

Sales Ratio Recap Selection Page

Run Date 5/23/2023
11:43:49AM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2023

Jurisdiction 00-FREESTONE CAD

(NOT) Property_Type LIKE M

Type LIKE MH108, MH112, MH114, MH116, MH118, MH120, MH124, MH128, MH132, MH136, MH208, MH212, MH214, MH216, MH218, MH220, MH224, MH228, MH232, MH236, MH308, MH312, MH314, MH316, MH318, MH320, MH324, MH328, MH332, MH336, MH408, MH412, MH414, MH416, MH418, MH420, MH424, MH428, MH432, MH436, MH510, MH512, MH514, MH516, MH518, MH520, MH524, MH528, MH532, MH536

(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

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>
63085-00202-00000-000000	20508	0.6622	0.94	0.28	0.4645	0.60	0.14	426,900	282,704
33100-00319-02000-000000	21690	0.7027	0.94	0.24	0.1744	0.60	0.43	169,000	118,761
43088-00001-00000-000000	24759	0.7476	0.94	0.19	0.6422	0.60	0.04	61,000	45,602
33451-00007-00000-000000	67329	0.7738	0.94	0.16	0.6904	0.60	0.09	175,000	135,410
40018-00007-01000-000000	62844	0.7778	0.94	0.16	0.3875	0.60	0.21	8,000	6,222
63087-06021-00000-000000	20823	0.7907	0.94	0.15	0.5785	0.60	0.02	120,000	94,880
00056-00072-00000-000000	8489	0.8021	0.94	0.14	0.1381	0.60	0.46	143,750	115,304
63056-00552-00000-000000	43007	0.8052	0.94	0.13	0.0513	0.60	0.55	195,000	157,019
63088-02018-00000-000000	21063	0.8288	0.94	0.11	0.3563	0.60	0.25	133,000	110,229
33100-00046-00000-000000	21423	0.8327	0.94	0.11	0.5945	0.60	0.01	389,000	323,939
00023-09387-01000-000000	48756	0.8924	0.94	0.05	0.8924	0.60	0.29	15,000	13,386
00147-00007-00011-000000	67871	0.8934	0.94	0.04	0.8829	0.60	0.28	100,000	89,345
00025-00049-00000-000000	6175	0.8954	0.94	0.04	0.6169	0.60	0.02	2,024,000	1,812,290
00423-00018-02000-000000	64236	0.9101	0.94	0.03	0.4991	0.60	0.10	209,000	190,210
00003-00107-01000-000000	43110	0.9231	0.94	0.01	0.3656	0.60	0.24	315,000	290,792
00365-00126-02000-000000	48612	0.9244	0.94	0.01	0.0720	0.60	0.53	56,250	51,998
00002-00218-02000-000000	53328	0.9263	0.94	0.01	0.6515	0.60	0.05	195,000	180,633
33107-00157-01000-000000	22159	0.9493	0.94	0.01	0.6507	0.60	0.05	150,000	142,401
33107-00154-02000-000000	50905	0.9690	0.94	0.03	0.7084	0.60	0.11	60,000	58,139
41170-01801-00000-000000	24430	0.9928	0.94	0.06	0.0358	0.60	0.57	105,000	104,244
00041-00005-06000-000000	67665	1.0010	0.94	0.06	0.7192	0.60	0.12	390,000	390,371
00006-00059-00000-000000	2728	1.0136	0.94	0.08	0.9232	0.60	0.32	110,000	111,496
63088-03008-00000-000000	21084	1.0177	0.94	0.08	0.0480	0.60	0.55	174,900	177,993
00614-00005-01000-000000	47818	1.0340	0.94	0.10	0.9439	0.60	0.34	408,725	422,632
00410-00014-00000-000000	13653	1.0378	0.94	0.10	0.4368	0.60	0.17	626,250	649,923
63065-00028-00000-000000	20250	1.0468	0.94	0.11	0.4446	0.60	0.16	23,900	25,019
00123-00001-01000-000000	46205	1.0646	0.94	0.13	0.6092	0.60	0.01	780,000	830,425
00097-00036-01000-000000	9041	1.0725	0.94	0.13	0.6539	0.60	0.05	375,000	402,190
00056-00022-02260-002023	68687	1.0731	0.94	0.14	0.8340	0.60	0.23	80,435	86,312
41060-00710-00000-000000	53254	1.1030	0.94	0.17	0.4565	0.60	0.15	79,655	87,862
40211-00000-00000-000000	23917	1.1401	0.94	0.20	0.7205	0.60	0.12	140,000	159,612
35018-00007-00000-000000	22413	1.1594	0.94	0.22	0.4464	0.60	0.16	17,000	19,710
00015-00013-00000-000000	4343	1.1641	0.94	0.23	0.8810	0.60	0.28	150,000	174,614
33273-00022-02000-000000	45005	1.2258	0.94	0.29	0.9633	0.60	0.36	80,000	98,064
63087-09013-00000-000000	20945	1.4446	0.94	0.51	1.3096	0.60	0.71	15,000	21,669
00527-00050-01000-000000	68418	1.4548	0.94	0.52	1.1200	0.60	0.52	65,000	94,564

Sale Ratio Recap Summary

Description	Current	Sale	
Sum of Current Ratio	35.0527	20.9631	Sum of Sale Ratio
Total Number Sales	36	36	
Low Ratio	0.6622	0.0358	
Highest Ratio	1.4548	1.3096	
Range	0.79	1.27	
Mean	0.9737	0.5823	
Median	0.9378	0.6019	
Absolute Deviation	4.9997	8.6595	
Average Deviation	0.1389	0.2405	
Standard Deviation	0.1805	0.3097	
Coefficient of Dispersion	14.8092	39.9637	
Total Sale Prices	8,565,765	8,565,765	
Total Mkt Value	8,075,964	4,907,851	
Weighted Mean	0.9428	0.5730	

Sales Ratio Selection Page

Run Date: 5/23/2023 11:45:39AM

Description:

Order: Account

SELECTION CRITERIA

Year Run: 2023

Jurisdiction 00-FREESTONE CAD

(NOT) Property_Type LIKE M

Type LIKE MH108, MH112, MH114, MH116, MH118, MH120, MH124, MH128, MH132, MH136, MH208, MH212, MH214, MH216, MH218, MH220, MH224, MH228, MH232, MH236, MH308, MH312, MH314, MH316, MH318, MH320, MH324, MH328, MH332, MH336, MH408, MH412, MH414, MH416, MH418, MH420, MH424, MH428, MH432, MH436, MH510, MH512, MH514, MH516, MH518, MH520, MH524, MH528, MH532, MH536

(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

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		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: 43110
Sale #:7

Acct Number: 00003-00107-01000-000000

Cat Code: E1 E2S Loc Code: 18
Legal 1: D AVANT A-3

Address: 109 FCR 681

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

Total Land Taxable Value: 81,632

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

Total Building Value: 209,160

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: 2728
Sale #:12

Acct Number: 00006-00059-00000-000000

Cat Code: E1 E2M Loc Code: 11
Legal 1: H BURLESON A-6

Address: PR 1102

Sales Ratio Detail

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

Total Land Taxable Value: 111,496

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:

File#: 2201473

Page:

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: 4343

Sale #:8

Acct Number: 00015-00013-00000-000000

Cat Code: A2

Loc Code: 11

Address: 554 E US HWY 84

Legal 1: J KORN

A-15

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	56,644	0	56,644

Total Land Taxable Value: 56,644

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		2013	0	MH228	LA	1,680	1.00	1.00	MH1G	0.77	1.00	1.28	1.00	96,467
2		2013	0	DECK01	W	288	1.00	1.00		0.85	1.00	1.28	1.00	5,559
3		2013	0	DECK01	W	180	1.00	1.00		0.85	1.00	1.28	1.00	3,976
4		2013	0	PFBA	SHEL	288	1.00	1.00		0.80	1.00	1.28	1.00	4,188
5		2017	0	PFBA	CAR	200	1.00	1.00	G	0.97	1.00	1.28	1.00	1,537
6		2017	0	PFBA	CAR	400	1.00	1.00	G	0.97	1.00	1.28	1.00	3,074
7		0	0	PFBA	CAR	400	1.00	1.00		1.00	1.00	1.28	1.00	3,169
8		0	0	FVODRAWING	ONLY	160	1.00	1.00		1.00	1.00	1.28	1.00	0

Total Building Value: 117,970

Sale Date: 12/13/2022

Sale Price: 150,000

Deed Date: 12/13/2022

Volume:

File#: 2205188

Page:

Buyer: MCDANIEL MICHAEL & ASHLEY

Seller: JOHNSON BRUCE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
174,614	132,151	0.8810	1.1641		FISD	DSL	0	4.512	117,970

Parcel Id: 48756

Sale #:4

Acct Number: 00023-09387-01000-000000

Cat Code: A2

Loc Code: 03

Address: 538 LOVERS LANE

Legal 1: I H REED

A-23

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		RFFR08		0.16	0	0.00		0.00	11,060	0	11,060

Total Land Taxable Value: 11,060

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1		1980	0	MH112	LA	600	1.00	1.00	MH1P	0.07	1.00	0.94	1.00	2,326
2		1980	0	PORCH01	OPEN	48	1.00	1.00	NV	0.00	1.00	0.94	1.00	0

Total Building Value: 2,326

Sales Ratio Detail

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

Deed Date: 04/06/2023
Volume:

File#: 2301256
Page:

Buyer: JONES RAY CHARLES
Seller: GOWIN JAMESON & JESSICA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
13,386	13,386	0.8924	0.8924		FRES	DSL	0	0.158	2,326

Parcel Id: 68383
Sale #: 1

Acct Number: 00023-09727-00160-002023

Cat Code: M1

Loc Code: 03

Address: 1335 S BATEMAN RD

Legal 1: MH ONLY

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	MH216	LA	1,216	1.00	1.00	MH2G	0.98	1.00	0.94	1.00	61,901
	2	2022	0	MPBSL	CAN	400	1.00	1.00	40G	1.00	1.00	0.94	1.00	1,737
	3	2022	0	DECK01	W	120	1.00	1.00	MH2G	0.98	1.00	0.94	1.00	2,402
Total Building Value:														66,040

Sale Date: 07/05/2022
Sale Price: 118,000

Deed Date:
Volume:

File#:
Page:

Buyer: MORTON ROBERT JAMES & DOROTHY DALE MORTON
Seller: MORTON ROBERT JAMES & DOROTHY DALE MORTON

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
66,040	0	0.0000	0.5597			OTH	0	0.000	66,040

Parcel Id: 6175
Sale #: 8

Acct Number: 00025-00049-00000-000000

Cat Code: D1

Loc Code: 11

Address: 1355 FCR 240

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		
Total Land Taxable Value:												1,668,028		
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
Total Building Value:														144,262

Sale Date: 02/10/2022
Sale Price: 2,024,000

Deed Date: 02/10/2022
Volume:

File#: 2200493
Page:

Buyer: WIN RANCH LLC
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: 68719
Sale #: 1

Acct Number: 00028-00167-04160-002023

Cat Code: M1

Loc Code: 11

Address: 300 FCR 261

Legal 1: MH ONLY

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	MH228	LA	1,080	1.00	1.00	MH2G	0.98	1.00	1.28	1.00	94,602
Total Building Value:														94,602

Sale Date: 06/01/2022
Sale Price: 134,725

Deed Date:
Volume:

File#:
Page:

Buyer: KROPP KURT CHRISTOPHER & CHRISTILYN BURGESS EIDSOI
Seller: KROPP KURT CHRISTOPHER & CHRISTILYN BURGESS EIDSOI

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
94,602	0	0.0000	0.7022			OTH	0	0.000	94,602

Parcel Id: 67665
Sale #:11

Acct Number: 00041-00005-06000-000000 Cat Code: E1 E2S Loc Code: 20 Address: 184 FCR 941
Legal 1: WM AUSTIN A-41

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

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: 68687
Sale #:1

Acct Number: 00056-00022-02260-002023 Cat Code: M1 Loc Code: 20 Address: 356 FCR 691
Legal 1: MH ONLY

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2022	0	MH216	LA	1,216	1.00	1.00	MH2G	0.98	1.00	1.24	1.00	81,657
	2	2022	0	PORCH01	OPEN	128	1.00	1.00	MH2G	0.98	1.00	1.24	1.00	2,333
	3	2022	0	DECK01	W	64	1.00	1.00		1.00	1.00	1.24	1.00	2,322
Total Building Value:														86,312

Sales Ratio Detail

Sale Date: 03/23/2022
Sale Price: 80,435

Deed Date:
Volume:

File#:
Page:

Buyer: THAYER ROBERT & DENA
Seller: THAYER ROBERT & DENA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
86,312	67,084	0.8340	1.0731			OTH	0	0.000	86,312

Parcel Id: 8489
Sale #:6

Acct Number: 00056-00072-00000-000000 Cat Code: A2L Loc Code: 20 Address: FCR 691
Legal 1: D BULLOCK A-56

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RRT		3.32	0	0.00		1.00	42,340	0	42,340			
Total Land Taxable Value:											42,340			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	2008	MH216	LA	1,292	1.00	1.00	MH2G	0.72	1.00	1.24	1.00	63,166
	2	1998	2008	PORCH02	OPEN	80	1.00	1.00	MH2G	0.72	1.00	1.24	1.00	1,941
	3	2020	0	DECK02	W	192	1.00	1.00		0.98	1.00	1.24	1.00	5,229
	4	0	0	PFBA	CAR	400	1.00	1.00		0.70	1.00	1.24	1.00	2,149
	5	0	2010	MPBDL	SHEL	80	1.00	1.00		0.50	1.00	1.24	1.00	479
Total Building Value:											72,964			

Sale Date: 01/13/2022
Sale Price: 143,750

Deed Date: 01/18/2022
Volume:

File#: 2200181
Page:

Buyer: EVANS BOB JR & ELIZABETH HILL EVANS
Seller: MOTTET CANDICE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
115,304	19,853	0.1381	0.8021		TISD	MLS	0	3.320	72,964

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
Total Building Value:														341,610

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: 46205
Sale #:2

Acct Number: 00123-00001-01000-000000

Cat Code: D1 E2S
Legal 1: J COODY

Loc Code: 18
A-123

Address: 297 FCR 411

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

Total Land Taxable Value: 700,573

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

Total Building Value: 129,852

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: 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
Total Land Taxable Value:										89,345

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: 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	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: 45085
Sale #: 4

Acct Number: 00410-00014-01160-000000 **Cat Code:** M1 **Loc Code:** 11 **Address:** 151 FM 3059
Legal 1: MOBILE HOME ONLY

Multi Parcel Sale

Sales Ratio Detail

Parcel Id: 13653 Acct Number: 00410-00014-00000-000000 Cat Code: D1 E2M Loc Code: 11 Address: 151 FM 3059
 Sale #:6 **Multi Parcel Sale** ***Primary Parcel*** Legal 1: J L MOSS A-410

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
Total Land Taxable Value:										122,640

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
Total Building Value:														527,283

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: 64236 Acct Number: 00423-00018-02000-000000 Cat Code: E1 E2M Loc Code: 18 Address: 109 FCR 461
 Sale #:9 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
Total Land Taxable Value:										14,133

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
Total Building Value:														176,077

Sales Ratio Detail

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: 68418
 Sale #:7

Acct Number: 00527-00050-01000-000000 Cat Code: E1 E2S Loc Code: 25 Address: 1725 FM 27
 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		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: 47818
 Sale #:6

Acct Number: 00614-00005-01000-000000 Cat Code: D1 E2M Loc Code: 18 Address: 234 FM 1848
 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
Total Land Taxable Value:											284,981

Sales Ratio Detail

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
Total Building Value:														137,651

Sale Date: 11/08/2022
Sale Price: 408,725

Deed Date: 11/09/2022
Volume:

File#: 2204675
Page:

Buyer: WUKASCH BRYAN E & JEANNE A
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: 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
Total Land Taxable Value:											96,165

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
Total Building Value:														227,774

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: 21690
Sale #:5

Acct Number: 33100-00319-02000-000000 Cat Code: A2R Loc Code: 11 Address: 105 FCR 1211
Legal 1: WESTWOOD - H SHEPHERD A-34 PT TRACT 319

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg Depth	Per	Real Value	Ag Value	Total Value
	1	RWEST01		1.23	0	0.00		1.00	29,480	0	29,480
Total Land Taxable Value:											29,480

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1999	0	MH328	LA	1,848	1.00	1.00	MH3A	0.51	1.00	1.24	1.00	78,089
	2	0	0	DECK01	W	50	1.00	1.00		0.50	1.00	1.24	1.00	1,024
	3	1999	0	PORCH01	OPEN	320	1.00	1.00	MH3A	0.51	1.00	1.24	1.00	2,684
	4	1999	0	FIREPLAC02	MOB	1	1.00	1.00	MH2A	0.43	1.00	1.24	1.00	1,040
	5	0	0	MPBDA	SHEL	96	1.00	1.00		0.40	1.00	1.24	1.00	1,250
	6	0	0	CARPORT01	MET	192	1.00	1.00		0.50	1.00	1.24	1.00	1,107
	7	0	0	MPBSG	SHEL	120	1.00	1.00		0.50	1.00	1.24	1.00	3,247
	8	0	0	MPBDG	CAN	120	1.00	1.00		0.50	1.00	1.24	1.00	840
Total Building Value:														89,281

Sale Date: 10/11/2022
Sale Price: 169,000

Deed Date: 10/11/2022
Volume:

File#: 2204257
Page:

Buyer: LOPEZ EVER OSVALDO SOTO & JUANA ANGELICA MATURINO
Seller: JAM HOME SOLUTIONS LLC

Notes:

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
118,761	29,480	0.1744	0.7027		WESTU	DSL	0	1.230	89,281

Parcel Id: 50905
Sale #:3

Acct Number: 33107-00154-02000-000000

Cat Code: A2

Loc Code: 11

Address: 226 FCR 536

Legal 1: WILDWOOD - J KORN A-15 TR 2

Land	Seq	Class	Ag Class	Acres	Sqft	Front	Ft Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	RWILD		0.87	0		0.00		0.00	20,398	0	20,398
Total Land Taxable Value:												20,398

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1997	0	MH228	LA	1,120	1.00	1.00	MH2A	0.37	1.00	1.20	1.00	34,193
	2	0	0	DECK01	W	72	1.00	1.00		0.80	1.00	1.20	1.00	1,914
	3	0	0	PFBL	SHEL	120	1.00	1.00		1.00	1.00	1.20	1.00	1,634
	4	0	2017	FVODRAWING	ONLY	36	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
	5	0	2017	FVODRAWING	ONLY	36	1.00	1.00	NV	0.00	1.00	1.20	1.00	0
Total Building Value:														37,741

Sale Date: 05/26/2022
Sale Price: 60,000

Deed Date: 05/31/2022
Volume:

File#: 2202096
Page:

Buyer: PELAYO ALEJANDRO AYON & NANCY LORNELL
Seller: JAM HOME SOLUTIONS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
58,139	42,501	0.7084	0.9690		WILD	MLS	0	0.868	37,741

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
Total Building Value:														36,745

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: 45005
Sale #:15

Acct Number: 33273-00022-02000-000000

Cat Code: A2

Loc Code: 11

Address: 134 FCR 508

Legal 1: MOODY LAND CO IV TRACT 22C

Land	Seq	Class	Ag Class	Acres	Sqft	Front Ft Avg	Depth Per	Real Value	Ag Value	Total Value
	1	RRF		0.56	0	0.00	1.00	9,220	0	9,220
	2	RX14		0.44	0	0.00	1.00	220	0	220
Total Land Taxable Value:										9,440

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2001	0	MH232	LA	2,112	1.00	1.00	MH2G	0.59	1.00	1.28	1.00	81,759
	2	2014	0	PORCH01	OPEN	192	1.00	1.00	MH2G	0.86	1.00	1.28	1.00	2,976
	3	2001	0	FIREPLAC02	MET	1	1.00	1.00	MH2G	0.59	1.00	1.28	1.00	1,344
	4	0	0	PFBA	SHEL	140	1.00	1.00		1.00	1.00	1.28	1.00	2,545
Total Building Value:														88,624

Sale Date: 04/04/2022
Sale Price: 80,000

Deed Date: 04/04/2022
Volume:

File#: 2201233
Page:

Buyer: SULLIVAN TREVOR & JULIA
Seller: ARNDT JULIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
98,064	77,067	0.9633	1.2258		FISD	MLS	0	1.000	88,624

Parcel Id: 67329
Sale #:7

Acct Number: 33451-00007-00000-000000

Cat Code: D1 D2

Loc Code: 11

Address: 229 FCR 140

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
Total Land Taxable Value:										135,410

Sales Ratio Detail

Sale Date: 04/14/2022
Sale Price: 175,000

Deed Date: 04/14/2022
Volume:

File#: 2201400
Page:

Buyer: NORRIS GREG & LISA
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: 22414
Sale #:6

Acct Number: 35018-00008-00000-000000
Multi Parcel Sale

Cat Code: F10 Loc Code: 04 Address: 307 HUBBARD ST
Legal 1: OTS STREETMAN W 34 LOT 8 BLK 18

Parcel Id: 22413
Sale #:9

Acct Number: 35018-00007-00000-000000
Multi Parcel Sale *Primary Parcel*

Cat Code: A2 Loc Code: 04 Address: 307 HUBBARD ST
Legal 1: OTS STREETMAN LOT 7 & 8 BLK 18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RSG		0.32	9,240	66.00		1.00	9,606	0	9,606			
Total Land Taxable Value:											9,606			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1968	0	MH114	LA	728	1.00	1.00	MH1U	0.03	1.00	0.97	1.00	1,131
	2	1968	0	PORCH01	OPEN	96	1.00	1.00	MH1P	0.07	1.00	0.97	1.00	98
	3	1940	0	GARAGEDL	MAIN	1,200	1.00	1.00	40VP	0.12	1.00	0.97	1.00	8,875
	4	2011	0	CARPORT01	FRAM	280	1.00	1.00	NV	0.00	1.00	0.97	1.00	0
Total Building Value:											10,104			

Sale Date: 01/07/2022
Sale Price: 17,000

Deed Date: 01/24/2022
Volume:

File#: 2200275
Page:

Buyer: MEJORADO JORGE & LOYDA
Seller: HCS TEXAS HOLDINGS LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
19,710	7,589	0.4464	1.1594		SRES	MLS	14,000	0.321	10,104

Parcel Id: 62844
Sale #:5

Acct Number: 40018-00007-01000-000000

Cat Code: A2 Loc Code: 05 Address: 421 N 10TH AVE
Legal 1: OTS TEAGUE PT LOTS 7 & 8 BLK 18

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RTR01		0.16	0	0.00		0.00	6,222	0	6,222			
Total Land Taxable Value:											6,222			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2003	0	MH232	LA	1,536	1.00	1.00	NV	0.00	1.00	0.98	1.00	0
	2	2005	0	PORCH02	OPEN	96	1.00	1.00	NV	0.00	1.00	0.98	1.00	0
	3	2003	0	PFBA	CAR	360	1.00	1.00	NV	0.00	1.00	0.98	1.00	0
	4	2016	0	PORCH01	OPEN	24	1.00	1.00	NV	0.00	1.00	0.98	1.00	0

Sales Ratio Detail

Sale Date: 01/10/2023
Sale Price: 8,000

Deed Date: 01/20/2023
Volume:

File#: 2300244
Page:

Buyer: LOONEY JEFFERY & KATHLEEN
Seller: HOLLAND WILLIAM CHRISTOPHER

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
6,222	3,100	0.3875	0.7778		TRES	DSL	0	0.155	0

Parcel Id: 23917
Sale #:8

Acct Number: 40211-00000-00000-000000 Cat Code: D1 E2M Loc Code: 05 Address: 1013 WASHINGTON ST
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			
Total Land Taxable Value:											54,054			
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
Total Building Value:											105,558			

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

Parcel Id: 62892
Sale #:2

Multi Parcel Sale

Acct Number: 41060-00710-01160-002016 Cat Code: M1 Loc Code: 05 Address: 809 S CORSICANA
Legal 1: MOBILE HOME

Parcel Id: 53254
Sale #:4

*Multi Parcel Sale *Primary Parcel**

Acct Number: 41060-00710-00000-000000 Cat Code: A2L Loc Code: 05 Address: 809 S CORSICANA
Legal 1: COLONIAL HILLS TEAGUE LOTS 10 THRU 12 BLK 7

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RTR05		0.52	22,500	150.00		0.00	20,671	0	20,671			
Total Land Taxable Value:											20,671			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2012	0	MH116	LA	1,152	1.00	1.00	MH1A	0.65	1.00	0.98	1.00	33,690
	2	2012	0	PORCH01	OPEN	160	1.00	1.00	MH1A	0.65	1.00	0.98	1.00	1,511
	3	2000	0	MPBDL	SHEL	420	1.00	1.00		0.20	1.00	0.98	1.00	794
Total Building Value:											35,995			

Sales Ratio Detail

Sale Date: 08/08/2022
Sale Price: 79,655

Deed Date: 08/09/2022
Volume:

File#: 2203365
Page:

Buyer: RODRIGUEZ AMY
Seller: BOUNDS BETHANY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
87,862	36,366	0.4565	1.1030		TRES	DSL	22,500	0.517	67,191

Parcel Id: 67536
Sale #:1

Acct Number: 41170-01801-00160-002022
Multi Parcel Sale

Cat Code: M1
Legal 1: MH ONLY

Loc Code: 05

Address: 1015 HEIGHTS ST

Parcel Id: 24430
Sale #:7

Acct Number: 41170-01801-00000-000000
*Multi Parcel Sale *Primary Parcel**

Cat Code: A2
Legal 1: TEAGUE HEIGHTS

Loc Code: 05

Address: 1015 HEIGHTS ST
TEAGUE LOTS 1 THRU 3 BLK R

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RTR09		0.48	0	0.00		1.00	5,014	0	5,014			
Total Land Taxable Value:											5,014			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	2019	MH228	LA	1,960	1.00	1.00	MH2A	0.89	1.00	0.98	1.00	93,613
	2	1980	2019	FIREPLAC02	MET	1	1.00	1.00	MH2A	0.89	1.00	0.98	1.00	1,553
	3	2021	0	DECK01	W	96	1.00	1.00	MH2A	0.94	1.00	0.98	1.00	2,032
	4	2021	0	DECK01	W	96	1.00	1.00	MH2A	0.94	1.00	0.98	1.00	2,032
Total Building Value:													99,230	

Sale Date: 02/14/2022
Sale Price: 105,000

Deed Date: 02/17/2022
Volume:

File#: 2200621
Page:

Buyer: GCSG INVESTMENTS LTD
Seller: HART JAMES

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
104,244	3,760	0.0358	0.9928		TRES	MLS	0	0.482	99,230

Parcel Id: 24759
Sale #:13

Acct Number: 43088-00001-00000-000000

Cat Code: A2
Legal 1: OTS WORTHAM S 1/2 LOT 1 - 2 BLK 88

Loc Code: 07

Address: 300 NAVASOTA

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	RWRG		0.13	5,800	58.00		1.00	3,980	0	3,980			
Total Land Taxable Value:											3,980			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2021	0	MH214	LA	504	1.00	1.00	MH2G	0.96	1.00	0.97	1.00	32,975
	2	2021	0	PORCH02	OPEN	324	1.00	1.00	MH2G	0.96	1.00	0.97	1.00	6,909
	3	0	1995	RF01	DG	280	1.00	1.00	UN	0.26	1.00	0.97	1.00	1,738
Total Building Value:													41,622	

Sales Ratio Detail

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

Deed Date: 03/10/2023
Volume:

File#: 2300925
Page:

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

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
45,602	39,177	0.6422	0.7476		WRES	MLS	5,800	0.133	41,622

Parcel Id: 43007
Sale #: 6

Acct Number: 63056-00552-00000-000000 **Cat Code:** A2R **Loc Code:** 11 **Address:** 178 KINGSWOOD DR
Legal 1: KINGSWOOD II LOT 52 BLK 5

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FVKW06		0.65	0	0.00	1.00	10,000	0	10,000				
Total Land Taxable Value:									10,000				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	2006	0	MH424	LA	1,152	1.00	1.00	MH4G	0.77	1.00	1.28	1.00	115,664
2	2006	0	PORCH03	OPEN	317	1.00	1.00	MH4G	0.77	1.00	1.28	1.00	8,261
3	2018	0	PORCH03	OPEN	200	1.00	1.00	MH4G	0.89	1.00	1.28	1.00	6,423
4	2008	0	CARPORT01	MET	504	1.00	1.00	G	0.89	1.00	1.28	1.00	5,173
5	0	0	MPBDL	SHEL	192	1.00	1.00		0.50	1.00	1.28	1.00	1,186
6	0	0	MPBSA	CAN	312	1.00	1.00		0.80	1.00	1.28	1.00	3,339
7	0	0	DECK01	W	312	1.00	1.00		0.80	1.00	1.28	1.00	4,057
8	0	0	PFBG	SHEL	128	1.00	1.00		1.00	1.00	1.28	1.00	2,916
Total Building Value:													147,019

Sale Date: 11/08/2022
Sale Price: 195,000

Deed Date: 11/09/2022
Volume:

File#: 2204676
Page:

Buyer: STUART DOUGLAS RAY & MARY ANN
Seller: MARTINEZ PHILLIP

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
157,019	10,000	0.0513	0.8052		RCRES	DSL	0	0.648	147,019

Parcel Id: 20250
Sale #: 10

Acct Number: 63065-00028-00000-000000 **Cat Code:** C1 **Loc Code:** 11 **Address:** 150 FCR 192
Legal 1: LAZY OAKS LOT 28

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value				
1	FVLAZ07		0.53	0	0.00	1.00	24,086	0	24,086				
Total Land Taxable Value:									24,086				
Bldg Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
1	1980	0	MH108	LA	320	1.00	1.00	MH1U	0.03	1.00	1.28	1.00	933
Total Building Value:													933

Sale Date: 02/09/2023
Sale Price: 23,900

Deed Date: 02/13/2023
Volume:

File#: 2300518
Page:

Buyer: CMC 3 LLC
Seller: THE ACRE HUB LLC

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
25,019	10,627	0.4446	1.0468		FISD	MLS	0	0.530	933

Sales Ratio Detail

Parcel Id: 20508
Sale #:6

Acct Number: 63085-00202-00000-000000

Cat Code: A2

Loc Code: 11

Address: 209 SOUTHSIDE DR

Legal 1: SOUTHSIDE SHORES LOT 2 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FFSS02		0.41	17,680	80.00		1.00	76,260	0	76,260			
Total Land Taxable Value:											76,260			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1987	2005	MH328	LA	1,540	1.00	1.00	MH3G	0.72	1.00	1.89	1.00	136,887
	2	1987	2005	MH312	TAG	264	1.00	1.00	MH3G	0.72	1.00	1.89	1.00	21,853
	3	1991	2005	PORCH03	OPEN	440	1.00	1.00	MH3G	0.72	1.00	1.89	1.00	15,831
	4	2015	2005	PORCH03	OPEN	396	1.00	1.00	MH3G	0.72	1.00	1.89	1.00	14,248
	5	1991	2005	FIREPLAC03	MET	1	1.00	1.00	MH3G	0.72	1.00	1.89	1.00	2,871
	6	2005	0	RETWALL6	W	80	1.00	1.00	25A	0.40	1.00	1.89	1.00	5,425
	7	1991	2000	BHOUSEMW	AVG	528	1.00	1.00	25A	0.25	1.00	1.89	1.00	6,399
	8	1991	2000	PIERMW	AVG	288	1.00	1.00	25A	0.25	1.00	1.89	1.00	2,930
	9	2011	0	MPBDL	SHEL	100	1.00	1.00	NV	0.00	1.00	1.89	1.00	0
Total Building Value:											206,444			

Sale Date: 03/03/2022
Sale Price: 426,900

Deed Date: 03/08/2022
Volume:

File#: 2200855
Page:

Buyer: HUTCHESON CHARLES & REGINA
Seller: ENGLEADOW WAYNE & SUZANNE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
282,704	198,283	0.4645	0.6622		WAT1	MLS	22,129	0.508	206,444

Parcel Id: 20823
Sale #:10

Acct Number: 63087-06021-00000-000000

Cat Code: A2

Loc Code: 11

Address: 197 CEDAR DRIVE

Legal 1: SOUTHERN OAKS I LOT 21-24 BLK 6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FVSO07		0.07	2,800	40.00		1.00	2,500	0	2,500			
	2	FVSO07		0.06	2,800	40.00		1.00	2,500	0	2,500			
	3	FVSO07		0.07	2,100	30.00		1.00	5,000	0	5,000			
	4	FVSO07		0.07	2,100	30.00		1.00	2,500	0	2,500			
Total Land Taxable Value:											12,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2008	0	MH216	LA	1,152	1.00	1.00	MH2G	0.72	1.00	1.57	1.00	73,263
	2	2008	0	PORCH02	OPEN	96	1.00	1.00	MH2G	0.72	1.00	1.57	1.00	2,877
	3	2008	0	PORCH02	SCRN	64	1.00	1.00	MH2G	0.72	1.00	1.57	1.00	2,929
	4	0	0	PFBL	SHEL	80	1.00	1.00		0.85	1.00	1.57	1.00	1,212
	5	0	0	PFBA	CAR	240	1.00	1.00		0.90	1.00	1.57	1.00	2,099
Total Building Value:											82,380			

Sale Date: 10/31/2022
Sale Price: 120,000

Deed Date: 10/31/2022
Volume:

File#: 2204542
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Buyer: BENZAMIN KATHY
Seller: VORCE IRVING

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
94,880	69,415	0.5785	0.7907		SOAK	MLS	9,800	0.260	82,380

Sales Ratio Detail

Parcel Id: 20945
Sale #:9

Acct Number: 63087-09013-00000-000000

Cat Code: A2

Loc Code: 11

Address: 155 PINE LANE

Legal 1: SOUTHERN OAKS I LOT 13 BLK 9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.36	15,470	119.00		1.00	14,500	0	14,500

Total Land Taxable Value: 14,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	0	MH114	LA	784	1.00	1.00	MH1V	0.05	1.00	1.57	1.00	3,256
	2	1997	0	PORCH01	OPEN	280	1.00	1.00	NV	0.00	1.00	1.57	1.00	0
	3	1999	0	CARPOR01	FRAM	180	1.00	1.00		0.80	1.00	1.57	1.00	3,147
	4	0	1975	CARPOR01	FRAM	120	1.00	1.00	MH1P	0.07	1.00	1.57	1.00	184
	5	0	0	MPBDL	SHEL	48	1.00	1.00		0.80	1.00	1.57	1.00	582
	6	0	1975	PORCH01	OPEN	144	1.00	1.00	NV	0.00	1.00	1.57	1.00	0

Total Building Value: 7,169

Sale Date: 01/12/2022
Sale Price: 15,000

Deed Date: 02/09/2022
Volume:

File#: 2200470
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Buyer: KINCAID ROLAND E & KIMBERLYN K
Seller: SMITH JAMES J SR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
21,669	19,644	1.3096	1.4446		SOAK	DSL	15,470	0.355	7,169

Parcel Id: 21063
Sale #:9

Acct Number: 63088-02018-00000-000000

Cat Code: A2

Loc Code: 11

Address: 317 TEAKWOOD AVE

Legal 1: SOUTHERN OAKS II LOTS 18 & 19 BLK 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.34	12,740	91.00		1.00	14,500	0	14,500
	2	FVSO05		0.34	12,740	91.00		1.00	12,000	0	12,000

Total Land Taxable Value: 26,500

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1998	0	MH318	LA	1,368	1.00	1.00	MH3G	0.61	1.00	1.57	1.00	77,927
	2	2010	0	PORCH03	OPEN	96	1.00	1.00	MH3G	0.80	1.00	1.57	1.00	3,662
	3	0	0	PFBA	SHEL	96	1.00	1.00		1.00	1.00	1.57	1.00	2,140

Total Building Value: 83,729

Sale Date: 06/02/2022
Sale Price: 133,000

Deed Date: 06/03/2022
Volume:

File#: 2202236
Page:

Buyer: PHILLIPS JENNIFER
Seller: GROVES JOHN F & ROXANN M

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
110,229	47,388	0.3563	0.8288		SOAK	MLS	25,480	0.689	83,729

Parcel Id: 60667
Sale #:1

Acct Number: 63088-03008-00160-002014

Cat Code: M1

Loc Code: 11

Address: 336 TEAKWOOD

Legal 1: MH ONLY

Multi Parcel Sale

Sales Ratio Detail

Parcel Id: 21084

Acct Number: 63088-03008-00000-000000

Cat Code: C1

Loc Code: 11

Address: 336 TEAKWOOD AVE

Sale #:6 **Multi Parcel Sale** **Primary Parcel** Legal 1: SOUTHERN OAKS II LOT 8 BLK 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FVSO05		0.34	12,740	91.00		1.00	12,000	0	12,000

Total Land Taxable Value: 12,000

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	2013	0	MH332	LA	1,792	1.00	1.00	MH3G	0.86	1.00	1.57	1.00	152,384
	2	0	2013	PORCH03	OPEN	300	1.00	1.00	MH3G	0.86	1.00	1.57	1.00	10,710
	3	0	0	MPBSL	CAN	380	1.00	1.00		1.00	1.00	1.57	1.00	2,756
	4	0	0	PFBL	SHEL	80	1.00	1.00		0.10	1.00	1.57	1.00	143

Total Building Value: 165,993

Sale Date: 08/30/2022

Deed Date: 09/01/2022

File#: 2203693

Buyer: MARONEY LAUD & ROSITHA

Sale Price: 174,900

Volume:

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Seller: MELTON JOEY L & CHERYL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
177,993	8,400	0.0480	1.0177		SOAK	MLS	12,740	0.344	165,993