000	45607	0.9371	0.99	0.05	0.6913	0.69	0.00	480,000	449,794
00003-00082-01000-000000	1719	0.9384	0.99	0.05	1.0242	0.69	0.33	60,000	56,301
33273-00022-00000-000000	45003	0.9404	0.99	0.05	0.6579	0.69	0.03	87,500	82,289
00518-00018-01000-000000	43350	0.9418	0.99	0.05	0.8112	0.69	0.12	708,357	667,162
00018-00096-01000-000000	4835	0.9452	0.99	0.04	0.5655	0.69	0.12	830,000	784,516
33107-00038-01000-000000	22192	0.9488	0.99	0.04	0.7010	0.69	0.01	725,000	687,912
33107-00157-01000-000000	22159	0.9493	0.99	0.04	0.6507	0.69	0.04	150,000	142,401
00097-00034-00000-000000	9037	0.9539	0.99	0.04	0.7970	0.69	0.11	445,000	424,465
00199-00008-00000-000000	10801	0.9545	0.99	0.03	0.8346	0.69	0.14	89,513	85,444
00064-00020-00000-000000	8722	0.9569	0.99	0.03	0.2153	0.69	0.48	490,808	469,630
00194-00012-00000-000000	10762	0.9622	0.99	0.03	0.5543	0.69	0.14	380,000	365,643
00556-00004-01000-000000	15907	0.9622	0.99	0.03	0.6883	0.69	0.00	938,500	903,018
00227-00012-01000-000000	49682	0.9641	0.99	0.02	0.6841	0.69	0.01	189,000	182,222
00625-00005-00000-000000	16707	0.9680	0.99	0.02	0.7328	0.69	0.04	696,000	673,732
00034-00106-00000-000000	7624	0.9696	0.99	0.02	0.8126	0.69	0.12	1,000,100	969,663
00462-00005-03000-000000	61101	0.9702	0.99	0.02	0.6616	0.69	0.03	800,000	776,123
00003-00192-00000-000000	1875	0.9707	0.99	0.02	0.9707	0.69	0.28	200,000	194,144
00107-00002-02100-000000	68248	0.9749	0.99	0.01	0.6212	0.69	0.07	200,000	194,988
00006-00013-00000-000000	2655	0.9754	0.99	0.01	1.0686	0.69	0.38	239,000	233,110
33460-00008-00000-000000	68198	0.9757	0.99	0.01	0.1357	0.69	0.55	159,900	156,017
00064-00021-00000-000000	8724	0.9765	0.99	0.01	0.8297	0.69	0.14	1,535,905	1,499,875
00113-00028-00000-000000	9169	0.9777	0.99	0.01	0.7832	0.69	0.09	122,000	119,274
00624-00001-01000-000000	56754	0.9872	0.99	0.00	0.8691	0.69	0.18	140,000	138,208

## Sales Ratio One Line List

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00115-00055-01000-000000	9419	0.9889	0.99	0.00	0.7218	0.69	0.03	300,000	296,679
33460-00007-00000-000000	68197	0.9923	0.99	0.00	0.1380	0.69	0.55	169,900	168,599
33460-00013-00000-000000	68203	0.9953	0.99	0.01	0.1401	0.69	0.55	179,900	179,058
00018-00027-01000-000000	4733	0.9970	0.99	0.01	0.7282	0.69	0.04	210,000	209,378
00015-00071-00000-000000	4415	0.9977	0.99	0.01	0.8120	0.69	0.12	375,000	374,143
00495-00010-04000-000000	68452	0.9985	0.99	0.01	0.4123	0.69	0.28	124,070	123,890
33270-00018-01000-000000	68582	0.9998	0.99	0.01	0.7845	0.69	0.09	140,000	139,973
33460-00037-00000-000000	68230	1.0000	0.99	0.01	0.1681	0.69	0.52	249,900	249,900
33460-00038-00000-000000	68231	1.0000	0.99	0.01	0.1931	0.69	0.50	349,900	349,909
00013-00109-00000-000000	4060	1.0001	0.99	0.01	0.7047	0.69	0.01	735,165	735,211
00041-00005-06000-000000	67665	1.0010	0.99	0.01	0.7192	0.69	0.03	390,000	390,371
00009-00031-00000-000000	3182	1.0017	0.99	0.01	0.8432	0.69	0.15	3,510,500	3,516,370
33107-00159-00000-000000	22135	1.0021	0.99	0.01	1.2816	0.69	0.59	90,000	90,190
00029-00181-01000-000000	6994	1.0022	0.99	0.01	0.8352	0.69	0.14	54,000	54,120
00003-00012-08000-000000	43186	1.0036	0.99	0.01	0.8051	0.69	0.11	300,000	301,091
33460-00014-00000-000000	68204	1.0108	0.99	0.02	0.1427	0.69	0.55	179,000	180,929
00003-00050-04000-000000	68727	1.0129	0.99	0.02	0.6672	0.69	0.02	372,000	376,794
00006-00059-00000-000000	2728	1.0136	0.99	0.02	0.9232	0.69	0.23	110,000	111,496
00025-00999-00000-000000	6120	1.0178	0.99	0.03	0.8344	0.69	0.14	2,450,000	2,493,586
00495-00010-02000-000000	68309	1.0181	0.99	0.03	0.4123	0.69	0.28	105,735	107,644
00267-00075-01000-000000	43496	1.0193	0.99	0.03	0.7712	0.69	0.08	1,187,960	1,210,939
00481-00004-00000-000000	14690	1.0195	0.99	0.03	0.7420	0.69	0.05	394,900	402,581
33107-00006-01000-000000	22018	1.0244	0.99	0.04	0.9400	0.69	0.25	246,000	252,000
00615-00008-04000-000000	16604	1.0308	0.99	0.04	0.7021	0.69	0.01	58,399	60,195
00046-00009-00000-000000	8083	1.0336	0.99	0.04	0.7062	0.69	0.02	676,000	698,737
00614-00005-01000-000000	47818	1.0340	0.99	0.05	0.9439	0.69	0.25	408,725	422,632
00107-00002-01500-000000	67974	1.0347	0.99	0.05	0.9421	0.69	0.25	108,000	111,752
00107-00002-01600-000000	67982	1.0369	0.99	0.05	0.5259	0.69	0.16	95,000	98,505
00410-00014-00000-000000	13653	1.0378	0.99	0.05	0.4368	0.69	0.25	626,250	649,923
00428-00011-01000-000000	14171	1.0442	0.99	0.06	0.7153	0.69	0.02	533,000	556,564
00034-00112-02200-000000	62377	1.0470	0.99	0.06	0.8187	0.69	0.13	395,000	413,565
00123-00001-01000-000000	46205	1.0646	0.99	0.08	0.6092	0.69	0.08	780,000	830,425
00005-19004-01000-000000	2465	1.0661	0.99	0.08	0.7683	0.69	0.08	180,000	191,906
00039-00017-02100-000000	52926	1.0682	0.99	0.08	0.7972	0.69	0.11	655,500	700,237
00097-00036-01000-000000	9041	1.0725	0.99	0.08	0.6539	0.69	0.04	375,000	402,190
00363-00094-00001-000000	63344	1.0750	0.99	0.09	0.6199	0.69	0.07	640,016	688,001
33290-00020-00000-000000	45941	1.0837	0.99	0.09	0.4980	0.69	0.19	90,000	97,532
00107-00002-01300-000000	67948	1.0855	0.99	0.10	0.3045	0.69	0.39	99,000	107,468
00221-00011-00000-000000	10998	1.0881	0.99	0.10	0.9791	0.69	0.29	350,000	380,825
00227-00009-00010-000000	67965	1.0888	0.99	0.10	0.4214	0.69	0.27	24,000	26,132

## Sales Ratio One Line List

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00227-00009-02000-000000	67966	1.0888	0.99	0.10	0.4217	0.69	0.27	165,000	179,658
00113-00030-02000-000000	68258	1.0909	0.99	0.10	0.4391	0.69	0.25	55,000	60,000
33038-00009-00000-000000	66884	1.0909	0.99	0.10	0.4470	0.69	0.24	55,000	60,000
00009-00006-01100-000000	67917	1.0941	0.99	0.11	0.4032	0.69	0.29	127,500	139,500
00625-00027-01000-000000	16743	1.0958	0.99	0.11	0.6374	0.69	0.05	99,089	108,581
00034-00112-02200-030000	68390	1.0980	0.99	0.11	0.6413	0.69	0.05	145,000	159,211
00006-00076-01000-000000	2744	1.1007	0.99	0.11	0.7464	0.69	0.06	590,000	649,428
00181-00060-00000-000000	44184	1.1120	0.99	0.12	0.9267	0.69	0.24	45,000	50,040
00116-00006-00000-000000	9438	1.1160	0.99	0.13	1.0199	0.69	0.33	170,000	189,719
33107-00039-01000-000000	22251	1.1168	0.99	0.13	0.7893	0.69	0.10	375,000	418,812
00033-00068-01000-000000	7465	1.1173	0.99	0.13	0.6754	0.69	0.02	425,000	474,859
00352-00006-00000-000000	12268	1.1193	0.99	0.13	1.0139	0.69	0.32	440,000	492,503
00001-00086-03000-000000	45138	1.1303	0.99	0.14	0.7359	0.69	0.05	405,000	457,776
00012-00238-00000-000000	3459	1.1308	0.99	0.14	0.9632	0.69	0.27	600,000	678,503
00625-00027-02400-000000	68277	1.1391	0.99	0.15	0.6401	0.69	0.05	90,000	102,517
40211-00000-00000-000000	23917	1.1401	0.99	0.15	0.7205	0.69	0.03	140,000	159,612
00083-00009-03000-000000	68245	1.1653	0.99	0.18	0.4377	0.69	0.25	84,000	97,888
33450-02000-00000-000000	65283	1.1801	0.99	0.19	0.5756	0.69	0.11	39,000	46,024
00149-00003-03000-000000	10181	1.1905	0.99	0.20	0.7158	0.69	0.03	270,000	321,448
00481-00041-00000-000000	14737	1.1907	0.99	0.20	1.0794	0.69	0.39	149,800	178,368
33107-00156-01100-000000	62530	1.1995	0.99	0.21	0.7208	0.69	0.03	66,000	79,165
01000-00006-01000-000000	61244	1.2032	0.99	0.21	0.6257	0.69	0.06	160,000	192,519
00005-00201-00000-000000	2261	1.2051	0.99	0.22	0.9282	0.69	0.24	995,000	1,199,048
00025-00122-01000-000000	46177	1.2091	0.99	0.22	0.4373	0.69	0.25	146,000	176,531
00137-00006-03000-000000	68337	1.2145	0.99	0.23	0.4592	0.69	0.23	85,500	103,840
00002-00356-01000-000000	68363	1.2299	0.99	0.24	0.8859	0.69	0.20	59,900	73,671
00116-00078-00000-000000	9516	1.2736	0.99	0.28	1.0380	0.69	0.35	190,000	241,990
00420-02001-01000-000000	13882	1.2826	0.99	0.29	0.9402	0.69	0.25	150,000	192,388
00100-00007-00000-000000	9068	1.2901	0.99	0.30	0.9386	0.69	0.25	421,000	543,119
33310-00041-00000-000000	46058	1.2988	0.99	0.31	1.3219	0.69	0.63	175,000	227,290
00044-00003-00000-000000	8013	1.3015	0.99	0.31	0.8154	0.69	0.13	220,000	286,324
00016-00155-00000-000000	4558	1.3129	0.99	0.32	1.0975	0.69	0.41	185,000	242,878
00008-00074-01000-000000	3144	1.3226	0.99	0.33	0.6785	0.69	0.01	224,000	296,270
00033-00074-01000-000000	7474	1.3488	0.99	0.36	1.2334	0.69	0.54	100,000	134,875
00137-00006-00001-050000	68282	1.3502	0.99	0.36	0.5114	0.69	0.18	78,000	105,314
33270-00028-01000-000000	44703	1.3519	0.99	0.36	1.0462	0.69	0.36	415,000	561,024
00227-00012-03000-000000	49684	1.3558	0.99	0.37	0.9456	0.69	0.26	130,000	176,252
00481-00005-00000-000000	14691	1.3868	0.99	0.40	1.1919	0.69	0.50	141,390	196,086
00481-00017-00000-000000	14705	1.4219	0.99	0.43	1.1110	0.69	0.42	110,000	156,413
00527-00050-01000-000000	68418	1.4548	0.99	0.47	1.1200	0.69	0.43	65,000	94,564

### 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>
00060-00037-00000-000000	8640	1.4693	0.99	0.48	1.3558	0.69	0.67	68,000	99,911

## Sale Ratio Recap Summary

Description	Current	Sale	
Sum of Current Ratio	160.4971	111.5310	Sum of Sale Ratio
Total Number Sales	161	161	
Low Ratio	0.5046	0.0720	
Highest Ratio	1.4693	1.3558	
Range	0.96	1.28	
Mean	0.9969	0.6927	
Median	0.9889	0.6904	
Absolute Deviation	20.7110	30.2198	
Average Deviation	0.1286	0.1877	
Standard Deviation	0.1743	0.2461	
Coefficient of Dispersion	13.0084	27.1872	
Total Sale Prices	58,538,592	58,538,592	
Total Mkt Value	57,108,955	41,112,028	
Weighted Mean	0.9756	0.7023	

**Sales Ratio  
Selection Page**

Run Date: 5/23/2023 11:38:56AM

Description:

Order: Account

**SELECTION CRITERIA**

Year Run: 2023  
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 1/1/2022 12:00:00 AM And Sale\_Date less than/equal to 12/31/2023 12:00:00 AM  
Is\_Valid\_Transaction = true  
Primary\_Category\_Code LIKE D\*, E\*

# Sales Ratio Detail

**Parcel Id: 68331**  
Sale #:7

Acct Number: 0000100068-03000-000000

Cat Code: D1

Loc Code: 11

Address: FM 3285

Legal 1: J N ACOSTA

A-1 TRACT 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	AWWP	11.00	0	0.00	1.00		92,811	958	92,811
<b>Total Land Taxable Value:</b>											<b>92,811</b>

**Sale Date: 07/06/2022**  
Sale Price: 121,000

Deed Date: 07/06/2022  
Volume:

File#: 2202847  
Page:

**Buyer: STRAWBRIDGE JOHN KEVIN & MICHELLE LEIGH**  
**Seller: PEG RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
92,811	39,690	0.3280	0.7670		FISD	DSL	0	11.000	0

**Parcel Id: 45138**  
Sale #:5

Acct Number: 0000100086-03000-000000

Cat Code: D1 E2S

Loc Code: 11

Address: 484 FM 2570

Legal 1: J N ACOSTA

A-1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		0.50	0	0.00	1.00		7,390	0	7,390
	2	RRF	AIPP	9.50	0	0.00	1.00		92,910	1,075	92,910
<b>Total Land Taxable Value:</b>											<b>100,300</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	RB05	LA	1,836	1.00	1.00	G	0.77	1.00	1.28	1.00	232,257
	2	1998	0	PORCH05	OPEN	129	1.00	1.00	G	0.77	1.00	1.28	1.00	4,571
	3	1998	0	RB05	LA	304	1.00	1.00	G	0.77	1.00	1.28	1.00	38,457
	4	1998	0	RB05	LA	368	1.00	1.00	G	0.77	1.00	1.28	1.00	46,553
	5	2006	0	CARPORT05	FRAM	544	1.00	1.00	G	0.87	1.00	1.28	1.00	13,891
	6	2017	0	PORCH05	OPEN	450	1.00	1.00		1.00	1.00	1.28	1.00	18,847
	7	2011	0	PFBL	SHEL	120	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	8	2011	0	PFBL	SHEL	120	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	9	0	0	DECK01	W	240	1.00	1.00		0.50	1.00	1.28	1.00	2,900
	10	1980	0	MPBSL	SHEL	1,000	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	11	1980	0	MPBDL	CAN	1,200	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	12	1980	0	MPBDL	SHEL	900	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
<b>Total Building Value:</b>														<b>357,476</b>

**Sale Date: 01/10/2023**  
Sale Price: 405,000

Deed Date: 01/10/2023  
Volume:

File#: 2300112  
Page:

**Buyer: WARD JOHN F & LORIE M**  
**Seller: WARD WILLIE FRANK & LINDA JEAN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
457,776	298,040	0.7359	1.1303		FISD	DSL	0	10.000	357,476

**Parcel Id: 68755**  
Sale #:6

Acct Number: 0000100088-08000-000000

Cat Code: D1

Loc Code: 11

Address: FM 2570

Legal 1: J N ACOSTA

A-1

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AWWP	39.23	0	0.00	1.00	222,299	3,415	222,299
	2	RRF	ANWP	1.38	0	0.00	1.00	7,820	150	7,820
<b>Total Land Taxable Value:</b>									<b>230,119</b>	

**Sale Date: 03/09/2023**  
Sale Price: 250,000

Deed Date: 03/09/2023  
Volume:

File#: 2300914  
Page:

**Buyer: JENT RYAN S & SONYA H KIM**  
**Seller: PEG RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
230,119	187,696	0.7508	0.9205	L	FISD	DSL	0	40.610	0

**Parcel Id: 1161**  
Sale #:7

Acct Number: 00002-00105-00000-000000    Cat Code: E1    Loc Code: 11    Address: FCR 241  
Legal 1: J Y AGUILERA    A-2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		11.44	0	0.00	1.00	110,302	0	110,302
<b>Total Land Taxable Value:</b>									<b>110,302</b>	

**Sale Date: 07/27/2022**  
Sale Price: 120,000

Deed Date: 07/28/2022  
Volume:

File#: 2203207  
Page:

**Buyer: WANKER JON PATRICK & VANESSA D**  
**Seller: FREESTONE1 LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
110,302	100,600	0.8383	0.9192		FISD	MLS	0	11.440	0

**Parcel Id: 1262**  
Sale #:4

Acct Number: 00002-00163-00000-000000    Cat Code: E1 D2    Loc Code: 11    Address: 660 FCR 360  
Legal 1: J Y AGUILERA    A-2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AT2M	23.48	0	0.00	0.00	199,206	3,653	199,206
<b>Total Land Taxable Value:</b>									<b>199,206</b>	

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	0	MPBSL	SHEL	400	1.00	1.00		0.20	1.00	1.28	1.00	1,256
	2	2014	0	PFBL	SHEL	96	1.00	1.00		0.70	1.00	1.28	1.00	976
	3	2014	0	MPBDA	SHEL	320	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	4	2014	0	MPBDL	CAN	96	1.00	1.00		0.70	1.00	1.28	1.00	366
	5	2014	0	MPBSL	CAN	675	1.00	1.00	40A	0.90	1.00	1.28	1.00	3,593
<b>Total Building Value:</b>													<b>6,191</b>	

**Sale Date: 05/06/2022**  
Sale Price: 240,000

Deed Date: 05/06/2022  
Volume:

File#: 2201754  
Page:

**Buyer: BEAVER JENNIFER MICHELLE**  
**Seller: LOYD STEPHEN A & TERESA J**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
205,397	168,827	0.7034	0.8558		FISD	DSL	0	23.480	6,191

# Sales Ratio Detail

**Parcel Id: 53328**  
Sale #:9

Acct Number: 00002-00218-02000-000000

Cat Code: E1 E2S    Loc Code: 11  
Legal 1: J Y AGUILERA    A-2

Address: 535 FCR 360

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		5.41	0	0.00			66,407	0	66,407

**Total Land Taxable Value: 66,407**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	0	MH328	LA	1,680	1.00	1.00	MH3G	0.75	1.00	1.28	1.00	108,025
	2	2007	0	PORCH01	OPEN	24	1.00	1.00	MH3G	0.75	1.00	1.28	1.00	422
	3	0	0	DECK01	W	312	1.00	1.00		0.80	1.00	1.28	1.00	4,057
	4	2007	0	FIREPLAC03	MOB	1	1.00	1.00	MH3F	0.62	1.00	1.28	1.00	1,722
	5	2011	0	MPBDL	SHEL	16	1.00	1.00	NV	0.00	1.00	1.28	1.00	0

**Total Building Value: 114,226**

**Sale Date: 12/28/2022**  
Sale Price: 195,000

Deed Date: 12/30/2022  
Volume:

File#: 2205384  
Page:

**Buyer: KEIRE TYMOTHY**  
**Seller: CUNNINGHAM JUSTIN LEE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
180,633	127,039	0.6515	0.9263		FISD	MLS	0	5.407	114,226

**Parcel Id: 68363**  
Sale #:8

Acct Number: 00002-00356-01000-000000

Cat Code: E1 E2M    Loc Code: 11  
Legal 1: J Y AGUILERA    A-2

Address: FCR 370

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	AWPE	6.50	0	0.00			73,671	515	73,671

**Total Land Taxable Value: 73,671**

**Sale Date: 08/03/2022**  
Sale Price: 59,900

Deed Date: 08/05/2022  
Volume:

File#: 2203315  
Page:

**Buyer: HARVEY CARLTON**  
**Seller: CLARK JACKI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
73,671	53,065	0.8859	1.2299		FISD	MLS	0	6.500	0

**Parcel Id: 68254**  
Sale #:6

**Multi Parcel Sale**

Acct Number: 00003-00007-00001-000000

Cat Code: D1    Loc Code: 18  
Legal 1: D AVANT    A-3

Address: 450 FCR 471

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO	AIPP	9.40	0	0.00		1.00	85,405	1,064	85,405

**Total Land Taxable Value: 85,405**

**Parcel Id: 58645**  
Sale #:1

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

Acct Number: 00003-00007-03000-000000

Cat Code: D1 E2S    Loc Code: 18  
Legal 1: D AVANT    A-3

Address: HWY 75

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	AIPP	7.88	0	0.00	0.00	71,595	892	71,595
<b>Total Land Taxable Value:</b>										<b>71,595</b>

**Sale Date: 05/16/2022**    Deed Date: 05/16/2022    File#: 2201881    **Buyer: HUERTA ANTONIO**  
 Sale Price: 180,000    Volume:    Page:    **Seller: ATCHLEY MONTE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
157,000	102,004	0.5667	0.8722		DISD	MLS	0	17.280	0

**Parcel Id: 43186**    Acct Number: 00003-00012-08000-000000    Cat Code: D1 E2S    Loc Code: 18    Address: 138 PR 473  
 Sale #:6    Legal 1: D AVANT    A-3

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	11,832	0	11,832
	2	RRBDO	AWPP	13.67	0	0.00	0.00	127,564	1,190	127,564
<b>Total Land Taxable Value:</b>										<b>139,396</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	RB04	LA	1,188	1.00	1.00	G	0.76	1.00	1.21	1.00	140,985
	2	1997	0	PORCH04	OPEN	16	1.00	1.00	G	0.76	1.00	1.21	1.00	630
	3	1997	0	CARPORT04	FRAM	784	1.00	1.00	G	0.76	1.00	1.21	1.00	14,499
	4	1997	0	DECK01	W	454	1.00	1.00		0.80	1.00	1.21	1.00	5,581
	5	0	0	MPBDL	SHEL	80	1.00	1.00	NV	0.00	1.00	1.21	1.00	0
	6	0	0	MPBDL	SHEL	96	1.00	1.00	NV	0.00	1.00	1.21	1.00	0
	7	2011	0	MPBDL	CAN	96	1.00	1.00	NV	0.00	1.00	1.21	1.00	0
	8	2011	0	PFBL	SHEL	64	1.00	1.00	NV	0.00	1.00	1.21	1.00	0
<b>Total Building Value:</b>														<b>161,695</b>

**Sale Date: 06/10/2022**    Deed Date: 06/13/2022    File#: 2202437    **Buyer: YEPEZ MARIO MEDINA & LAYNEE L**  
 Sale Price: 300,000    Volume:    Page:    **Seller: MCDANIEL RACHEL M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
301,091	241,538	0.8051	1.0036		DISD	MLS	0	14.670	161,695

**Parcel Id: 1674**    Acct Number: 00003-00050-00000-000000    Cat Code: E1    Loc Code: 18    Address:  
 Sale #:6    Legal 1: D AVANT    A-3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RRBDO		2.19	0	0.00	0.00	21,103	0	21,103
	1	RRBDO		9.31	0	0.00	1.00	89,711	0	89,711
<b>Total Land Taxable Value:</b>										<b>110,814</b>

# Sales Ratio Detail

**Sale Date:** 02/11/2022  
**Sale Price:** 120,500

**Deed Date:** 02/23/2022  
**Volume:**

**File#:** 2200693  
**Page:**

**Buyer:** ROONEY ANTON  
**Seller:** LANE LLOYD ETAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
60,800	104,633	0.8683	0.5046		DISD	MLS	0	22.790	0

**Parcel Id:** 68727  
**Sale #:** 7

**Acct Number:** 00003-00050-04000-000000    **Cat Code:** E1 E2S    **Loc Code:** 18    **Address:** 113 FCR 681  
**Legal 1:** D AVANT    **A-3**

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RRBDO		1.27	0	0.00		1.00	12,263	0	12,263			
	2	RRBDO		10.02	0	0.00		1.00	96,755	0	96,755			
<b>Total Land Taxable Value:</b>											<b>109,018</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	RF04	LA	1,792	1.00	1.00	E	1.00	1.00	1.21	1.00	235,978
	2	2022	0	PORCH04	OPEN	448	1.00	1.00	E	1.00	1.00	1.21	1.00	15,899
	3	2022	0	PORCH04	OPEN	448	1.00	1.00	E	1.00	1.00	1.21	1.00	15,899
<b>Total Building Value:</b>											<b>267,776</b>			

**Sale Date:** 02/08/2023  
**Sale Price:** 372,000

**Deed Date:** 02/10/2023  
**Volume:**

**File#:** 2300514  
**Page:**

**Buyer:** TONKIN AUSTIN M & CHEYENNE  
**Seller:** ROONEY ANTON

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
376,794	248,210	0.6672	1.0129		DISD	MLS	0	11.290	267,776

**Parcel Id:** 1719  
**Sale #:** 3

**Acct Number:** 00003-00082-01000-000000    **Cat Code:** E1    **Loc Code:** 18    **Address:** FM 489  
**Legal 1:** D AVANT    **A-3 TRACT 1**

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO		2.01	0	0.00		1.00	9,664	0	9,664
	2	RRBDO		9.70	0	0.00		1.00	46,637	0	46,637
<b>Total Land Taxable Value:</b>											<b>56,301</b>

**Sale Date:** 08/11/2022  
**Sale Price:** 60,000

**Deed Date:** 08/12/2022  
**Volume:**

**File#:** 2203426  
**Page:**

**Buyer:** AXIS POINT LAND LLC  
**Seller:** GENTRY MINNIE PEARL HIGH

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
56,301	61,453	1.0242	0.9384		DISD	DSL	0	11.710	0

**Parcel Id:** 43110  
**Sale #:** 7

**Acct Number:** 00003-00107-01000-000000    **Cat Code:** E1 E2S    **Loc Code:** 18    **Address:** 109 FCR 681  
**Legal 1:** D AVANT    **A-3**

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO	ANPP	7.17	0	0.00		1.00	81,632	780	81,632
<b>Total Land Taxable Value:</b>											<b>81,632</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	0	MH332	LA	2,624	1.00	1.00	MH3G	0.89	1.00	1.21	1.00	153,242
	2	2018	0	PORCH02	OPEN	984	1.00	1.00	MH3G	0.89	1.00	1.21	1.00	24,266
	3	2018	0	DECK01	W	297	1.00	1.00		1.00	1.00	1.21	1.00	6,296
	4	0	0	DECK02	W	300	1.00	1.00		0.92	1.00	1.21	1.00	6,546
	5	2018	0	FIREPLAC03	MET	1	1.00	1.00	MH3G	0.89	1.00	1.21	1.00	2,272
	6	0	0	PFBA	CAR	748	1.00	1.00		1.00	1.00	1.21	1.00	5,602
	7	0	0	PFBA	CAR	1,020	1.00	1.00		1.00	1.00	1.21	1.00	7,640
	8	0	0	PFBA	CAR	440	1.00	1.00		1.00	1.00	1.21	1.00	3,296
<b>Total Building Value:</b>													<b>209,160</b>	

**Sale Date: 08/05/2022**  
Sale Price: 315,000

Deed Date: 08/08/2022  
Volume:

File#: 2203342  
Page:

**Buyer: KERES ETNA FERNANDA & ALEKSANDAR**  
**Seller: NEVILL ROGER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
290,792	115,170	0.3656	0.9231		DISD	MLS	0	11.600	209,160

**Parcel Id: 60214**  
Sale #:4

Acct Number: 00003-00131-01000-000000

Cat Code: E1  
Legal 1: D AVANT

Loc Code: 18  
A-3

Address: HWY 179

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RDC01		5.00	0		0.00		1.00	268,225	0	268,225
<b>Total Land Taxable Value:</b>											<b>268,225</b>	

**Sale Date: 03/03/2023**  
Sale Price: 400,000

Deed Date: 03/23/2023  
Volume:

File#: 2301038  
Page:

**Buyer: ARK TRADING LLC**  
**Seller: VALLEY RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
268,225	268,225	0.6706	0.6706		RRCOM	DSL	0	5.000	0

**Parcel Id: 1875**  
Sale #:9

Acct Number: 00003-00192-00000-000000

Cat Code: D1  
Legal 1: D AVANT

Loc Code: 18  
A-3

Address: CR 481

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO	ANPP	25.47	0		0.00		1.00	193,284	2,772	193,284
	2	RX13	ABP	1.72	0		0.00		0.00	860	150	860
<b>Total Land Taxable Value:</b>											<b>194,144</b>	

**Sale Date: 04/12/2023**  
Sale Price: 200,000

Deed Date: 04/13/2023  
Volume:

File#: 2301348  
Page:

**Buyer: THOMPSON DAVID CARL & CHELBI MARIE**  
**Seller: GREENWELL DEIDRA R**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
194,144	194,144	0.9707	0.9707		DISD	DSL	0	27.190	0

# Sales Ratio Detail

**Parcel Id: 12794**

Acct Number: 00365-00068-00000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 1265 W HWY 84

Sale #:8

**Multi Parcel Sale**

Legal 1: J LAWRENCE

A-365

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	3	RRT	AIPP	5.20	0	0.00		1.00	22,729	589	22,729
	4	RRT	AWPP	15.18	0	0.00		0.00	66,370	1,322	66,370
	1	RRT		2.00	0	0.00		1.00	11,242	0	11,242
	2	RRT	AIPP	125.56	0	0.00		1.00	548,808	14,214	548,808

**Total Land Taxable Value: 649,149**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1962	1990	RB04	LA	2,564	1.00	1.00	VG	0.68	1.00	1.24	1.00	238,054
	2	1962	1990	PORCH04	OPEN	320	1.00	1.00	VG	0.68	1.00	1.24	1.00	7,914
	3	1962	1990	PORCH04	OPEN	414	1.00	1.00	VG	0.68	1.00	1.24	1.00	10,239
	4	1962	1990	RB04	AG	550	1.00	1.00	VG	0.68	1.00	1.24	1.00	20,132
	5	1962	1990	PORCH04	OPEN	84	1.00	1.00	VG	0.68	1.00	1.24	1.00	2,431
	6	1962	1990	FIREPLAC04	MAS	1	1.00	1.00	VG	0.68	1.00	1.24	1.00	4,047
	7	1962	1990	RB02	LA	812	1.00	1.00	G	0.66	1.00	1.24	1.00	60,989
	8	1962	1990	RB02	LA02	812	1.00	1.00	G	0.66	1.00	1.24	1.00	54,592
	9	0	1990	FIREPLAC02	MET	1	1.00	1.00		1.00	1.00	1.24	1.00	2,207
	10	1962	1990	PORCH02	OPEN	220	1.00	1.00	G	0.66	1.00	1.24	1.00	4,123
	11	0	0	SLAB		280	1.00	1.00		0.50	1.00	1.24	1.00	694
	12	0	0	DECK01	W	572	1.00	1.00		0.50	1.00	1.24	1.00	4,504
	13	0	0	PERG	DECK	176	1.00	1.00	A	0.50	1.00	1.24	1.00	754
	14	1962	1990	PORCH04	OPEN	252	1.00	1.00	G	0.66	1.00	1.24	1.00	6,049
	15	0	0	SLAB		164	1.00	1.00		0.50	1.00	1.24	1.00	407
	16	0	0	MPBDL	WALL	1,000	1.00	1.00		0.60	1.00	1.24	1.00	5,305
	17	0	0	MPBDL	SHEL	2,160	1.00	1.00		0.50	1.00	1.24	1.00	10,205
	18	0	0	MPBDL	SHEL	3,520	1.00	1.00		0.60	1.00	1.24	1.00	18,673
	19	0	0	MPBDL	CAN	400	1.00	1.00		0.20	1.00	1.24	1.00	422
	20	0	0	MPBDL	CAN	80	1.00	1.00		0.20	1.00	1.24	1.00	84
	21	0	0	MPBDA	WALL	192	1.00	1.00		0.20	1.00	1.24	1.00	744
	22	0	0	MPBSA	SHEL	48	1.00	1.00		0.20	1.00	1.24	1.00	343
	23	2000	0	MPBSL	SHEL	1,600	1.00	1.00	40A	0.63	1.00	1.24	1.00	12,524
	24	0	0	PFBA	SHEL	240	1.00	1.00		0.50	1.00	1.24	1.00	2,113

**Total Building Value: 467,549**

**Parcel Id: 2261**

Acct Number: 00005-00201-00000-000000

Cat Code: D1

Loc Code: 20

Address: FCR 866

Sale #:5

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

Legal 1: G BREWER

A-5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	AIPP	12.50	0	0.00		1.00	54,638	1,415	54,638
	2	RRT	AIPP	6.34	0	0.00		1.00	27,712	718	27,712

**Total Land Taxable Value: 82,350**

# Sales Ratio Detail

**Sale Date: 06/03/2022**  
Sale Price: 995,000

Deed Date: 06/06/2022  
Volume:

File#: 2202248  
Page:

**Buyer: LONG JASON T & KAYSE L**  
**Seller: FISHER JACK SR EST & SHIRLEY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,199,048	923,545	0.9282	1.2051		TISD	MLS	0	166.780	467,549

**Parcel Id: 2241**    Acct Number: 00005-00161-00000-000000    Cat Code: E1    Loc Code: 20    Address: CR 861  
Sale #:5    **Multi Parcel Sale**    Legal 1: G BREWER    A-5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		1.65	0	0.00	1.00	18,298	0	18,298
<b>Total Land Taxable Value:</b>										<b>18,298</b>

**Parcel Id: 2465**    Acct Number: 00005-19004-01000-000000    Cat Code: E1 E2S    Loc Code: 05    Address: 136 FCR 861  
Sale #:5    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: G BREWER    A-5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RTR09		3.00	0	0.00	1.00	31,206	0	31,206
	2	RRT		2.40	0	0.00	1.00	26,616	0	26,616
<b>Total Land Taxable Value:</b>										<b>57,822</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1974	1990	RF03	LA	1,040	1.00	1.00	A	0.62	1.00	0.98	1.00	55,051
	2	1974	1990	RF03	LA02	1,040	1.00	1.00	A	0.62	1.00	0.98	1.00	52,334
	3	1974	1990	PORCH03	OPEN	24	1.00	1.00	A	0.62	1.00	0.98	1.00	551
	4	1974	1990	PORCH03	OPEN	216	1.00	1.00	A	0.62	1.00	0.98	1.00	3,470
	5	1974	1990	FIREPLAC03	MAS	1	1.00	1.00	A	0.62	1.00	0.98	1.00	2,418
	6	0	1995	MPBDL	SHEL	48	1.00	1.00	40A	0.48	1.00	0.98	1.00	218
	7	0	1995	MPBDL	SHEL	192	1.00	1.00	40A	0.48	1.00	0.98	1.00	872
	8	0	1995	MPBDL	SHEL	192	1.00	1.00	40A	0.48	1.00	0.98	1.00	872
<b>Total Building Value:</b>														<b>115,786</b>

**Sale Date: 02/17/2022**  
Sale Price: 180,000

Deed Date: 02/22/2022  
Volume:

File#: 2200670  
Page:

**Buyer: BANKHEAD JERRY GLEN JR & GLENELL LOUISE**  
**Seller: LINDSEY W L JR & ANGELA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
191,906	138,291	0.7683	1.0661		TRES	MLS	0	7.050	115,786

**Parcel Id: 2651**    Acct Number: 00006-00009-00000-000000    Cat Code: E1    Loc Code: 11    Address: 106 FCR 1094  
Sale #:5    Legal 1: H BURLESON    A-6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		4.63	0	0.00	1.00	22,964	0	22,964
<b>Total Land Taxable Value:</b>										<b>22,964</b>

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	0	PFBA	SHEL	240	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	2	0	0	SLAB		1,560	1.00	1.00	NV	0.00	1.00	1.28	1.00	0

**Sale Date: 01/13/2023**  
Sale Price: 35,000

Deed Date: 01/13/2023  
Volume:  
File#: 2300159  
Page:

**Buyer: IVY DAVID & KRISTA**  
**Seller: HUBBERT JOE & JILL M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
22,964	43,090	1.2311	0.6561		FISD	DSL	0	4.630	0

**Parcel Id: 2672** Acct Number: 00006-00024-00000-000000 Cat Code: E1 Loc Code: 11 Address: FM 833  
Sale #:13 **Multi Parcel Sale** Legal 1: H BURLESON A-6 PART OF TRACT 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		1.56	0	0.00	1.00	18,660	0	18,660
<b>Total Land Taxable Value:</b>										<b>18,660</b>

**Parcel Id: 2655** Acct Number: 00006-00013-00000-000000 Cat Code: E1 E2S Loc Code: 11 Address: 111 PR 1102  
Sale #:14 **Multi Parcel Sale \*Primary Parcel\*** Legal 1: H BURLESON A-6 PART OF TRACT 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		1.53	0	0.00	1.00	20,800	0	20,800
<b>Total Land Taxable Value:</b>										<b>20,800</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2004	0	RB05	LA	2,282	1.00	1.00	A	0.83	1.00	1.28	1.00	317,111
	2	2004	0	RB05	AG	460	1.00	1.00	A	0.83	1.00	1.28	1.00	25,818
	3	2004	0	PORCH05	OPEN	272	1.00	1.00	A	0.83	1.00	1.28	1.00	9,455
	4	2004	0	PORCH05	OPEN	30	1.00	1.00	A	0.83	1.00	1.28	1.00	1,377
	5	2007	0	MPBSA	SHEL	240	1.00	1.00	40A	0.78	1.00	1.28	1.00	6,896
	6	0	0	SLAB		360	1.00	1.00		0.50	1.00	1.28	1.00	922
	7	2011	0	PFBL	SHEL	128	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	8	2011	0	SLAB		48	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
<b>Total Building Value:</b>														<b>361,579</b>

**Sale Date: 01/07/2022**  
Sale Price: 239,000

Deed Date: 01/10/2022  
Volume:  
File#: 2200102  
Page:

**Buyer: MOORE JEREOME & LARA GOUPIL**  
**Seller: PORTER TERRI D & TRAVIS J HARKER**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
233,110	255,406	1.0686	0.9754		FISD	MLS	0	3.080	196,700

**Parcel Id: 2728** Acct Number: 00006-00059-00000-000000 Cat Code: E1 E2M Loc Code: 11 Address: PR 1102  
Sale #:12 Legal 1: H BURLESON A-6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		11.58	0	0.00	1.00	111,496	0	111,496
<b>Total Land Taxable Value:</b>										<b>111,496</b>

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1970	0	MH112	LA	684	1.00	1.00	NV	0.00	1.00	1.28	1.00	0

**Sale Date: 04/18/2022**  
 Sale Price: 110,000

Deed Date: 04/19/2022  
 Volume: 2201473

**Buyer: DICKERSON BRIAN QUINTON**  
**Seller: HARKER TRAVIS J**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
111,496	101,548	0.9232	1.0136		FISD	MLS	0	11.580	0

**Parcel Id: 2744**  
 Sale #:4

Acct Number: 00006-00076-01000-000000    Cat Code: E1 E2S    Loc Code: 11    Address: 156 FCR 1091  
 Legal 1: H BURLESON    A-6

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRF		0.50	0		0.00		1.00	7,501	0	7,501
3		RRF	AIPP	4.50	0		0.00		1.00	45,009	509	45,009
2		RRF		0.25	0		0.00		1.00	5,001	0	5,001
4		RRF	AWPP	4.25	0		0.00		1.00	42,509	370	42,509

**Total Land Taxable Value: 100,020**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1992	1997	RB05	LA	2,192	1.00	1.00	VG	0.77	1.00	1.28	1.00	285,026
2		1992	1997	PORCH05	OPEN	88	1.00	1.00	VG	0.77	1.00	1.28	1.00	3,223
3		1992	1997	PORCH05	OPEN	30	1.00	1.00	VG	0.77	1.00	1.28	1.00	1,277
4		1992	1997	CARPOR05	FRAM	720	1.00	1.00	VG	0.77	1.00	1.28	1.00	15,300
5		1992	1997	FIREPLAC05	MAS	1	1.00	1.00	VG	0.77	1.00	1.28	1.00	6,061
6		2014	0	POOL	GUNN	80	1.00	1.00	15VG	0.62	1.00	1.28	1.00	25,776
7		2004	0	CARPOR05	FRAM	480	1.00	1.00	G	0.85	1.00	1.28	1.00	10,366
8		2011	0	MPBSA	SHEL	1,200	1.00	1.00	40A	0.86	1.00	1.28	1.00	31,796
9		2011	0	RS01	LA	800	1.00	1.00	A	0.91	1.00	1.28	1.00	57,746
10		2011	0	MPBSA	CAN	200	1.00	1.00	40A	0.86	1.00	1.28	1.00	2,301
11		2011	0	MPBSA	SHEL	240	1.00	1.00	40A	0.86	1.00	1.28	1.00	7,603
12		2011	0	PFBL	SHEL	288	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
13		0	0	PFBA	CAR	960	1.00	1.00		0.80	1.00	1.28	1.00	6,085
14		2014	0	PORCH05	OPEN	876	1.00	1.00	VG	0.95	1.00	1.28	1.00	34,854
15		2021	0	RS01	LA	495	1.00	1.00	E	1.00	1.00	1.28	1.00	44,181
16		2021	0	MPBSA	SHEL	405	1.00	1.00	40E	1.00	1.00	1.28	1.00	14,920
17		2021	0	PORCH01	OPEN	150	1.00	1.00	E	1.00	1.00	1.28	1.00	2,893

**Total Building Value: 549,408**

**Sale Date: 05/11/2022**  
 Sale Price: 590,000

Deed Date: 05/13/2022  
 Volume: 2201871

**Buyer: CLOUD WILLIAM II & MARY**  
**Seller: MARBERRY PAUL K & SUSAN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
649,428	440,347	0.7464	1.1007		FISD	MLS	0	9.500	549,408

**Parcel Id: 3110**  
 Sale #:10

Acct Number: 00008-00047-01000-000000    Cat Code: E1 E2S    Loc Code: 18    Address: 115 FCR 430  
 Legal 1: C CHAMAR    A-8

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO		0.88	0	0.00		1.00	10,933	0	10,933
	2	RRBDO		6.96	0	0.00		1.00	66,700	0	66,700
	3	RRBDO		4.21	0	0.00		0.00	40,327	0	40,327

**Total Land Taxable Value: 117,960**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2015	RF03	LA	1,020	1.00	1.00	VG	0.96	1.00	1.21	1.00	103,862
	2	1977	2015	RF03	LA02	468	1.00	1.00	VG	0.96	1.00	1.21	1.00	45,219
	3	1997	2015	RF03	LA	520	1.00	1.00	VG	0.96	1.00	1.21	1.00	52,949
	4	1977	2015	PORCH03	OPEN	20	1.00	1.00	VG	0.96	1.00	1.21	1.00	877
	5	1997	2015	PORCH03	OPEN	336	1.00	1.00	VG	0.96	1.00	1.21	1.00	10,319
	6	0	0	DECK01	W	208	1.00	1.00		0.30	1.00	1.21	1.00	1,483
	7	1985	2000	MPBDA	SHEL	612	1.00	1.00	40A	0.63	1.00	1.21	1.00	11,458
	8	2022	0	MPBDL	CAN	544	1.00	1.00	40A	0.99	1.00	1.21	1.00	2,770

**Total Building Value: 228,937**

**Sale Date: 12/20/2022**  
Sale Price: 379,600

Deed Date: 12/21/2022  
Volume:

File#: 2205282  
Page:

**Buyer: BREEDING GAYLON BRADLEY & ELENA TORRES-BREEDING**  
**Seller: SMART ERNEST R & CYNTHIA K**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
346,897	281,841	0.7425	0.9138		DISD	MLS	0	12.048	228,937

**Parcel Id: 3144**  
Sale #:6

Acct Number: 00008-00074-01000-000000

Cat Code: E1 E2S  
Legal 1: C CHAMAR

Loc Code: 11  
A-8

Address: 182 E FCR 421

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	11,092	0	11,092
	2	RRF	AIPE	18.83	0	0.00		1.00	161,789	1,940	161,789
	3	RRF	AWPE	2.00	0	0.00		0.00	17,184	158	17,184

**Total Land Taxable Value: 190,065**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	1980	RF02	LA	1,304	1.00	1.00	F	0.44	1.00	1.28	1.00	54,831
	2	1975	1980	RF02	LA	794	1.00	1.00	F	0.44	1.00	1.28	1.00	33,387
	3	1965	1980	PORCH02	OPEN	73	1.00	1.00	F	0.44	1.00	1.28	1.00	1,129
	4	1965	1980	CARPORT01	FRAM	654	1.00	1.00	F	0.44	1.00	1.28	1.00	3,356
	5	1965	1980	PORCH02	SCRN	520	1.00	1.00	F	0.44	1.00	1.28	1.00	8,402
	6	0	0	MPBDL	SHEL	240	1.00	1.00		0.60	1.00	1.28	1.00	1,779
	7	0	0	MPBSL	CAN	936	1.00	1.00		0.60	1.00	1.28	1.00	3,321

**Total Building Value: 106,205**

**Sale Date: 01/15/2022**  
Sale Price: 224,000

Deed Date: 01/19/2022  
Volume:

File#: 2200212  
Page:

**Buyer: PAPUZINSKI MARK MATEUS & PIOTR S**  
**Seller: MCGEE JOYCE LAVON COLLIN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
296,270	151,988	0.6785	1.3226		FISD	MLS	0	21.830	106,205



# Sales Ratio Detail

**Parcel Id: 15473**      Acct Number: 00527-00071-00000-000000      Cat Code: D1      Loc Code: 25      Address: FCR 991  
 Sale #:**8**      *Multi Parcel Sale*      Legal 1: WM RITCHIE      A-527

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	AWPB	70.80	0	0.00	0.00	246,030	5,979	246,030
<b>Total Land Taxable Value:</b>										<b>246,030</b>

**Parcel Id: 15484**      Acct Number: 00527-00081-00000-000000      Cat Code: D1      Loc Code: 25      Address: FCR 990  
 Sale #:**5**      *Multi Parcel Sale*      Legal 1: WM RITCHIE      A-527

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	AIPB	4.62	0	0.00	1.00	16,055	507	16,055
	2	RRW	AWPB	70.13	0	0.00	0.00	243,702	5,922	243,702
<b>Total Land Taxable Value:</b>										<b>259,757</b>

**Parcel Id: 15497**      Acct Number: 00527-00093-00000-000000      Cat Code: D1      Loc Code: 25      Address: FCR 991  
 Sale #:**4**      *Multi Parcel Sale*      Legal 1: WM RITCHIE      A-527

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	AIPB	83.70	0	0.00	1.00	290,858	9,191	290,858
	2	RRW	AIPB	19.00	0	0.00	0.00	66,025	2,086	66,025
	3	RRW	ANPB	45.00	0	0.00	0.00	156,375	4,750	156,375
	4	RRW	AWPB	22.00	0	0.00	0.00	76,450	1,858	76,450
<b>Total Land Taxable Value:</b>										<b>589,708</b>

**Parcel Id: 15501**      Acct Number: 00527-00094-00000-000000      Cat Code: D1      Loc Code: 25      Address: FCR 991  
 Sale #:**4**      *Multi Parcel Sale*      Legal 1: WM RITCHIE      A-527

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	ANPB	16.33	0	0.00	1.00	56,747	1,724	56,747
<b>Total Land Taxable Value:</b>										<b>56,747</b>

**Parcel Id: 15502**      Acct Number: 00527-00095-00000-000000      Cat Code: D1      Loc Code: 25      Address: FCR 991  
 Sale #:**4**      *Multi Parcel Sale*      Legal 1: WM RITCHIE      A-527

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	ANPB	17.16	0	0.00	1.00	59,631	1,811	59,631
	2	RRW	AWPB	72.34	0	0.00	1.00	251,382	6,109	251,382
<b>Total Land Taxable Value:</b>										<b>311,013</b>

**Parcel Id: 16081**      Acct Number: 00565-00009-00000-000000      Cat Code: D1      Loc Code: 25      Address: FCR 991  
 Sale #:**4**      *Multi Parcel Sale*      Legal 1: B SLAUGHTER      A-565

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	ANPB	5.62	0	0.00	1.00	19,530	593	19,530
	2	RRW	AWPB	40.71	0	0.00	1.00	141,467	3,438	141,467
<b>Total Land Taxable Value:</b>										<b>160,997</b>

Parcel Id: 16082    Acct Number: 00565-00010-00000-000000    Cat Code: D1    Loc Code: 25    Address: FCR 991  
 Sale #:4    **Multi Parcel Sale**    Legal 1: B SLAUGHTER    A-565

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	AIPB	25.21	0	0.00	1.00	87,605	2,768	87,605
<b>Total Land Taxable Value:</b>										<b>87,605</b>

Parcel Id: 17581    Acct Number: 00751-00023-00000-000000    Cat Code: D1 D2    Loc Code: 25    Address: FCR 990  
 Sale #:4    **Multi Parcel Sale**    Legal 1: S MC ANULTY    A-751

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	ANPB	31.54	0	0.00	1.00	109,602	3,329	109,602
<b>Total Land Taxable Value:</b>										<b>109,602</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	0	MPBDL	SHEL	5,040	1.00	1.00		0.70	1.00	1.24	1.00	30,142
	2	0	0	MPBDL	SHEL	832	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	3	0	0	MPBDL	SHEL	676	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	4	0	0	MPBDL	SHEL	1,300	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	5	0	0	MPBDL	SHEL	384	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	6	2021	0	MPBDL	SHEL	400	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
<b>Total Building Value:</b>													<b>30,142</b>	

Parcel Id: 3182    Acct Number: 00009-00031-00000-000000    Cat Code: D1    Loc Code: 25    Address: FCR 990  
 Sale #:4    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: W CURRY    A-9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	ANPB	56.86	0	0.00	1.00	197,589	6,002	197,589
	2	RRW	AWPB	43.14	0	0.00	1.00	149,912	3,643	149,912
<b>Total Land Taxable Value:</b>										<b>347,501</b>

Sale Date: 11/20/2022    Deed Date: 12/06/2022    File#: 2205090    Buyer: LEFEVRE JOSHUA KNOX  
 Sale Price: 3,510,500    Volume:    Page:    Seller: VINEYARD JOHN WILLIAM JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
3,516,370	2,960,109	0.8432	1.0017		WISD	DSL	0	1,003.230	30,142

Parcel Id: 3680    Acct Number: 00012-09168-00000-000000    Cat Code: E1    Loc Code: 03    Address: 154 OAK ST  
 Sale #:6    **Multi Parcel Sale**    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		0.80	0	0.00	1.00	10,345	0	10,345
<b>Total Land Taxable Value:</b>										<b>10,345</b>

**Parcel Id: 3683**      Acct Number: 00012-09170-00000-000000      Cat Code: E1 E2S      Loc Code: 03      Address: 154 OAK ST  
 Sale #:8      *Multi Parcel Sale*      Legal 1: R GAINOR      A-12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
2		RFFR05		0.50	0	0.00	1.00	6,465	0	6,465
1		RFFR05		1.00	0	0.00	1.00	12,931	0	12,931
<b>Total Land Taxable Value:</b>										<b>19,396</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1975	1988	RF05	LA	1,882	1.00	1.00	G	0.63	1.00	0.94	1.00	116,835
2		1975	1988	RF05	LA02	900	1.00	1.00	G	0.63	1.00	0.94	1.00	50,969
3		1975	1988	RF05	AG	1,882	1.00	1.00	G	0.63	1.00	0.94	1.00	45,428
4		1975	1988	PORCH05	OPEN	168	1.00	1.00	G	0.63	1.00	0.94	1.00	3,496
5		1975	1988	RF05	AG	484	1.00	1.00	G	0.63	1.00	0.94	1.00	13,919
6		1975	1988	FIREPLAC05	MAS	1	1.00	1.00	G	0.63	1.00	0.94	1.00	3,642
7		1975	0	SLAB		300	1.00	1.00	G	0.49	1.00	0.94	1.00	553
8		0	0	MPBDA	WALL	800	1.00	1.00		0.80	1.00	0.94	1.00	8,434
9		2011	0	FVODRAWING	ONLY	128	1.00	1.00	NV	0.00	1.00	0.94	1.00	0
<b>Total Building Value:</b>														<b>243,276</b>

**Parcel Id: 3435**      Acct Number: 00012-00167-00000-000000      Cat Code: E1      Loc Code: 11      Address: OAK ST  
 Sale #:5      *Multi Parcel Sale*      *\*Primary Parcel\**      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		RRF		6.84	0	0.00	1.00	67,243	0	67,243
2		RRF		0.75	0	0.00	1.00	7,371	0	7,371
<b>Total Land Taxable Value:</b>										<b>74,614</b>

**Sale Date: 03/15/2023**      Deed Date: 03/16/2023      File#: 2300987      **Buyer: JOHNSON JOHN MICHAEL & JESSICA KARIN**  
 Sale Price: 385,000      Volume:      Page:      **Seller: HIGHTOWER TRUST SERVICES LTA TTEE OF THE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
347,631	316,618	0.8224	0.9029		FISD	MLS	0	9.892	243,276

**Parcel Id: 3459**      Acct Number: 00012-00238-00000-000000      Cat Code: D1      Loc Code: 11      Address: OLD PALESTINE RD  
 Sale #:4      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		RRFL	ANPP	2.51	0	0.00	1.00	11,910	273	11,910
2		RRF	ANPP	109.88	0	0.00	1.00	521,362	11,958	521,362
3		RRF	AWPP	30.27	0	0.00	1.00	143,626	2,635	143,626
4		RX13	ABP	3.21	0	0.00	1.00	1,605	279	1,605
<b>Total Land Taxable Value:</b>										<b>678,503</b>

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	MPBDL	SHEL	984	1.00	1.00	NV	0.00	1.00	1.28	1.00	0

**Sale Date: 04/04/2022**  
 Sale Price: 600,000

Deed Date: 04/05/2022  
 Volume: File#: 2201256  
 Page:

**Buyer: 4F WARD INVESTMENTS LLC**  
**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
678,503	577,916	0.9632	1.1308		FISD	DSL	0	145.870	0

**Parcel Id: 3483** Acct Number: 00012-00292-00000-000000 Cat Code: E1 Loc Code: 11 Address: OLD PALESTINE RD  
 Sale #:6 **Multi Parcel Sale** 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	RRF	AIPP	5.00	0		0.00		1.00	41,726	566	41,726
<b>Total Land Taxable Value: 41,726</b>												

**Parcel Id: 3486** Acct Number: 00012-00295-00000-000000 Cat Code: E1 Loc Code: 11 Address: OLD PALESTINE RD  
 Sale #:7 **Multi Parcel Sale** 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	RRF	AIPP	9.32	0		0.00		1.00	77,776	1,055	77,776
<b>Total Land Taxable Value: 77,776</b>												

**Parcel Id: 47301** Acct Number: 00012-09441-01000-000000 Cat Code: C1 Loc Code: 03 Address: 927 E MAIN ST  
 Sale #:5 **Multi Parcel Sale** 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		0.56	0		0.00		1.00	5,839	0	5,839
<b>Total Land Taxable Value: 5,839</b>												

**Parcel Id: 3482** Acct Number: 00012-00291-00000-000000 Cat Code: E1 E2 Loc Code: 11 Address: OLD PALESTINE RD  
 Sale #:7 **Multi Parcel Sale \*Primary Parcel\*** 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	RRF	AIPP	8.85	0		0.00		1.00	73,854	1,002	73,854
<b>Total Land Taxable Value: 73,854</b>												

**Sale Date: 03/23/2022**  
 Sale Price: 231,140

Deed Date: 03/23/2022  
 Volume: File#: 2201062  
 Page:

**Buyer: WARD JOHN F & LORIE M**  
**Seller: HARRIS H GLYNN & DONALD CARROLL**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
199,195	223,165	0.9655	0.8618		FISD	DSL	0	35.560	0

# Sales Ratio Detail

**Parcel Id: 68721**  
Sale #:8

Acct Number: 00012-00295-01000-000000

Cat Code: E1  
Legal 1: R GAINOR

Loc Code: 11  
A-12

Address: OLD PALESTINE RD

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	6.66	0	0.00		1.00		75,011	725	75,011
<b>Total Land Taxable Value:</b>											<b>75,011</b>	

**Sale Date: 01/20/2023**  
Sale Price: 90,000

Deed Date: 01/31/2023  
Volume:

File#: 2300352  
Page:

**Buyer: THOMAS LEON & LISIE**  
**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
75,011	40,014	0.4446	0.8335		FISD	DSL	0	6.660	0

**Parcel Id: 4060**  
Sale #:8

Acct Number: 00013-00109-00000-000000

Cat Code: D1  
Legal 1: I HOLMAN

Loc Code: 20  
A-13

Address: CR 920

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	7.91	0	0.00		1.00		37,296	861	37,296
	2	RRT	AWPP	32.79	0	0.00		0.00		154,605	2,855	154,605
	3	RRT	AWPP	104.11	0	0.00		0.00		490,879	9,064	490,879
	4	RRT	ANPP	4.28	0	0.00		1.00		20,180	466	20,180
	5	RRT	ANPP	6.84	0	0.00		1.00		32,251	744	32,251
<b>Total Land Taxable Value:</b>											<b>735,211</b>	

**Sale Date: 12/02/2022**  
Sale Price: 735,165

Deed Date: 12/12/2022  
Volume:

File#: 2205166  
Page:

**Buyer: TRINITA LAND & CATTLE COMPANY LLC**  
**Seller: THORP JAMES**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
735,211	518,038	0.7047	1.0001		TISD	MLS	0	155.930	0

**Parcel Id: 4415**  
Sale #:7

Acct Number: 00015-00071-00000-000000

Cat Code: D1 E2S  
Legal 1: J KORN

Loc Code: 11  
A-15

Address: 103 FCR 519

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		7,869	0	7,869
	2	RRF	AT3MW	7.33	0	0.00		1.00		39,358	636	39,358
<b>Total Land Taxable Value:</b>											<b>47,227</b>	

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	1990	RB05	LA	1,734	1.00	1.00	G	0.66	1.00	1.28	1.00	188,530
	2	1987	1990	RB05	LA02	734	1.00	1.00	G	0.66	1.00	1.28	1.00	87,097
	3	1987	0	SLAB		132	1.00	1.00	G	0.62	1.00	1.28	1.00	419
	4	1987	1990	PORCH05	OPEN	36	1.00	1.00	G	0.66	1.00	1.28	1.00	1,279
	5	1987	1990	PORCH05	OPEN	18	1.00	1.00	G	0.66	1.00	1.28	1.00	672
	6	1987	1990	CARPORT05	FRAM	648	1.00	1.00	G	0.66	1.00	1.28	1.00	11,989
	7	1987	1990	RB05	ST	240	1.00	1.00	G	0.66	1.00	1.28	1.00	13,878
	8	1987	1990	FIREPLAC05	MAS	1	1.00	1.00	G	0.66	1.00	1.28	1.00	5,196
	9	0	0	MPBDA	SHEL	400	1.00	1.00		0.90	1.00	1.28	1.00	11,718
	10	1987	1990	RF05	ST	112	1.00	1.00	G	0.66	1.00	1.28	1.00	6,030
	11	2011	0	GH01	W	64	1.00	1.00	40A	0.86	1.00	1.28	1.00	108
<b>Total Building Value:</b>														<b>326,916</b>

**Sale Date: 04/18/2022**  
Sale Price: 375,000

Deed Date: 04/18/2022  
Volume:

File#: 2201450  
Page:

**Buyer: MUSSER DARELL & VERA JEAN**  
**Seller: RED GENE LYLE FAMILY TRUST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
374,143	304,493	0.8120	0.9977		FISD	DSL	0	8.330	326,916

**Parcel Id: 4558**  
Sale #:9

Acct Number: 00016-00155-00000-000000

Cat Code: E1 E2S    Loc Code: 25

Address: 108 S HWY 14

Legal 1: R B LONGBOTHAM    A-16

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRW		2.00	0	0.00			1.00	26,500	0	26,500
<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	0	1995	RF03	LA	1,474	1.00	1.00	G	0.74	1.00	1.24	1.00	110,205
	2	0	1995	RF03	LA12	1,474	1.00	1.00	G	0.74	1.00	1.24	1.00	94,908
	3	0	1995	PORCH03	OPEN	15	1.00	1.00	G	0.74	1.00	1.24	1.00	520
	4	1960	1995	FIREPLAC03	MAS	1	1.00	1.00	G	0.74	1.00	1.24	1.00	3,652
	5	0	0	MPBDL	WALL	192	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	6	0	0	DECK01	W	100	1.00	1.00		0.80	1.00	1.24	1.00	2,202
	7	0	2021	SLAB		986	1.00	1.00	G	1.00	1.00	1.24	1.00	4,891
<b>Total Building Value:</b>														<b>216,378</b>

**Sale Date: 08/19/2022**  
Sale Price: 185,000

Deed Date: 08/25/2022  
Volume:

File#: 2203594  
Page:

**Buyer: SEFFERT CECELIA**  
**Seller: CHASTEEN RONNIE DWAYNE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
242,878	203,043	1.0975	1.3129		WISD	MLS	0	2.000	216,378

**Parcel Id: 54168**  
Sale #:4

Acct Number: 00018-00003-02000-000000

Cat Code: E1  
Legal 1: G LUNA

Loc Code: 20  
A-18

Address: 452 FM 1451

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RX13	ABP	0.82	0	0.00	0.00	410	71	410
	1	RRT	AIPP	8.27	0	0.00	0.00	84,222	936	84,222
<b>Total Land Taxable Value:</b>										<b>84,632</b>

**Sale Date: 02/03/2022**  
Sale Price: 115,000

Deed Date: 02/08/2022  
Volume:

File#: 2200456  
Page:

**Buyer: INDERMAN LAND SERVICES LLC**  
**Seller: WILLIAMS DONNA RUE ALLISON**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
84,632	92,184	0.8016	0.7359		TISD	MLS	0	27.210	0

**Parcel Id: 68372**  
Sale #:5

Acct Number: 00018-00003-02100-000000

Cat Code: D1  
Legal 1: G LUNA

Loc Code: 20  
A-18

Address: FM 1451

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RRT	AWWP	8.72	0	0.00	0.00	78,539	759	78,539
	3	RX13	ABP	1.59	0	0.00	0.00	795	138	795
	4	RRTL	AIWP	1.64	0	0.00	0.00	14,771	186	14,771
	1	RRT	AIWP	6.17	0	0.00	0.00	55,571	699	55,571
<b>Total Land Taxable Value:</b>										<b>149,676</b>

**Sale Date: 08/12/2022**  
Sale Price: 160,000

Deed Date: 08/17/2022  
Volume:

File#: 2203487  
Page:

**Buyer: PLUNK SAMUEL & TERRY**  
**Seller: INDERMAN LAND SERVICES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
149,676	95,494	0.5968	0.9355		TISD	MLS	0	18.120	0

**Parcel Id: 4733**  
Sale #:5

Acct Number: 00018-00027-01000-000000

Cat Code: E1 E2S  
Legal 1: G LUNA

Loc Code: 20  
A-18

Address: 730 S FM 80

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		0.50	0	0.00	1.00	8,500	0	8,500
	2	RRT	AIPP	3.57	0	0.00	1.00	42,875	404	42,875
<b>Total Land Taxable Value:</b>										<b>51,375</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	1995	RF03	LA	1,040	1.00	1.00	G	0.74	1.00	1.24	1.00	95,831
	2	1975	1995	PORCH03	SCRN	304	1.00	1.00	G	0.74	1.00	1.24	1.00	9,214
	3	1975	1995	PORCH03	OPEN	168	1.00	1.00	G	0.74	1.00	1.24	1.00	4,437
	4	0	0	MPBDL	WALL	640	1.00	1.00		0.20	1.00	1.24	1.00	1,279
	5	2010	0	CARPORT01	MET	400	1.00	1.00		0.50	1.00	1.24	1.00	2,234
	6	0	2010	MPBDL	SHEL	80	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	7	0	0	PFBL	SHEL	400	1.00	1.00		1.00	1.00	1.24	1.00	5,630
	8	0	2010	MPBDL	SHEL	480	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	9	2000	0	MPBSA	SHEL	1,600	1.00	1.00	40A	0.63	1.00	1.24	1.00	29,373
	10	2000	0	MPBSL	WALL	1,200	1.00	1.00	40A	0.63	1.00	1.24	1.00	8,596
	11	0	0	PFBA	SHEL	80	1.00	1.00		1.00	1.00	1.24	1.00	1,409
	12	2011	0	MPBSL	WALL	96	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
<b>Total Building Value:</b>														<b>158,003</b>

**Sale Date: 08/18/2022**

Deed Date: 08/19/2022

File#: 2203528

**Buyer: CHADWELL ALEXIS & ROBERT CASTEEL**

Sale Price: 210,000

Volume:

Page:

**Seller: COBBS MARY CATHERINE ETAL**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
209,378	152,913	0.7282	0.9970		TISD	MLS	0	4.073	158,003

**Parcel Id: 4770**

Acct Number: 00018-00048-01000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 438 FM 1451

Sale #:10

**Multi Parcel Sale**

Legal 1: G LUNA

A-18

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		0.50	0		0.00		1.00	5,319	0	5,319
	2	RRT	AIPP	17.62	0		0.00		1.00	99,358	1,995	99,358
	3	RRT	AWPP	1.88	0		0.00		1.00	10,601	164	10,601
<b>Total Land Taxable Value:</b>												<b>115,278</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1969	2010	RB05	LA	3,581	1.00	1.00	VG	0.91	1.00	1.24	1.00	481,340
	2	1969	2010	PORCH05	OPEN	217	1.00	1.00	VG	0.91	1.00	1.24	1.00	8,012
	3	1969	2010	PORCH05	OPEN	216	1.00	1.00	VG	0.91	1.00	1.24	1.00	7,975
	4	1969	2010	RB05	AG	625	1.00	1.00	VG	0.91	1.00	1.24	1.00	34,049
	5	1969	2010	RB05	ST	228	1.00	1.00	VG	0.91	1.00	1.24	1.00	17,878
	6	1969	2010	FIREPLAC05	MAS	2	1.00	1.00	VG	0.91	1.00	1.24	1.00	13,879
	7	0	0	MPBDA	WALL	3,000	1.00	1.00		0.20	1.00	1.24	1.00	8,950
	8	2001	2010	POOL	GUNN	100	1.00	1.00	15G	0.41	1.00	1.24	1.00	20,336
	9	0	0	GAZ01	OPEN	196	1.00	1.00		0.50	1.00	1.24	1.00	2,055
	10	0	0	MPBDA	CAN	1,575	1.00	1.00		0.40	1.00	1.24	1.00	7,343
	11	0	0	MPBSA	SHEL	960	1.00	1.00		0.50	1.00	1.24	1.00	14,707
	12	0	0	TSPACE	LOW	1	1.00	1.00		1.00	1.00	1.24	1.00	2,958
	13	0	0	FVODRAWING	ONLY	320	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	14	0	0	MPBDL	SHEL	36	1.00	1.00		0.50	1.00	1.24	1.00	215
<b>Total Building Value:</b>														<b>619,697</b>

# Sales Ratio Detail

**Parcel Id: 48380**      Acct Number: 00018-00049-01000-000000      Cat Code: D1      Loc Code: 20      Address: FM 1451  
 Sale #:9      **Multi Parcel Sale**      Legal 1: G LUNA      A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	8.24	0	0.00	1.00	46,465	897	46,465
	2	RRT	AWPP	15.26	0	0.00	1.00	86,050	1,329	86,050
<b>Total Land Taxable Value:</b>										<b>132,515</b>

**Parcel Id: 55272**      Acct Number: 00018-00031-01100-000000      Cat Code: D1      Loc Code: 20      Address: FM 1451  
 Sale #:4      **Multi Parcel Sale**      Legal 1: G LUNA      A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RRT	ANPP	0.87	0	0.00	0.00	4,928	95	4,928				
<b>Total Land Taxable Value:</b>										<b>4,928</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	0	MPBDL	WALL	576	1.00	1.00		0.30	1.00	1.24	1.00	1,761
	2	0	0	MPBDL	SHEL	384	1.00	1.00		0.30	1.00	1.24	1.00	1,378
<b>Total Building Value:</b>													<b>3,139</b>	

**Parcel Id: 4741**      Acct Number: 00018-00031-00000-000000      Cat Code: D1      Loc Code: 20      Address: 438 FM 1451  
 Sale #:12      **Multi Parcel Sale**      **\*Primary Parcel\***      Legal 1: G LUNA      A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RRT	ANPP	1.12	0	0.00	1.00	8,816	122	8,816				
<b>Total Land Taxable Value:</b>										<b>8,816</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	MPBDL	SHEL	816	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	2	2011	0	MPBDA	WALL	600	1.00	1.00	NV	0.00	1.00	1.24	1.00	0

**Sale Date: 03/16/2022**      Deed Date: 03/18/2022      File#: 2201022      **Buyer: O&G INVESTMENTS INC**  
 Sale Price: 999,950      Volume:      Page:      **Seller: TUCKER CHRISTOPHER DAVID & KAYLA SUZANNE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
884,373	605,287	0.6053	0.8844		TISD	MLS	0	45.494	622,836

**Parcel Id: 68428**      Acct Number: 00018-00040-02000-000000      Cat Code: D1      Loc Code: 20      Address: CR 731  
 Sale #:6      Legal 1: G LUNA      A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	AWPP	4.52	0	0.00	0.00	34,875	394	34,875
	2	RRT	AIPP	22.20	0	0.00	1.00	171,286	2,513	171,286
<b>Total Land Taxable Value:</b>										<b>206,161</b>

# Sales Ratio Detail

Sale Date: 10/12/2022  
Sale Price: 267,200

Deed Date: 10/13/2022  
Volume:

File#: 2204286  
Page:

Buyer: BARTOLO-ALVES REVOCABLE TRUST  
Seller: TURNER KENNETH & TRENT TURNER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
206,161	89,939	0.3366	0.7716		TISD	DSL	0	26.720	0

Parcel Id: 4836 Acct Number: 00018-00097-00000-000000 Cat Code: D1 Loc Code: 20 Address: CR 741  
Sale #:10 Multi Parcel Sale Legal 1: G LUNA A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	AIPP	11.17	0	0.00	1.00	58,738	1,265	58,738
<b>Total Land Taxable Value:</b>										<b>58,738</b>

Parcel Id: 4835 Acct Number: 00018-00096-01000-000000 Cat Code: E1 E2S Loc Code: 20 Address: 110 FCR 741  
Sale #:8 Multi Parcel Sale \*Primary Parcel\* Legal 1: G LUNA A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RRT	AIPP	30.85	0	0.00	1.00	162,226	3,493	162,226
	3	RRT	AWPP	1.28	0	0.00	0.00	6,731	111	6,731
	4	RX13	ABP	1.87	0	0.00	0.00	935	163	935
	1	RRT		6.00	0	0.00	1.00	34,051	0	34,051
<b>Total Land Taxable Value:</b>										<b>203,943</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1972	2013	RB04	LA	3,170	1.00	1.00	G	0.94	1.00	1.24	1.00	388,155
	2	1972	2013	PORCH04	OPEN	120	1.00	1.00	G	0.94	1.00	1.24	1.00	4,610
	3	1995	0	RS03	DG	936	1.00	1.00	A	0.71	1.00	1.24	1.00	30,647
	4	0	0	MPBDL	WALL	1,624	1.00	1.00		0.50	1.00	1.24	1.00	6,907
	5	1972	2013	FIREPLAC04	MAS	1	1.00	1.00	G	0.94	1.00	1.24	1.00	5,595
	6	2008	0	MPBSG	SHEL	1,600	1.00	1.00	40G	0.88	1.00	1.24	1.00	60,269
	7	2008	0	MPBSG	CAN	1,800	1.00	1.00	40G	0.88	1.00	1.24	1.00	25,652
	8	0	1980	MPBSL	SHEL	1,138	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	9	0	1980	MPBDL	CAN	368	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	10	0	1980	MPBDL	WALL	750	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
<b>Total Building Value:</b>														<b>521,835</b>

Sale Date: 07/19/2022  
Sale Price: 830,000

Deed Date: 07/19/2022  
Volume:

File#: 2203082  
Page:

Buyer: BROWN KENNETH R & JANET L  
Seller: MAGGARD RUSSELL LYNN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
784,516	469,349	0.5655	0.9452		TISD	MLS	0	51.170	521,835

Parcel Id: 5678 Acct Number: 00023-09323-00000-000000 Cat Code: D1 Loc Code: 03 Address: LOVERS LANE  
Sale #:7 Multi Parcel Sale Legal 1: I H REED A-23

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	0.38	0	0.00	1.00	4,558	41	4,558
	2	RRF	AWPP	0.47	0	0.00	1.00	5,638	41	5,638
<b>Total Land Taxable Value:</b>										<b>10,196</b>

**Parcel Id: 5263**    Acct Number: 00023-00324-00000-000000    Cat Code: D1    Loc Code: 11    Address: LOVERS LANE  
 Sale #:9    Multi Parcel Sale    \*Primary Parcel\*    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	RRF	ANPP	4.16	0	0.00	0.00	49,902	453	49,902
<b>Total Land Taxable Value:</b>										<b>49,902</b>

**Sale Date: 05/09/2022**    Deed Date: 05/10/2022    File#: 2201800    **Buyer: FIRST CA LLC**  
 Sale Price: 65,000    Volume:    Page:    **Seller: CARROLL KEITH & AUTUMN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
60,098	49,031	0.7543	0.9246		FISD	MLS	0	5.010	0

**Parcel Id: 6175**    Acct Number: 00025-00049-00000-000000    Cat Code: D1    Loc Code: 11    Address: 1355 FCR 240  
 Sale #:8    Legal 1: M RIONDO    A-25

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	ANPE	477.38	0	0.00	0.00	1,668,028	47,275	1,668,028
<b>Total Land Taxable Value:</b>										<b>1,668,028</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	2017	MH416	LA	1,200	1.00	1.00	MH4G	0.89	1.00	1.28	1.00	109,527
	2	2003	2017	PORCH04	OPEN	320	1.00	1.00	MH3G	0.89	1.00	1.28	1.00	10,692
	3	0	0	PFBA	CAR	676	1.00	1.00		0.95	1.00	1.28	1.00	5,088
	4	0	0	PFBL	SHEL	160	1.00	1.00		0.95	1.00	1.28	1.00	2,208
	5	0	0	PFBA	CAR	440	1.00	1.00		0.95	1.00	1.28	1.00	3,312
	6	0	0	MPBSA	CAN	1,116	1.00	1.00		0.90	1.00	1.28	1.00	13,435
<b>Total Building Value:</b>														<b>144,262</b>

**Sale Date: 02/10/2022**    Deed Date: 02/10/2022    File#: 2200493    **Buyer: WIN RANCH LLC**  
 Sale Price: 2,024,000    Volume:    Page:    **Seller: K-C CREEK LAND LP**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,812,290	1,248,606	0.6169	0.8954		FISD	DSL	0	477.380	144,262

**Parcel Id: 46177**    Acct Number: 00025-00122-01000-000000    Cat Code: D1    Loc Code: 11    Address: FCR 248  
 Sale #:5    Legal 1: M RIONDO    A-25

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	ANWE	13.69	0	0.00	1.00	120,896	1,356	120,896
	2	RRF	AWWE	6.30	0	0.00	0.00	55,635	499	55,635
<b>Total Land Taxable Value:</b>										<b>176,531</b>

**Sale Date:** 02/28/2022  
**Sale Price:** 146,000

**Deed Date:** 02/28/2022  
**Volume:**

**File#:** 2200734  
**Page:**

**Buyer:** RESTIVO CHARLES PATRICK & KRISTINA DEVORE  
**Seller:** MCLEOD LARCHE BRYANT & SANDRA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
176,531	63,851	0.4373	1.2091		FISD	MLS	0	19.990	0

**Parcel Id:** 6303  
**Sale #:** 4

**Acct Number:** 00025-00156-00000-000000  
**Cat Code:** E1      **Loc Code:** 11      **Address:** HWY 84  
**Legal 1:** M RIONDO      A-25

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		18.85	0	0.00	1.00	168,483	0	168,483
<b>Total Land Taxable Value:</b>										<b>168,483</b>

**Sale Date:** 08/25/2022  
**Sale Price:** 180,000

**Deed Date:** 08/26/2022  
**Volume:**

**File#:** 2203624  
**Page:**

**Buyer:** LOPEZ MICHAEL  
**Seller:** GIBSON J & J MAYO

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
168,483	141,388	0.7855	0.9360		FISD	MLS	0	18.850	0

**Parcel Id:** 6120  
**Sale #:** 3

**Acct Number:** 00025-00999-00000-000000  
**Cat Code:** D1      **Loc Code:** 11      **Address:** FCR 238  
**Legal 1:** M RIONDO      A-25

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AT2P	341.00	0	0.00	1.00	1,190,462	84,329	1,190,462
	2	RRF	AT2PR	219.00	0	0.00	0.00	764,549	27,079	764,549
	3	RRF	AT2H	67.00	0	0.00	1.00	233,903	5,279	233,903
	4	RRF	AT2M	13.09	0	0.00	1.00	45,681	2,036	45,681
<b>Total Land Taxable Value:</b>										<b>2,234,595</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	1990	RF02	LA	2,640	1.00	1.00	A	0.62	1.00	1.28	1.00	147,055
	2	1965	1990	RF01	LA	800	1.00	1.00	A	0.62	1.00	1.28	1.00	39,344
	3	2021	0	MPBDA	SHEL	3,000	1.00	1.00	40A	0.98	1.00	1.28	1.00	72,592
<b>Total Building Value:</b>													<b>258,991</b>	

# Sales Ratio Detail

**Sale Date: 01/27/2022**  
Sale Price: 2,450,000

Deed Date: 02/01/2022  
Volume:

File#: 2200382  
Page:

**Buyer: PONY EXPRESS INVESTMENTS LLC**  
**Seller: M3K RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
2,493,586	2,044,296	0.8344	1.0178		FISD	MLS	0	640.590	258,991

**Parcel Id: 61087**  
Sale #:5

Acct Number: 00028-00053-00200-000000    Cat Code: D1    Loc Code: 11    Address: 303 FCR 275  
Legal 1: S SANCHEZ    A-28

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AT2H	10.22	0	0.00	0.00	102,201	805	102,201
<b>Total Land Taxable Value:</b>										<b>102,201</b>

**Sale Date: 05/02/2022**  
Sale Price: 112,000

Deed Date: 05/03/2022  
Volume:

File#: 2201703  
Page:

**Buyer: MCCLUNG JIM & CARLA**  
**Seller: FREESTONE1 LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
102,201	94,519	0.8439	0.9125		FISD	MLS	0	10.216	0

**Parcel Id: 6994**  
Sale #:8

Acct Number: 00029-00181-01000-000000    Cat Code: E1    Loc Code: 11    Address:  
Legal 1: S SANCHEZ    A-29

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		4.51	0	0.00	1.00	54,120	0	54,120
<b>Total Land Taxable Value:</b>										<b>54,120</b>

**Sale Date: 08/01/2022**  
Sale Price: 54,000

Deed Date: 08/03/2022  
Volume:

File#: 2203270  
Page:

**Buyer: SHIPP STEPHEN**  
**Seller: GOLDSOIL REALTY INVESTMENTS INC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
54,120	45,100	0.8352	1.0022		FISD	DSL	0	4.510	0

**Parcel Id: 7465**  
Sale #:4

Acct Number: 00033-00068-01000-000000    Cat Code: E1 E2S    Loc Code: 15    Address: 820 FCR 301  
Legal 1: S SANCHEZ    A-33

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	10,075	0	10,075
	2	RRBDO	ANPE	26.24	0	0.00	1.00	198,773	2,599	198,773
<b>Total Land Taxable Value:</b>										<b>208,848</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	0	RS03	LA	2,040	1.00	1.00	A	0.84	1.00	1.21	1.00	180,225
	2	2005	0	PORCH03	OPEN	480	1.00	1.00	A	0.84	1.00	1.21	1.00	12,899
	3	2005	0	PORCH03	OPEN	360	1.00	1.00	A	0.84	1.00	1.21	1.00	9,675
	4	2005	0	MPBSA	SHEL	2,400	1.00	1.00	40A	0.74	1.00	1.21	1.00	48,309
	5	2005	0	MPBDL	SHEL	280	1.00	1.00	40A	0.74	1.00	1.21	1.00	2,419
	6	1980	2005	DECK01	W	84	1.00	1.00	25A	0.40	1.00	1.21	1.00	1,030
	7	2005	0	PORCH03	OPEN	210	1.00	1.00	A	0.84	1.00	1.21	1.00	5,643
	8	2005	0	MPBSA	CAN	210	1.00	1.00	40A	0.74	1.00	1.21	1.00	1,965
	9	0	2005	MPBDL	WALL	512	1.00	1.00	40A	0.74	1.00	1.21	1.00	3,846
<b>Total Building Value:</b>														<b>266,011</b>

**Sale Date: 02/15/2022**  
Sale Price: 425,000

Deed Date: 02/18/2022  
Volume:

File#: 2200634  
Page:

**Buyer: ADAMS JOHN FOY & CYNTHIA**  
**Seller: RIPKOWSKI SHERRY D & HOLLY SMITH & ANDREA R SMITH**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
474,859	287,044	0.6754	1.1173		OISD	MLS	0	27.240	266,011

**Parcel Id: 7476**  
Sale #:6

Acct Number: 00033-00074-01160-000000  
**Multi Parcel Sale**

Cat Code: M1      Loc Code: 15  
Legal 1: MOBILE HOME ONLY

Address: 300 FCR 300

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	0	MH116	LA	1,216	1.00	1.00	MH1P	0.07	1.00	1.13	1.00	3,631
	2	0	0	DECK01	W	160	1.00	1.00		0.40	1.00	1.13	1.00	1,069
	3	0	0	DECK01	W	100	1.00	1.00	NV	0.00	1.00	1.13	1.00	0
	4	2011	0	MPBDA	SHEL	36	1.00	1.00	NV	0.00	1.00	1.13	1.00	0
<b>Total Building Value:</b>														<b>4,700</b>

**Parcel Id: 7474**  
Sale #:6

Acct Number: 00033-00074-01000-000000  
**Multi Parcel Sale \*Primary Parcel\***

Cat Code: D1 E1      Loc Code: 15  
Legal 1: S SANCHEZ      A-33

Address: FCR 300

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value	
	1	RRBDO	AIPE	11.69	0		0.00		1.00	112,432	1,204	112,432
<b>Total Land Taxable Value:</b>											<b>112,432</b>	

  

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	0	MPBDA	SHEL	4,000	1.00	1.00		0.20	1.00	1.21	1.00	17,743
<b>Total Building Value:</b>														<b>17,743</b>

**Sale Date: 06/29/2022**  
Sale Price: 100,000

Deed Date: 07/05/2022  
Volume:

File#: 2202812  
Page:

**Buyer: DEPIAZZA JAMES R**  
**Seller: STEWART MARILYN H**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
134,875	123,338	1.2334	1.3488		OISD	DSL	0	11.690	22,443

**Parcel Id: 53117**  
Sale #:4

Acct Number: 00034-00004-01100-000000

Cat Code: E1 E2S      Loc Code: 11  
Legal 1: H SHEPHERD      A-34

Address: 318 FCR 111

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1	RRF			2.00	0	0.00	0.00		26,500	0	26,500			
<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	2007	0	RF05	LA		2,110	1.00	1.00	VG	0.89	1.00	1.28	1.00	291,931
2	2007	0	RF05	AG		575	1.00	1.00	VG	0.89	1.00	1.28	1.00	30,368
3	2007	0	PORCH05	OPEN		288	1.00	1.00	VG	0.89	1.00	1.28	1.00	10,735
4	2007	0	PORCH05	OPEN		214	1.00	1.00	VG	0.89	1.00	1.28	1.00	7,977
5	2007	0	FIREPLAC06	MET		1	1.00	1.00	VG	0.89	1.00	1.28	1.00	3,771
6	0	2007	DECK01	W		339	1.00	1.00	25VG	0.55	1.00	1.28	1.00	3,031
7	2011	0	PFBL	SHEL		96	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
8	2020	0	MPBSA	SHEL		360	1.00	1.00	40VG	1.00	1.00	1.28	1.00	13,262
9	2021	0	POOL	GUNN		88	1.00	1.00	15VG	0.98	1.00	1.28	1.00	44,641
<b>Total Building Value:</b>											<b>405,716</b>			

**Sale Date: 09/14/2022**  
Sale Price: 545,000

Deed Date: 09/14/2022  
Volume:

File#: 2203866  
Page:

**Buyer: NEELY TRENT ROBERT & JAMIE LYNN KNIGHT**  
**Seller: HARRIS JIMMIE L & LISA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
432,216	285,082	0.5231	0.7931		FISD	MLS	0	2.000	405,716

**Parcel Id: 7624**  
Sale #:4

Acct Number: 00034-00106-00000-000000  
Legal 1: H SHEPHERD

Cat Code: E1 D2  
Legal 1: H SHEPHERD

Loc Code: 11  
A-34

Address:

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
1	RRF		ANWP	45.72	0	0.00	1.00	1.00	178,611	4,976	178,611			
2	RRF		AWWP	160.87	0	0.00	1.00	1.00	619,662	14,005	619,662			
3	RX13		ABP	4.87	0	0.00	0.00	0.00	2,435	424	2,435			
<b>Total Land Taxable Value:</b>											<b>800,708</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2014	0	RS03	LA		1,050	1.00	1.00	G	0.94	1.00	1.28	1.00	125,351
2	2014	0	MPBSG	SHEL		1,050	1.00	1.00	40A	0.90	1.00	1.28	1.00	43,171
3	2014	0	MPBSA	CAN		36	1.00	1.00	40A	0.90	1.00	1.28	1.00	433
4	2014	0	MPBSA	CAN		96	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
<b>Total Building Value:</b>											<b>168,955</b>			

**Sale Date: 06/16/2022**  
Sale Price: 1,000,100

Deed Date: 06/17/2022  
Volume:

File#: 2202576  
Page:

**Buyer: GIBSON A A JR**  
**Seller: TOOTHMAN MARILYN R**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
969,663	812,720	0.8126	0.9696		FISD	MLS	0	211.460	168,955

**Parcel Id: 62377**  
Sale #:3

Acct Number: 00034-00112-02200-000000  
Legal 1: H SHEPHERD

Cat Code: D1 D2  
Legal 1: H SHEPHERD

Loc Code: 11  
A-34

Address: 182 FM 2547

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RX13	ABP	2.01	0	0.00	0.00	1,005	175	1,005
	1	RRF	AIPP	75.60	0	0.00	0.00	412,560	8,559	412,560
<b>Total Land Taxable Value:</b>									<b>413,565</b>	

**Sale Date:** 02/10/2022  
**Sale Price:** 395,000

**Deed Date:** 02/11/2022  
**Volume:**

**File#:** 2200507  
**Page:**

**Buyer:** MORGAN NATHAN C & ANGELA K  
**Seller:** MOORE CLYDE WAYMON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
413,565	323,370	0.8187	1.0470		FISD	MLS	0	85.380	0

**Parcel Id:** 68355  
**Sale #:** 4

**Acct Number:** 00034-00112-02200-010000

**Cat Code:** D1

**Loc Code:** 11

**Address:** FM 2547

**Legal 1:** H SHEPHERD A-34

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	5.00	0	0.00	0.00	60,000	566	60,000
<b>Total Land Taxable Value:</b>									<b>60,000</b>	

**Sale Date:** 07/27/2022  
**Sale Price:** 67,500

**Deed Date:** 07/27/2022  
**Volume:**

**File#:** 2203205  
**Page:**

**Buyer:** ORMS J MICHAEL & REBECCA  
**Seller:** MORGAN NATHAN C & ANGELA K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
60,000	23,886	0.3539	0.8889		FISD	MLS	0	5.000	0

**Parcel Id:** 68390  
**Sale #:** 4

**Acct Number:** 00034-00112-02200-030000

**Cat Code:** E1 E2S

**Loc Code:** 11

**Address:** 182 FM 2547

**Legal 1:** H SHEPHERD A-34

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	2.77	0	0.00	0.00	14,994	301	14,994
<b>Total Land Taxable Value:</b>									<b>14,994</b>	

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	0	RS02	LA	800	1.00	1.00	VG	0.98	1.00	1.28	1.00	94,220
	2	2017	0	MPBSA	SHEL	1,200	1.00	1.00	40VG	1.00	1.00	1.28	1.00	36,972
	3	2019	0	MPBSA	CAN	800	1.00	1.00	40VG	1.00	1.00	1.28	1.00	10,701
	4	0	0	PFBL	SHEL	200	1.00	1.00		0.80	1.00	1.28	1.00	2,324
<b>Total Building Value:</b>													<b>144,217</b>	

**Sale Date:** 08/26/2022  
**Sale Price:** 145,000

**Deed Date:** 08/31/2022  
**Volume:**

**File#:** 2203671  
**Page:**

**Buyer:** ROBERSON RICHARD KEITH  
**Seller:** MORGAN NATHAN C & ANGELA K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
159,211	92,983	0.6413	1.0980		FISD	MLS	0	2.770	144,217

# Sales Ratio Detail

**Parcel Id: 52926**  
Sale #:5

Acct Number: 00039-00017-02100-000000

Cat Code: E1 E2      Loc Code: 20  
Legal 1: M R ALSTON      A-39

Address: 125 FCR 931

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RRT		9.80	0	0.00		0.00	95,091	0	95,091
	1	RRT		1.00	0	0.00		0.00	12,203	0	12,203

**Total Land Taxable Value: 107,294**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2007	0	RB05	LA	3,296	1.00	1.00	G	0.88	1.00	1.24	1.00	421,305
	2	2007	0	RB05	LA12	616	1.00	1.00	G	0.88	1.00	1.24	1.00	68,912
	3	2007	0	PORCH05	OPEN	620	1.00	1.00	G	0.88	1.00	1.24	1.00	22,137
	4	2007	0	PORCH05	OPEN	300	1.00	1.00	G	0.88	1.00	1.24	1.00	10,711
	5	2007	0	FIREPLAC05	MAS	1	1.00	1.00	G	0.88	1.00	1.24	1.00	6,711
	6	2017	0	PFBA	CAR	400	1.00	1.00	20A	0.78	1.00	1.24	1.00	2,395
	7	2016	0	PFBL	SHEL	80	1.00	1.00	20A	0.74	1.00	1.24	1.00	833
	8	2016	0	PFBA	FIN	192	1.00	1.00	20A	0.74	1.00	1.24	1.00	7,091
	9	2016	0	PORCH01	OPEN	64	1.00	1.00	A	0.96	1.00	1.24	1.00	1,199
	10	2007	0	MPBSL	WALL	1,560	1.00	1.00	40A	0.78	1.00	1.24	1.00	13,534
	11	2007	0	MPBSA	SHEL	1,500	1.00	1.00	40A	0.78	1.00	1.24	1.00	34,297
	12	2007	0	SLAB		300	1.00	1.00		1.00	1.00	1.24	1.00	1,488
	13	2016	0	MPBDL	WALL	240	1.00	1.00	40A	0.93	1.00	1.24	1.00	2,330
	14	0	0	FVO		160	1.00	1.00		1.00	1.00	1.24	1.00	0

**Total Building Value: 592,943**

**Sale Date: 07/29/2022**  
Sale Price: 655,500

Deed Date: 08/02/2022  
Volume:

File#: 2203261  
Page:

**Buyer: NGUYEN HOA**  
**Seller: LUCAS MICHAEL JAMES & MARIAH MARIE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
700,237	522,572	0.7972	1.0682		TISD	MLS	0	10.800	592,943

**Parcel Id: 67665**  
Sale #:11

Acct Number: 00041-00005-06000-000000

Cat Code: E1 E2S      Loc Code: 20  
Legal 1: WM AUSTIN      A-41

Address: 184 FCR 941

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		7.50	0	0.00		1.00	60,570	0	60,570
	2	RRT		19.12	0	0.00		1.00	148,039	0	148,039

**Total Land Taxable Value: 208,609**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	MH318	LA	1,368	1.00	1.00	MH3G	0.94	1.00	1.24	1.00	94,843
	2	2020	0	DECK01	W	25	1.00	1.00		1.00	1.00	1.24	1.00	1,457
	3	2020	0	DECK01	W	96	1.00	1.00		1.00	1.00	1.24	1.00	2,736
	4	2021	0	MPBSA	SHEL	2,000	1.00	1.08	40A	0.98	1.00	1.24	1.00	59,994
	5	2021	0	MPBSG	CAN	1,250	1.00	1.00	40G	1.00	1.00	1.24	1.00	20,243
	6	0	0	MPBDG	CAN	288	1.00	1.00	40G	0.30	1.00	1.24	1.00	1,172
	7	0	0	MPBDL	SHEL	240	1.00	1.00		0.30	1.00	1.24	1.00	862
	8	0	0	MPBDL	CAN	288	1.00	1.00		0.30	1.00	1.24	1.00	455

**Total Building Value: 181,762**

# Sales Ratio Detail

Sale Date: 07/06/2022  
Sale Price: 390,000

Deed Date: 07/07/2022  
Volume:

File#: 2202859  
Page:

Buyer: MONKS JOSHUA DOYAL  
Seller: SNELL JORDAN LEE & ASHLEY MISHAEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
390,371	280,495	0.7192	1.0010		TISD	MLS	0	26.620	181,762

**Parcel Id: 61462**    Acct Number: 00044-00003-09000-000000    Cat Code: D1    Loc Code: 11    Address: FM 833  
Sale #:**2**    *Multi Parcel Sale*    Legal 1: M ANDERSON    A-44 TRACT 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RRF	AT3M	9.09	0	0.00	0.00	88,822	789	88,822
	1	RRF		1.00	0	0.00	1.00	12,271	0	12,271
<b>Total Land Taxable Value:</b>										<b>101,093</b>

**Parcel Id: 61463**    Acct Number: 00044-00003-09100-000000    Cat Code: D1    Loc Code: 11    Address: FM 833  
Sale #:**2**    *Multi Parcel Sale*    Legal 1: M ANDERSON    A-44 TRACT 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AT3M	10.78	0	0.00	0.00	93,169	936	93,169
<b>Total Land Taxable Value:</b>										<b>93,169</b>

**Parcel Id: 8013**    Acct Number: 00044-00003-00000-000000    Cat Code: D1    Loc Code: 11    Address: FM 833  
Sale #:**7**    *Multi Parcel Sale*    *\*Primary Parcel\**    Legal 1: M ANDERSON    A-44 TRACT 8

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AT4M	10.65	0	0.00	0.00	92,062	558	92,062
<b>Total Land Taxable Value:</b>										<b>92,062</b>

Sale Date: 03/14/2022  
Sale Price: 220,000

Deed Date: 03/15/2022  
Volume:

File#: 2200952  
Page:

Buyer: BROWNS COZY CABINS LLC  
Seller: CURRY JAMES & KARLA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
286,324	179,377	0.8154	1.3015		FISD	MLS	0	31.518	0

**Parcel Id: 61462**    Acct Number: 00044-00003-09000-000000    Cat Code: D1    Loc Code: 11    Address: FM 833  
Sale #:**3**    Legal 1: M ANDERSON    A-44 TRACT 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RRF	AT3M	9.09	0	0.00	0.00	88,822	789	88,822
	1	RRF		1.00	0	0.00	1.00	12,271	0	12,271
<b>Total Land Taxable Value:</b>										<b>101,093</b>

# Sales Ratio Detail

Sale Date: 04/12/2022  
Sale Price: 145,000

Deed Date: 04/14/2022  
Volume:

File#: 2201398  
Page:

Buyer: TYNER BENNY JACK & TERESA INEZ  
Seller: BROWNS COZY CABINS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
101,093	62,763	0.4328	0.6972		FISD	MLS	0	10.090	0

**Parcel Id: 41672**    Acct Number: 00046-00002-02000-000000    Cat Code: D1    Loc Code: 20    Address: PR 943  
Sale #:6    *Multi Parcel Sale*    Legal 1: A ANGLIN    A-46

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	14.25	0	0.00	1.00	132,137	1,551	132,137
<b>Total Land Taxable Value:</b>										<b>132,137</b>

**Parcel Id: 8083**    Acct Number: 00046-00009-00000-000000    Cat Code: E1 E2S    Loc Code: 20    Address: 125 PR 943  
Sale #:7    *Multi Parcel Sale*    *\*Primary Parcel\**    Legal 1: A ANGLIN    A-46

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		1.04	0	0.00	1.00	12,144	0	12,144
<b>Total Land Taxable Value:</b>										<b>12,144</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1984	2015	RF06	LA	1,840	1.00	1.00	VG	0.96	1.00	1.24	1.00	275,128
	2	1984	2015	RF06	LA02	1,170	1.00	1.00	VG	0.96	1.00	1.24	1.00	160,447
	3	1984	2015	RF06	AG	780	1.00	1.00	VG	0.96	1.00	1.24	1.00	44,309
	4	1984	2015	PORCH06	OPEN	40	1.00	1.00	VG	0.96	1.00	1.24	1.00	2,064
	5	1984	2015	FIREPLAC06	MAS	1	1.00	1.00	VG	0.96	1.00	1.24	1.00	8,083
	6	1984	2015	SLAB		364	1.00	1.00	VG	0.96	1.00	1.24	1.00	1,733
	7	1994	0	RF04	AG	817	1.00	1.00	A	0.69	1.00	1.24	1.00	24,571
	8	1994	0	RF04	LA	140	1.00	1.00	A	0.69	1.00	1.24	1.00	16,021
	9	1994	0	RF04	LA12	190	1.00	1.00	A	0.69	1.00	1.24	1.00	18,329
	10	0	0	PFBA	SHEL	120	1.00	1.00		1.00	1.00	1.24	1.00	2,113
	11	0	0	PFBA	CAR	240	1.00	1.00		0.90	1.00	1.24	1.00	1,658
<b>Total Building Value:</b>										<b>554,456</b>				

Sale Date: 01/06/2023  
Sale Price: 676,000

Deed Date: 01/12/2023  
Volume:

File#: 2300134  
Page:

Buyer: MENDOZA LANCE C & ANGELA L  
Seller: JACKSON STACY JO

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
698,737	477,365	0.7062	1.0336		TISD	MLS	0	15.290	554,456

**Parcel Id: 45607**    Acct Number: 00057-00002-03000-000000    Cat Code: E1 E2S    Loc Code: 11    Address: 318 FM 27  
Sale #:11    Legal 1: H BURLESON    A-57

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	11.03	0	0.00	1.00		106,245	1,200	106,245
	2	RRF		0.50	0	0.00	1.00		7,317	0	7,317

**Total Land Taxable Value: 113,562**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	0	RS04	LA	2,032	1.00	1.00	VG	0.95	1.00	1.28	1.00	260,508
	2	2014	0	RS04	AG	400	1.00	1.00	VG	0.95	1.00	1.28	1.00	21,144
	3	2014	0	PORCH04	OPEN	200	1.00	1.00	VG	0.95	1.00	1.28	1.00	7,576
	4	2014	0	PORCH04	SCRN	896	1.00	1.00	VG	0.95	1.00	1.28	1.00	40,128
	5	2014	0	FIREPLAC04	MET	1	1.00	1.00	VG	0.95	1.00	1.28	1.00	3,004
	6	0	0	PFBA	CAR	400	1.00	1.00		0.60	1.00	1.28	1.00	1,902
	7	0	0	MPBDL	WALL	480	1.00	1.00		0.10	1.00	1.28	1.00	517
	8	0	0	PFBL	SHEL	200	1.00	1.00		0.50	1.00	1.28	1.00	1,453
	9	2021	0	DECK01	W	1,440	1.00	1.00	NV	0.00	1.00	1.28	1.00	0

**Total Building Value: 336,232**

**Sale Date: 06/30/2022**

Deed Date: 07/05/2022

File#: 2202824

**Buyer: WOLFF WENDY YUILL**

Sale Price: 480,000

Volume:

Page:

**Seller: SHAW WADE & RAYE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
449,794	331,811	0.6913	0.9371		FISD	MLS	0	11.529	336,232

**Parcel Id: 8640**

Sale #:4

Acct Number: 00060-00037-00000-000000

Cat Code: E1

Loc Code: 11

Address: CR 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		10.24	0	0.00	0.00		99,911	0	99,911

**Total Land Taxable Value: 99,911**

**Sale Date: 04/08/2022**

Deed Date: 04/11/2022

File#: 2201355

**Buyer: TREVINO JUAN ANTONIO JR**

Sale Price: 68,000

Volume:

Page:

**Seller: MCKNIGHT MARILYN YVETTE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
99,911	92,192	1.3558	1.4693		FISD	MLS	0	10.240	0

**Parcel Id: 65142**

Sale #:5

Acct Number: 00064-00013-02000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 255 FM 1451

Legal 1: W T BARKER

A-64

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		0.25	0	0.00	1.00		5,191	0	5,191
	2	RRT	AWPP	0.80	0	0.00	1.00		8,613	70	8,613
	3	RRT	AIPP	6.73	0	0.00	1.00		72,453	762	72,453

**Total Land Taxable Value: 86,257**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	0	RF06	LA	2,550	1.00	1.00	VG	0.98	1.00	1.24	1.00	399,833
	2	2018	0	CARPORT06	MET	624	1.00	1.00	VG	0.98	1.00	1.24	1.00	16,030
	3	2018	0	PORCH06	OPEN	695	1.00	1.00	VG	0.98	1.00	1.24	1.00	29,137
	4	2018	0	PORCH06	OPEN	35	1.00	1.00	VG	0.98	1.00	1.24	1.00	1,885
	5	2018	0	FIREPLAC06	MAS	1	1.00	1.00	VG	0.98	1.00	1.24	1.00	8,251
	6	1980	0	MPBSL	SHEL	140	1.00	1.00	40A	0.20	1.00	1.24	1.00	426
	7	0	2019	PFBL	SHEL	120	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	8	2018	0	MPBSA	SHEL	1,040	1.00	1.00	40G	1.00	1.00	1.24	1.00	31,337
	9	2018	0	MPBSA	WALL	646	1.00	1.00	40G	1.00	1.00	1.24	1.00	11,423
	10	2018	0	MPBSL	CAN	320	1.00	1.00	40G	1.00	1.00	1.24	1.00	1,833
	11	2021	0	MPBSA	CAN	900	1.00	1.00	40A	0.98	1.00	1.24	1.00	11,429
<b>Total Building Value:</b>														<b>511,584</b>

Sale Date: 01/17/2022  
Sale Price: 650,000

Deed Date: 01/18/2022  
Volume:

File#: 2200185  
Page:

Buyer: INCAVIGLIA PETER & DIANA  
Seller: STAGGS JERRY & KRISTIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
597,841	359,568	0.5532	0.9198		TISD	MLS	0	7.780	511,584

**Parcel Id: 15074**    Acct Number: 00515-00003-00000-000000    Cat Code: D1    Loc Code: 20    Address:  
Sale #:5    *Multi Parcel Sale*    Legal 1: R L POOL    A-515

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	27.11	0	0.00		1.00		146,420	2,950	146,420
	2	RRT	AWPP	36.89	0	0.00		0.00		199,242	3,212	199,242
<b>Total Land Taxable Value:</b>												<b>345,662</b>

**Parcel Id: 15117**    Acct Number: 00518-00022-00000-000000    Cat Code: D1    Loc Code: 20    Address:  
Sale #:6    *Multi Parcel Sale*    Legal 1: L J PARKER    A-518

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	8.79	0	0.00		1.00		47,475	957	47,475
<b>Total Land Taxable Value:</b>												<b>47,475</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	MPBDL	SHEL	1,200	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	2	2011	0	MPBDL	WALL	1,260	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	3	2011	0	MPBDL	SHEL	780	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	4	0	2010	MPBDL	SHEL	16	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	5	1960	0	MPBDL	CAN	600	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	6	1960	0	MPBDL	CAN	575	1.00	1.00	NV	0.00	1.00	1.24	1.00	0

**Parcel Id: 8722**    Acct Number: 00064-00020-00000-000000    Cat Code: D1    Loc Code: 20    Address: FM 1451  
Sale #:5    *Multi Parcel Sale*    *\*Primary Parcel\**    Legal 1: W T BARKER    A-64

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1	RRT		ANPP	13.70	0	0.00	1.00	76,493	1,491	76,493
<b>Total Land Taxable Value:</b>										<b>76,493</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1980	0	MPBDL	CAN	1,152	1.00	1.00	NV	0.00	1.00	1.24	1.00	0	

Sale Date: 03/11/2022  
Sale Price: 490,808

Deed Date: 03/14/2022  
Volume: File#: 2200919  
Page:

Buyer: JERNIGAN JACOB & ELIZABETH  
Seller: SARTOR MARY RED

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
469,630	105,655	0.2153	0.9569		TISD	MLS	0	86.490	0

**Parcel Id: 14738** Acct Number: 00482-00001-00000-000000 Cat Code: D1 Loc Code: 20 Address: FM 1451  
Sale #:9 **Multi Parcel Sale** Legal 1: S B OWENS A-482

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1	RRT		AWPP	136.92	0	0.00	1.00	479,220	11,920	479,220
2	RX13		ABP	2.66	0	0.00	0.00	1,330	232	1,330
<b>Total Land Taxable Value:</b>										<b>480,550</b>

**Parcel Id: 16929** Acct Number: 00638-00040-00000-000000 Cat Code: D1 Loc Code: 20 Address: FM 1451  
Sale #:8 **Multi Parcel Sale** Legal 1: T P WHITMORE A-638

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1	RRT		ANPP	58.69	0	0.00	1.00	205,415	6,387	205,415
2	RRT		AWPP	49.21	0	0.00	0.00	172,235	4,284	172,235
3	RX13		ABP	3.35	0	0.00	0.00	1,675	292	1,675
<b>Total Land Taxable Value:</b>										<b>379,325</b>

**Parcel Id: 8724** Acct Number: 00064-00021-00000-000000 Cat Code: D1 Loc Code: 20 Address:  
Sale #:9 **Multi Parcel Sale \*Primary Parcel\*** Legal 1: W T BARKER A-64

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1	RRT		ANPP	22.94	0	0.00	1.00	80,290	2,497	80,290
2	RRT		AWPP	159.06	0	0.00	0.00	556,710	13,848	556,710
3	RX13		ABP	6.00	0	0.00	0.00	3,000	522	3,000
<b>Total Land Taxable Value:</b>										<b>640,000</b>

Sale Date: 09/20/2022  
Sale Price: 1,535,905

Deed Date: 09/21/2022  
Volume: File#: 2203975  
Page:

Buyer: INDERMAN FAMILY LTD  
Seller: WATSON WILLIAM JR 2007 FAMILY TRUST

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,499,875	1,274,360	0.8297	0.9765		TISD	MLS	0	438.830	0

# Sales Ratio Detail

**Parcel Id: 68245**      Acct Number: 00083-00009-03000-000000      Cat Code: E1      Loc Code: 11      Address: FM 833  
 Sale #:7                      Legal 1: M BATEMAN                      A-83 TRACT 64

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	7.71	0	0.00	1.00	75,396	873	75,396
	2	RRF	AWPP	2.30	0	0.00	0.00	22,492	200	22,492
<b>Total Land Taxable Value:</b>									<b>97,888</b>	

**Sale Date: 04/27/2022**      Deed Date: 05/05/2022      File#: 2201714      **Buyer: MULLINS JASON SHAUN**  
 Sale Price: 84,000      Volume:      Page:      **Seller: COLT RANCH AND LAND PARTNERS II LP**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
97,888	36,766	0.4377	1.1653		FISD	DSL	0	10.010	0

**Parcel Id: 53238**      Acct Number: 00151-00005-01000-000000      Cat Code: D1      Loc Code: 18      Address:  
 Sale #:4      **Multi Parcel Sale**                      Legal 1: WM A CHANDLER                      A-151

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	ANPP	7.44	0	0.00	0.00	35,552	810	35,552
	2	RRBDO	ANPP	6.55	0	0.00	0.00	31,300	713	31,300
	3	RRBDO	AWPP	54.35	0	0.00	0.00	259,715	4,732	259,715
	4	RX13	ABP	1.48	0	0.00	0.00	740	129	740
	5	RX13	ABP	0.68	0	0.00	0.00	340	59	340
<b>Total Land Taxable Value:</b>									<b>327,647</b>	

**Parcel Id: 68397**      Acct Number: 00572-00004-02000-000000      Cat Code: D1      Loc Code: 18      Address:  
 Sale #:9      **Multi Parcel Sale**                      Legal 1: S Z SANDIFORD                      A-572

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	AWPP	42.44	0	0.00	0.00	202,802	3,695	202,802
	2	RRBDO	ANPP	2.85	0	0.00	1.00	13,619	310	13,619
<b>Total Land Taxable Value:</b>									<b>216,421</b>	

**Parcel Id: 8927**      Acct Number: 00087-00005-00000-000000      Cat Code: D1      Loc Code: 18      Address: S HWY 75  
 Sale #:9      **Multi Parcel Sale**      **\*Primary Parcel\***                      Legal 1: G A BLUNT                      A-87

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	AWPP	17.66	0	0.00	1.00	84,389	1,537	84,389
	2	RX13	ABP	1.04	0	0.00	0.00	520	91	520
<b>Total Land Taxable Value:</b>									<b>84,909</b>	

# Sales Ratio Detail

**Sale Date: 09/07/2022**  
Sale Price: 780,042

Deed Date: 09/08/2022  
Volume:

File#: 2203787  
Page:

**Buyer: SPENCER STEPHEN EDWARD & DONNA LEE**  
**Seller: IRONGATE RANCH HOLDINGS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
628,977	382,341	0.4902	0.8063		DISD	MLS	0	134.490	0

**Parcel Id: 9037**  
Sale #:7

Acct Number: 00097-00034-00000-000000    Cat Code: D1 E2S    Loc Code: 11    Address: 510 FM 416  
Legal 1: D BRATT    A-97

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RRF	ANPP	2.00	0	0.00		1.00	18,470	218	18,470
	3	RRF	ANPP	12.69	0	0.00		1.00	117,194	1,381	117,194
	1	RRF		1.00	0	0.00		1.00	11,735	0	11,735

**Total Land Taxable Value: 147,399**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1981	2005	RF04	LA	1,200	1.00	1.00	G	0.86	1.00	1.28	1.00	144,605
	2	1992	2005	RF04	LA	528	1.00	1.00	G	0.86	1.00	1.28	1.00	63,626
	3	1981	2005	PORCH04	OPEN	160	1.00	1.00	G	0.86	1.00	1.28	1.00	5,634
	4	1981	2005	PORCH04	OPEN	144	1.00	1.00	G	0.86	1.00	1.28	1.00	5,128
	5	0	1990	RF01	LA	800	1.00	1.00	A	0.62	1.00	1.28	1.00	32,011
	6	0	0	MPBDA	SHEL	1,100	1.00	1.00		0.70	1.00	1.28	1.00	20,087
	7	0	0	MPBSL	CAN	800	1.00	1.00		0.40	1.00	1.28	1.00	1,892
	8	0	0	PFBA	CAR	240	1.00	1.00		1.00	1.00	1.28	1.00	1,902
	9	0	0	PFBA	SHEL	120	1.00	1.00		1.00	1.00	1.28	1.00	2,181

**Total Building Value: 277,066**

**Sale Date: 10/24/2022**  
Sale Price: 445,000

Deed Date: 10/28/2022  
Volume:

File#: 2204521  
Page:

**Buyer: MESMER DAVID TROY & MELODY ELIZABETH**  
**Seller: PASIOWITZ MICHAEL & BECCA & ROGER BRANDLE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
424,465	354,657	0.7970	0.9539		RCRES	MLS	0	15.690	277,066

**Parcel Id: 9041**  
Sale #:11

Acct Number: 00097-00036-01000-000000    Cat Code: D1 E2S    Loc Code: 11    Address: 192 FCR 190  
Legal 1: D BRATT    A-97

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RRF	ANPP	4.50	0	0.00		1.00	54,000	490	54,000
	1	RRF		0.34	0	0.00		0.00	6,580	0	6,580

**Total Land Taxable Value: 60,580**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	2005	MH428	LA	1,848	1.00	1.00	MH4A	0.66	1.00	1.28	1.00	120,009
	2	1995	2005	MH418	TAG	774	1.00	1.00	MH4A	0.66	1.00	1.28	1.00	41,567
	3	1995	2005	PORCH04	OPEN	660	1.00	1.00	MH4A	0.66	1.00	1.28	1.00	16,353
	4	1995	2005	PORCH04	OPEN	172	1.00	1.00	MH4A	0.66	1.00	1.28	1.00	4,612
	5	1995	2005	CARPORT04	FRAM	506	1.00	1.00	MH4A	0.66	1.00	1.28	1.00	9,776
	6	0	0	MPBDL	SHEL	320	1.00	1.00		0.80	1.00	1.28	1.00	3,162
	7	2005	0	RS02	LA	720	1.00	1.00	F	0.82	0.90	1.28	1.00	65,219
	8	2005	0	MPBSA	SHEL	720	1.00	1.00	40A	0.74	1.00	1.28	1.00	18,304
	9	2005	0	MPBSA	SHEL	720	1.00	1.00	40A	0.74	1.00	1.28	1.00	18,304
	10	2004	0	MPBSA	CAN	240	1.00	1.00	40A	0.72	1.00	1.28	1.00	2,311
	11	0	0	MPBDA	SHEL	96	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	12	1983	0	MPBDL	SHEL	1,200	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	13	2006	0	MPBSA	SHEL	288	1.00	1.00	40A	0.76	1.00	1.28	1.00	8,063
	14	2006	0	MPBSL	SHEL	2,800	1.00	1.00	40A	0.76	1.00	1.28	1.00	25,604
	15	0	0	MPBDL	CAN	128	1.00	1.00		0.80	1.00	1.28	1.00	557
	16	2006	0	MPBSL	CAN	700	1.00	1.00	40A	0.76	1.00	1.28	1.00	3,146
	17	0	0	MPBDL	WALL	2,800	1.00	1.00		0.20	1.00	1.28	1.00	4,623
<b>Total Building Value:</b>														<b>341,610</b>

Sale Date: 01/13/2022  
Sale Price: 375,000

Deed Date: 01/26/2022  
Volume:

File#: 2200312  
Page:

Buyer: VON TAGEN KIRK A & TRACY D  
Seller: FERGUSON KRISTI SHAE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
402,190	245,221	0.6539	1.0725		FISD	MLS	0	4.840	341,610

Parcel Id: 14607    Acct Number: 00472-00012-00000-000000    Cat Code: D1    Loc Code: 11    Address: FCR 445  
Sale #:6    **Multi Parcel Sale**    Legal 1: WM NYE    A-472

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	1.10	0	0.00		1.00		5,518	125	5,518
	2	RRF	AWPP	3.51	0	0.00		1.00		17,608	306	17,608
<b>Total Land Taxable Value:</b>												<b>23,126</b>

Parcel Id: 9068    Acct Number: 00100-00007-00000-000000    Cat Code: D1    Loc Code: 11    Address: FCR 445  
Sale #:5    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: J P BORDEN    A-100

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	21.20	0	0.00		1.00		106,353	2,307	106,353
	3	RX13	ABP	1.83	0	0.00		0.00		915	159	915
	2	RRF	AWPP	82.27	0	0.00		0.00		412,725	7,163	412,725
<b>Total Land Taxable Value:</b>												<b>519,993</b>

# Sales Ratio Detail

**Sale Date: 07/13/2022**  
Sale Price: 421,000

Deed Date: 07/20/2022  
Volume:

File#: 2203085  
Page:

**Buyer: MENDOZA OCTAVIO & ADOLFINA BEIZA &**  
**Seller: PARKER LARRY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
543,119	395,145	0.9386	1.2901		FISD	MLS	0	109.911	0

**Parcel Id: 67948**  
Sale #:6

Acct Number: 00107-00002-01300-000000    Cat Code: D1    Loc Code: 11    Address: 289 FCR 510  
Legal 1: T W BUNDICK    A-107 TRACT 12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	0.25	0	0.00	0.00	4,925	28	4,925
	2	RRF	AIPP	10.57	0	0.00	1.00	102,543	1,197	102,543
<b>Total Land Taxable Value:</b>									<b>107,468</b>	

**Sale Date: 02/01/2022**  
Sale Price: 99,000

Deed Date: 02/08/2022  
Volume:

File#: 2200440  
Page:

**Buyer: GRAVES RICHARD R II & CHRISTINA**  
**Seller: PEG RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
107,468	30,143	0.3045	1.0855		FISD	DSL	0	10.820	0

**Parcel Id: 67974**  
Sale #:6

Acct Number: 00107-00002-01500-000000    Cat Code: E1    Loc Code: 11    Address: FCR 510  
Legal 1: T W BUNDICK    A-107 TRACT 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIWP	10.09	0	0.00	0.00	97,121	1,142	97,121
	2	RRF	AWWP	1.52	0	0.00	1.00	14,631	132	14,631
<b>Total Land Taxable Value:</b>									<b>111,752</b>	

**Sale Date: 07/22/2022**  
Sale Price: 108,000

Deed Date: 07/22/2022  
Volume:

File#: 2203118  
Page:

**Buyer: BELLO HAMZA BUHARI & LEEKISHA RENEE**  
**Seller: PEG RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
111,752	101,750	0.9421	1.0347		FISD	DSL	0	11.610	0

**Parcel Id: 67982**  
Sale #:6

Acct Number: 00107-00002-01600-000000    Cat Code: D1    Loc Code: 11    Address: FCR 510  
Legal 1: T W BUNDICK    A-107 TRACT 11

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	10.08	0	0.00	0.00	98,505	1,141	98,505
<b>Total Land Taxable Value:</b>									<b>98,505</b>	

# Sales Ratio Detail

**Sale Date: 03/11/2022**  
Sale Price: 95,000

Deed Date: 03/14/2022  
Volume:

File#: 2200917  
Page:

**Buyer: JOHNSON STEPHEN & PATRICIA**  
**Seller: PEG RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
98,505	49,965	0.5259	1.0369		FISD	DSL	0	10.080	0

**Parcel Id: 68248**  
Sale #:6

Acct Number: 00107-00002-02100-000000

Cat Code: D1

Loc Code: 11

Address: FCR 510

Legal 1: T W BUNDICK

A-107 TRACT 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	3	RX13	ABP	1.59	0	0.00	1.00	795	138	795
	1	RRF	AWWP	5.49	0	0.00	1.00	41,825	478	41,825
	2	RRF	AIWP	20.00	0	0.00	0.00	152,368	2,264	152,368
<b>Total Land Taxable Value:</b>									<b>194,988</b>	

**Sale Date: 05/06/2022**  
Sale Price: 200,000

Deed Date: 05/06/2022  
Volume:

File#: 2201762  
Page:

**Buyer: ELLIS JUNE LAMONT**  
**Seller: PEG RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
194,988	124,242	0.6212	0.9749		FISD	DSL	0	27.080	0

**Parcel Id: 9095**  
Sale #:6

Acct Number: 00107-00003-00000-000000

Cat Code: D1

Loc Code: 11

Address:

Legal 1: T W BUNDICK

A-107

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	2.15	0	0.00	1.00	18,428	243	18,428
	2	RRF	AWPP	1.84	0	0.00	1.00	15,771	160	15,771
<b>Total Land Taxable Value:</b>									<b>34,199</b>	

**Sale Date: 08/17/2022**  
Sale Price: 65,000

Deed Date: 08/19/2022  
Volume:

File#: 2203525  
Page:

**Buyer: CHADINHA RUSS & DEANNE**  
**Seller: MINZE COLBY & MIRANDA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
34,199	39,900	0.6138	0.5261		FISD	DSL	0	3.990	0

**Parcel Id: 9169**  
Sale #:7

Acct Number: 00113-00028-00000-000000

Cat Code: E1 E2

Loc Code: 25

Address: 206 FCR 960

Legal 1: F P CABLER

A-113

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW		9.45	0	0.00	1.00	97,223	0	97,223
<b>Total Land Taxable Value:</b>									<b>97,223</b>	

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	2021	PFBG	FIN	312	1.00	1.00	40E	1.00	1.00	1.24	1.00	21,085
	2	0	2021	PORCH01	OPEN	48	1.00	1.00	40E	1.00	1.00	1.24	1.00	966
<b>Total Building Value:</b>														<b>22,051</b>

**Sale Date: 02/02/2023**  
Sale Price: 122,000

Deed Date: 02/06/2023  
Volume:

File#: 2300395  
Page:

**Buyer: TOMANOVICH ALEX**  
**Seller: ZAFARANO RICHARD**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
119,274	95,551	0.7832	0.9777		WISD	MLS	0	9.449	22,051

**Parcel Id: 68258**  
Sale #:3

Acct Number: 00113-00030-02000-000000

Cat Code: E1

Loc Code: 25

Address: FM 1366

Legal 1: F P CABLER

A-113 TRACT 5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRW	AWWB	5.00	0	0.00	0.00	60,000	422	60,000
<b>Total Land Taxable Value:</b>										<b>60,000</b>

**Sale Date: 05/20/2022**  
Sale Price: 55,000

Deed Date: 05/31/2022  
Volume:

File#: 2202080  
Page:

**Buyer: WILSON CHRISTOPHER LEE & NORMA GUEVARA**  
**Seller: FULTON STEVEN & AMANDA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
60,000	24,149	0.4391	1.0909		WISD	DSL	0	5.000	0

**Parcel Id: 9419**  
Sale #:8

Acct Number: 00115-00055-01000-000000

Cat Code: D1 E2S

Loc Code: 11

Address: 151 FCR 1128

Legal 1: W CARTER

A-115

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	11,357	0	11,357
	2	RRF	AIPP	14.71	0	0.00	1.00	130,290	1,665	130,290
	3	RRF		4.00	0	0.00	0.00	35,429	0	35,429
<b>Total Land Taxable Value:</b>										<b>177,076</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	2010	RF03	LA	864	1.00	1.00	A	0.90	1.00	1.28	1.00	103,454
	2	1995	2010	FIREPLAC02	MET	1	1.00	1.00	A	0.90	1.00	1.28	1.00	2,051
	3	1995	2010	PORCH03	OPEN	384	1.00	1.00	A	0.90	1.00	1.28	1.00	11,696
	4	1995	0	MPBDL	SHEL	256	1.00	1.00	40A	0.48	1.00	1.28	1.00	1,518
	5	0	1980	MPBDL	WALL	300	1.00	1.00	40A	0.20	1.00	1.28	1.00	647
	6	0	1980	MPBDL	SHEL	96	1.00	1.00	40A	0.20	1.00	1.28	1.00	237
	7	0	0	MPBSL	WALL	700	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
<b>Total Building Value:</b>														<b>119,603</b>

# Sales Ratio Detail

Sale Date: 11/15/2022  
Sale Price: 300,000

Deed Date: 11/16/2022  
Volume:

File#: 2204801  
Page:

Buyer: SMITH CORBIN  
Seller: BRAHMER THOMAS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
296,679	216,532	0.7218	0.9889		FISD	MLS	0	19.710	119,603

**Parcel Id: 13733**    Acct Number: 00416-00003-00000-000000    Cat Code: E1    Loc Code: 11    Address:  
Sale #:18    *Multi Parcel Sale*    Legal 1: J MC CLANAHAM    A-416

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		6.00	0	0.00	1.00	52,138	0	52,138
<b>Total Land Taxable Value:</b>										<b>52,138</b>

**Parcel Id: 9438**    Acct Number: 00116-00006-00000-000000    Cat Code: E1    Loc Code: 11    Address: 457 S HWY 75  
Sale #:6    *Multi Parcel Sale*    *\*Primary Parcel\**    Legal 1: I CARRODINE    A-116

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	4	RRF		1.08	0	0.00	1.00	9,385	0	9,385
	1	RRF		1.00	0	0.00	1.00	11,190	0	11,190
	2	RRF		2.90	0	0.00	0.00	25,200	0	25,200
	3	RRF		10.57	0	0.00	0.00	91,806	0	91,806
<b>Total Land Taxable Value:</b>										<b>137,581</b>

Sale Date: 08/23/2022    Deed Date: 08/23/2022    File#: 2203579    Buyer: GILLIAN CHASE O & CHRISTY  
Sale Price: 170,000    Volume:    Page:    Seller: BANKS VERNELL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
189,719	173,381	1.0199	1.1160		FISD	MLS	0	21.545	0

**Parcel Id: 9517**    Acct Number: 00116-00078-01000-000000    Cat Code: D1 E2S    Loc Code: 11    Address: 436 S STATE HWY 75  
Sale #:8    *Multi Parcel Sale*    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		1.00	0	0.00	1.00	11,017	0	11,017
	2	RRF	AWPP	11.41	0	0.00	1.00	97,176	993	97,176
<b>Total Land Taxable Value:</b>										<b>108,193</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1956	1960	RF02	LA	1,560	1.00	1.00	P	0.26	1.00	1.28	1.00	41,476
	2	1956	1960	PORCH02	OPEN	147	1.00	1.00	P	0.26	1.00	1.28	1.00	1,293
	3	0	0	MPBDL	SHEL	480	1.00	1.00		0.95	1.00	1.28	1.00	5,633
	4	2010	0	MPBDL	SHEL	120	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	5	2012	0	PFBL	SHEL	80	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	6	1956	1960	FIREPLAC02	MET	1	1.00	1.00	UN	0.10	1.00	1.28	1.00	228
	7	1956	1960	PORCH02	SCRN	288	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	8	0	0	MPBDL	SHEL	60	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	9	0	0	MPBDL	WALL	200	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	10	0	0	MPBDL	SHEL	480	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	11	0	0	MPBDL	WALL	400	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
<b>Total Building Value:</b>														<b>48,630</b>

**Parcel Id: 9516**    Acct Number: 00116-00078-00000-000000    Cat Code: D1    Loc Code: 11    Address: S US 75  
 Sale #:7    **Multi Parcel Sale \*Primary Parcel\***    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	AWPP	10.00	0	0.00		1.00	85,167	871	85,167
<b>Total Land Taxable Value:</b>											<b>85,167</b>

**Sale Date: 12/15/2022**    Deed Date: 12/16/2022    File#: 2205232    **Buyer: GARCIA JESUS LOPEZ**  
 Sale Price: 190,000    Volume:    Page:    **Seller: WELLS GUSSIE V**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
241,990	197,215	1.0380	1.2736		FISD	MLS	0	22.420	48,630

**Parcel Id: 46205**    Acct Number: 00123-00001-01000-000000    Cat Code: D1 E2S    Loc Code: 18    Address: 297 FCR 411  
 Sale #:2    Legal 1: J COODY    A-123

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO		0.25	0	0.00		1.00	3,685	0	3,685
	2	RRBDO	ANPP	62.09	0	0.00		1.00	294,352	6,757	294,352
	3	RRBDO	ANPP	12.22	0	0.00		1.00	57,932	1,330	57,932
	4	RRBDO	AWPP	43.16	0	0.00		0.00	204,610	3,758	204,610
	5	RRBDO	AWPP	29.53	0	0.00		0.00	139,994	2,571	139,994
<b>Total Land Taxable Value:</b>											<b>700,573</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	2010	MH228	LA	1,680	1.00	1.00	MH2G	0.77	1.00	1.21	1.00	91,192
	2	0	0	MPBDL	SHEL	80	1.00	1.00		0.90	1.00	1.21	1.00	841
	3	0	0	DECK01	W	144	1.00	1.00		0.40	1.00	1.21	1.00	1,475
	4	0	0	DECK01	W	600	1.00	1.00		0.40	1.00	1.21	1.00	3,688
	5	2011	0	PFBL	SHEL	96	1.00	1.00	NV	0.00	1.00	1.21	1.00	0
	6	2019	0	MPBSA	SHEL	1,080	1.00	1.00	40A	0.96	1.00	1.21	1.00	30,410
	7	2019	0	MPBSA	CAN	185	1.00	1.00	40A	0.96	1.00	1.21	1.00	2,246
<b>Total Building Value:</b>														<b>129,852</b>

# Sales Ratio Detail

**Sale Date:** 02/11/2022  
**Sale Price:** 780,000

**Deed Date:** 02/14/2022  
**Volume:**

**File#:** 2200529  
**Page:**

**Buyer:** MIMS ZACHERY LYNN  
**Seller:** VOSS FAMILY LIVING TRUST

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
830,425	475,141	0.6092	1.0646		DISD	DSL	0	147.250	129,852

**Parcel Id:** 68282  
**Sale #:** 7

**Acct Number:** 00137-00006-00001-050000    **Cat Code:** D1    **Loc Code:** 11    **Address:** FM 488  
**Legal 1:** J T CADDELL    A-137 TRACT 59

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	10.86	0	0.00	1.00	105,314	1,229	105,314
<b>Total Land Taxable Value:</b>									<b>105,314</b>	

**Sale Date:** 06/15/2022  
**Sale Price:** 78,000

**Deed Date:** 06/16/2022  
**Volume:**

**File#:** 2202548  
**Page:**

**Buyer:** MULLIGAN MICHAEL D & NIA M  
**Seller:** COLT RANCH AND LAND PARTNERS II LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
105,314	39,888	0.5114	1.3502		FISD	DSL	0	10.860	0

**Parcel Id:** 68337  
**Sale #:** 7

**Acct Number:** 00137-00006-03000-000000    **Cat Code:** E1    **Loc Code:** 11    **Address:** FM 488  
**Legal 1:** J T CADDELL    A-137 TRACT 58

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	10.69	0	0.00	1.00	103,840	1,210	103,840
<b>Total Land Taxable Value:</b>									<b>103,840</b>	

**Sale Date:** 06/25/2022  
**Sale Price:** 85,500

**Deed Date:** 07/11/2022  
**Volume:**

**File#:** 2202907  
**Page:**

**Buyer:** SABILLON OSCAR  
**Seller:** COLT RANCH AND LAND PARTNERS II LP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
103,840	39,264	0.4592	1.2145		FISD	DSL	0	10.690	0

**Parcel Id:** 67871  
**Sale #:** 6

**Acct Number:** 00147-00007-00011-000000    **Cat Code:** D1    **Loc Code:** 18    **Address:** 616 FM 489  
**Legal 1:** D CARPENTER    A-147

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RRBDO	AIPE	9.01	0	0.00	1.00	80,658	928	80,658
	1	RRBDO		0.69	0	0.00	1.00	8,687	0	8,687
<b>Total Land Taxable Value:</b>									<b>89,345</b>	

# Sales Ratio Detail

**Sale Date: 05/18/2022**  
Sale Price: 100,000

Deed Date: 05/20/2022  
Volume:

File#: 2201959  
Page:

**Buyer: MORRIS MONTIE R & STACY L**  
**Seller: GILLIAM KATHRYN DANIEL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
89,345	88,292	0.8829	0.8934	L	DISD	DSL	0	9.700	291,956

**Parcel Id: 68360**  
Sale #:8

Acct Number: 00147-00007-01100-000000    Cat Code: D1 E2S    Loc Code: 18    Address: FM 489  
Legal 1: D CARPENTER    A-147

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO	AIPE	8.99	0	0.00		1.00		80,497	926	80,497
<b>Total Land Taxable Value:</b>											<b>80,497</b>	

**Sale Date: 07/22/2022**  
Sale Price: 87,000

Deed Date: 07/22/2022  
Volume:

File#: 2203133  
Page:

**Buyer: MORRIS MONTIE R & STACY L**  
**Seller: RAWLS LINDA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
80,497	81,839	0.9407	0.9253		DISD	DSL	0	8.991	0

**Parcel Id: 10181**  
Sale #:5

Acct Number: 00149-00003-03000-000000    Cat Code: D1 E2S    Loc Code: 11    Address: 534 FCR 941  
Legal 1: E CLEMENTS    A-149

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		14,500	0	14,500
	2	RRF	AWPP	4.00	0	0.00		1.00		48,000	348	48,000
<b>Total Land Taxable Value:</b>											<b>62,500</b>	

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	1990	RB04	LA	2,325	1.00	1.00	G	0.66	1.00	1.28	1.00	220,968
	2	1978	1990	PORCH04	OPEN	20	1.00	1.00	G	0.66	1.00	1.28	1.00	723
	3	1978	1990	PORCH01	OPEN	80	1.00	1.00	A	0.62	1.00	1.28	1.00	976
	4	1978	1990	CARPORT02	FRAM	504	1.00	1.00	G	0.66	1.00	1.28	1.00	7,438
	5	1978	1990	FIREPLAC04	MAS	1	1.00	1.00	G	0.66	1.00	1.28	1.00	4,055
	6	0	0	MPBSA	SHEL	625	1.00	1.00		0.80	1.00	1.28	1.00	17,715
	7	2011	0	MPBSA	SHEL	480	1.00	1.00		0.40	1.00	1.28	1.00	7,073
<b>Total Building Value:</b>													<b>258,948</b>	

**Sale Date: 01/20/2022**  
Sale Price: 270,000

Deed Date: 01/24/2022  
Volume:

File#: 2200262  
Page:

**Buyer: YANCEY JEFFREY MONROE & TIRAH**  
**Seller: HUGHES JEFFERY & MISTY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
321,448	193,274	0.7158	1.1905		FISD	MLS	0	5.000	258,948

**Parcel Id: 10217**  
Sale #:11

Acct Number: 00155-00007-00000-000000    Cat Code: D1 E2S    Loc Code: 25    Address: 198 FCR 1022  
Legal 1: J W CADWELL    A-155

## Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RRWL	AIWP	6.11	0	0.00		1.00	111,349	692	111,349
	3	RRW	ANWP	6.22	0	0.00		1.00	56,677	677	56,677
	4	RRW	AWWP	3.67	0	0.00		1.00	33,441	320	33,441
	1	RRW		1.00	0	0.00		1.00	11,612	0	11,612

**Total Land Taxable Value: 213,079**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	0	RS05	LA	1,760	1.00	1.00	VG	0.98	1.00	1.24	0.90	224,017
	2	2019	0	RS05	LA	640	1.00	1.00	VG	0.98	1.00	1.24	0.90	81,461
	3	2019	0	PORCH05	OPEN	1,728	1.00	1.00	VG	0.98	1.00	1.24	1.00	68,708
	4	2019	0	CARPORT05	MET	360	1.00	1.00	VG	0.98	1.00	1.24	1.00	8,373
	5	0	0	MPBDL	SHEL	840	1.00	1.00		0.20	1.00	1.24	1.00	1,800
	6	2020	0	MPBSA	CAN	288	1.00	1.00	40G	1.00	1.00	1.24	1.00	3,732
	7	2018	0	PIERWW	GOOD	444	1.00	1.00	25G	0.96	1.00	1.24	1.00	15,914
	8	2018	0	PIERMW	GOOD	90	1.00	1.00	25G	0.96	1.00	1.24	1.00	3,813
	9	2018	0	PIERMW	GOOD	288	1.00	1.00	25G	0.96	1.00	1.24	1.00	12,202
	10	2019	0	RS05	LA	1,760	1.00	1.00	VG	0.98	1.00	1.24	0.10	24,891
	11	2019	0	RS05	LA	640	1.00	1.00	VG	0.98	1.00	1.24	0.10	9,051

**Total Building Value: 453,962**

**Sale Date: 03/18/2022**

Deed Date: 03/22/2022

File#: 2201056

**Buyer: TAYLOR ART & CORA LYNN**

Sale Price: 780,000

Volume:

Page:

**Seller: HARRISON WILLIAM CHARLES & DEBRA KIM**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
667,041	448,724	0.5753	0.8552		WISD	MLS	0	17.000	453,962

**Parcel Id: 67826**

Acct Number: 00161-00006-01200-000000

Cat Code: E1

Loc Code: 02

Address: S HWY 75

Sale #:5

Legal 1: N A COOPER

A-161

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO		10.22	0	0.00		1.00	102,236	0	102,236

**Total Land Taxable Value: 102,236**

**Sale Date: 01/07/2022**

Deed Date: 01/07/2022

File#: 2200061

**Buyer: ROMERO JOSEA & ELVIRA R**

Sale Price: 112,500

Volume:

Page:

**Seller: PEG RANCH PROPERTIES LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
102,236	49,452	0.4396	0.9088		BISD	DSL	0	10.220	0

**Parcel Id: 44184**

Acct Number: 00181-00060-00000-000000

Cat Code: E1

Loc Code: 02

Address:

Sale #:9

Legal 1: T DOYNE

A-181

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	ANPE	1.09	0	0.00	1.00	13,080	108	13,080
	2	RRBDO	AWPE	3.08	0	0.00	1.00	36,960	244	36,960
<b>Total Land Taxable Value:</b>										<b>50,040</b>

Sale Date: 04/01/2022  
Sale Price: 45,000

Deed Date: 04/26/2022  
Volume:

File#: 2201594  
Page:

Buyer: DAVIS LANDON & JANE 'L LATRICE  
Seller: MALONE SEDRIC & DOROTHY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
50,040	41,700	0.9267	1.1120		BISD	MLS	0	4.170	0

Parcel Id: 10763  
Sale #:6

Acct Number: 00194-00012-01000-000000  
*Multi Parcel Sale*

Cat Code: E1 E2S  
Legal 1: J G DOLLAHITE

Loc Code: 11  
A-194

Address: 522 N HWY 75

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	14,087	0	14,087
	2	RRF		3.07	0	0.00	0.00	35,572	0	35,572
<b>Total Land Taxable Value:</b>										<b>49,659</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1974	1990	RB04	LA	1,960	1.00	1.00	G	0.66	1.00	1.28	1.00	192,322
	2	1974	1990	PORCH04	OPEN	230	1.00	1.00	G	0.66	1.00	1.28	1.00	5,699
	3	1974	1990	PORCH04	SCRN	320	1.00	1.00	G	0.66	1.00	1.28	1.00	9,956
	4	1974	1990	RB04	AG	400	1.00	1.00	G	0.66	1.00	1.28	1.00	16,126
	5	2005	0	MPBSG	SHEL	576	1.00	1.00	40A	0.74	1.00	1.28	1.00	22,533
	6	0	2005	MPBSG	CAN	432	1.00	1.00	40A	0.74	1.00	1.28	1.00	5,344
	7	0	1990	RF02	LA	400	1.00	1.00	A	0.62	1.00	1.28	1.00	35,360
	8	1980	1990	PORCH02	OPEN	120	1.00	1.00	A	0.62	1.00	1.28	1.00	2,512
	9	0	1990	CARPORT01	FRAM	400	1.00	1.00	A	0.62	1.00	1.28	1.00	3,320
	10	2011	1990	GAZ01	OPEN	100	1.00	1.00	A	0.62	1.00	1.28	1.00	1,260
<b>Total Building Value:</b>													<b>294,432</b>	

Parcel Id: 10762  
Sale #:6

Acct Number: 00194-00012-00000-000000  
*Multi Parcel Sale \*Primary Parcel\**

Cat Code: E1  
Legal 1: J G DOLLAHITE

Loc Code: 11  
A-194

Address: HWY 75

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		1.86	0	0.00	1.00	21,552	0	21,552
<b>Total Land Taxable Value:</b>										<b>21,552</b>

Sale Date: 03/07/2022  
Sale Price: 380,000

Deed Date: 03/09/2022  
Volume:

File#: 2200864  
Page:

Buyer: LICKTEIG JORDAN & SARA  
Seller: SMITH MARK WAYNE & NORA LEANE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
365,643	210,648	0.5543	0.9622		FISD	MLS	0	5.930	294,432

# Sales Ratio Detail

**Parcel Id: 10801**  
Sale #:3

Acct Number: 00199-00008-00000-000000

Cat Code: E1      Loc Code: 02  
Legal 1: T S DRENNAN      A-199

Address: FM 489

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO		8.01	0	0.00	1.00	85,444	0	85,444
<b>Total Land Taxable Value:</b>										<b>85,444</b>

**Sale Date: 11/14/2022**  
Sale Price: 89,513

Deed Date: 11/23/2022      File#: 2204967  
Volume:      Page:

**Buyer: STOECKER STEPHANIE JILL**  
**Seller: JONES CHARLES BENTON**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
85,444	74,706	0.8346	0.9545		BISD	MLS	0	8.014	0

**Parcel Id: 10998**  
Sale #:5

Acct Number: 00221-00011-00000-000000

Cat Code: D1 E1      Loc Code: 11  
Legal 1: H P ENGLAND      A-221

Address:

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		39.18	0	0.00	1.00	215,680	0	215,680
	2	RRF	AWPP	3.53	0	0.00	1.00	19,432	307	19,432
	3	RRF	AWPP	26.47	0	0.00	0.00	145,713	2,304	145,713
<b>Total Land Taxable Value:</b>										<b>380,825</b>

**Sale Date: 02/17/2023**  
Sale Price: 350,000

Deed Date: 02/17/2023      File#: 2300612  
Volume:      Page:

**Buyer: WROTEN DOUGLAS E & CATHERINE A**  
**Seller: LOWRY DANIEL BLAKE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
380,825	342,688	0.9791	1.0881		FISD	DSL	0	69.180	0

**Parcel Id: 67965**  
Sale #:5

Acct Number: 00227-00009-00010-000000

Cat Code: D1      Loc Code: 20  
Legal 1: J FERGUSON      A-227

Address: 379 S FM 80

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	4.00	0	0.00	1.00	26,132	435	26,132
<b>Total Land Taxable Value:</b>										<b>26,132</b>

**Sale Date: 02/23/2022**  
Sale Price: 24,000

Deed Date: 02/25/2022      File#: 2200711  
Volume:      Page:

**Buyer: DEWALD IVAN & SABRINA**  
**Seller: GIBSON A A JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
26,132	10,114	0.4214	1.0888		TISD	DSL	0	4.000	0

**Parcel Id: 67967**  
Sale #:6

Acct Number: 00300-00004-01000-000000

Cat Code: E1      Loc Code: 20  
Legal 1: O HUFFMAN      A-300

Address:

**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	AWPP	13.26	0	0.00	0.00	86,628	1,154	86,628
<b>Total Land Taxable Value:</b>									<b>86,628</b>	

**Parcel Id: 67968**    Acct Number: 00397-00002-00001-000000    Cat Code: E1    Loc Code: 20    Address: FM 80  
 Sale #:5    **Multi Parcel Sale**    Legal 1: M L LAZARUS    A-397

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RRT	ANPP	0.24	0	0.00	1.00	1,568	26	1,568
<b>Total Land Taxable Value:</b>									<b>1,568</b>	

**Parcel Id: 67966**    Acct Number: 00227-00009-02000-000000    Cat Code: E1    Loc Code: 20    Address: FM 80  
 Sale #:5    **Multi Parcel Sale \*Primary Parcel\***    Legal 1: J FERGUSON    A-227

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RRT	ANPP	12.00	0	0.00	1.00	78,396	1,306	78,396
2		RRT	AWPP	2.00	0	0.00	0.00	13,066	174	13,066
<b>Total Land Taxable Value:</b>									<b>91,462</b>	

**Sale Date: 02/23/2022**    Deed Date: 02/25/2022    File#: 2200716    **Buyer: DEWALD IVAN & SABRINA**  
 Sale Price: 165,000    Volume:    Page:    **Seller: GIBSON A A JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
179,658	69,582	0.4217	1.0888		TISD	DSL	0	27.520	0

**Parcel Id: 49682**    Acct Number: 00227-00012-01000-000000    Cat Code: D1    Loc Code: 20    Address: FM 80  
 Sale #:3    Legal 1: J FERGUSON    A-227

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RRT	ANPP	20.92	0	0.00	0.00	182,222	2,277	182,222
<b>Total Land Taxable Value:</b>									<b>182,222</b>	

**Sale Date: 06/24/2022**    Deed Date: 07/08/2022    File#: 2202886    **Buyer: HERRINGTON ROGER & SAMMI**  
 Sale Price: 189,000    Volume:    Page:    **Seller: ERECKSON CHARLOTTE ETAL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
182,222	129,286	0.6841	0.9641		TISD	MLS	0	20.920	0

**Parcel Id: 49684**    Acct Number: 00227-00012-03000-000000    Cat Code: D1    Loc Code: 20    Address: 403 S FM 80  
 Sale #:5    Legal 1: J FERGUSON    A-227

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	20.48	0	0.00	0.00	175,487	2,229	175,487
	2	RX13	ABP	1.53	0	0.00	0.00	765	133	765
<b>Total Land Taxable Value:</b>									<b>176,252</b>	

**Sale Date: 11/02/2022**  
Sale Price: 130,000

Deed Date: 11/14/2022  
Volume:

File#: 2204741  
Page:

**Buyer: JACKSON CHAD D & ASHLEY K**  
**Seller: ERECKSON CHARLOTTE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
176,252	122,928	0.9456	1.3558		TISD	MLS	0	22.010	0

**Parcel Id: 43496**  
Sale #:9

Acct Number: 00267-00075-01000-000000

Cat Code: E1 E2S  
Legal 1: H HOWARD

Loc Code: 11  
A-267

Address: 465 FCR 1101

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RRF		1.50	0	0.00	0.00	10,777	0	10,777
	3	RRF	AIPP	54.26	0	0.00	0.00	298,793	6,142	298,793
	4	RRF	AWPP	8.12	0	0.00	0.00	44,717	707	44,717
	5	RRFL	ANPP	2.92	0	0.00	0.00	16,080	318	16,080
	1	RRF		2.00	0	0.00	1.00	13,514	0	13,514
<b>Total Land Taxable Value:</b>									<b>383,881</b>	

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1996	2016	RB05	LA	3,348	1.00	1.00	G	0.96	1.00	1.28	1.00	498,332
	2	1996	2016	PORCH05	OPEN	1,808	1.00	1.00	G	0.96	1.00	1.28	1.00	72,693
	3	1996	2016	PORCH05	SCRN	480	1.00	1.00	G	0.96	1.00	1.28	1.00	24,236
	4	1996	2016	PORCH05	SCRN	192	1.00	1.00	G	0.96	1.00	1.28	1.00	10,612
	5	1996	2016	FIREPLAC05	MAS	1	1.00	1.00	G	0.96	1.00	1.28	1.00	7,557
	6	1996	2016	CARPORT02	FRAM	400	1.00	1.00	G	0.96	1.00	1.28	1.00	9,073
	7	0	2000	MPBSG	SHEL	2,000	1.00	1.00	40A	0.63	1.00	1.28	1.00	54,303
	8	1996	2020	POOL	GUNN	128	1.00	1.00	15VG	0.93	1.00	1.28	1.00	59,455
	9	1996	2000	MPBSA	WALL	2,400	1.00	1.00	40A	0.63	1.00	1.28	1.00	23,011
	10	0	2000	MPBSA	CAN	1,600	1.00	1.00	40A	0.63	1.00	1.28	1.00	13,483
	11	0	2000	MPBSG	SHEL	2,000	1.00	1.00	40A	0.63	1.00	1.28	1.00	54,303
<b>Total Building Value:</b>													<b>827,058</b>	

**Sale Date: 04/18/2022**  
Sale Price: 1,187,960

Deed Date: 04/19/2022  
Volume:

File#: 2201460  
Page:

**Buyer: LOZORIA JUAN HUMBERTO & JUDY JANETE SORTO**  
**Seller: HARRIS HUGH GLYNN & LINDA K GRANT**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,210,939	916,199	0.7712	1.0193		FISD	MLS	0	68.800	827,058

**Parcel Id: 11687**  
Sale #:5

Acct Number: 00297-00005-00000-000000

Cat Code: E1 E2S  
Legal 1: J HUME

Loc Code: 20  
A-297

Address: 107 PR 799

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		1.82	0	0.00	1.00		19,115	0	19,115
	2	RRT	ANPP	3.02	0	0.00	1.00		27,570	329	27,570
	3	RRT	AIPP	10.30	0	0.00	1.00		94,003	1,166	94,003
	4	RRTL	AIPP	1.68	0	0.00	0.00		15,337	190	15,337

**Total Land Taxable Value: 156,025**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1956	2013	RF04	LA	1,982	1.00	1.00	G	0.94	1.00	1.24	1.00	235,550
	2	1956	2013	PORCH04	OPEN	540	1.00	1.00	G	0.94	1.00	1.24	1.00	18,461
	3	1956	2013	PORCH04	OPEN	112	1.00	1.00	G	0.94	1.00	1.24	1.00	4,329
	4	1956	2013	RF04	LA	576	1.00	1.00	G	0.94	1.00	1.24	1.00	68,454
	5	1956	2013	CARPORT04	FRAM	600	1.00	1.00	G	0.94	1.00	1.24	1.00	15,134
	6	1950	2013	FIREPLAC04	MAS	1	1.00	1.00	A	0.93	1.00	1.24	1.00	6,535
	7	1995	0	MPBSA	SHEL	1,092	1.00	1.00	40A	0.48	1.00	1.24	1.00	15,748
	8	1956	2013	SLAB		384	1.00	1.00	G	0.94	1.00	1.24	1.00	1,790
	9	0	2010	MPBDL	SHEL	288	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	10	1995	0	MPBDL	CAN	32	1.00	1.00	40A	0.48	1.00	1.24	1.00	81
	11	0	0	MPBSL	CAN	840	1.00	1.00		0.90	1.00	1.24	1.00	4,331
	12	1990	0	SLAB		600	1.00	1.00		1.00	1.00	1.24	1.00	2,976

**Total Building Value: 373,389**

**Sale Date: 07/01/2022**  
Sale Price: 565,000

Deed Date: 07/01/2022  
Volume:

File#: 2202792  
Page:

**Buyer: LYNCH WILL ALLEN**  
**Seller: TAYLOR JASON E & STACY L**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
529,414	297,608	0.5267	0.9370		TISD	MLS	0	16.817	373,389

**Parcel Id: 12926**  
Sale #:3

Acct Number: 00368-00017-00000-000000  
**Multi Parcel Sale**

Cat Code: D1 E2M  
Legal 1: W T LEWIS

Loc Code: 20  
A-368

Address: 120 PR 936

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	AIPP	33.44	0	0.00	1.00		184,345	3,786	184,345
	2	RRT	AWPP	4.52	0	0.00	1.00		24,580	394	24,580
	3	RRTL	AIPP	2.05	0	0.00	0.00		11,148	232	11,148
	4	RRT		1.00	0	0.00	0.00		7,938	0	7,938

**Total Land Taxable Value: 228,011**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2002	0	MH116	LA	1,216	1.00	1.00	MH1G	0.48	1.00	1.24	1.00	32,866
	2	2004	0	PFBA	CAR	400	1.00	1.00		0.85	1.00	1.24	1.00	2,610
	3	0	0	PFBA	SHEL	36	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	4	0	0	PFBA	SHEL	400	1.00	1.00		0.80	1.00	1.24	1.00	5,635
	5	0	0	MPBSL	SHEL	672	1.00	1.00		0.50	1.00	1.24	1.00	4,841
	6	0	0	MPBDL	WALL	360	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	7	2000	0	PIERWW	LOW	112	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	8	0	0	DECK01	W	70	1.00	1.00		0.40	1.00	1.24	1.00	975

**Total Building Value: 46,927**

# Sales Ratio Detail

**Parcel Id: 60283**    Acct Number: 00368-00008-11000-000000    Cat Code: E1    Loc Code: 20    Address: PR 936  
 Sale #:**3**    *Multi Parcel Sale*    Legal 1: W T LEWIS    A-368 UND INT

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RX01		1.01	0	0.00	0.00	101	0	101
<b>Total Land Taxable Value:</b>										<b>101</b>

**Parcel Id: 12268**    Acct Number: 00352-00006-00000-000000    Cat Code: D1    Loc Code: 20    Address:  
 Sale #:**9**    *Multi Parcel Sale*    *\*Primary Parcel\**    Legal 1: WM KING SR    A-352

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	7.30	0	0.00	1.00	39,697	794	39,697
	2	RRT	AWPP	32.69	0	0.00	0.00	177,767	2,846	177,767
<b>Total Land Taxable Value:</b>										<b>217,464</b>

**Sale Date: 06/09/2022**    Deed Date: 06/10/2022    File#: 2202349    **Buyer: BROWN DOUGLAS**  
**Sale Price: 440,000**    Volume:    Page:    **Seller: MOORE DONNA TYUS**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
492,503	446,095	1.0139	1.1193		TISD	MLS	0	82.014	46,927

**Parcel Id: 65335**    Acct Number: 00363-00094-01000-000000    Cat Code: D1    Loc Code: 20    Address: 387 FCR 890  
 Sale #:**5**    *Multi Parcel Sale*    Legal 1: J LOYD    A-363

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	AWPP	17.36	0	0.00	0.00	98,400	1,511	98,400
<b>Total Land Taxable Value:</b>										<b>98,400</b>

**Parcel Id: 66962**    Acct Number: 00363-00094-00001-012000    Cat Code: D1    Loc Code: 20    Address: FCR 890  
 Sale #:**5**    *Multi Parcel Sale*    Legal 1: J LOYD    A-363

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	AWPP	0.50	0	0.00	0.00	2,834	44	2,834
<b>Total Land Taxable Value:</b>										<b>2,834</b>

**Parcel Id: 63344**    Acct Number: 00363-00094-00001-000000    Cat Code: D1 E2S    Loc Code: 20    Address: 383 FCR 890  
 Sale #:**3**    *Multi Parcel Sale*    *\*Primary Parcel\**    Legal 1: J LOYD    A-363

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		1.50	0	0.00	0.00	11,002	0	11,002
	2	RRT	AWPP	2.32	0	0.00	0.00	13,150	202	13,150
	3	RRT	ANPP	1.18	0	0.00	1.00	6,688	128	6,688
<b>Total Land Taxable Value:</b>										<b>30,840</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2019	0	RS05	LA	2,400	1.00	1.00	E	0.98	1.00	1.24	1.00	314,338
	2	2022	0	RS05	LA	1,200	1.00	1.00	E	1.00	1.00	1.24	1.00	160,377
	3	2022	0	PORCH04	OPEN	981	1.00	1.00	E	1.00	1.00	1.24	1.00	35,678
	4	2022	0	PORCH04	OPEN	580	1.00	1.00	E	1.00	1.00	1.24	1.00	21,094
	5	0	0	MPBDL	CAN	276	1.00	1.00		1.00	1.00	1.24	1.00	1,455
	6	2022	0	CARPORT04	MET	1,120	1.00	1.00	E	1.00	1.00	1.24	1.00	22,985
<b>Total Building Value:</b>														<b>555,927</b>

Sale Date: 07/08/2022  
Sale Price: 640,016

Deed Date: 07/21/2022  
Volume:

File#: 2203105  
Page:

Buyer: BLOOM FRANK & HEATHER  
Seller: CHADWICK PAUL WENDELL & BRITNI S

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
688,001	396,742	0.6199	1.0750		TISD	MLS	0	22.860	555,927

**Parcel Id: 12808**

Acct Number: 00365-00077-00000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 251 FM 1367

Sale #:17 **Multi Parcel Sale**

Legal 1: J LAWRENCE

A-365

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		0.25	0	0.00	1.00	3,794	0	3,794
	2	RRT	ANPP	5.88	0	0.00	0.00	30,409	639	30,409
	3	RRT	AWPP	18.87	0	0.00	0.00	97,645	1,642	97,645
<b>Total Land Taxable Value:</b>										<b>131,848</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1985	1990	RF04	LA	2,054	1.00	1.00	G	0.66	1.00	1.24	1.00	167,091
	2	1985	1990	RF04	LA02	816	1.00	1.00	G	0.66	1.00	1.24	1.00	60,591
	3	1985	1990	PORCH04	OPEN	256	1.00	1.00	G	0.66	1.00	1.24	1.00	6,145
	4	1985	1990	PORCH04	OPEN	200	1.00	1.00	G	0.66	1.00	1.24	1.00	5,099
	5	1985	1990	PORCH04	OPEN	16	1.00	1.00	G	0.66	1.00	1.24	1.00	560
	6	1985	1990	RF04	AG	840	1.00	1.00	G	0.66	1.00	1.24	1.00	24,164
	7	1985	1990	FIREPLAC04	MAS	1	1.00	1.00	G	0.66	1.00	1.24	1.00	3,928
	8	0	1985	MPBDL	SHEL	80	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
<b>Total Building Value:</b>														<b>267,578</b>

**Parcel Id: 12806**

Acct Number: 00365-00076-00000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 271 FM 1367

Sale #:4 **Multi Parcel Sale \*Primary Parcel\***

Legal 1: J LAWRENCE

A-365

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	3	RRT	AIPP	14.48	0	0.00	1.00	74,948	1,639	74,948
	2	RRT	ANPP	3.03	0	0.00	0.00	15,683	330	15,683
	1	RRT		20.00	0	0.00	0.00	106,020	0	106,020
	5	RX13	ABP	1.44	0	0.00	0.00	720	125	720
	4	RRT	AWPP	36.26	0	0.00	1.00	187,682	3,157	187,682
<b>Total Land Taxable Value:</b>										<b>385,053</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	0	RB05	LA	2,894	1.00	1.00	VG	0.98	1.00	1.24	1.00	436,680
	2	2017	0	RB05	AG	536	1.00	1.00	VG	0.98	1.00	1.24	1.00	32,900
	3	2017	0	PORCH05	SCRN	511	1.00	1.00	VG	0.98	1.00	1.24	1.00	25,516
	4	2017	0	PORCH05	OPEN	95	1.00	1.00	VG	0.98	1.00	1.24	1.00	4,252
	5	2017	0	FIREPLAC05	MET	1	1.00	1.00	VG	0.98	1.00	1.24	1.00	3,633

**Total Building Value: 502,981**

**Sale Date: 04/01/2022**  
Sale Price: 1,520,000

Deed Date: 04/04/2022  
Volume:

File#: 2201236  
Page:

**Buyer: DEVRIES NEIL & MARY ANN FAMILY TRUST**  
**Seller: WINSTON TONY & TIA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
1,287,460	1,013,027	0.6665	0.8470		TISD	MLS	0	100.200	770,559

**Parcel Id: 48612**  
Sale #:4

Acct Number: 00365-00126-02000-000000

Cat Code: E1

Loc Code: 20

Address: 1247 W HWY 84

Legal 1: J LAWRENCE

A-365

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		0.31	0		0.00			6,220	0	6,220

**Total Land Taxable Value: 6,220**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	1998	MH228	LA	1,344	1.00	1.00	MH2A	0.40	1.00	1.24	1.00	42,504
	2	1995	1998	PORCH01	OPEN	84	1.00	1.00	MH2A	0.40	1.00	1.24	1.00	637
	3	1995	1998	PORCH01	SCRN	64	1.00	1.00	MH2A	0.40	1.00	1.24	1.00	764
	4	0	0	PFBL	SHEL	80	1.00	1.00		0.30	1.00	1.24	1.00	338
	5	0	0	PFBA	CAR	400	1.00	1.00		0.50	1.00	1.24	1.00	1,535

**Total Building Value: 45,778**

**Sale Date: 01/26/2022**  
Sale Price: 56,250

Deed Date: 02/07/2022  
Volume:

File#: 2200424  
Page:

**Buyer: SUTTON MICHAEL & BARBARA**  
**Seller: HOWARD ALVIN**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
51,998	4,050	0.0720	0.9244		TISD	MLS	0	0.310	45,778

**Parcel Id: 60302**  
Sale #:3

Acct Number: 00365-00132-01000-000000

Cat Code: D1 E2S

Loc Code: 20

Address: 1318 W HWY 84

Legal 1: J LAWRENCE

A-365

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		0.60	0		0.00			8,362	0	8,362
	2	RRT	AWPP	0.98	0		0.00			9,575	85	9,575
	3	RRT	ANPP	8.52	0		0.00			83,244	927	83,244

**Total Land Taxable Value: 101,181**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2013	0	RB05	LA	2,717	1.00	1.00	G	0.94	1.00	1.24	1.00	399,192
	2	2013	0	PORCH05	OPEN	590	1.00	1.00	G	0.94	1.00	1.24	1.00	22,502
	3	2013	0	PORCH05	OPEN	180	1.00	1.00	G	0.94	1.00	1.24	1.00	7,326
	4	2013	0	CARPORT05	FRAM	576	1.00	1.00	G	0.94	1.00	1.24	1.00	15,086
	5	2013	0	FIREPLAC05	MAS	1	1.00	1.00	G	0.94	1.00	1.24	1.00	7,168
	6	2019	0	POOL	GUNN	100	1.00	1.00	15G	0.87	1.00	1.24	1.00	43,152
	7	2013	0	MPBSA	SHEL	900	1.00	1.00	40G	0.98	1.00	1.24	1.00	27,604
	8	2013	0	MPBSA	CAN	900	1.00	1.00	40G	0.98	1.00	1.24	1.00	11,429
	9	2013	0	MPBSA	CAN	840	1.00	1.00	40G	0.98	1.00	1.24	1.00	10,667
	10	2013	0	MPBSA	CAN	220	1.00	1.00	40G	0.98	1.00	1.24	1.00	2,794
<b>Total Building Value:</b>														<b>546,920</b>

**Sale Date: 03/07/2023**  
Sale Price: 774,000

Deed Date: 03/10/2023  
Volume:

File#: 2300922  
Page:

**Buyer: COOKSEY JOY E**  
**Seller: PILLETTE KIBBIE P & CHEKEITHA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
648,101	509,582	0.6584	0.8373		TISD	DSL	0	10.100	546,920

**Parcel Id: 52018**  
Sale #:2

Acct Number: 00368-00008-00100-000000

Cat Code: D1 E2S  
Legal 1: W T LEWIS

Loc Code: 20  
A-368

Address: 127 PR 936

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		0.70	0	0.00	0.00	7,045	0	7,045
	2	RRT	ANPP	24.40	0	0.00	1.00	158,439	2,655	158,439
	3	RRT	AWPP	1.10	0	0.00	0.00	7,143	96	7,143
	4	RRT	AWPP	2.60	0	0.00	0.00	16,883	226	16,883
	5	RRT	AWPP	2.90	0	0.00	1.00	18,831	252	18,831
<b>Total Land Taxable Value:</b>										<b>208,341</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	2013	RB05	LA	1,262	1.00	1.00	VG	0.94	1.00	1.24	1.00	197,760
	2	2005	2013	RB05	LA12	738	1.00	1.00	VG	0.94	1.00	1.24	1.00	101,591
	3	2005	2013	PORCH05	OPEN	255	1.00	1.00	VG	0.94	1.00	1.24	1.00	9,725
	4	2005	2013	PORCH05	OPEN	115	1.00	1.00	VG	0.94	1.00	1.24	1.00	4,860
	5	2005	0	PFBA	SHEL	240	1.00	1.00		0.75	1.00	1.24	1.00	3,169
	6	2005	2013	FIREPLAC05	MAS	1	1.00	1.00	VG	0.94	1.00	1.24	1.00	7,168
	7	0	0	PFBA	CAR	240	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	8	0	0	DECK01	W	120	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	9	0	0	CARPORT02	MET	750	1.00	1.00		1.00	1.00	1.24	1.00	12,695
<b>Total Building Value:</b>														<b>336,968</b>

**Sale Date: 03/31/2022**  
Sale Price: 649,000

Deed Date: 04/08/2022  
Volume:

File#: 2201317  
Page:

**Buyer: PURDY SCOTT RICHARD & NICHOLE MARIE**  
**Seller: WELCH TARA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
545,309	398,306	0.6137	0.8402		TISD	MLS	0	31.700	336,968

# Sales Ratio Detail

**Parcel Id: 68460**  
Sale #:5

Acct Number: 00397-00002-03000-000000

Cat Code: D1      Loc Code: 20  
Legal 1: M L LAZARUS      A-397

Address: FM 80

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	ANPE	12.60	0	0.00	1.00	48,207	1,248	48,207
	2	RRT	AWPE	19.78	0	0.00	0.00	75,678	1,567	75,678
<b>Total Land Taxable Value:</b>										<b>123,885</b>

**Sale Date: 11/03/2022**  
Sale Price: 195,000

Deed Date: 11/07/2022  
Volume:

File#: 2204634  
Page:

**Buyer: DOUGLAS BRUCE ANTHONY & MARIA DEFATIMA**  
**Seller: GIBSON A A JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
123,885	97,109	0.4980	0.6353		TISD	DSL	0	32.380	0

**Parcel Id: 45085**  
Sale #:4

*Multi Parcel Sale*

Acct Number: 00410-00014-01160-000000

Cat Code: M1      Loc Code: 11  
Legal 1: MOBILE HOME ONLY

Address: 151 FM 3059

**Parcel Id: 13653**  
Sale #:6

*Multi Parcel Sale \*Primary Parcel\**

Acct Number: 00410-00014-00000-000000

Cat Code: D1 E2M      Loc Code: 11  
Legal 1: J L MOSS      A-410

Address: 151 FM 3059

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	14,587	0	14,587
	2	RRF	AIPP	8.61	0	0.00	0.00	85,044	975	85,044
	3	RRF	AWPP	2.40	0	0.00	1.00	23,009	209	23,009
<b>Total Land Taxable Value:</b>										<b>122,640</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	0	OFFICEDL	CAN	300	1.00	1.00	50A	0.52	1.00	1.28	1.00	3,854
	2	1987	0	OFFICEDL	MAIN	280	1.00	1.00	50A	0.52	1.00	1.28	1.00	20,243
	3	1987	2003	MPBCA	SHEL	5,814	1.00	1.00	40A	0.70	1.00	1.28	1.00	143,153
	4	0	0	SLAB		456	1.00	1.00		1.00	1.00	1.28	1.00	2,335
	5	1987	2003	MPBSA	CAN	544	1.00	1.00	40A	0.70	1.00	1.28	1.00	5,094
	6	1987	2003	MPBSA	CAN	20,640	1.00	1.00	40A	0.70	1.00	1.28	1.00	137,776
	7	1987	2003	MPBSA	CAN	3,215	1.00	1.00	40A	0.70	1.00	1.28	1.00	21,461
	8	1990	0	MH332	LA	2,432	1.00	1.00	MH3A	0.34	1.00	1.28	1.00	58,456
	9	1990	0	PORCH02	OPEN	432	1.00	1.00	MH3A	0.34	1.00	1.28	1.00	4,305
	10	1990	0	PORCH02	OPEN	744	1.00	1.00	MH3A	0.34	1.00	1.28	1.00	7,415
	11	1990	0	RF02	AG	896	1.00	1.00	A	0.62	1.00	1.28	1.00	15,963
	12	0	0	PFBA	SHEL	128	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	13	1987	2003	MPBSA	CAN	1,989	1.00	1.00	40A	0.70	1.00	1.28	1.00	18,623
	14	0	2003	MPBSA	CAN	829	1.00	1.00	40A	0.70	0.80	1.28	1.00	6,210
	15	0	0	FVO		20	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	16	1994	0	MH328	LA	1,792	1.00	1.00	MH3A	0.42	1.00	1.28	1.00	63,082
	17	1994	0	PORCH02	OPEN	384	1.00	1.00	MH3A	0.42	1.00	1.28	1.00	4,727
	18	1994	0	RF02	AG	576	1.00	1.00	A	0.69	1.00	1.28	1.00	12,392
	19	2005	0	MPBDL	SHEL	240	1.00	1.00	40A	0.74	1.00	1.28	1.00	2,194
<b>Total Building Value:</b>														<b>527,283</b>

**Sale Date: 02/16/2023**

Deed Date: 02/17/2023

File#: 2300594

**Buyer: DEVANNA RAYMOND ROBERT & JENNIFER ANNE**

Sale Price: 626,250

Volume:

Page:

**Seller: DONOHOO DENNIS**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
649,923	273,569	0.4368	1.0378		FISD	MLS	0	12.010	527,283

**Parcel Id: 13797**

Acct Number: 00418-00025-00000-000000

Cat Code: E1

Loc Code: 11

Address: 232 FCR 1044

Sale #:10

Legal 1: J MATHEWS

A-418 PT TRACT 10

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	6.56	0		0.00		1.00	74,176	714	74,176
<b>Total Land Taxable Value:</b>												<b>74,176</b>

**Sale Date: 09/07/2022**

Deed Date: 09/07/2022

File#: 2203743

**Buyer: TJH DEVELOPEMENTS LLC & BEEP INVESTMENTS LLC**

Sale Price: 85,000

Volume:

Page:

**Seller: COLEMAN FRANCIS A III & CAROLYN J**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
74,176	81,157	0.9548	0.8727		FISD	DSL	0	8.740	0

**Parcel Id: 68751**

Acct Number: 00418-00025-02000-000000

Cat Code: E1

Loc Code: 11

Address: FCR 1044

Sale #:11

Legal 1: J MATHEWS

A-418 PT TRACT 10

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	2.18	0	0.00	1.00		26,160	237	26,160
<b>Total Land Taxable Value:</b>											<b>26,160</b>

**Sale Date: 03/06/2023**  
Sale Price: 50,000

Deed Date: 03/07/2023  
Volume:

File#: 2300879  
Page:

**Buyer: WALTON TONY & JOYCE**  
**Seller: TJH DEVELOPEMENTS LLC & BEEP INVESTMENTS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
26,160	20,243	0.4049	0.5232		FISD	MLS	0	2.180	0

**Parcel Id: 13882**  
Sale #:28

Acct Number: 00420-02001-01000-000000    Cat Code: E1    Loc Code: 05    Address: 212 PARKWOOD RD  
Legal 1: T MIDDLETON    A-420

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RTLLP		6.87	0	0.00	1.00		192,388	0	192,388
<b>Total Land Taxable Value:</b>											<b>192,388</b>

**Sale Date: 05/16/2022**  
Sale Price: 150,000

Deed Date: 05/17/2022  
Volume:

File#: 2201902  
Page:

**Buyer: LITTLE DAVID L & VICKEY C**  
**Seller: BALLARD GLYNA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
192,388	141,024	0.9402	1.2826	L	TRES	DSL	0	6.871	306,227

**Parcel Id: 62806**  
Sale #:4

Acct Number: 00423-00018-01000-000000    Cat Code: E1 E2S    Loc Code: 18    Address: 107 FCR 461  
Legal 1: J P MOFFETT    A-423

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO		2.00	0	0.00	0.00		24,000	0	24,000
<b>Total Land Taxable Value:</b>											<b>24,000</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2016	0	RB04	LA	1,671	1.00	1.00	VG	0.97	1.00	1.21	1.00	235,429
	2	2016	0	PORCH04	OPEN	88	1.00	1.00	VG	0.97	1.00	1.21	1.00	3,523
	3	2016	0	PORCH04	OPEN	45	1.00	1.00	VG	0.97	1.00	1.21	1.00	1,998
	4	2016	0	CARPORT02	MET	625	1.00	1.00	VG	0.97	1.00	1.21	1.00	10,013
	5	2020	0	POOL	GUNN	90	1.00	1.00	15VG	0.93	1.00	1.21	1.00	40,916
	6	2020	0	MPBSA	SHEL	1,575	1.00	1.00	40G	1.00	1.00	1.21	1.00	44,842
	7	2020	0	MPBSA	CAN	420	1.00	1.00	40G	1.00	1.00	1.21	1.00	5,311
	8	2020	0	MPBSA	CAN	560	1.00	1.00	40G	1.00	1.00	1.21	1.00	7,081
<b>Total Building Value:</b>														<b>349,113</b>

# Sales Ratio Detail

**Sale Date: 09/14/2022**  
Sale Price: 470,000

Deed Date: 09/15/2022  
Volume:

File#: 2203883  
Page:

**Buyer: WOODARD EDWARD & JANET L**  
**Seller: DAVIS JENNIFER JOYCE & JASON WALTER SCHMIDT**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
373,113	268,591	0.5715	0.7939		DISD	MLS	0	2.000	349,113

**Parcel Id: 64236**  
Sale #:9

Acct Number: 00423-00018-02000-000000    Cat Code: E1 E2M    Loc Code: 18    Address: 109 FCR 461  
Legal 1: J P MOFFETT    A-423

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RRBDO		2.00	0	0.00		1.00		14,133	0	14,133		
<b>Total Land Taxable Value:</b>											<b>14,133</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2017	0	MH428	LA	1,980	1.00	1.00	MH4G	0.89	1.00	1.21	1.00	171,668
	2	2018	0	DECK01	W	16	1.00	1.00	MH3G	0.89	1.00	1.21	1.00	810
	3	2020	0	DECK02	W	132	1.00	1.00	MH3G	0.94	1.00	1.21	1.00	3,599
<b>Total Building Value:</b>													<b>176,077</b>	

**Sale Date: 01/31/2022**  
Sale Price: 209,000

Deed Date: 01/31/2022  
Volume:

File#: 2200365  
Page:

**Buyer: GILLILAND SHANE**  
**Seller: DAVIS JENNIFER JOYCE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
190,210	104,308	0.4991	0.9101		DISD	MLS	0	2.000	176,077

**Parcel Id: 14094**  
Sale #:6

Acct Number: 00425-00007-01000-000000    Cat Code: D1 E2S    Loc Code: 20    Address: US 84  
Legal 1: J W MC GAHAY    A-425

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value		
	2	RRT	AIPB	21.98	0	0.00		1.00		183,425	2,414	183,425		
	3	RRT	ANPB	1.35	0	0.00		0.00		11,266	143	11,266		
	1	RRT		0.25	0	0.00		1.00		4,586	0	4,586		
<b>Total Land Taxable Value:</b>											<b>199,277</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	0	RF02	LA	900	1.00	1.00	UN	0.10	1.00	1.24	1.00	10,199
	2	1955	0	PORCH02	SCRN	144	1.00	1.00	UN	0.10	1.00	1.24	1.00	621
	3	1955	0	PORCH02	OPEN	30	1.00	1.00	UN	0.10	1.00	1.24	1.00	119
	4	2012	0	MPBDL	WALL	196	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	5	2011	0	MPBDL	SHEL	1,575	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
<b>Total Building Value:</b>													<b>10,939</b>	

**Sale Date: 07/06/2022**  
Sale Price: 242,356

Deed Date: 07/06/2022  
Volume:

File#: 2202841  
Page:

**Buyer: ENO ROBERT M**  
**Seller: HESS FAMILY TRUST**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
210,216	145,484	0.6003	0.8674		TISD	DSL	0	23.580	10,939

# Sales Ratio Detail

**Parcel Id: 55884**  
Sale #:3

Acct Number: 00428-00011-02000-000000  
**Multi Parcel Sale**

Cat Code: E1 E2S    Loc Code: 11  
Legal 1: J R MC WHORTER    A-428

Address: 192 FCR 501

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RRF		1.50	0	0.00		1.00	16,663	0	16,663			
<b>Total Land Taxable Value:</b>											<b>16,663</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RS04	LA	2,316	1.00	1.00	VG	0.92	1.00	1.28	1.00	279,796
	2	2011	0	PORCH04	OPEN	414	1.00	1.00	VG	0.92	1.00	1.28	1.00	14,299
	3	2011	0	PORCH04	OPEN	150	1.00	1.00	VG	0.92	1.00	1.28	1.00	5,688
	4	2017	0	PORCH04	SCRN	448	1.00	1.00	VG	0.98	1.00	1.28	1.00	20,697
	5	2011	0	FIREPLAC04	MET	1	1.00	1.00	VG	0.92	1.00	1.28	1.00	2,909
	6	2011	0	CARPORT04	FRAM	868	1.00	1.00	VG	0.92	1.00	1.28	1.00	19,452
	7	2011	0	RS04	ST	372	1.00	1.00	VG	0.92	1.00	1.28	1.00	19,630
<b>Total Building Value:</b>											<b>362,471</b>			

**Parcel Id: 14171**  
Sale #:5

Acct Number: 00428-00011-01000-000000  
**Multi Parcel Sale \*Primary Parcel\***

Cat Code: E1    Loc Code: 11  
Legal 1: J R MC WHORTER    A-428

Address: 192 FCR 501

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RRF		2.38	0	0.00		0.00	22,472	0	22,472			
	2	RRF		9.65	0	0.00		1.00	91,116	0	91,116			
<b>Total Land Taxable Value:</b>											<b>113,588</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	0	MPBSG	SHEL	1,280	1.00	1.00	40VG	1.00	1.00	1.28	1.00	57,672
	2	2018	0	MPBSL	CAN	640	1.00	1.00	40VG	1.00	1.00	1.28	1.00	3,785
	3	2011	0	PFBL	SHEL	288	1.00	1.00	20VG	0.57	1.00	1.28	1.00	2,385
	4	0	0	FVO		320	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
<b>Total Building Value:</b>											<b>63,842</b>			

**Sale Date: 02/08/2023**  
Sale Price: 533,000

Deed Date: 02/14/2023    File#: 2300542  
Volume:    Page:

**Buyer: BURKHART FRANCES & JENNIFER**  
**Seller: CARTUS FINANCIAL CORPORATION**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
556,564	381,248	0.7153	1.0442		FISD	MLS	0	13.530	426,313

**Parcel Id: 61101**  
Sale #:4

Acct Number: 00462-00005-03000-000000

Cat Code: D1 E2S    Loc Code: 20  
Legal 1: J A MITCHELL    A-462

Address: 404 FCR 930

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	3	RRT	AWWP	12.08	0	0.00		0.00	70,547	1,052	70,547
	1	RRT		20.00	0	0.00		0.00	119,300	0	119,300
	2	RRTL	ANWP	2.04	0	0.00		0.00	11,914	222	11,914
	4	RRT	AIWP	0.88	0	0.00		1.00	5,139	100	5,139
<b>Total Land Taxable Value:</b>											<b>206,900</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1989	2004	RF05	LA	2,156	1.00	1.00	G	0.85	1.00	1.24	1.00	258,670
	2	1989	2004	RF05	LA02	841	1.00	1.00	G	0.85	1.00	1.24	1.00	92,515
	3	1989	2004	PORCH05	OPEN	282	1.00	1.00	G	0.85	1.00	1.24	1.00	9,725
	4	1989	2004	CARPORT05	FRAM	484	1.00	1.00	G	0.85	1.00	1.24	1.00	12,141
	5	1989	2004	PORCH01	OPEN	576	1.00	1.00	G	0.85	1.00	1.24	1.00	7,801
	6	1989	2004	CARPORT03	FRAM	768	1.00	1.00	A	0.83	1.00	1.24	1.00	12,908
	7	0	0	DECK01	W	192	1.00	1.00		0.30	1.00	1.24	1.00	1,430
	8	1989	2004	FIREPLAC05	MAS	1	1.00	1.00	G	0.85	1.00	1.24	1.00	6,482
	9	1989	2004	RF05	ST	240	1.00	1.00	G	0.85	1.00	1.24	1.00	15,456
	10	2000	0	GAZ02	OPEN	478	1.00	1.00	VG	0.81	1.00	1.24	1.00	11,100
	11	2011	0	POOL	GUNN	120	1.00	1.00	15VG	0.47	1.00	1.24	1.00	27,345
	12	2008	0	MPBSA	WALL	3,000	1.00	1.00	40A	0.80	1.00	1.24	1.00	34,700
	13	2020	0	MPBDA	CAN	300	1.00	1.00		1.00	1.00	1.24	1.00	3,497
	14	2008	0	MPBSL	CAN	240	1.00	1.00	40A	0.80	1.00	1.24	1.00	1,100
	15	0	0	MPBDL	SHEL	480	1.00	1.00		0.20	1.00	1.24	1.00	1,149
	16	0	0	MPBDL	SHEL	320	1.00	1.00		0.20	1.00	1.24	1.00	766
	17	0	0	PFBA	SHEL	64	1.00	1.00		1.00	1.00	1.24	1.00	1,127
	18	0	0	MPBDG	SHEL	384	1.00	1.00		1.00	1.00	1.24	1.00	18,261
	19	0	0	MPBDG	SHEL	624	1.00	1.00		1.00	1.00	1.24	1.00	28,544
	20	0	0	MPBDL	CAN	196	1.00	1.00		1.00	1.00	1.24	1.00	1,033
	21	2020	0	MPBSA	CAN	1,000	1.00	1.00	40A	0.97	1.00	1.24	1.00	12,569
	22	2020	0	MPBSL	CAN	1,800	1.00	1.00	40A	0.97	1.00	1.24	1.00	10,002
	23	0	0	PFBA	SHEL	64	1.00	1.00		0.80	1.00	1.24	1.00	902

**Total Building Value: 569,223**

**Sale Date: 07/08/2022**  
Sale Price: 800,000

Deed Date: 07/12/2022  
Volume:

File#: 2202934  
Page:

**Buyer: BRUMMETT CHARLES WAYNE II & DEVIN MICHELLE**  
**Seller: TEXAS CANEY CREEK RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
776,123	529,256	0.6616	0.9702		TISD	MLS	0	35.000	569,223

**Parcel Id: 55618**

Acct Number: 00481-00004-00001-000000

Cat Code: E1

Loc Code: 18

Address: I-45

Sale #:2

**Multi Parcel Sale**

Legal 1: WM OAKLEY

A-481

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RRBDO		1.30	0		0.00	1.00	15,600	0	15,600

**Total Land Taxable Value: 15,600**

**Parcel Id: 14690**

Acct Number: 00481-00004-00000-000000

Cat Code: E1 E2S

Loc Code: 18

Address: 201 CR 681

Sale #:5

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

Legal 1: WM OAKLEY

A-481

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO		20.00	0	0.00	0.00	169,792	0	169,792
	2	RX13		1.32	0	0.00	0.00	660	0	660
	3	RRBDO		2.26	0	0.00	1.00	18,904	0	18,904

**Total Land Taxable Value: 189,356**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2011	0	RF03	LA	1,104	1.00	1.00	VG	0.92	1.00	1.21	1.00	121,840
	2	2012	0	PORCH03	OPEN	192	1.00	1.00	VG	0.93	1.00	1.21	1.00	6,123
	3	2012	0	PORCH03	OPEN	144	1.00	1.00	VG	0.93	1.00	1.21	1.00	4,738
	4	0	0	PFBA	SHEL	312	1.00	1.00		0.80	1.00	1.21	1.00	4,289
	5	0	0	PFBA	SHEL	96	1.00	1.00		0.50	1.00	1.21	1.00	825
	6	2011	0	MPBSA	SHEL	1,500	1.00	1.00	40a	0.86	1.00	1.21	1.00	36,900
	7	2001	0	MPBDL	CAN	52	1.00	1.00		0.80	1.00	1.21	1.00	214
	8	2011	0	MPBSL	CAN	500	1.00	1.00	40a	0.86	1.00	1.21	1.00	2,404
	9	2022	0	MPBSA	SHEL	500	1.00	1.00	40A	0.99	1.00	1.21	1.00	17,238
	10	2022	0	MPBDL	CAN	300	1.00	1.00	40A	0.99	1.00	1.21	1.00	1,527
	11	2022	0	MPBDL	CAN	300	1.00	1.00	40A	0.99	1.00	1.21	1.00	1,527

**Total Building Value: 197,625**

**Sale Date: 05/09/2022**  
Sale Price: 394,900

Deed Date: 05/11/2022  
Volume:

File#: 2201831  
Page:

**Buyer: PETERSEN TRENT JACOB & ERIKA ABIGAIL**  
**Seller: CLARY DOUGLAS LYNN JR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
402,581	293,021	0.7420	1.0195		DISD	MLS	0	24.880	197,625

**Parcel Id: 14691**  
Sale #:7

Acct Number: 00481-00005-00000-000000

Cat Code: D1

Loc Code: 18

Address: I-45

Legal 1: WM OAKLEY A-481

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	AT3H	29.82	0	0.00	1.00	195,286	1,355	195,286
	2	RX13	AT3H	1.60	0	0.00	0.00	800	73	800

**Total Land Taxable Value: 196,086**

**Sale Date: 04/21/2022**  
Sale Price: 141,390

Deed Date: 04/27/2022  
Volume:

File#: 2201614  
Page:

**Buyer: RALSTIN DANIEL M & AMY S**  
**Seller: BERGER LOUIS & B&O FAMILY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
196,086	168,522	1.1919	1.3868		DISD	MLS	0	31.420	0

**Parcel Id: 14841**  
Sale #:5

**Multi Parcel Sale**

Acct Number: 00495-00014-00000-000000

Cat Code: E1

Loc Code: 18

Address: I-45

Legal 1: R H PORTER A-495

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO		17.24	0	0.00	0.00	156,394	0	156,394

**Total Land Taxable Value: 156,394**

# Sales Ratio Detail

**Parcel Id: 14705**    Acct Number: 0048100017-00000-000000    Cat Code: E1    Loc Code: 18    Address: I-45  
 Sale #:8    **Multi Parcel Sale \*Primary Parcel\***    Legal 1: WM OAKLEY    A-481

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RX01		0.19	0	0.00		1.00		19	0	19
<b>Total Land Taxable Value:</b>												<b>19</b>

**Sale Date: 11/10/2022**    Deed Date: 11/15/2022    File#: 2204764    **Buyer: DUC CAO**  
 Sale Price: 110,000    Volume:    Page:    **Seller: OTCHERE DON N**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
156,413	122,208	1.1110	1.4219		DISD	DSL	0	17.430	0

**Parcel Id: 53857**    Acct Number: 00446-00007-00000-000000    Cat Code: E1    Loc Code: 18    Address: US 75  
 Sale #:1    **Multi Parcel Sale**    Legal 1: J F MC FADDEN    A-446

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RX01		2.59	0	0.00		0.00		259	0	259
<b>Total Land Taxable Value:</b>												<b>259</b>

**Parcel Id: 14737**    Acct Number: 0048100041-00000-000000    Cat Code: E1    Loc Code: 18    Address: I-45  
 Sale #:7    **Multi Parcel Sale \*Primary Parcel\***    Legal 1: WM OAKLEY    A-481

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRBDO		25.93	0	0.00		1.00		177,389	0	177,389
2		RX13		1.44	0	0.00		0.00		720	0	720
<b>Total Land Taxable Value:</b>												<b>178,109</b>

**Sale Date: 04/21/2022**    Deed Date: 04/27/2022    File#: 2201612    **Buyer: DABNEY ELIZABETH ANN**  
 Sale Price: 149,800    Volume:    Page:    **Seller: BERGER LOUIS & B&O FAMILY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
178,368	161,699	1.0794	1.1907		DISD	MLS	0	29.960	0

**Parcel Id: 66586**    Acct Number: 00495-00006-02000-000000    Cat Code: D1    Loc Code: 18    Address: HWY 75  
 Sale #:10    Legal 1: R H PORTER    A-495

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRBDO	AWWE	0.98	0	0.00		1.00		5,552	78	5,552
2		RRBDO	AWWP	39.91	0	0.00		1.00		226,089	3,475	226,089
<b>Total Land Taxable Value:</b>												<b>231,641</b>

# Sales Ratio Detail

**Sale Date: 03/17/2023**  
Sale Price: 298,497

Deed Date: 03/21/2023  
Volume:

File#: 2301046  
Page:

**Buyer: POLAND MICHAEL ERIC & JENNIFER E**  
**Seller: IRONGATE RANCH HOLDINGS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
231,641	231,641	0.7760	0.7760	L	DISD	MLS	0	40.890	0

**Parcel Id: 68309**  
Sale #:7

Acct Number: 00495-00010-02000-000000    Cat Code: D1    Loc Code: 18    Address:  
Legal 1: R H PORTER    A-495

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	AWWP	11.13	0	0.00	1.00	107,644	969	107,644
<b>Total Land Taxable Value:</b>									<b>107,644</b>	

**Sale Date: 06/21/2022**  
Sale Price: 105,735

Deed Date: 06/23/2022  
Volume:

File#: 2202695  
Page:

**Buyer: CORIA JUAN CARLOS**  
**Seller: IRONGATE RANCH HOLDINGS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
107,644	43,594	0.4123	1.0181		DISD	DSL	0	11.130	0

**Parcel Id: 68386**  
Sale #:7

Acct Number: 00495-00010-03000-000000    Cat Code: D1    Loc Code: 18    Address:  
Legal 1: R H PORTER    A-495

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RX13	ABP	1.61	0	0.00	0.00	805	140	805
	1	RRBDO	AWWP	14.03	0	0.00	1.00	129,635	1,221	129,635
<b>Total Land Taxable Value:</b>									<b>130,440</b>	

**Sale Date: 08/02/2022**  
Sale Price: 148,580

Deed Date: 08/26/2022  
Volume:

File#: 2203620  
Page:

**Buyer: TENNEY TRACY PHILLIP**  
**Seller: IRONGATE RANCH HOLDINGS LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
130,440	55,757	0.3753	0.8779		DISD	MLS	0	15.640	0

**Parcel Id: 68452**  
Sale #:7

Acct Number: 00495-00010-04000-000000    Cat Code: E1    Loc Code: 18    Address:  
Legal 1: R H PORTER    A-495

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO	AWWP	13.06	0	0.00	1.00	123,890	1,137	123,890
<b>Total Land Taxable Value:</b>									<b>123,890</b>	

# Sales Ratio Detail

Sale Date: 10/28/2022  
Sale Price: 124,070

Deed Date: 10/28/2022  
Volume:

File#: 2204522  
Page:

Buyer: OSBORNE CHRISTOPHER ANTON & CHRISTINA  
Seller: IRONGATE RANCH HOLDINGS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
123,890	51,153	0.4123	0.9985		DISD	MLS	0	13.060	0

Parcel Id: 68328 Acct Number: 00018-00123-01000-000000 Cat Code: D1 Loc Code: 20 Address: fm 1451  
Sale #.5 **Multi Parcel Sale** Legal 1: G LUNA A-18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT	AIPP	1.41	0	0.00	1.00	5,378	160	5,378
<b>Total Land Taxable Value:</b>										<b>5,378</b>

Parcel Id: 68401 Acct Number: 00518-00018-01100-000000 Cat Code: D1 Loc Code: 20 Address: CR 711  
Sale #.5 **Multi Parcel Sale** Legal 1: L J PARKER A-518

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RX13	ABP	3.11	0	0.00	0.00	1,555	271	1,555
	1	RRT	AIPP	86.72	0	0.00	1.00	330,757	9,818	330,757
	3	RRT	AWPP	2.31	0	0.00	1.00	8,811	201	8,811
<b>Total Land Taxable Value:</b>										<b>341,123</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	0	MPBDL	SHEL	588	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	2	0	0	MPBDL	SHEL	1,610	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	3	0	0	MPBDL	SHEL	400	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	4	0	0	MPBDL	SHEL	448	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	5	0	0	MPBDL	SHEL	540	1.00	1.00	NV	0.00	1.00	1.24	1.00	0

Parcel Id: 43350 Acct Number: 00518-00018-01000-000000 Cat Code: D1 Loc Code: 20 Address: CR 711  
Sale #.5 **Multi Parcel Sale \*Primary Parcel\*** Legal 1: L J PARKER A-518

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RX13	ABP	4.60	0	0.00	0.00	2,300	400	2,300
	3	RRTL	AIPP	2.55	0	0.00	0.00	9,726	289	9,726
	4	RRT	AWPP	13.22	0	0.00	1.00	50,422	1,151	50,422
	1	RRT	AIPP	67.70	0	0.00	1.00	258,213	7,664	258,213
<b>Total Land Taxable Value:</b>										<b>320,661</b>

Sale Date: 07/01/2022  
Sale Price: 708,357

Deed Date: 07/01/2022  
Volume:

File#: 2202797  
Page:

Buyer: IRONGATE RANCH HOLDINGS LLC  
Seller: BROWN LESLIE SARTOR ETAL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
667,162	574,636	0.8112	0.9418		TISD	MLS	0	181.700	0

# Sales Ratio Detail

**Parcel Id: 68418**  
Sale #:7

Acct Number: 00527-00050-01000-000000

Cat Code: E1 E2S      Loc Code: 25  
Legal 1: WM RITCHIE      A-527

Address: 1725 FM 27

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRW		1.02	0	0.00		1.00	14,680	0	14,680

**Total Land Taxable Value: 14,680**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	MH228	LA	2,128	1.00	1.00	MH2G	0.49	1.00	1.24	1.00	68,540
	2	0	0	CARPORT01	MET	384	1.00	1.00		0.95	1.00	1.24	1.00	4,076
	3	2011	0	MPBDA	SHEL	308	1.00	1.00		0.30	1.00	1.24	1.00	2,914
	4	2011	0	MPBDA	CAN	416	1.00	1.00		0.30	1.00	1.24	1.00	1,455
	5	0	0	DECK01	W	64	1.00	1.00		1.00	1.00	1.24	1.00	2,322
	6	2011	0	MPBDL	WALL	32	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	7	2011	0	MPBDL	SHEL	36	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	8	1998	0	PORCH01	OPEN	60	1.00	1.00	MH2G	0.49	1.00	1.24	1.00	577

**Total Building Value: 79,884**

**Sale Date: 09/29/2022**  
Sale Price: 65,000

Deed Date: 09/30/2022  
Volume:

File#: 2204127  
Page:

**Buyer: PERRY JOSHAWA C**  
**Seller: BENNETT JIMMY & DONNA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
94,564	72,800	1.1200	1.4548		WISD	MLS	0	1.015	79,884

**Parcel Id: 68335**  
Sale #:5

Acct Number: 00528-00050-02000-000000

Cat Code: D1      Loc Code: 20  
Legal 1: M RUSSELL      A-528

Address: CR 770

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	AWWP	23.74	0	0.00		1.00	198,082	2,067	198,082

**Total Land Taxable Value: 198,082**

**Sale Date: 07/06/2022**  
Sale Price: 250,000

Deed Date: 07/08/2022  
Volume:

File#: 2202888  
Page:

**Buyer: LAIRD OTIS VERNON III & HEATHER LEANNE**  
**Seller: PINE BRANCH RANCH LAND CO LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
198,082	102,836	0.4113	0.7923		TISD	DSL	0	23.740	0

**Parcel Id: 15855**  
Sale #:6

**Multi Parcel Sale**

Acct Number: 00374-00022-00000-000000

Cat Code: D1      Loc Code: 20  
Legal 1: S J LAUDERDALE      A-374

Address: HWY 179

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	ANPP	2.00	0	0.00		1.00	17,912	218	17,912

**Total Land Taxable Value: 17,912**

**Parcel Id: 68760**  
Sale #:1

**Multi Parcel Sale**

Acct Number: 00554-00003-00160-002023

Cat Code:      Loc Code: 20  
Legal 1: MH ONLY

Address: 221 FM 179

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	2004	MH228	LA	1,568	1.00	1.00	MH2G	0.64	1.00	1.24	1.00	74,363
	2	2004	0	PORCH01	OPEN	120	1.00	1.00	MH2G	0.64	1.00	1.24	1.00	1,427
	3	1999	2004	FIREPLAC02	MOB	1	1.00	1.00	MH2G	0.64	1.00	1.24	1.00	1,500
<b>Total Building Value:</b>														<b>77,290</b>

**Parcel Id: 15852**    Acct Number: 00554-00003-00000-000000    Cat Code: D1 E1    Loc Code: 20    Address: 221 FM 179  
 Sale #:9    **Multi Parcel Sale \*Primary Parcel\***    Legal 1: T P SHAPARD    A-554

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT	AIPP	11.00	0	0.00		1.00	101,016	1,245	101,016
	2	RRT		5.66	0	0.00		1.00	53,191	0	53,191
<b>Total Land Taxable Value:</b>											<b>154,207</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	0	0	MPBSL	CAN	1,920	1.00	1.00		0.90	1.00	1.24	1.00	9,899
	2	0	1980	PFBL	SHEL	96	1.00	1.00	NV	0.00	1.00	1.24	1.00	0
	3	0	0	PFBA	SHEL	160	1.00	1.00		1.00	1.00	1.24	1.00	2,817
<b>Total Building Value:</b>														<b>12,716</b>

**Sale Date: 01/25/2023**    Deed Date: 01/31/2023    File#: 2300349    **Buyer: HERRERA YANET GONZALEZ**  
 Sale Price: 293,000    Volume:    Page:    **Seller: HALL TIMOTHY WAYNE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
262,125	199,932	0.6824	0.8946		TISD	MLS	0	18.660	90,006

**Parcel Id: 15907**    Acct Number: 00556-00004-01000-000000    Cat Code: E1 E2S    Loc Code: 20    Address: 625 W HWY 84  
 Sale #:6    Legal 1: J SANCHEZ    A-556

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRT		0.50	0	0.00		1.00	4,947	0	4,947
	2	RRT	AIPP	95.44	0	0.00		1.00	466,998	10,805	466,998
	3	RRT	AWPP	17.01	0	0.00		0.00	83,232	1,481	83,232
	4	RX13	ABP	3.39	0	0.00		0.00	1,695	295	1,695
	5	RRTL	AWPP	1.10	0	0.00		0.00	5,382	96	5,382
<b>Total Land Taxable Value:</b>											<b>562,254</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	2002	RB04	LA	1,728	1.00	1.00	G	0.82	1.00	1.24	1.00	206,047
	2	1996	2002	RB04	LA	120	1.00	1.00	G	0.82	1.00	1.24	1.00	14,309
	3	1978	2002	PORCH04	OPEN	150	1.00	1.00	G	0.82	1.00	1.24	1.00	4,911
	4	1978	2002	RB04	AG	600	1.00	1.00	G	0.82	1.00	1.24	1.00	25,605
	5	1978	2002	RB04	ST	168	1.00	1.00	G	0.82	1.00	1.24	1.00	10,002
	6	2000	0	RF02	LA	630	1.00	1.00	A	0.78	1.00	1.24	1.00	60,623
	7	0	0	MPBDL	SHEL	36	1.00	1.00		0.20	1.00	1.24	1.00	86
	8	1978	1995	FIREPLAC04	MAS	1	1.00	1.00	A	0.71	1.00	1.24	1.00	4,226
	9	0	0	MPBDL	WALL	240	1.00	1.00		0.50	1.00	1.24	1.00	1,253
	10	0	0	MPBDL	SHEL	120	1.00	1.00		0.60	1.00	1.24	1.00	862
	11	0	0	MPBDL	WALL	672	1.00	1.00		0.60	1.00	1.24	1.00	3,990
	12	0	0	MPBDL	SHEL	1,500	1.00	1.00		0.60	1.00	1.24	1.00	8,850
<b>Total Building Value:</b>														<b>340,764</b>

**Sale Date: 12/20/2022**

Deed Date: 12/20/2022

File#: 2205268

**Buyer: RADKO ERIK**

Sale Price: 938,500

Volume:

Page:

**Seller: GEISENDORFF REGINA FAYE ETAL**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
903,018	645,998	0.6883	0.9622		TISD	MLS	0	117.440	340,764

**Parcel Id: 48047**

Acct Number: 00444-00007-01000-000000

Cat Code: D1 D2

Loc Code: 11

Address: 675 FCR 141

Sale #:6

**Multi Parcel Sale**

Legal 1: I MARTIN

A-444

Land	Seq	Class	Ag_Class	Acres	Sqft	Front	Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	AIPP	4.05	0		0.00		1.00	15,761	459	15,761
	2	RRF	AWPP	5.07	0		0.00		0.00	19,731	441	19,731
	3	RRF	AWPP	8.10	0		0.00		0.00	31,523	705	31,523
	4	RRF	AIPP	85.74	0		0.00		1.00	333,676	9,707	333,676

**Total Land Taxable Value: 400,691**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	MPBSA	SHEL	2,400	1.00	0.92	40G	0.72	1.00	1.28	1.00	45,744
	2	2001	0	MPBSA	CAN	900	1.00	0.92	40G	0.72	1.00	1.28	1.00	7,974
	3	0	1993	MPBDL	SHEL	200	1.00	0.92	40G	0.47	1.00	1.28	1.00	1,068
	4	0	2004	MPBSA	SHEL	2,160	1.00	0.92	40G	0.79	1.00	1.28	1.00	45,715
	5	2006	0	MPBSA	CAN	900	1.00	0.92	40G	0.84	1.00	1.28	1.00	9,303

**Total Building Value: 109,804**

**Parcel Id: 16545**

Acct Number: 00610-00005-00000-000000

Cat Code: D1 E2S

Loc Code: 11

Address: 675 CR 141

Sale #:6

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

Legal 1: C TEAS

A-610

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		0.00	6,392	0	6,392
	2	RRF	AIPP	66.29	0		0.00		1.00	257,982	7,505	257,982
	3	RRF	AWPP	15.51	0		0.00		1.00	60,361	1,350	60,361

**Total Land Taxable Value: 324,735**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2005	2015	RF08	LA	2,972	1.00	1.00	E	0.96	1.00	1.28	1.00	527,343
	2	2005	2015	RF08	LA12	540	1.00	1.00	E	0.96	1.00	1.28	1.00	86,481
	3	2005	2015	RF08	AG	988	1.00	1.00	E	0.96	1.00	1.28	1.00	68,546
	4	2012	2010	COMMENTARY	VALUE	3,000	1.00	1.00	E	0.92	1.00	1.20	1.00	200,376
	5	2012	2015	RF08	LA	176	1.00	1.00	E	0.96	1.00	1.28	1.00	31,158
	6	2005	2015	RF08	LA	1,128	1.00	1.00	E	0.96	1.00	1.28	1.00	199,693
	7	2005	2015	PORCH08	OPEN	305	1.00	1.00	E	0.96	1.00	1.28	1.00	15,381
	8	2005	2015	PORCH08	OPEN	1,540	1.00	1.00	E	0.96	1.00	1.28	1.00	77,662
	9	2005	2015	CARPORT08	FRAM	546	1.00	1.00	E	0.96	1.00	1.28	1.00	22,349
	10	2005	2015	FIREPLAC08	MET	2	1.00	1.00	E	0.96	1.00	1.28	1.00	10,199
	11	2012	2015	POOL	GUNN	210	1.00	1.00	15VG	0.67	1.00	1.28	1.00	69,517
	12	2005	2015	SLAB		2,340	1.00	1.00	25VG	0.89	1.00	1.28	1.00	10,663
	13	0	0	MPBDL	WALL	484	1.00	1.00		0.90	1.00	1.28	1.00	4,695
	14	0	0	MPBSA	SHEL	1,200	1.00	1.08		0.90	1.00	1.28	1.00	35,836
	15	0	0	TSPACE	LOW	2	1.00	1.00		1.00	1.00	1.28	1.00	6,107
<b>Total Building Value:</b>														<b>1,366,006</b>

**Sale Date: 03/25/2022**

Deed Date: 03/31/2022

File#: 2201192

**Buyer: STREETMAN RANCH LLC**

Sale Price: 2,663,175

Volume:

Page:

**Seller: EVERSOLE LARRY & LINDA EST**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
2,201,236	1,671,342	0.6276	0.8265		FISD	MLS	0	185.760	1,475,810

**Parcel Id: 47818**

Acct Number: 00614-00005-01000-000000

Cat Code: D1 E2M

Loc Code: 18

Address: 234 FM 1848

Sale #:6

Legal 1: T R THURMAN

A-614

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	8,111	0	8,111
	2	RRBDO	AT2MW	49.34	0	0.00	1.00	276,870	7,677	276,870
<b>Total Land Taxable Value:</b>										<b>284,981</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	MH328	LA	1,904	1.00	1.00	MH3G	0.64	1.00	1.21	1.00	94,336
	2	2001	0	DECK01	W	64	1.00	1.00		1.00	1.00	1.21	1.00	2,266
	3	2001	0	MPBSL	SHEL	1,500	1.00	1.00	40G	0.72	1.00	1.21	1.00	13,173
	4	0	0	PFBA	CAR	400	1.00	1.00		1.00	1.00	1.21	1.00	2,996
	5	0	0	DECK01	W	144	1.00	1.00		0.20	1.00	1.21	1.00	737
	6	0	0	MPBDA	WALL	544	1.00	1.00		0.20	1.00	1.21	1.00	2,026
	7	2001	0	FIREPLAC03	MOB	1	1.00	1.00	MH3G	0.64	1.00	1.21	1.00	1,680
	8	0	0	MPBDA	WALL	1,080	1.00	1.00		0.90	1.00	1.21	1.00	15,195
	9	0	0	PFBA	CAR	280	1.00	1.00		0.90	1.00	1.21	1.00	1,887
	10	0	0	PFBA	CAR	560	1.00	1.00		0.80	1.00	1.21	1.00	3,355
<b>Total Building Value:</b>														<b>137,651</b>

# Sales Ratio Detail

**Sale Date: 11/08/2022**    Deed Date: 11/09/2022    File#: 2204675    **Buyer: WUKASCH BRYAN E & JEANNE A**  
 Sale Price: 408,725    Volume:    Page:    **Seller: GLASS WILLIAM W LIFE ESTATE**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
422,632	385,811	0.9439	1.0340		DISD	DSL	0	50.340	137,651

**Parcel Id: 16604**    Acct Number: 00615-00008-04000-000000    Cat Code: D1    Loc Code: 11    Address:  
 Sale #:5    Legal 1: E TERRY    A-615

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AIPE	5.02	0	0.00	1.00	60,195	517	60,195
<b>Total Land Taxable Value:</b>									<b>60,195</b>	

**Sale Date: 08/02/2022**    Deed Date: 08/04/2022    File#: 2203298    **Buyer: MALONE CALVIN & ROSA**  
 Sale Price: 58,399    Volume:    Page:    **Seller: MALONE SEDRIC & DOROTHY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
60,195	41,000	0.7021	1.0308		FISD	DSL	0	5.020	0

**Parcel Id: 56754**    Acct Number: 00624-00001-01000-000000    Cat Code: E1    Loc Code: 18    Address: I-45  
 Sale #:5    Legal 1: J W TUTTLE    A-624

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRBDO		11.00	0	0.00	0.00	102,436	0	102,436
	2	RRBDO		3.84	0	0.00	0.00	35,772	0	35,772
<b>Total Land Taxable Value:</b>									<b>138,208</b>	

**Sale Date: 05/06/2022**    Deed Date: 05/06/2022    File#: 2201740    **Buyer: SACRED HEART WELLNESS FARM LLC**  
 Sale Price: 140,000    Volume:    Page:    **Seller: JOHNSON SHARON J ETAL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,208	121,672	0.8691	0.9872		DISD	MLS	0	14.836	0

**Parcel Id: 16724**    Acct Number: 00625-00015-00000-000000    Cat Code: D1 E2S    Loc Code: 11    Address: 145 FCR 505  
 Sale #:9    **Multi Parcel Sale**    Legal 1: WM VAN    A-625

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	40.83	0	0.00	1.00	224,095	4,444	224,095
	2	RRF	AWPP	18.20	0	0.00	1.00	99,891	1,584	99,891
	3	RX13	ABP	1.60	0	0.00	1.00	800	139	800
	4	RX14	ANPP	0.51	0	0.00	1.00	255	56	255
	5	RRF		1.00	0	0.00	1.00	7,989	0	7,989
<b>Total Land Taxable Value:</b>									<b>333,030</b>	

# Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1986	2006	RB04	LA	1,680	1.00	1.00	G	0.87	1.00	1.28	1.00	224,408
	2	1986	2006	PORCH04	OPEN	156	1.00	1.00	G	0.87	1.00	1.28	1.00	5,571
	3	1986	2006	SLAB		264	1.00	1.00	40A	0.76	1.00	1.28	1.00	1,027
	4	1986	2006	PORCH04	OPEN	240	1.00	1.00	G	0.87	1.00	1.28	1.00	7,839
	5	1986	2006	RB04	AG	792	1.00	1.00	G	0.87	1.00	1.28	1.00	34,988
	6	1986	2006	FIREPLAC04	MET	1	1.00	1.00	G	0.87	1.00	1.28	1.00	2,751
	7	0	0	MPBDL	SHEL	320	1.00	1.00		0.80	1.00	1.28	1.00	3,162
	8	0	0	MPBDL	SHEL	1,600	1.00	1.00		0.40	1.00	1.28	1.00	6,455
<b>Total Building Value:</b>														<b>286,201</b>

**Parcel Id: 51411**      Acct Number: 00100-00002-02000-000000      Cat Code: D1      Loc Code: 11      Address: 380 FCR 500  
 Sale #:6      **Multi Parcel Sale**      Legal 1: J P BORDEN      A-100

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	ANPP	1.23	0	0.00	1.00	6,751	134	6,751
	2	RRF	AWPP	1.20	0	0.00	0.00	6,586	104	6,586
<b>Total Land Taxable Value:</b>										<b>13,337</b>

**Parcel Id: 16707**      Acct Number: 00625-00005-00000-000000      Cat Code: D1      Loc Code: 11      Address: FCR 505  
 Sale #:12      **Multi Parcel Sale**      **\*Primary Parcel\***      Legal 1: WM VAN      A-625

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AWPP	7.50	0	0.00	0.00	41,164	653	41,164
<b>Total Land Taxable Value:</b>										<b>41,164</b>

**Sale Date: 06/15/2022**      Deed Date: 06/17/2022      File#: 2202575      **Buyer: BLALOCK RAYMOND & DEBRA**  
 Sale Price: 696,000      Volume:      Page:      **Seller: SWITZER SHANE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
673,732	510,043	0.7328	0.9680		FISD	MLS	0	72.070	286,201

**Parcel Id: 16743**      Acct Number: 00625-00027-01000-000000      Cat Code: D1      Loc Code: 11      Address: FCR 505  
 Sale #:9      Legal 1: WM VAN      A-625 TRACT 4

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AWPP	1.24	0	0.00	1.00	11,970	108	11,970
	2	RRF	AIPP	10.00	0	0.00	0.00	96,611	1,132	96,611
<b>Total Land Taxable Value:</b>										<b>108,581</b>

# Sales Ratio Detail

**Sale Date: 08/12/2022**  
Sale Price: 99,089

Deed Date: 08/15/2022  
Volume:

File#: 2203445  
Page:

**Buyer: MUNOZ MAURICIO & LILLANA**  
**Seller: LOREDO REYNALDO & ZOBEIDA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
108,581	63,159	0.6374	1.0958		FISD	MLS	0	11.239	0

**Parcel Id: 68276** Acct Number: 00625-00027-02300-000000 Cat Code: D1 E1 Loc Code: 11 Address: 130 FCR 505  
Sale #:**9** **Multi Parcel Sale** Legal 1: WM VAN A-625 TRACT 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RRF	AWPP	2.73	0	0.00		0.00	23,585	238	23,585			
	2	RRF	ANPP	8.49	0	0.00		0.00	73,319	924	73,319			
<b>Total Land Taxable Value:</b>											<b>96,904</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2018	0	MPBDL	SHEL	264	1.00	1.00	40A	0.95	1.00	1.28	1.00	3,098
	2	0	0	MPBDL	WALL	525	1.00	1.00		0.20	1.00	1.28	1.00	1,124
	3	0	0	MPBDL	CAN	350	1.00	1.00		0.20	1.00	1.28	1.00	381
<b>Total Building Value:</b>											<b>4,603</b>			

**Parcel Id: 68275** Acct Number: 00625-00027-02100-000000 Cat Code: D1 Loc Code: 11 Address: FCR 505  
Sale #:**9** **Multi Parcel Sale** **\*Primary Parcel\*** Legal 1: WM VAN A-625 TRACT 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RX13	ABP	1.39	0	0.00		0.00	695	121	695
	1	RRF	ANPP	8.86	0	0.00		0.00	76,559	964	76,559
<b>Total Land Taxable Value:</b>											<b>77,254</b>

**Sale Date: 06/10/2022**  
Sale Price: 197,000

Deed Date: 06/13/2022  
Volume:

File#: 2202448  
Page:

**Buyer: DEESE CHRISTOPHER DON & STACI DANELL**  
**Seller: LOREDO REYNALDO & ZOBEIDA**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
178,761	119,518	0.6067	0.9074		FISD	MLS	0	21.469	4,603

**Parcel Id: 68277** Acct Number: 00625-00027-02400-000000 Cat Code: E1 Loc Code: 11 Address: 102 FCR 505  
Sale #:**9** Legal 1: WM VAN A-625 TRACT 1

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RRF		10.00	0	0.00		0.00	97,578	0	97,578
	1	RRF		0.25	0	0.00		1.00	4,939	0	4,939
<b>Total Land Taxable Value:</b>											<b>102,517</b>

# Sales Ratio Detail

**Sale Date:** 07/26/2022  
**Sale Price:** 90,000

**Deed Date:** 07/27/2022  
**Volume:**

**File#:** 2203191  
**Page:**

**Buyer:** TAYLOR ALBERT & CAROLYN  
**Seller:** LOREDO REYNALDO & ZOBEIDA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
102,517	57,612	0.6401	1.1391		FISD	MLS	0	10.252	0

**Parcel Id:** 65447    **Acct Number:** 00025-00354-00000-000000    **Cat Code:** E1    **Loc Code:** 11    **Address:**  
**Sale #:** 4    **Multi Parcel Sale**    **Legal 1:** M RIONDO    **A-** 25

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	2	RX13		1.56	0	0.00	1.00	780	0	780
	1	RRF		22.36	0	0.00	1.00	182,905	0	182,905
<b>Total Land Taxable Value:</b>										<b>183,685</b>

**Parcel Id:** 61244    **Acct Number:** 01000-00006-01000-000000    **Cat Code:** E1    **Loc Code:** 11    **Address:**  
**Sale #:** 3    **Multi Parcel Sale**    **\*Primary Parcel\***    **Legal 1:** J E MC ADAMS    **A-**1000

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		1.08	0	0.00	0.00	8,834	0	8,834
<b>Total Land Taxable Value:</b>										<b>8,834</b>

**Sale Date:** 03/08/2022    **Deed Date:** 03/10/2022    **File#:** 2200878    **Buyer:** GUDEMAN STEPHANIE ANNE  
**Sale Price:** 160,000    **Volume:**    **Page:**    **Seller:** DODGE WILLIAM DUSTIN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
192,519	100,111	0.6257	1.2032		FISD	MLS	0	25.000	0

**Parcel Id:** 66884    **Acct Number:** 33038-00009-00000-000000    **Cat Code:** E1    **Loc Code:** 20    **Address:** CR 720  
**Sale #:** 5    **Legal 1:** CAT CREEK RIDGE LOT 9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		5.00	0	0.00	1.00	60,000	0	60,000
<b>Total Land Taxable Value:</b>										<b>60,000</b>

**Sale Date:** 03/08/2022    **Deed Date:** 03/10/2022    **File#:** 2200882    **Buyer:** PRICE KASEY NICOLE  
**Sale Price:** 55,000    **Volume:**    **Page:**    **Seller:** WALTON TRACY DEAN & STACEY MARIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
60,000	24,583	0.4470	1.0909		TISD	MLS	0	5.000	0

**Parcel Id:** 66888    **Acct Number:** 33038-00013-00000-000000    **Cat Code:** E1    **Loc Code:** 20    **Address:** CR 720  
**Sale #:** 5    **Legal 1:** CAT CREEK RIDGE LOT 13

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRT		3.00	0	0.00	1.00	36,000	0	36,000
<b>Total Land Taxable Value:</b>										<b>36,000</b>

**Sale Date: 12/05/2022**  
Sale Price: 40,000

Deed Date: 12/06/2022  
Volume:

File#: 2205093  
Page:

**Buyer: ALCALA ANDRES**  
**Seller: MARTINEZ EMILIO**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
36,000	27,000	0.6750	0.9000		TISD	MLS	0	3.000	0

**Parcel Id: 21423**  
Sale #:12

Acct Number: 33100-00046-00000-000000    Cat Code: E1 E2M    Loc Code: 11    Address: 406 FCR 1260  
Legal 1: WESTWOOD- I H REED    A-23 TRACT 46-47 & 178-179

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWEST01		0.55	0	0.00	1.00	6,605	0	6,605
	2	RWEST01		12.00	0	0.00	1.00	89,560	0	89,560
<b>Total Land Taxable Value:</b>										<b>96,165</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	MH432	LA	2,100	1.00	1.00	MH4G	0.94	1.00	1.24	1.00	184,953
	2	2020	0	DECK03	W	1,332	1.00	1.00	25G	1.00	1.00	1.24	1.00	27,005
	3	2020	0	FIREPLAC04	MET	1	1.00	1.00	MH4G	0.94	1.00	1.24	1.00	2,879
	4	0	0	MPBSL	WALL	1,200	1.00	1.00		0.90	1.00	1.24	1.00	12,280
	5	0	0	MPBSL	SHEL	48	1.00	1.00		0.90	1.00	1.24	1.00	657
<b>Total Building Value:</b>														<b>227,774</b>

**Sale Date: 08/22/2022**  
Sale Price: 389,000

Deed Date: 08/24/2022  
Volume:

File#: 2203586  
Page:

**Buyer: DELTENRE NICHOLAS & MARY ANNE UPTON**  
**Seller: LANE JOHN C & GHAZALEH GHADIMKHANI**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
323,939	231,245	0.5945	0.8327		WESTU	MLS	0	12.550	227,774

**Parcel Id: 42690**  
Sale #:6

Acct Number: 33100-00438-02000-000000    Cat Code: D1 E2M    Loc Code: 11    Address: 340 FM 27  
Legal 1: WESTWOOD - M PARKS    A-517 PT TRACT 438

Land	Seq	Class	Ag_Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWEST01		0.25	0	0.00	1.00	4,177	0	4,177
	2	RWEST01	AIPP	23.62	0	0.00	1.00	158,459	2,674	158,459
<b>Total Land Taxable Value:</b>										<b>162,636</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1995	2000	RF04	LA	1,792	1.00	1.00	A	0.78	1.00	1.24	1.00	188,627
	2	1995	2000	PORCH04	OPEN	800	1.00	1.00	A	0.78	1.00	1.24	1.00	22,694
	3	1995	2000	PORCH04	OPEN	576	1.00	1.00	A	0.78	1.00	1.24	1.00	16,340
	4	0	0	MPBSL	SHEL	770	1.00	1.00		1.00	1.00	1.24	1.00	10,742
	5	0	0	MPBSL	SHEL	576	1.00	1.00		1.00	1.00	1.24	1.00	8,557
	6	0	0	MPBSL	SHEL	1,344	1.00	1.00		1.00	1.00	1.24	1.00	16,966
	7	0	0	MPBSL	SHEL	1,728	1.00	1.00		1.00	1.00	1.24	1.00	21,299
	8	0	0	MPBSL	SHEL	36	1.00	1.00		1.00	1.00	1.24	1.00	548
	9	0	0	MPBSL	WALL	96	1.00	1.00		1.00	1.00	1.24	1.00	1,305
	10	0	0	MPBSL	WALL	96	1.00	1.00		1.00	1.00	1.24	1.00	1,305
	11	0	0	MPBSL	WALL	96	1.00	1.00		1.00	1.00	1.24	1.00	1,305
	12	0	0	MPBSL	WALL	96	1.00	1.00		1.00	1.00	1.24	1.00	1,305
	13	0	0	MPBSL	WALL	96	1.00	1.00		1.00	1.00	1.24	1.00	1,305
	14	0	0	MPBSL	WALL	96	1.00	1.00		1.00	1.00	1.24	1.00	1,305
	15	0	0	MPBSL	WALL	96	1.00	1.00		1.00	1.00	1.24	1.00	1,305
<b>Total Building Value:</b>														<b>294,908</b>

Sale Date: 06/21/2022  
Sale Price: 499,900

Deed Date: 06/27/2022  
Volume:

File#: 2202715  
Page:

Buyer: SHIPLEY MISTY & JAMES JEREMEY AKIN  
Seller: JONES L B

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
457,544	336,554	0.6732	0.9153		WESTU	MLS	0	23.870	294,908

Parcel Id: 22018  
Sale #:10

Acct Number: 33107-00006-01000-000000

Cat Code: E1 E2S Loc Code: 11

Address: 112 FCR 540

Legal 1: WILDWOOD - J KORN A-15 PT TR 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
	1	RWILD		5.04	0	0.00	1.00	83,005	0	83,005				
<b>Total Land Taxable Value:</b>										<b>83,005</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1978	1998	RB03	LA	1,200	1.00	1.00	A	0.75	1.00	1.20	1.00	113,638
	2	1978	1998	PORCH03	OPEN	75	1.00	1.00	A	0.75	1.00	1.20	1.00	2,113
	3	1978	1998	FIREPLAC03	MAS	1	1.00	1.00	A	0.75	1.00	1.20	1.00	3,582
	4	2011	0	DECK01	W	120	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
	5	1978	1990	RF03	DG	672	1.00	1.00	A	0.62	1.00	1.20	1.00	20,659
	6	1988	1990	RF03	LA02	672	1.00	1.00	A	0.62	1.00	1.20	1.00	49,107
	7	1978	1990	RF03	ST	120	1.00	1.00	A	0.62	1.00	1.20	1.00	4,084
	8	0	0	MPBDL	CAN	900	1.00	1.00		0.60	1.00	1.20	1.00	2,754
	9	0	0	MPBSL	CAN	336	1.00	1.00		0.60	1.00	1.20	1.00	1,118
	10	0	0	MPBSA	WALL	480	1.00	1.00		0.90	1.00	1.20	1.00	7,755
	11	0	0	MPBDL	WALL	144	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
<b>Total Building Value:</b>														<b>204,810</b>

# Sales Ratio Detail

**Sale Date: 03/17/2023**  
 Sale Price: 246,000

Deed Date: 03/21/2023  
 Volume:

File#: 2301048  
 Page:

**Buyer: BECK JASON & DARLA**  
**Seller: ERBEN ANDREW C & ROBERTA R**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
252,000	231,245	0.9400	1.0244		WILD	MLS	0	5.040	168,995

**Parcel Id: 22192**  
 Sale #:6

Acct Number: 33107-00038-01000-000000    Cat Code: E1 E2S    Loc Code: 11    Address: 121 FCR 540  
 Legal 1: WILDWOOD - J KORN    A-15 TR 38

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		1.24	0	0.00		1.00	12,476	0	12,476
	2	RWILD	AWWP	3.34	0	0.00		1.00	26,871	291	26,871
	3	RWILD	ANPP	5.07	0	0.00		0.00	40,790	552	40,790
	4	RWILD	AWWP	20.54	0	0.00		1.00	165,211	1,788	165,211

**Total Land Taxable Value: 245,348**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1966	2005	RB05	LA	1,892	1.00	1.00	G	0.86	1.00	1.20	1.00	243,697
	2	1966	2005	FIREPLAC05	MAS	1	1.00	1.00	G	0.86	1.00	1.20	1.00	6,347
	3	1997	2005	RB05	LA	928	1.00	1.00	G	0.86	1.00	1.20	1.00	119,530
	4	1997	2005	PORCH05	OPEN	80	1.00	1.00	G	0.86	1.00	1.20	1.00	3,099
	5	1997	2005	PORCH05	OPEN	88	1.00	1.00	G	0.86	1.00	1.20	1.00	3,375
	6	1997	2005	PORCH05	OPEN	100	1.00	1.00	G	0.86	1.00	1.20	1.00	3,776
	7	1997	2005	PORCH05	OPEN	337	1.00	1.00	G	0.86	1.00	1.20	1.00	11,379
	8	1997	2005	PORCH05	OPEN	32	1.00	1.00	G	0.86	1.00	1.20	1.00	1,414
	9	1997	2005	PORCH05	OPEN	32	1.00	1.00	G	0.86	1.00	1.20	1.00	1,414
	10	1997	2005	RB05	AG	576	1.00	1.00	G	0.86	1.00	1.20	1.00	29,300
	11	0	0	MPBDL	SHEL	720	1.00	1.00		0.20	1.00	1.20	1.00	1,555
	12	0	0	MPBDL	CAN	200	1.00	1.00		0.20	1.00	1.20	1.00	204
	13	0	0	MPBDL	CAN	144	1.00	1.00		0.20	1.00	1.20	1.00	147
	14	1995	2005	POOL	VINL	122	1.00	1.00	15A	0.20	1.00	1.20	1.00	8,374
	15	0	0	MPBDL	WALL	288	1.00	1.00		0.20	1.00	1.20	1.00	582
	16	0	0	CARPORT01	FRAM	520	1.00	1.00		0.20	1.00	1.20	1.00	1,217
	17	0	0	GAZ01	OPEN	656	1.00	1.00		0.50	1.00	1.20	1.00	5,451
	18	0	0	MPBDL	WALL	100	1.00	1.00		0.50	1.00	1.20	1.00	505
	19	0	0	MPBSA	SHEL	96	1.00	1.00		0.20	1.00	1.20	1.00	663
	20	0	0	CARPORT01	FRAM	160	1.00	1.00		0.20	1.00	1.20	1.00	535
	21	2012	0	PIERWW	LOW	276	1.00	1.00	NV	0.00	1.00	1.20	1.00	0

**Total Building Value: 442,564**

**Sale Date: 11/21/2022**  
 Sale Price: 725,000

Deed Date: 11/30/2022  
 Volume:

File#: 2205030  
 Page:

**Buyer: COMER WILLIAM JEFFERSON JR & MARIAH KIRSTEN**  
**Seller: DORN JAMES**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
687,912	508,189	0.7010	0.9488		WILD	MLS	0	30.185	442,564

# Sales Ratio Detail

**Parcel Id: 22251**  
Sale #:12

Acct Number: 33107-00039-01000-000000

Cat Code: E1 E2S    Loc Code: 11

Address: 129 FCR 540

Legal 1: WILDWOOD - J KORN    A-15 PT TR 39

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		8.25	0	0.00		1.00	116,608	0	116,608

**Total Land Taxable Value: 116,608**

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1976	2000	RB04	LA	1,216	1.00	1.00	VG	0.81	1.00	1.20	1.00	131,705
	2	1976	2000	RB04	LA02	1,216	1.00	1.00	VG	0.81	1.00	1.20	1.00	122,249
	3	1976	2000	RB04	AG	672	1.00	1.00	VG	0.81	1.00	1.20	1.00	26,852
	4	1976	2000	PORCH04	OPEN	140	1.00	1.00	VG	0.81	1.00	1.20	1.00	4,416
	5	1976	2000	PORCH04	OPEN	432	1.00	1.00	VG	0.81	1.00	1.20	1.00	12,316
	6	1976	2000	FIREPLAC04	MAS	1	1.00	1.00	VG	0.81	1.00	1.20	1.00	4,666
	7	0	0	MPBDL	WALL	600	1.00	1.00	NV	0.00	1.00	1.20	1.00	0

**Total Building Value: 302,204**

**Sale Date: 05/04/2022**  
Sale Price: 375,000

Deed Date: 05/06/2022  
Volume:

File#: 2201748  
Page:

**Buyer: SWEET MANDY**  
**Seller: PRICE SHANE & APRIL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
418,812	295,984	0.7893	1.1168		WILD	MLS	0	8.250	302,204

**Parcel Id: 62530**  
Sale #:2

Acct Number: 33107-00156-01100-000000

Cat Code: E1    Loc Code: 11

Address: FCR 536

Legal 1: WILDWOOD - J KORN    A-15 PT TR 156

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD	AWPP	4.69	0	0.00		1.00	79,165	408	79,165

**Total Land Taxable Value: 79,165**

**Sale Date: 10/26/2022**  
Sale Price: 66,000

Deed Date: 10/27/2022  
Volume:

File#: 2204506  
Page:

**Buyer: WOMACK JANELL & JUSICE W WOMACK & JACOB B**  
**Seller: BISHOP DELBERT**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
79,165	47,571	0.7208	1.1995		WILD	MLS	0	4.690	0

**Parcel Id: 22159**  
Sale #:8

Acct Number: 33107-00157-01000-000000

Cat Code: E1 E2M    Loc Code: 11

Address: 216 FCR 536

Legal 1: WILDWOOD - J KORN    A-15 TR 157

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	2	RWILD	ANPP	1.87	0	0.00		1.00	27,362	204	27,362
	3	RWILD	AWPP	4.18	0	0.00		1.00	61,162	364	61,162
	1	RWILD		1.00	0	0.00		0.00	17,132	0	17,132

**Total Land Taxable Value: 105,656**

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	MH216	LA	1,120	1.00	1.00	MH2A	0.43	1.00	1.20	1.00	32,658
	2	1999	0	PORCH02	OPEN	128	1.00	1.00	MH2A	0.43	1.00	1.20	1.00	1,743
	3	0	0	DECK01	W	96	1.00	1.00		0.50	1.00	1.20	1.00	1,324
	4	2011	0	DECK01	W	96	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
	5	1996	0	MPBDL	SHEL	520	1.00	1.00	NV	0.00	0.50	1.20	1.00	0
	6	0	0	MPBDL	CAN	400	1.00	1.00		0.50	1.00	1.20	1.00	1,020
<b>Total Building Value:</b>														<b>36,745</b>

**Sale Date: 10/31/2022**  
Sale Price: 150,000

Deed Date: 11/01/2022  
Volume:

File#: 2204568  
Page:

**Buyer: STATON LISA**  
**Seller: BISHOP DELBERT**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
142,401	97,598	0.6507	0.9493		WILD	MLS	0	7.060	36,745

**Parcel Id: 22135**  
Sale #:6

Acct Number: 33107-00159-00000-000000    Cat Code: E1    Loc Code: 11    Address: 363 FCR 540  
Legal 1: WILDWOOD - J KORN    A-15 TR 159

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	82,500	0	82,500				
<b>Total Land Taxable Value:</b>										<b>82,500</b>				
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	PFBG	SHEL	360	1.00	1.00		1.00	1.00	1.20	1.00	7,690
<b>Total Building Value:</b>														<b>7,690</b>

**Sale Date: 01/13/2022**  
Sale Price: 90,000

Deed Date: 01/14/2022  
Volume:

File#: 2200139  
Page:

**Buyer: COOKSEY PAUL & DIANA**  
**Seller: ORR JAMES & JASON ORR**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
90,190	115,347	1.2816	1.0021		WILD	DSL	0	5.000	7,690

**Parcel Id: 22208**  
Sale #:7

**Multi Parcel Sale**

Acct Number: 33107-00170-00000-000000    Cat Code: E1    Loc Code: 11    Address: 310 FCR 540  
Legal 1: WILDWOOD - J KORN    A-15 TR 170

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWILD		3.56	0	0.00	1.00	29,105	0	29,105
	2	RRFL		2.21	0	0.00	1.00	17,120	0	17,120
	3	RWILD		1.42	0	0.00	1.00	11,603	0	11,603
<b>Total Land Taxable Value:</b>										<b>57,828</b>

**Parcel Id: 22216**  
Sale #:11

**Multi Parcel Sale**

Acct Number: 33107-00179-00000-000000    Cat Code: E1    Loc Code: 11    Address: FCR 521  
Legal 1: WILDWOOD - J KORN    A-15 TR 179

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RWILD		5.03	0	0.00	1.00	41,133	0	41,133
<b>Total Land Taxable Value:</b>										<b>41,133</b>

# Sales Ratio Detail

**Parcel Id: 22217**    Acct Number: 33107-00178-00000-000000    Cat Code: E1 E2    Loc Code: 11    Address: 243 FCR 521  
 Sale #:7    *Multi Parcel Sale*    Legal 1: WILDWOOD - M R PALACIOUS A-20 TR 178

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RWILD		2.28	0	0.00		1.00		18,589	0	18,589		
<b>Total Land Taxable Value:</b>											<b>18,589</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2020	0	MPBDL	SHEL	480	1.00	1.00	NV	0.00	1.00	1.20	1.00	0

**Parcel Id: 49968**    Acct Number: 33107-00167-01000-000000    Cat Code: A1    Loc Code: 11    Address: 394 FCR 540  
 Sale #:2    *Multi Parcel Sale*    Legal 1: WILDWOOD - J KORN    A-15 PT OF TR 167

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	RWILD		3.30	0	0.00		0.00		29,464	0	29,464		
<b>Total Land Taxable Value:</b>											<b>29,464</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2000	0	RF02	LA	864	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
	2	2000	0	MPBDL	SHEL	160	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
	3	2003	0	PFBA	CAR	400	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
	4	2020	0	PFBL	SHEL	160	1.00	1.00	NV	0.00	1.00	1.20	1.00	0

**Parcel Id: 59667**    Acct Number: 33107-00167-01100-000000    Cat Code: E1    Loc Code: 11    Address: FCR 540  
 Sale #:3    *Multi Parcel Sale*    Legal 1: WILDWOOD - J KORN    A-15 PT OF TR 167

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		1.78	0	0.00		1.00		14,553	0	14,553
<b>Total Land Taxable Value:</b>											<b>14,553</b>	

**Parcel Id: 59893**    Acct Number: 33107-00178-01000-000000    Cat Code: E1    Loc Code: 11    Address: 243 FCR 521  
 Sale #:3    *Multi Parcel Sale*    Legal 1: WILDWOOD - J KORN    A-15 TR 178

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		2.01	0	0.00		0.00		16,424	0	16,424
<b>Total Land Taxable Value:</b>											<b>16,424</b>	

**Parcel Id: 21978**    Acct Number: 33107-00168-00000-000000    Cat Code: E1    Loc Code: 11    Address: 394 FCR 540  
 Sale #:10    *Multi Parcel Sale*    *\*Primary Parcel\**    Legal 1: WILDWOOD - J KORN    A-15 TR 168

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		5.01	0	0.00		1.00		40,961	0	40,961
<b>Total Land Taxable Value:</b>											<b>40,961</b>	

# Sales Ratio Detail

**Sale Date: 06/08/2022**  
Sale Price: 265,000

Deed Date: 06/08/2022  
Volume:

File#: 2202327  
Page:

**Buyer: ROMERO MARINA**  
**Seller: S & K NEAL ROYALTY LP**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
218,952	191,223	0.7216	0.8262		WILD	MLS	0	26.585	0

**Parcel Id: 68582**  
Sale #:8

Acct Number: 33270-00018-01000-000000    Cat Code: E1    Loc Code: 11    Address: FCR 506  
Legal 1: MOODY LAND CO I PT TRACT 18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF	AT3H	15.06	0	0.00	1.00	139,973	684	139,973
<b>Total Land Taxable Value:</b>										<b>139,973</b>

**Sale Date: 11/21/2022**  
Sale Price: 140,000

Deed Date: 11/22/2022  
Volume:

File#: 2204926  
Page:

**Buyer: HOANG MARC & SANG**  
**Seller: MCDONALD M L & MARY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
139,973	109,833	0.7845	0.9998		FISD	MLS	0	15.060	0

**Parcel Id: 44703**  
Sale #:7

Acct Number: 33270-00028-01000-000000    Cat Code: E1 E2S    Loc Code: 11    Address: 155 FCR 506  
Legal 1: MOODY LAND CO I PT TRACT 28

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		3.63	0	0.00	1.00	36,215	0	36,215
	3	RRF		0.10	0	0.00	1.00	929	0	929
	2	RRF		11.40	0	0.00	1.00	105,881	0	105,881
<b>Total Land Taxable Value:</b>										<b>143,025</b>

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2014	0	RB05	LA	2,156	1.00	1.00	VG	0.95	1.00	1.28	1.00	346,693
	2	2014	0	PORCH05	OPEN	122	1.00	1.00	VG	0.95	1.00	1.28	1.00	5,356
	3	2014	0	PORCH05	OPEN	110	1.00	1.00	VG	0.95	1.00	1.28	1.00	4,865
	4	2014	0	PORCH05	OPEN	62	1.00	1.00	VG	0.95	1.00	1.28	1.00	2,909
	5	2014	0	PORCH05	OPEN	456	1.00	1.00	VG	0.95	1.00	1.28	1.00	18,143
	6	2014	0	FIREPLAC05	MAS	1	1.00	1.00	VG	0.95	1.00	1.28	1.00	7,478
	7	2020	0	CARPORT01	MET	400	1.00	1.00	25VG	1.00	1.00	1.28	1.00	4,613
	8	0	2020	MPBSA	SHEL	672	1.00	1.00	40VG	1.00	1.00	1.28	1.00	23,448
	9	0	2020	MPBSA	CAN	336	1.00	1.00	40VG	1.00	1.00	1.28	1.00	4,494
<b>Total Building Value:</b>													<b>417,999</b>	

**Sale Date: 03/02/2023**  
Sale Price: 415,000

Deed Date: 03/06/2023  
Volume:

File#: 2300866  
Page:

**Buyer: RODRIGUEZ SALVADOR & YENDYNI VILLA**  
**Seller: RODRIGUEZ OSCAR & BLANCA**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
561,024	434,175	1.0462	1.3519		FISD	MLS	0	15.130	417,999

# Sales Ratio Detail

**Parcel Id: 61638**    Acct Number: 33273-00022-06000-000000    Cat Code: E1 E2M    Loc Code: 11    Address: 156 FCR 508  
 Sale #:4    **Multi Parcel Sale**    Legal 1: MOODY LAND CO IV TRACT 22B

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RRF		0.58	0	0.00	1.00		9,460	0	9,460			
	2	RX14		0.46	0	0.00	1.00		230	0	230			
<b>Total Land Taxable Value:</b>											<b>9,690</b>			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	MH328	LA	1,352	1.00	1.00	MH3A	0.50	1.00	1.28	1.00	63,425
	2	1998	0	FIREPLAC03	MOB	1	1.00	1.00	MH3A	0.50	1.00	1.28	1.00	1,389
	3	2011	0	DECK01	W	144	1.00	1.00		0.20	1.00	1.28	1.00	780
	4	2012	0	DECK01	W	16	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	5	2011	0	MPBDA	SHEL	80	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
	6	2011	0	MPBDA	SHEL	120	1.00	1.00	NV	0.00	1.00	1.28	1.00	0
<b>Total Building Value:</b>														<b>65,594</b>

**Parcel Id: 45003**    Acct Number: 33273-00022-00000-000000    Cat Code: C1    Loc Code: 11    Address: 156 FCR 508  
 Sale #:8    **Multi Parcel Sale**    **\*Primary Parcel\***    Legal 1: MOODY LAND CO IV TRACT 22A

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		0.55	0	0.00	1.00		6,600	0	6,600
	2	RX14		0.81	0	0.00	1.00		405	0	405
<b>Total Land Taxable Value:</b>											<b>7,005</b>

**Sale Date: 01/27/2022**    Deed Date: 02/02/2022    File#: 2200395    **Buyer: JAM HOME SOLUTIONS LLC**  
 Sale Price: 87,500    Volume:    Page:    **Seller: SM CARDWELL LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
82,289	57,563	0.6579	0.9404		FISD	MLS	0	2.400	65,594

**Parcel Id: 45941**    Acct Number: 33290-00020-00000-000000    Cat Code: D1    Loc Code: 11    Address: FCR 510  
 Sale #:5    Legal 1: PEEVY LAND CO PT LOT 20

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	AT4M	9.95	0	0.00	1.00		97,532	522	97,532
<b>Total Land Taxable Value:</b>											<b>97,532</b>

**Sale Date: 02/03/2022**    Deed Date: 02/07/2022    File#: 2200434    **Buyer: HAGER JASON THOMAS & LANA LYNN**  
 Sale Price: 90,000    Volume:    Page:    **Seller: MOORE JOHN G**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
97,532	44,816	0.4980	1.0837		FISD	MLS	0	9.950	0

**Parcel Id: 46058**    Acct Number: 33310-00041-00000-000000    Cat Code: E1    Loc Code: 11    Address: PR 188  
 Sale #:7    Legal 1: KEN LAND CO LOT 41

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF		40.09	0	0.00	1.00		227,290	0	227,290
<b>Total Land Taxable Value:</b>											<b>227,290</b>

**Sale Date: 01/13/2023**  
Sale Price: 175,000

Deed Date: 01/19/2023  
Volume:

File#: 2300226  
Page:

**Buyer: ARIAS MIGUEL LOZANO & GRACIELA GUTIERREZ**  
**Seller: DELANEY GARLAND RAY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
227,290	231,331	1.3219	1.2988		FISD	MLS	0	40.090	0

**Parcel Id: 51859**  
Sale #:4

Acct Number: 33365-00013-00000-000000    Cat Code: D1    Loc Code: 11    Address:  
Legal 1: STEPPING STONE LAKES LOT 13R

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RRF	AIPB	15.98	0	0.00	0.00		106,549	1,755	106,549
<b>Total Land Taxable Value:</b>											<b>106,549</b>

**Sale Date: 09/26/2022**  
Sale Price: 142,820

Deed Date: 09/26/2022  
Volume:

File#: 2204038  
Page:

**Buyer: HAYS MATTHEW E & HOLLY JOYCE HAYS**  
**Seller: FAUR DAN**

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
106,549	60,701	0.4250	0.7460		FISD	MLS	0	15.980	0

**Parcel Id: 51863**  
Sale #:4

Acct Number: 33365-00017-00000-000000    Cat Code: D1    Loc Code: 11    Address: FCR 141  
Legal 1: STEPPING STONE LAKES LOT 17R

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	0.00		9,168	0	9,168
	2	RRF	AIPB	13.84	0	0.00	1.00		92,280	1,520	92,280
<b>Total Land Taxable Value:</b>											<b>101,448</b>

**Sale Date: 01/28/2022**  
Sale Price: 140,000

Deed Date: 01/28/2022  
Volume:

File#: 2200341  
Page:

**Buyer: HAYS MATTHEW EMMETT**  
**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
101,448	65,583	0.4684	0.7246		FISD	MLS	0	14.840	0

**Parcel Id: 65284**  
Sale #:11

*Multi Parcel Sale*

Acct Number: 33450-03000-00000-000000    Cat Code: E1    Loc Code: 11    Address: FCR 540  
Legal 1: NEALRITTERSHAUS ADDITION LOT 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		1.35	0	0.00	1.00		25,464	0	25,464
<b>Total Land Taxable Value:</b>											<b>25,464</b>

# Sales Ratio Detail

**Parcel Id: 65283**    Acct Number: 33450-02000-00000-000000    Cat Code: E1    Loc Code: 11    Address: FCR 540  
 Sale #:11    **Multi Parcel Sale \*Primary Parcel\***    Legal 1: NEALRITTERSHAUS ADDITION LOT 2

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RWILD		1.09	0	0.00		1.00		20,560	0	20,560
<b>Total Land Taxable Value:</b>											<b>20,560</b>	

**Sale Date: 03/04/2022**    Deed Date: 03/07/2022    File#: 2200834    **Buyer: HORNIK BONNETA**  
 Sale Price: 39,000    Volume:    Page:    **Seller: HUTCHINS ARON & CRYSTAL**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
46,024	22,448	0.5756	1.1801		WILD	MLS	0	2.440	0

**Parcel Id: 67329**    Acct Number: 33451-00007-00000-000000    Cat Code: D1 D2    Loc Code: 11    Address: 229 FCR 140  
 Sale #:7    Legal 1: TRACT 7 EVERSOLE RANCH C TEAS    A-610

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
2		RRF	AIPP	13.17	0	0.00		1.00		123,530	1,491	123,530
1		RRF		1.00	0	0.00		1.00		11,880	0	11,880
<b>Total Land Taxable Value:</b>											<b>135,410</b>	

**Sale Date: 04/14/2022**    Deed Date: 04/14/2022    File#: 2201400    **Buyer: NORRIS GREG & LISA**  
 Sale Price: 175,000    Volume:    Page:    **Seller: SUKUP DAWN MICHELLE**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
135,410	120,814	0.6904	0.7738	L	FISD	MLS	0	14.170	188,019

**Parcel Id: 67135**    Acct Number: 33451-00010-00000-000000    Cat Code: E1 E1    Loc Code: 11    Address: 201 CR 140  
 Sale #:6    Legal 1: TRACT 10 EVERSOLE RANCH C TEAS    A-610

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RRF	AIPP	12.00	0	0.00		1.00		88,440	1,359	88,440
2		RRF		16.00	0	0.00		0.00		117,920	0	117,920
<b>Total Land Taxable Value:</b>											<b>206,360</b>	

**Sale Date: 09/27/2022**    Deed Date: 09/29/2022    File#: 2204114    **Buyer: GARCIA PABLO P**  
 Sale Price: 265,000    Volume:    Page:    **Seller: MITOLA GARY & KELLY**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
206,360	182,000	0.6868	0.7787		FISD	DSL	0	28.000	0

# Sales Ratio Detail

**Parcel Id: 68197**  
Sale #:10

Acct Number: 33460-00007-00000-000000

Cat Code: D1

Loc Code: 11

Address: FM 489

Legal 1: MORNING STAR RANCH TRACT 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RMSR	AWPE	6.70	0	0.00	1.00		168,599	531	168,599
<b>Total Land Taxable Value:</b>										<b>168,599</b>	

**Sale Date: 05/19/2022**  
Sale Price: 169,900

Deed Date: 05/23/2022  
Volume:

File#: 2201996  
Page:

**Buyer: ARSID DEEPAK & RAVI C GUDLA ETAL**  
**Seller: 475 RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
168,599	23,452	0.1380	0.9923		FISD	DSL	0	6.700	0

**Parcel Id: 68198**  
Sale #:10

Acct Number: 33460-00008-00000-000000

Cat Code: D1

Loc Code: 11

Address: FM 489

Legal 1: MORNING STAR RANCH TRACT 8

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RMSR	AWPE	6.20	0	0.00	1.00		156,017	491	156,017
<b>Total Land Taxable Value:</b>										<b>156,017</b>	

**Sale Date: 06/29/2022**  
Sale Price: 159,900

Deed Date: 07/05/2022  
Volume:

File#: 2202830  
Page:

**Buyer: WARDLOW THEARTIS DOYLE & FRANCES A**  
**Seller: 475 RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
156,017	21,702	0.1357	0.9757		FISD	DSL	0	6.200	0

**Parcel Id: 68203**  
Sale #:10

Acct Number: 33460-00013-00000-000000

Cat Code: D1

Loc Code: 11

Address: FM 489

Legal 1: MORNING STAR RANCH TRACT 13

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RMSR	AWPE	7.20	0	0.00	1.00		179,058	570	179,058
<b>Total Land Taxable Value:</b>										<b>179,058</b>	

**Sale Date: 05/24/2022**  
Sale Price: 179,900

Deed Date: 05/25/2022  
Volume:

File#: 2202039  
Page:

**Buyer: MIDLAND TRUST CO**  
**Seller: 475 RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
179,058	25,202	0.1401	0.9953		FISD	DSL	0	7.200	0

**Parcel Id: 68204**  
Sale #:10

Acct Number: 33460-00014-00000-000000

Cat Code: D1

Loc Code: 11

Address: FM 489

Legal 1: MORNING STAR RANCH TRACT 14

# Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RMSR	AWPE	7.30	0	0.00	1.00	180,929	578	180,929
<b>Total Land Taxable Value:</b>										<b>180,929</b>

**Sale Date: 06/09/2022**    Deed Date: 06/16/2022    File#: 2202541    **Buyer: NAYAK RAMANI RANJAN & SASMITA DAS**  
 Sale Price: 179,000    Volume:    Page:    **Seller: 475 RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
180,929	25,552	0.1427	1.0108		FISD	DSL	0	7.300	0

**Parcel Id: 68230**    Acct Number: 33460-00037-00000-000000    Cat Code: D1    Loc Code: 11    Address: FM 489  
 Sale #:10    Legal 1: MORNING STAR RANCH TRACT 37

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RMSR	AWPE	12.00	0	0.00	1.00	249,900	951	249,900
<b>Total Land Taxable Value:</b>										<b>249,900</b>

**Sale Date: 05/19/2022**    Deed Date: 05/23/2022    File#: 2201989    **Buyer: MOHAMMED ANWARULLAH**  
 Sale Price: 249,900    Volume:    Page:    **Seller: 475 RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
249,900	42,004	0.1681	1.0000		FISD	DSL	0	12.000	0

**Parcel Id: 68231**    Acct Number: 33460-00038-00000-000000    Cat Code: D1    Loc Code: 11    Address: FM 489  
 Sale #:10    Legal 1: MORNING STAR RANCH TRACT 38

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RMSR	AWPE	19.30	0	0.00	1.00	349,909	1,529	349,909
<b>Total Land Taxable Value:</b>										<b>349,909</b>

**Sale Date: 05/19/2022**    Deed Date: 05/23/2022    File#: 2201995    **Buyer: SARGENT LEROY**  
 Sale Price: 349,900    Volume:    Page:    **Seller: 475 RANCH LLC**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
349,909	67,556	0.1931	1.0000		FISD	DSL	0	19.300	0

**Parcel Id: 23917**    Acct Number: 40211-00000-00000-000000    Cat Code: D1 E2M    Loc Code: 05    Address: 1013 WASHINGTON ST  
 Sale #:8    Legal 1: OTS TEAGUE ALL BLK 211

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1		RTR05		0.25	0	0.00	1.00	9,178	0	9,178
2		RTR05	AIPP	1.68	0	0.00	1.00	44,876	190	44,876
<b>Total Land Taxable Value:</b>										<b>54,054</b>

## Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2015	0	MH332	LA	1,768	1.00	1.00	MH3G	0.86	1.00	0.98	1.00	94,262
	2	2015	0	PORCH03	OPEN	152	1.00	1.00	MH3G	0.86	1.00	0.98	1.00	3,724
	3	0	0	PFBA	SHEL	240	1.00	1.00		0.50	1.00	0.98	1.00	1,670
	4	0	0	PFBA	CAR	360	1.00	1.00		1.00	1.00	0.98	1.00	2,184
	5	0	0	PFBA	SHEL	180	1.00	1.00		1.00	1.00	0.98	1.00	2,505
	6	0	0	PFBA	CAR	200	1.00	1.00		1.00	1.00	0.98	1.00	1,213
	7	0	0	FVODRAWING	ONLY	320	1.00	1.00	NV	0.00	1.00	0.98	1.00	0
<b>Total Building Value:</b>													<b>105,558</b>	

**Sale Date: 01/06/2022**  
 Sale Price: 140,000

Deed Date: 01/06/2022  
 Volume:

File#: 2200051  
 Page:

**Buyer: HALLIDAY LYLE & BOBBIE J**  
**Seller: WELCH DONALD E & KATRINA M**

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
159,612	100,873	0.7205	1.1401		TRES	MLS	0	1.930	105,558