

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 2015				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.24%	\$318,500.00	\$318,500.00	\$360,281.00
High Value	113.12%	\$444,000.00	\$444,000.00	\$396,213.00
Median	101.18%	\$381,250.00	\$381,250.00	\$378,247.00
Mean	101.18%	\$381,250.00	\$381,250.00	\$378,247.00
Weighted Mean	99.21%			
Standard Deviation	16.89	88,741.90	88,741.90	25,407.76
Coefficient of Dispersion	11.80			
Coefficient of Variation	16.69			

Neighborhood: 2020				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.02%	\$375,000.00	\$375,000.00	\$344,169.00
High Value	106.85%	\$580,000.00	\$580,000.00	\$619,715.00
Median	104.78%	\$400,000.00	\$400,000.00	\$397,352.00
Mean	100.84%	\$448,800.00	\$448,800.00	\$455,619.20
Weighted Mean	101.52%			
Standard Deviation	7.70	87,753.63	87,753.63	113,289.58
Coefficient of Dispersion	4.71			
Coefficient of Variation	7.64			

Neighborhood: 2060				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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### Neighborhood: 2060

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.23%	\$410,000.00	\$410,000.00	\$409,507.00
High Value	111.80%	\$579,900.00	\$579,900.00	\$628,875.00
Median	102.58%	\$475,000.00	\$475,000.00	\$502,624.00
Mean	103.49%	\$477,483.33	\$477,483.33	\$495,793.50
Weighted Mean	103.83%			
Standard Deviation	5.90	59,694.23	59,694.23	81,231.73
Coefficient of Dispersion	4.16			
Coefficient of Variation	5.70			

### Neighborhood: 2061

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.89%	\$442,000.00	\$442,000.00	\$443,782.00
High Value	114.41%	\$628,500.00	\$628,500.00	\$619,730.00
Median	102.06%	\$531,000.00	\$531,000.00	\$534,587.00
Mean	100.47%	\$529,076.92	\$529,076.92	\$530,237.38
Weighted Mean	100.22%			
Standard Deviation	7.92	54,014.21	54,014.21	56,129.91
Coefficient of Dispersion	6.62			
Coefficient of Variation	7.89			

### Neighborhood: 2070

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

FT. BEND CENTRAL APPRAISAL DISTRICT

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 2070				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.51%	\$320,000.00	\$320,000.00	\$273,620.00
High Value	104.48%	\$445,000.00	\$445,000.00	\$432,558.00
Median	100.93%	\$395,000.00	\$395,000.00	\$396,849.00
Mean	96.29%	\$392,300.00	\$392,300.00	\$378,891.80
Weighted Mean	96.58%			
Standard Deviation	8.38	46,113.45	46,113.45	60,967.34
Coefficient of Dispersion	6.17			
Coefficient of Variation	8.71			

Neighborhood: 2090				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.40%	\$715,000.00	\$715,000.00	\$722,126.00
High Value	108.88%	\$1,270,000.00	\$1,270,000.00	\$1,222,763.00
Median	100.68%	\$982,500.00	\$982,500.00	\$995,721.00
Mean	101.31%	\$989,736.13	\$989,736.13	\$995,853.63
Weighted Mean	100.62%			
Standard Deviation	5.44	202,561.57	202,561.57	168,151.41
Coefficient of Dispersion	4.37			
Coefficient of Variation	5.37			

Neighborhood: 2100				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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### Neighborhood: 2100

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.72%	\$208,000.00	\$208,000.00	\$226,162.00
High Value	113.01%	\$355,000.00	\$355,000.00	\$362,199.00
Median	100.81%	\$290,750.00	\$290,750.00	\$282,062.50
Mean	100.42%	\$289,106.67	\$289,106.67	\$289,262.83
Weighted Mean	100.05%			
Standard Deviation	6.59	36,791.07	36,791.07	33,808.49
Coefficient of Dispersion	5.54			
Coefficient of Variation	6.56			

### Neighborhood: 2110

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.48%	\$238,500.00	\$238,500.00	\$232,509.00
High Value	115.11%	\$342,000.00	\$342,000.00	\$343,031.00
Median	101.30%	\$258,275.00	\$258,275.00	\$269,703.50
Mean	101.58%	\$277,635.00	\$277,635.00	\$280,535.30
Weighted Mean	101.04%			
Standard Deviation	6.92	41,678.92	41,678.92	34,182.49
Coefficient of Dispersion	4.86			
Coefficient of Variation	6.81			

### Neighborhood: 2120

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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### Neighborhood: 2120

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.08%	\$214,149.00	\$214,149.00	\$231,383.00
High Value	112.39%	\$390,000.00	\$390,000.00	\$362,127.00
Median	101.13%	\$292,000.00	\$292,000.00	\$296,616.00
Mean	100.96%	\$294,383.79	\$294,383.79	\$296,867.94
Weighted Mean	100.84%			
Standard Deviation	6.23	33,298.23	33,298.23	34,804.46
Coefficient of Dispersion	5.10			
Coefficient of Variation	6.17			

### Neighborhood: 2130

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.99%	\$290,000.00	\$290,000.00	\$295,670.00
High Value	108.76%	\$375,000.00	\$375,000.00	\$379,338.00
Median	101.16%	\$326,000.00	\$326,000.00	\$317,389.00
Mean	100.32%	\$329,414.29	\$329,414.29	\$330,138.14
Weighted Mean	100.22%			
Standard Deviation	7.40	25,369.30	25,369.30	31,813.32
Coefficient of Dispersion	5.17			
Coefficient of Variation	7.37			

### Neighborhood: 2150

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

### Neighborhood: 2150

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.65%	\$500,000.00	\$500,000.00	\$498,585.00
High Value	109.74%	\$660,000.00	\$660,000.00	\$655,708.00
Median	100.92%	\$560,000.00	\$560,000.00	\$578,598.50
Mean	100.82%	\$572,097.17	\$572,097.17	\$576,003.58
Weighted Mean	100.68%			
Standard Deviation	4.95	47,973.01	47,973.01	45,716.61
Coefficient of Dispersion	3.59			
Coefficient of Variation	4.91			

### Neighborhood: 2170

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.96%	\$590,000.00	\$590,000.00	\$646,079.00
High Value	112.70%	\$959,000.00	\$959,000.00	\$929,811.00
Median	100.89%	\$873,500.00	\$873,500.00	\$881,319.00
Mean	101.51%	\$843,000.00	\$843,000.00	\$848,993.33
Weighted Mean	100.71%			
Standard Deviation	8.69	133,139.03	133,139.03	105,605.23
Coefficient of Dispersion	6.36			
Coefficient of Variation	8.56			

### Neighborhood: 2180

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

Neighborhood: 2180				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.85%	\$790,000.00	\$790,000.00	\$770,654.00
High Value	112.29%	\$1,130,000.00	\$1,130,000.00	\$1,139,151.00
Median	101.14%	\$904,800.00	\$904,800.00	\$933,443.00
Mean	102.18%	\$916,757.14	\$916,757.14	\$936,125.00
Weighted Mean	102.11%			
Standard Deviation	5.19	122,449.77	122,449.77	126,204.18
Coefficient of Dispersion	2.99			
Coefficient of Variation	5.08			

Neighborhood: 2189				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.12%	\$622,500.00	\$622,500.00	\$627,963.00
High Value	109.87%	\$891,000.00	\$891,000.00	\$955,155.00
Median	100.85%	\$767,250.00	\$767,250.00	\$758,741.50
Mean	102.24%	\$754,300.00	\$754,300.00	\$769,935.10
Weighted Mean	102.07%			
Standard Deviation	5.90	94,761.45	94,761.45	96,920.24
Coefficient of Dispersion	4.65			
Coefficient of Variation	5.77			

Neighborhood: 2200				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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## APPRAISAL

Neighborhood: 2200				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.62%	\$410,000.00	\$410,000.00	\$450,328.00
High Value	109.84%	\$470,000.00	\$470,000.00	\$458,827.00
Median	103.73%	\$440,000.00	\$440,000.00	\$454,577.50
Mean	103.73%	\$440,000.00	\$440,000.00	\$454,577.50
Weighted Mean	103.31%			
Standard Deviation	8.64	42,426.41	42,426.41	6,009.70
Coefficient of Dispersion	5.89			
Coefficient of Variation	8.33			

Neighborhood: 2211				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.22%	\$1,126,000.00	\$1,126,000.00	\$1,145,370.00
High Value	109.15%	\$1,670,000.00	\$1,670,000.00	\$1,822,854.00
Median	100.09%	\$1,475,000.00	\$1,475,000.00	\$1,422,082.00
Mean	100.89%	\$1,466,000.00	\$1,466,000.00	\$1,482,938.67
Weighted Mean	101.16%			
Standard Deviation	5.52	201,017.41	201,017.41	254,111.02
Coefficient of Dispersion	4.20			
Coefficient of Variation	5.47			

Neighborhood: 2230				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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### Neighborhood: 2230

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.25%	\$1,500,000.00	\$1,500,000.00	\$1,443,718.00
High Value	101.32%	\$1,593,000.00	\$1,593,000.00	\$1,609,031.00
Median	100.68%	\$1,588,000.00	\$1,588,000.00	\$1,603,765.00
Mean	99.42%	\$1,560,333.33	\$1,560,333.33	\$1,552,171.33
Weighted Mean	99.48%			
Standard Deviation	2.76	52,309.97	52,309.97	93,960.24
Coefficient of Dispersion	1.68			
Coefficient of Variation	2.78			

### Neighborhood: 2251

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.18%	\$512,000.00	\$512,000.00	\$530,658.00
High Value	103.64%	\$687,000.00	\$687,000.00	\$679,992.00
Median	101.04%	\$583,500.00	\$583,500.00	\$577,238.50
Mean	100.91%	\$585,500.00	\$585,500.00	\$590,136.33
Weighted Mean	100.79%			
Standard Deviation	2.29	57,420.38	57,420.38	50,078.17
Coefficient of Dispersion	2.01			
Coefficient of Variation	2.27			

### Neighborhood: 2270

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

### Neighborhood: 2270

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.94%	\$550,000.00	\$550,000.00	\$578,971.00
High Value	106.77%	\$775,000.00	\$775,000.00	\$720,294.00
Median	100.63%	\$640,000.00	\$640,000.00	\$643,388.50
Mean	100.07%	\$649,416.67	\$649,416.67	\$646,371.83
Weighted Mean	99.53%			
Standard Deviation	6.17	79,139.38	79,139.38	47,472.39
Coefficient of Dispersion	5.46			
Coefficient of Variation	6.16			

### Neighborhood: 2330

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.59%	\$435,000.00	\$435,000.00	\$478,562.00
High Value	110.01%	\$588,000.00	\$588,000.00	\$641,418.00
Median	100.79%	\$530,000.00	\$530,000.00	\$505,395.00
Mean	102.18%	\$518,200.00	\$518,200.00	\$528,727.80
Weighted Mean	102.03%			
Standard Deviation	7.20	56,605.65	56,605.65	64,481.18
Coefficient of Dispersion	5.57			
Coefficient of Variation	7.05			

### Neighborhood: 2711

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

### Neighborhood: 2711

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.67%	\$336,999.00	\$336,999.00	\$331,771.00
High Value	114.22%	\$370,000.00	\$370,000.00	\$415,178.00
Median	100.17%	\$360,000.00	\$360,000.00	\$360,623.00
Mean	101.87%	\$356,357.00	\$356,357.00	\$363,025.43
Weighted Mean	101.87%			
Standard Deviation	7.72	11,506.49	11,506.49	30,408.75
Coefficient of Dispersion	5.53			
Coefficient of Variation	7.58			

### Neighborhood: 2801

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.12%	\$484,000.00	\$484,000.00	\$502,203.00
High Value	103.76%	\$890,000.00	\$890,000.00	\$902,109.00
Median	101.15%	\$708,800.00	\$708,800.00	\$691,918.00
Mean	100.30%	\$697,900.00	\$697,900.00	\$697,037.00
Weighted Mean	99.88%			
Standard Deviation	3.67	185,630.57	185,630.57	175,509.62
Coefficient of Dispersion	2.24			
Coefficient of Variation	3.66			

### Neighborhood: 2870

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

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### Neighborhood: 2870

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.58%	\$183,000.00	\$183,000.00	\$170,780.00
High Value	115.21%	\$320,000.00	\$320,000.00	\$368,658.00
Median	98.65%	\$238,000.00	\$238,000.00	\$233,486.00
Mean	100.11%	\$238,149.60	\$238,149.60	\$239,171.77
Weighted Mean	100.43%			
Standard Deviation	6.59	29,127.37	29,127.37	39,163.55
Coefficient of Dispersion	5.49			
Coefficient of Variation	6.58			

### Neighborhood: 2880

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.19%	\$970,000.00	\$970,000.00	\$952,021.00
High Value	114.34%	\$1,900,000.00	\$1,900,000.00	\$2,002,183.00
Median	101.72%	\$1,300,000.00	\$1,300,000.00	\$1,211,489.00
Mean	102.55%	\$1,316,600.00	\$1,316,600.00	\$1,358,298.40
Weighted Mean	103.17%			
Standard Deviation	7.98	364,318.27	364,318.27	424,358.03
Coefficient of Dispersion	5.58			
Coefficient of Variation	7.78			

### Neighborhood: 2890

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 2890

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.96%	\$335,000.00	\$335,000.00	\$367,358.00
High Value	113.94%	\$505,000.00	\$505,000.00	\$522,760.00
Median	100.61%	\$443,500.00	\$443,500.00	\$423,978.00
Mean	101.51%	\$430,941.67	\$430,941.67	\$435,794.58
Weighted Mean	101.13%			
Standard Deviation	7.33	54,412.61	54,412.61	51,674.10
Coefficient of Dispersion	5.75			
Coefficient of Variation	7.22			

### Neighborhood: 2940

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.41%	\$680,000.00	\$680,000.00	\$748,257.00
High Value	114.98%	\$3,170,000.00	\$3,170,000.00	\$3,012,294.00
Median	101.35%	\$1,000,000.00	\$1,000,000.00	\$1,092,206.00
Mean	102.98%	\$1,226,500.00	\$1,226,500.00	\$1,240,349.53
Weighted Mean	101.13%			
Standard Deviation	8.08	642,941.58	642,941.58	584,780.78
Coefficient of Dispersion	6.76			
Coefficient of Variation	7.84			

### Neighborhood: 2950

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 2950

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.11%	\$250,000.00	\$250,000.00	\$272,866.00
High Value	110.63%	\$479,500.00	\$479,500.00	\$530,457.00
Median	101.89%	\$415,000.00	\$415,000.00	\$415,648.00
Mean	102.72%	\$397,564.75	\$397,564.75	\$407,286.75
Weighted Mean	102.45%			
Standard Deviation	5.57	81,906.86	81,906.86	83,756.41
Coefficient of Dispersion	4.45			
Coefficient of Variation	5.42			

### Neighborhood: 3010

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.40%	\$680,000.00	\$680,000.00	\$749,364.00
High Value	110.20%	\$940,000.00	\$940,000.00	\$854,464.00
Median	101.19%	\$832,500.00	\$832,500.00	\$840,049.50
Mean	100.74%	\$821,250.00	\$821,250.00	\$820,981.75
Weighted Mean	99.97%			
Standard Deviation	8.15	106,955.99	106,955.99	48,873.28
Coefficient of Dispersion	5.46			
Coefficient of Variation	8.09			

### Neighborhood: 3020

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

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### Neighborhood: 3020

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.04%	\$700,000.00	\$700,000.00	\$706,166.00
High Value	102.62%	\$920,000.00	\$920,000.00	\$944,115.00
Median	101.03%	\$792,000.00	\$792,000.00	\$761,171.50
Mean	99.18%	\$801,000.00	\$801,000.00	\$793,156.00
Weighted Mean	99.02%			
Standard Deviation	4.87	114,981.16	114,981.16	111,027.95
Coefficient of Dispersion	3.05			
Coefficient of Variation	4.91			

### Neighborhood: 3021

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.78%	\$470,000.00	\$465,000.00	\$501,249.00
High Value	112.37%	\$931,000.00	\$931,000.00	\$863,959.00
Median	102.53%	\$692,500.00	\$692,500.00	\$674,590.00
Mean	100.15%	\$686,763.44	\$686,450.94	\$683,024.94
Weighted Mean	99.46%			
Standard Deviation	8.45	128,020.13	128,589.37	115,736.90
Coefficient of Dispersion	6.62			
Coefficient of Variation	8.43			

### Neighborhood: 3050

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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### Neighborhood: 3050

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.68%	\$220,000.00	\$220,000.00	\$226,608.00
High Value	114.90%	\$316,000.00	\$316,000.00	\$363,089.00
Median	101.65%	\$270,000.00	\$270,000.00	\$258,974.00
Mean	100.71%	\$267,489.13	\$267,489.13	\$269,779.09
Weighted Mean	100.86%			
Standard Deviation	7.00	27,048.62	27,048.62	37,873.62
Coefficient of Dispersion	5.37			
Coefficient of Variation	6.95			

### Neighborhood: 3070

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.89%	\$435,000.00	\$435,000.00	\$499,576.00
High Value	114.85%	\$790,000.00	\$790,000.00	\$816,607.00
Median	103.37%	\$550,000.00	\$550,000.00	\$538,390.00
Mean	105.37%	\$591,666.67	\$591,666.67	\$618,191.00
Weighted Mean	104.48%			
Standard Deviation	8.65	181,130.71	181,130.71	172,925.75
Coefficient of Dispersion	5.47			
Coefficient of Variation	8.21			

### Neighborhood: 3081

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3081					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	96.70%	\$315,000.00	\$315,000.00	\$314,267.00	
High Value	106.95%	\$375,000.00	\$375,000.00	\$378,512.00	
Median	102.04%	\$334,500.00	\$334,500.00	\$344,646.00	
Mean	102.14%	\$339,790.00	\$339,790.00	\$346,755.70	
Weighted Mean	102.05%				
Standard Deviation	3.71	21,446.49	21,446.49	20,073.42	
Coefficient of Dispersion	3.10				
Coefficient of Variation	3.63				

Neighborhood: 3083					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.91%	\$370,000.00	\$370,000.00	\$353,928.00	
High Value	112.30%	\$560,000.00	\$560,000.00	\$565,785.00	
Median	101.03%	\$410,000.00	\$410,000.00	\$421,769.00	
Mean	102.82%	\$435,565.33	\$435,565.33	\$447,147.33	
Weighted Mean	102.66%				
Standard Deviation	6.21	67,373.34	67,373.34	68,509.34	
Coefficient of Dispersion	4.79				
Coefficient of Variation	6.04				

Neighborhood: 3084					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3084					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.27%	\$328,750.00	\$328,750.00	\$344,716.00	
High Value	104.86%	\$499,999.00	\$499,999.00	\$513,088.00	
Median	102.62%	\$445,000.00	\$445,000.00	\$410,611.00	
Mean	99.92%	\$424,583.00	\$424,583.00	\$422,805.00	
Weighted Mean	99.58%				
Standard Deviation	6.71	87,431.09	87,431.09	84,845.76	
Coefficient of Dispersion	4.09				
Coefficient of Variation	6.72				

Neighborhood: 3090					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.06%	\$525,000.00	\$525,000.00	\$478,069.00	
High Value	109.84%	\$1,080,000.00	\$1,080,000.00	\$1,102,056.00	
Median	101.03%	\$675,000.00	\$675,000.00	\$664,544.00	
Mean	99.79%	\$682,863.64	\$682,863.64	\$681,691.00	
Weighted Mean	99.83%				
Standard Deviation	6.80	168,547.04	168,547.04	174,885.98	
Coefficient of Dispersion	5.57				
Coefficient of Variation	6.82				

Neighborhood: 3100					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3100					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.73%	\$1,206,000.00	\$1,206,000.00	\$1,347,496.00	
High Value	111.73%	\$4,800,000.00	\$4,800,000.00	\$4,210,922.00	
Median	99.22%	\$1,622,500.00	\$1,622,500.00	\$1,620,593.50	
Mean	99.48%	\$2,312,750.00	\$2,312,750.00	\$2,199,901.25	
Weighted Mean	95.12%				
Standard Deviation	11.03	1,675,680.04	1,675,680.04	1,364,977.51	
Coefficient of Dispersion	9.17				
Coefficient of Variation	11.09				

Neighborhood: 3110					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.46%	\$260,000.00	\$260,000.00	\$252,618.00	
High Value	114.58%	\$440,000.00	\$440,000.00	\$488,076.00	
Median	100.94%	\$335,000.00	\$335,000.00	\$343,047.00	
Mean	102.31%	\$340,580.00	\$340,580.00	\$348,860.80	
Weighted Mean	102.43%				
Standard Deviation	5.94	42,174.66	42,174.66	51,251.37	
Coefficient of Dispersion	4.70				
Coefficient of Variation	5.80				

Neighborhood: 3130					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3130

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.23%	\$306,000.00	\$306,000.00	\$317,267.00
High Value	113.23%	\$560,000.00	\$560,000.00	\$581,438.00
Median	100.97%	\$404,750.00	\$404,750.00	\$400,971.00
Mean	100.71%	\$398,144.12	\$398,144.12	\$400,070.91
Weighted Mean	100.48%			
Standard Deviation	6.50	51,685.51	51,685.51	52,251.36
Coefficient of Dispersion	5.19			
Coefficient of Variation	6.45			

### Neighborhood: 3131

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.98%	\$635,000.00	\$635,000.00	\$702,751.00
High Value	110.67%	\$975,000.00	\$975,000.00	\$999,404.00
Median	102.50%	\$950,000.00	\$950,000.00	\$826,326.00
Mean	100.05%	\$853,333.33	\$853,333.33	\$842,827.00
Weighted Mean	98.77%			
Standard Deviation	12.03	189,494.94	189,494.94	149,013.30
Coefficient of Dispersion	7.70			
Coefficient of Variation	12.03			

### Neighborhood: 3132

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3132					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.07%	\$730,000.00	\$730,000.00	\$735,702.00	
High Value	107.21%	\$993,161.00	\$993,161.00	\$991,707.00	
Median	100.78%	\$839,050.00	\$839,050.00	\$884,876.00	
Mean	100.46%	\$863,019.18	\$863,019.18	\$866,325.55	
Weighted Mean	100.38%				
Standard Deviation	4.09	100,636.72	100,636.72	100,490.12	
Coefficient of Dispersion	3.10				
Coefficient of Variation	4.07				

Neighborhood: 3133					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.80%	\$378,000.00	\$378,000.00	\$362,117.00	
High Value	112.18%	\$460,000.00	\$460,000.00	\$462,065.00	
Median	100.89%	\$402,500.00	\$402,500.00	\$429,260.50	
Mean	102.44%	\$410,750.00	\$410,750.00	\$420,675.75	
Weighted Mean	102.42%				
Standard Deviation	6.93	35,340.02	35,340.02	43,482.83	
Coefficient of Dispersion	4.28				
Coefficient of Variation	6.77				

Neighborhood: 3134					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3134

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.85%	\$434,900.00	\$434,900.00	\$463,045.00
High Value	109.79%	\$650,000.00	\$650,000.00	\$616,522.00
Median	100.69%	\$485,100.00	\$485,100.00	\$532,576.00
Mean	101.51%	\$527,607.14	\$527,607.14	\$532,286.29
Weighted Mean	100.89%			
Standard Deviation	5.55	81,290.63	81,290.63	58,229.65
Coefficient of Dispersion	4.47			
Coefficient of Variation	5.47			

### Neighborhood: 3135

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.28%	\$769,000.00	\$769,000.00	\$755,748.00
High Value	105.04%	\$950,000.00	\$950,000.00	\$997,871.00
Median	101.66%	\$859,500.00	\$859,500.00	\$876,809.50
Mean	101.66%	\$859,500.00	\$859,500.00	\$876,809.50
Weighted Mean	102.01%			
Standard Deviation	4.78	127,986.33	127,986.33	171,206.82
Coefficient of Dispersion	3.33			
Coefficient of Variation	4.70			

### Neighborhood: 3140

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3140				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.43%	\$630,000.00	\$630,000.00	\$594,922.00
High Value	104.79%	\$650,000.00	\$650,000.00	\$681,113.00
Median	101.28%	\$630,000.00	\$630,000.00	\$638,095.00
Mean	100.17%	\$636,666.67	\$636,666.67	\$638,043.33
Weighted Mean	100.22%			
Standard Deviation	5.27	11,547.01	11,547.01	43,095.52
Coefficient of Dispersion	3.41			
Coefficient of Variation	5.26			

Neighborhood: 3170				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.56%	\$368,000.00	\$368,000.00	\$396,567.00
High Value	107.76%	\$540,000.00	\$540,000.00	\$563,742.00
Median	101.25%	\$499,500.00	\$499,500.00	\$486,501.50
Mean	99.02%	\$490,875.00	\$490,875.00	\$484,550.13
Weighted Mean	98.71%			
Standard Deviation	7.80	53,061.79	53,061.79	53,693.53
Coefficient of Dispersion	6.64			
Coefficient of Variation	7.88			

Neighborhood: 3171				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3171					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.30%	\$260,000.00	\$260,000.00	\$282,544.00	
High Value	113.67%	\$420,000.00	\$420,000.00	\$417,601.00	
Median	100.91%	\$310,000.00	\$310,000.00	\$313,622.00	
Mean	101.71%	\$322,111.11	\$322,111.11	\$325,718.78	
Weighted Mean	101.12%				
Standard Deviation	6.58	58,556.48	58,556.48	49,546.80	
Coefficient of Dispersion	4.36				
Coefficient of Variation	6.46				

Neighborhood: 3172					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.33%	\$290,000.00	\$290,000.00	\$259,055.00	
High Value	115.52%	\$468,000.00	\$468,000.00	\$451,814.00	
Median	97.49%	\$362,499.50	\$362,499.50	\$363,606.50	
Mean	99.74%	\$362,999.83	\$362,999.83	\$362,075.17	
Weighted Mean	99.75%				
Standard Deviation	9.58	66,873.02	66,873.02	72,771.29	
Coefficient of Dispersion	7.09				
Coefficient of Variation	9.61				

Neighborhood: 3174					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3174

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.43%	\$400,000.00	\$400,000.00	\$353,738.00
High Value	105.90%	\$482,500.00	\$482,500.00	\$510,961.00
Median	100.93%	\$434,750.00	\$434,750.00	\$439,433.50
Mean	99.05%	\$438,000.00	\$438,000.00	\$435,891.50
Weighted Mean	99.52%			
Standard Deviation	8.06	36,544.49	36,544.49	69,813.03
Coefficient of Dispersion	6.19			
Coefficient of Variation	8.14			

### Neighborhood: 3175

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.02%	\$500,000.00	\$500,000.00	\$475,075.00
High Value	109.62%	\$755,000.00	\$755,000.00	\$816,243.00
Median	101.14%	\$560,000.00	\$560,000.00	\$591,941.00
Mean	102.79%	\$610,900.00	\$610,900.00	\$630,233.80
Weighted Mean	103.16%			
Standard Deviation	6.03	110,148.99	110,148.99	133,211.60
Coefficient of Dispersion	4.48			
Coefficient of Variation	5.87			

### Neighborhood: 3178

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3178					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	99.27%	\$445,000.00	\$445,000.00	\$441,741.00	
High Value	104.25%	\$685,000.00	\$685,000.00	\$714,131.00	
Median	101.76%	\$565,000.00	\$565,000.00	\$577,936.00	
Mean	101.76%	\$565,000.00	\$565,000.00	\$577,936.00	
Weighted Mean	102.29%				
Standard Deviation	3.52	169,705.63	169,705.63	192,608.82	
Coefficient of Dispersion	2.45				
Coefficient of Variation	3.46				

Neighborhood: 3190					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.89%	\$262,000.00	\$262,000.00	\$266,377.00	
High Value	113.14%	\$384,000.00	\$384,000.00	\$428,968.00	
Median	100.99%	\$310,000.00	\$310,000.00	\$309,935.50	
Mean	102.40%	\$315,338.90	\$315,338.90	\$323,401.20	
Weighted Mean	102.56%				
Standard Deviation	7.20	45,495.64	45,495.64	55,953.12	
Coefficient of Dispersion	5.79				
Coefficient of Variation	7.03				

Neighborhood: 3200					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3200

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.13%	\$580,000.00	\$580,000.00	\$607,209.00
High Value	108.90%	\$710,000.00	\$710,000.00	\$773,188.00
Median	101.18%	\$657,500.00	\$657,500.00	\$632,684.50
Mean	102.03%	\$644,125.00	\$644,125.00	\$657,273.88
Weighted Mean	102.04%			
Standard Deviation	4.94	43,380.17	43,380.17	57,645.25
Coefficient of Dispersion	3.67			
Coefficient of Variation	4.84			

### Neighborhood: 3201

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.92%	\$650,000.00	\$650,000.00	\$662,105.00
High Value	109.95%	\$815,000.00	\$815,000.00	\$830,623.00
Median	101.92%	\$705,000.00	\$705,000.00	\$714,682.00
Mean	101.93%	\$723,333.33	\$723,333.33	\$735,803.33
Weighted Mean	101.72%			
Standard Deviation	8.02	84,013.89	84,013.89	86,221.59
Coefficient of Dispersion	5.24			
Coefficient of Variation	7.87			

### Neighborhood: 3203

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3203

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.69%	\$445,000.00	\$445,000.00	\$454,080.00
High Value	110.07%	\$785,000.00	\$785,000.00	\$820,422.00
Median	100.28%	\$629,000.00	\$629,000.00	\$626,935.00
Mean	99.87%	\$632,444.44	\$632,444.44	\$629,346.67
Weighted Mean	99.51%			
Standard Deviation	6.86	108,267.16	108,267.16	103,659.37
Coefficient of Dispersion	5.27			
Coefficient of Variation	6.86			

### Neighborhood: 3204

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.66%	\$545,000.00	\$545,000.00	\$563,530.00
High Value	113.97%	\$1,325,000.00	\$1,325,000.00	\$1,261,766.00
Median	95.64%	\$960,000.00	\$960,000.00	\$907,114.00
Mean	100.24%	\$927,777.78	\$927,777.78	\$915,316.22
Weighted Mean	98.66%			
Standard Deviation	8.28	295,138.86	295,138.86	252,194.96
Coefficient of Dispersion	6.11			
Coefficient of Variation	8.26			

### Neighborhood: 3205

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3205				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.52%	\$1,105,000.00	\$1,105,000.00	\$1,291,083.00
High Value	116.84%	\$1,480,000.00	\$1,480,000.00	\$1,489,200.00
Median	100.62%	\$1,385,000.00	\$1,385,000.00	\$1,309,170.00
Mean	104.00%	\$1,323,333.33	\$1,323,333.33	\$1,363,151.00
Weighted Mean	103.01%			
Standard Deviation	11.53	194,957.26	194,957.26	109,535.60
Coefficient of Dispersion	7.39			
Coefficient of Variation	11.09			

Neighborhood: 3206				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.25%	\$630,000.00	\$630,000.00	\$621,693.00
High Value	111.33%	\$1,900,000.00	\$1,900,000.00	\$1,638,710.00
Median	100.95%	\$792,500.00	\$792,500.00	\$819,403.50
Mean	99.74%	\$848,224.50	\$848,224.50	\$835,865.95
Weighted Mean	98.54%			
Standard Deviation	6.45	262,703.11	262,703.11	202,045.03
Coefficient of Dispersion	5.04			
Coefficient of Variation	6.47			

Neighborhood: 3207				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3207

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.32%	\$1,600,000.00	\$1,600,000.00	\$1,726,041.00
High Value	112.77%	\$3,800,000.00	\$3,800,000.00	\$3,834,435.00
Median	101.52%	\$2,880,000.00	\$2,880,000.00	\$2,889,738.00
Mean	103.09%	\$2,727,142.86	\$2,727,142.86	\$2,801,783.00
Weighted Mean	102.74%			
Standard Deviation	5.90	669,744.09	669,744.09	672,843.05
Coefficient of Dispersion	4.08			
Coefficient of Variation	5.72			

### Neighborhood: 3208

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.45%	\$730,000.00	\$730,000.00	\$842,467.00
High Value	115.41%	\$1,150,000.00	\$1,150,000.00	\$1,028,712.00
Median	102.43%	\$940,000.00	\$940,000.00	\$935,589.50
Mean	102.43%	\$940,000.00	\$940,000.00	\$935,589.50
Weighted Mean	99.53%			
Standard Deviation	18.35	296,984.85	296,984.85	131,695.10
Coefficient of Dispersion	12.67			
Coefficient of Variation	17.92			

### Neighborhood: 3209

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3209				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.40%	\$439,800.00	\$439,800.00	\$486,480.00
High Value	116.79%	\$940,000.00	\$940,000.00	\$881,049.00
Median	102.06%	\$618,500.00	\$618,500.00	\$634,872.50
Mean	101.50%	\$638,589.58	\$638,589.58	\$639,971.23
Weighted Mean	100.22%			
Standard Deviation	7.60	134,606.66	134,606.66	98,887.92
Coefficient of Dispersion	6.02			
Coefficient of Variation	7.48			

Neighborhood: 3211				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.32%	\$358,500.00	\$358,500.00	\$376,962.00
High Value	112.44%	\$650,000.00	\$650,000.00	\$629,180.00
Median	101.15%	\$520,000.00	\$520,000.00	\$507,439.00
Mean	101.21%	\$515,153.85	\$515,153.85	\$519,758.15
Weighted Mean	100.89%			
Standard Deviation	4.94	81,011.93	81,011.93	74,635.98
Coefficient of Dispersion	3.52			
Coefficient of Variation	4.88			

Neighborhood: 3212				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3212					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	99.59%	\$530,000.00	\$530,000.00	\$569,154.00	
High Value	110.60%	\$760,000.00	\$760,000.00	\$774,191.00	
Median	104.10%	\$680,000.00	\$680,000.00	\$711,116.00	
Mean	104.60%	\$662,500.00	\$662,500.00	\$691,394.25	
Weighted Mean	104.36%				
Standard Deviation	5.27	97,425.18	97,425.18	94,465.76	
Coefficient of Dispersion	4.22				
Coefficient of Variation	5.04				

Neighborhood: 3213					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.63%	\$473,000.00	\$473,000.00	\$525,320.00	
High Value	114.01%	\$1,050,000.00	\$1,050,000.00	\$930,652.00	
Median	101.47%	\$680,000.00	\$680,000.00	\$723,225.00	
Mean	102.37%	\$693,129.21	\$693,129.21	\$704,860.31	
Weighted Mean	101.69%				
Standard Deviation	7.11	119,126.31	119,126.31	98,766.29	
Coefficient of Dispersion	5.79				
Coefficient of Variation	6.95				

Neighborhood: 3214					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3214

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.22%	\$500,000.00	\$500,000.00	\$566,623.00
High Value	113.32%	\$685,000.00	\$685,000.00	\$597,467.00
Median	100.27%	\$592,500.00	\$592,500.00	\$582,045.00
Mean	100.27%	\$592,500.00	\$592,500.00	\$582,045.00
Weighted Mean	98.24%			
Standard Deviation	18.46	130,814.75	130,814.75	21,810.00
Coefficient of Dispersion	13.02			
Coefficient of Variation	18.41			

### Neighborhood: 3215

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.79%	\$950,000.00	\$950,000.00	\$954,825.00
High Value	116.74%	\$2,100,000.00	\$2,100,000.00	\$1,942,227.00
Median	96.16%	\$1,195,000.00	\$1,195,000.00	\$1,153,604.50
Mean	98.89%	\$1,377,819.11	\$1,377,819.11	\$1,338,696.33
Weighted Mean	97.16%			
Standard Deviation	9.75	412,572.69	412,572.69	323,407.04
Coefficient of Dispersion	8.27			
Coefficient of Variation	9.85			

### Neighborhood: 3217

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3217				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.51%	\$615,000.00	\$615,000.00	\$583,631.00
High Value	106.64%	\$907,500.00	\$907,500.00	\$967,796.00
Median	100.91%	\$720,000.00	\$720,000.00	\$712,009.00
Mean	99.62%	\$726,071.43	\$726,071.43	\$725,383.29
Weighted Mean	99.91%			
Standard Deviation	5.94	103,096.41	103,096.41	129,129.87
Coefficient of Dispersion	4.42			
Coefficient of Variation	5.96			

Neighborhood: 3218				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.08%	\$1,221,000.00	\$1,221,000.00	\$1,184,058.00
High Value	111.23%	\$1,300,005.00	\$1,300,005.00	\$1,358,094.00
Median	101.15%	\$1,260,502.50	\$1,260,502.50	\$1,271,076.00
Mean	101.15%	\$1,260,502.50	\$1,260,502.50	\$1,271,076.00
Weighted Mean	100.84%			
Standard Deviation	14.25	55,864.97	55,864.97	123,062.04
Coefficient of Dispersion	9.96			
Coefficient of Variation	14.08			

Neighborhood: 3221				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3221

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.77%	\$341,400.00	\$341,400.00	\$347,300.00
High Value	109.62%	\$620,000.00	\$620,000.00	\$618,937.00
Median	101.20%	\$500,500.00	\$500,500.00	\$522,555.00
Mean	101.71%	\$484,488.89	\$484,488.89	\$492,008.78
Weighted Mean	101.55%			
Standard Deviation	4.60	85,665.12	85,665.12	84,222.15
Coefficient of Dispersion	3.36			
Coefficient of Variation	4.52			

### Neighborhood: 3222

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.28%	\$715,000.00	\$715,000.00	\$783,556.00
High Value	112.33%	\$1,227,500.00	\$1,227,500.00	\$1,151,304.00
Median	101.01%	\$990,000.00	\$990,000.00	\$978,216.00
Mean	101.72%	\$966,858.33	\$966,858.33	\$977,143.33
Weighted Mean	101.06%			
Standard Deviation	7.24	133,824.54	133,824.54	101,809.21
Coefficient of Dispersion	6.04			
Coefficient of Variation	7.12			

### Neighborhood: 3280

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3280

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.50%	\$675,000.00	\$675,000.00	\$693,695.00
High Value	113.88%	\$1,370,000.00	\$1,370,000.00	\$1,364,613.00
Median	102.42%	\$865,000.00	\$865,000.00	\$850,121.00
Mean	102.19%	\$937,857.14	\$937,857.14	\$952,126.71
Weighted Mean	101.52%			
Standard Deviation	8.95	251,642.23	251,642.23	244,871.20
Coefficient of Dispersion	6.43			
Coefficient of Variation	8.76			

### Neighborhood: 3300

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.45%	\$378,000.00	\$378,000.00	\$377,267.00
High Value	115.39%	\$613,000.00	\$613,000.00	\$651,364.00
Median	100.89%	\$517,000.00	\$517,000.00	\$504,074.00
Mean	102.20%	\$496,300.00	\$496,300.00	\$508,294.91
Weighted Mean	102.42%			
Standard Deviation	6.12	72,063.24	72,063.24	87,396.05
Coefficient of Dispersion	4.26			
Coefficient of Variation	5.99			

### Neighborhood: 3310

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3310

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.98%	\$350,000.00	\$350,000.00	\$344,154.00
High Value	104.19%	\$472,000.00	\$472,000.00	\$453,021.00
Median	101.16%	\$400,125.00	\$400,125.00	\$416,507.50
Mean	100.62%	\$405,562.50	\$405,562.50	\$407,547.50
Weighted Mean	100.49%			
Standard Deviation	4.12	55,813.07	55,813.07	52,379.85
Coefficient of Dispersion	3.43			
Coefficient of Variation	4.09			

### Neighborhood: 3330

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.45%	\$375,000.00	\$375,000.00	\$383,235.00
High Value	102.20%	\$523,500.00	\$523,500.00	\$515,407.00
Median	100.33%	\$449,250.00	\$449,250.00	\$449,321.00
Mean	100.33%	\$449,250.00	\$449,250.00	\$449,321.00
Weighted Mean	100.02%			
Standard Deviation	2.65	105,005.36	105,005.36	93,459.72
Coefficient of Dispersion	1.86			
Coefficient of Variation	2.64			

### Neighborhood: 3370

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3370

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.97%	\$725,000.00	\$725,000.00	\$682,839.00
High Value	116.28%	\$930,000.00	\$930,000.00	\$1,057,033.00
Median	95.95%	\$850,000.00	\$850,000.00	\$838,258.00
Mean	100.74%	\$850,666.67	\$850,666.67	\$859,747.56
Weighted Mean	101.07%			
Standard Deviation	9.28	57,816.52	57,816.52	124,279.69
Coefficient of Dispersion	6.87			
Coefficient of Variation	9.21			

### Neighborhood: 3441

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.36%	\$585,000.00	\$585,000.00	\$584,100.00
High Value	115.53%	\$850,000.00	\$850,000.00	\$861,525.00
Median	101.53%	\$715,250.00	\$715,250.00	\$723,992.00
Mean	103.19%	\$701,550.00	\$701,550.00	\$721,871.70
Weighted Mean	102.90%			
Standard Deviation	5.29	88,515.05	88,515.05	78,522.53
Coefficient of Dispersion	3.64			
Coefficient of Variation	5.13			

### Neighborhood: 3442

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3442					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.66%	\$322,000.00	\$322,000.00	\$346,534.00	
High Value	114.32%	\$445,000.00	\$445,000.00	\$474,217.00	
Median	101.42%	\$385,000.00	\$385,000.00	\$390,466.00	
Mean	102.59%	\$392,400.00	\$392,400.00	\$401,224.40	
Weighted Mean	102.25%				
Standard Deviation	8.15	51,344.91	51,344.91	50,462.72	
Coefficient of Dispersion	5.96				
Coefficient of Variation	7.94				

Neighborhood: 3450					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.77%	\$500,000.00	\$500,000.00	\$526,403.00	
High Value	107.57%	\$735,700.00	\$735,700.00	\$721,666.00	
Median	101.15%	\$620,000.00	\$620,000.00	\$642,346.00	
Mean	100.99%	\$638,528.57	\$638,528.57	\$642,992.86	
Weighted Mean	100.70%				
Standard Deviation	4.86	77,198.16	77,198.16	66,508.31	
Coefficient of Dispersion	3.77				
Coefficient of Variation	4.81				

Neighborhood: 3460					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3460

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.55%	\$410,000.00	\$410,000.00	\$455,143.00
High Value	111.09%	\$662,799.00	\$662,799.00	\$570,653.00
Median	103.15%	\$522,880.00	\$522,880.00	\$521,213.00
Mean	101.41%	\$519,013.68	\$518,529.81	\$523,634.68
Weighted Mean	100.89%			
Standard Deviation	6.38	56,418.00	56,073.24	36,943.13
Coefficient of Dispersion	4.69			
Coefficient of Variation	6.29			

### Neighborhood: 3470

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.02%	\$445,000.00	\$445,000.00	\$472,283.00
High Value	106.13%	\$618,000.00	\$618,000.00	\$587,195.00
Median	100.57%	\$531,500.00	\$531,500.00	\$529,739.00
Mean	100.57%	\$531,500.00	\$531,500.00	\$529,739.00
Weighted Mean	99.67%			
Standard Deviation	7.86	122,329.47	122,329.47	81,255.05
Coefficient of Dispersion	5.53			
Coefficient of Variation	7.82			

### Neighborhood: 3491

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3491

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.59%	\$411,500.00	\$411,500.00	\$384,668.00
High Value	106.45%	\$510,000.00	\$510,000.00	\$542,894.00
Median	100.69%	\$440,000.00	\$440,000.00	\$433,672.00
Mean	100.65%	\$447,800.00	\$447,800.00	\$452,048.60
Weighted Mean	100.95%			
Standard Deviation	6.09	39,096.99	39,096.99	62,489.15
Coefficient of Dispersion	4.42			
Coefficient of Variation	6.05			

### Neighborhood: 3492

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.88%	\$408,800.00	\$408,800.00	\$409,806.00
High Value	114.97%	\$541,000.00	\$541,000.00	\$580,589.00
Median	101.19%	\$480,000.00	\$480,000.00	\$486,907.00
Mean	102.13%	\$478,100.00	\$478,100.00	\$489,187.71
Weighted Mean	102.32%			
Standard Deviation	6.44	42,861.56	42,861.56	63,200.34
Coefficient of Dispersion	4.04			
Coefficient of Variation	6.30			

### Neighborhood: 3510

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3510

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.06%	\$430,000.00	\$430,000.00	\$437,387.00
High Value	116.27%	\$650,000.00	\$650,000.00	\$755,780.00
Median	101.24%	\$485,000.00	\$485,000.00	\$491,033.00
Mean	101.40%	\$516,822.22	\$516,822.22	\$526,452.22
Weighted Mean	101.86%			
Standard Deviation	7.11	74,620.18	74,620.18	104,516.95
Coefficient of Dispersion	5.28			
Coefficient of Variation	7.01			

### Neighborhood: 3542

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.60%	\$395,000.00	\$395,000.00	\$403,496.00
High Value	102.15%	\$426,000.00	\$426,000.00	\$424,299.00
Median	100.88%	\$410,500.00	\$410,500.00	\$413,897.50
Mean	100.88%	\$410,500.00	\$410,500.00	\$413,897.50
Weighted Mean	100.83%			
Standard Deviation	1.80	21,920.31	21,920.31	14,709.94
Coefficient of Dispersion	1.26			
Coefficient of Variation	1.79			

### Neighborhood: 3590

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

FT. BEND CENTRAL APPRAISAL DISTRICT

As Of: 3/18/2026

Tax Year: 2026

Values - Final

Sale Price - Actual

## APPRAISAL

### Neighborhood: 3590

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.02%	\$177,000.00	\$177,000.00	\$179,946.00
High Value	111.01%	\$360,000.00	\$360,000.00	\$383,001.00
Median	101.66%	\$247,000.00	\$247,000.00	\$249,289.00
Mean	101.22%	\$255,428.57	\$255,428.57	\$258,797.86
Weighted Mean	101.32%			
Standard Deviation	7.88	56,870.05	56,870.05	64,038.62
Coefficient of Dispersion	5.51			
Coefficient of Variation	7.78			

### Neighborhood: 3630

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.95%	\$250,000.00	\$250,000.00	\$267,988.00
High Value	113.85%	\$367,000.00	\$367,000.00	\$397,665.00
Median	101.33%	\$312,500.00	\$312,500.00	\$310,647.00
Mean	101.80%	\$314,633.71	\$314,633.71	\$319,605.06
Weighted Mean	101.58%			
Standard Deviation	7.06	30,667.67	30,667.67	32,305.50
Coefficient of Dispersion	5.42			
Coefficient of Variation	6.93			

### Neighborhood: 3640

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3640				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.21%	\$3,250,000.00	\$3,250,000.00	\$3,306,621.00
High Value	101.74%	\$7,000,000.00	\$7,000,000.00	\$6,734,992.00
Median	98.98%	\$5,125,000.00	\$5,125,000.00	\$5,020,806.50
Mean	98.98%	\$5,125,000.00	\$5,125,000.00	\$5,020,806.50
Weighted Mean	97.97%			
Standard Deviation	3.91	2,651,650.43	2,651,650.43	2,424,224.38
Coefficient of Dispersion	2.79			
Coefficient of Variation	3.95			

Neighborhood: 3690				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.73%	\$650,000.00	\$650,000.00	\$629,928.00
High Value	105.14%	\$665,000.00	\$665,000.00	\$688,654.00
Median	101.71%	\$655,000.00	\$655,000.00	\$661,103.00
Mean	100.52%	\$656,666.67	\$656,666.67	\$659,895.00
Weighted Mean	100.49%			
Standard Deviation	5.31	7,637.63	7,637.63	29,381.63
Coefficient of Dispersion	3.41			
Coefficient of Variation	5.28			

Neighborhood: 3691				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3691

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.25%	\$303,000.00	\$303,000.00	\$311,060.00
High Value	110.47%	\$385,000.00	\$385,000.00	\$388,251.00
Median	100.83%	\$344,500.00	\$344,500.00	\$340,989.50
Mean	100.68%	\$344,399.90	\$344,399.90	\$346,586.30
Weighted Mean	100.63%			
Standard Deviation	4.90	25,224.28	25,224.28	28,445.36
Coefficient of Dispersion	3.45			
Coefficient of Variation	4.86			

### Neighborhood: 3695

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.24%	\$330,000.00	\$330,000.00	\$318,305.00
High Value	107.63%	\$619,000.00	\$619,000.00	\$614,237.00
Median	100.82%	\$426,500.00	\$426,500.00	\$428,644.00
Mean	101.20%	\$443,200.00	\$443,200.00	\$448,559.20
Weighted Mean	101.21%			
Standard Deviation	4.26	83,037.88	83,037.88	84,628.57
Coefficient of Dispersion	3.38			
Coefficient of Variation	4.21			

### Neighborhood: 3720

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3720					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.02%	\$320,000.00	\$320,000.00	\$311,207.00	
High Value	115.29%	\$456,900.00	\$456,900.00	\$480,050.00	
Median	99.70%	\$407,657.00	\$407,657.00	\$409,591.50	
Mean	101.46%	\$397,623.62	\$397,623.62	\$403,123.23	
Weighted Mean	101.38%				
Standard Deviation	6.08	38,197.66	38,197.66	42,261.90	
Coefficient of Dispersion	4.53				
Coefficient of Variation	5.99				

Neighborhood: 3740					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.74%	\$275,000.00	\$275,000.00	\$258,838.00	
High Value	112.06%	\$385,000.00	\$385,000.00	\$403,558.00	
Median	101.65%	\$335,000.00	\$335,000.00	\$340,538.00	
Mean	101.48%	\$331,444.44	\$331,444.44	\$337,678.33	
Weighted Mean	101.88%				
Standard Deviation	7.33	33,110.09	33,110.09	51,168.63	
Coefficient of Dispersion	5.06				
Coefficient of Variation	7.22				

Neighborhood: 3750					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3750

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.25%	\$379,000.00	\$379,000.00	\$379,514.00
High Value	106.62%	\$455,000.00	\$455,000.00	\$485,100.00
Median	100.14%	\$390,000.00	\$390,000.00	\$383,182.00
Mean	101.67%	\$408,000.00	\$408,000.00	\$415,932.00
Weighted Mean	101.94%			
Standard Deviation	4.39	41,073.11	41,073.11	59,929.31
Coefficient of Dispersion	2.78			
Coefficient of Variation	4.32			

### Neighborhood: 3820

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.61%	\$425,000.00	\$425,000.00	\$412,219.00
High Value	108.95%	\$545,000.00	\$545,000.00	\$537,766.00
Median	100.95%	\$490,000.00	\$490,000.00	\$493,388.00
Mean	101.24%	\$485,437.50	\$485,437.50	\$491,129.50
Weighted Mean	101.17%			
Standard Deviation	4.26	43,752.09	43,752.09	43,966.70
Coefficient of Dispersion	3.20			
Coefficient of Variation	4.21			

### Neighborhood: 3840

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3840					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.61%	\$300,000.00	\$300,000.00	\$303,287.00	
High Value	115.64%	\$475,000.00	\$475,000.00	\$477,006.00	
Median	100.72%	\$370,000.00	\$370,000.00	\$361,541.00	
Mean	101.41%	\$366,090.91	\$366,090.91	\$370,640.27	
Weighted Mean	101.24%				
Standard Deviation	8.37	47,871.61	47,871.61	52,649.62	
Coefficient of Dispersion	6.13				
Coefficient of Variation	8.26				

Neighborhood: 3841					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	94.53%	\$360,000.00	\$360,000.00	\$379,724.00	
High Value	107.40%	\$465,000.00	\$465,000.00	\$499,391.00	
Median	101.21%	\$427,500.00	\$427,500.00	\$409,250.00	
Mean	101.09%	\$420,000.00	\$420,000.00	\$424,403.75	
Weighted Mean	101.05%				
Standard Deviation	6.30	43,779.75	43,779.75	51,941.88	
Coefficient of Dispersion	5.29				
Coefficient of Variation	6.24				

Neighborhood: 3861					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 3861				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.20%	\$1,040,000.00	\$1,040,000.00	\$1,012,588.00
High Value	114.33%	\$2,700,000.00	\$2,700,000.00	\$2,435,517.00
Median	98.24%	\$1,215,000.00	\$1,215,000.00	\$1,193,670.00
Mean	100.68%	\$1,426,697.14	\$1,426,697.14	\$1,415,810.14
Weighted Mean	99.24%			
Standard Deviation	8.66	590,740.17	590,740.17	500,643.18
Coefficient of Dispersion	6.16			
Coefficient of Variation	8.60			

Neighborhood: 3890				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.90%	\$255,000.00	\$255,000.00	\$257,709.00
High Value	111.38%	\$401,999.00	\$401,999.00	\$408,367.00
Median	101.55%	\$298,372.50	\$298,372.50	\$299,274.50
Mean	100.60%	\$308,937.20	\$308,937.20	\$311,201.30
Weighted Mean	100.73%			
Standard Deviation	5.88	38,951.65	38,951.65	46,581.18
Coefficient of Dispersion	4.09			
Coefficient of Variation	5.85			

Neighborhood: 3930				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3930

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.38%	\$415,000.00	\$415,000.00	\$408,812.00
High Value	114.20%	\$658,000.00	\$658,000.00	\$730,848.00
Median	101.22%	\$581,000.00	\$581,000.00	\$562,272.50
Mean	100.09%	\$565,187.50	\$565,187.50	\$566,719.13
Weighted Mean	100.27%			
Standard Deviation	8.81	82,371.08	82,371.08	104,331.35
Coefficient of Dispersion	6.35			
Coefficient of Variation	8.80			

### Neighborhood: 3950

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.73%	\$480,000.00	\$480,000.00	\$500,440.00
High Value	111.00%	\$770,000.00	\$770,000.00	\$776,995.00
Median	100.83%	\$630,000.00	\$630,000.00	\$632,063.50
Mean	99.62%	\$631,875.00	\$631,875.00	\$627,438.50
Weighted Mean	99.30%			
Standard Deviation	6.98	97,465.65	97,465.65	93,322.60
Coefficient of Dispersion	4.99			
Coefficient of Variation	7.01			

### Neighborhood: 3970

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 3970

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.49%	\$387,000.00	\$387,000.00	\$386,014.00
High Value	102.50%	\$388,000.00	\$388,000.00	\$396,663.00
Median	100.99%	\$387,500.00	\$387,500.00	\$391,338.50
Mean	100.99%	\$387,500.00	\$387,500.00	\$391,338.50
Weighted Mean	100.99%			
Standard Deviation	2.13	707.11	707.11	7,529.98
Coefficient of Dispersion	1.49			
Coefficient of Variation	2.11			

### Neighborhood: 4002

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.03%	\$485,000.00	\$485,000.00	\$490,762.00
High Value	111.27%	\$588,000.00	\$588,000.00	\$610,717.00
Median	100.75%	\$545,000.00	\$545,000.00	\$534,834.00
Mean	100.47%	\$538,000.00	\$538,000.00	\$538,206.50
Weighted Mean	100.04%			
Standard Deviation	9.32	46,647.62	46,647.62	41,939.18
Coefficient of Dispersion	8.02			
Coefficient of Variation	9.27			

### Neighborhood: 4010

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4010

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.03%	\$605,000.00	\$605,000.00	\$581,214.00
High Value	106.95%	\$1,560,000.00	\$1,560,000.00	\$1,573,916.00
Median	98.11%	\$1,170,000.00	\$1,170,000.00	\$1,206,206.00
Mean	99.85%	\$1,066,628.57	\$1,066,628.57	\$1,065,310.29
Weighted Mean	99.88%			
Standard Deviation	4.28	333,804.26	333,804.26	336,377.73
Coefficient of Dispersion	3.34			
Coefficient of Variation	4.29			

### Neighborhood: 4012

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.49%	\$355,000.00	\$355,000.00	\$373,754.00
High Value	105.78%	\$455,900.00	\$455,900.00	\$454,489.00
Median	100.75%	\$410,000.00	\$410,000.00	\$403,798.00
Mean	101.93%	\$406,985.71	\$406,985.71	\$414,308.86
Weighted Mean	101.80%			
Standard Deviation	3.09	34,761.59	34,761.59	30,426.99
Coefficient of Dispersion	2.55			
Coefficient of Variation	3.03			

### Neighborhood: 4081

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4081

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.23%	\$295,000.00	\$295,000.00	\$326,149.00
High Value	111.06%	\$362,000.00	\$362,000.00	\$361,537.00
Median	99.87%	\$335,000.00	\$335,000.00	\$335,464.00
Mean	101.23%	\$336,600.00	\$336,600.00	\$339,571.20
Weighted Mean	100.88%			
Standard Deviation	6.48	26,254.52	26,254.52	14,819.86
Coefficient of Dispersion	4.62			
Coefficient of Variation	6.40			

### Neighborhood: 4085

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.47%	\$1,430,000.00	\$1,430,000.00	\$1,365,154.00
High Value	105.91%	\$2,600,000.00	\$2,600,000.00	\$2,753,785.00
Median	100.69%	\$2,015,000.00	\$2,015,000.00	\$2,059,469.50
Mean	100.69%	\$2,015,000.00	\$2,015,000.00	\$2,059,469.50
Weighted Mean	102.21%			
Standard Deviation	7.39	827,314.93	827,314.93	981,910.40
Coefficient of Dispersion	5.19			
Coefficient of Variation	7.34			

### Neighborhood: 4090

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4090				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.45%	\$833,000.00	\$833,000.00	\$811,309.00
High Value	107.05%	\$1,075,000.00	\$1,075,000.00	\$1,150,841.00
Median	100.67%	\$850,000.00	\$850,000.00	\$838,603.00
Mean	101.06%	\$919,333.33	\$919,333.33	\$933,584.33
Weighted Mean	101.55%			
Standard Deviation	5.81	135,078.99	135,078.99	188,644.07
Coefficient of Dispersion	3.84			
Coefficient of Variation	5.75			

Neighborhood: 4091				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.26%	\$660,000.00	\$660,000.00	\$664,714.00
High Value	100.71%	\$1,402,000.00	\$1,402,000.00	\$1,349,620.00
Median	98.49%	\$1,031,000.00	\$1,031,000.00	\$1,007,167.00
Mean	98.49%	\$1,031,000.00	\$1,031,000.00	\$1,007,167.00
Weighted Mean	97.69%			
Standard Deviation	3.15	524,673.23	524,673.23	484,301.68
Coefficient of Dispersion	2.26			
Coefficient of Variation	3.20			

Neighborhood: 4094				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4094

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.77%	\$1,164,500.00	\$1,164,500.00	\$1,205,533.00
High Value	108.13%	\$1,540,000.00	\$1,540,000.00	\$1,665,181.00
Median	100.97%	\$1,370,000.00	\$1,370,000.00	\$1,323,698.00
Mean	101.21%	\$1,361,125.00	\$1,361,125.00	\$1,379,527.50
Weighted Mean	101.35%			
Standard Deviation	5.85	154,504.79	154,504.79	201,693.34
Coefficient of Dispersion	4.57			
Coefficient of Variation	5.78			

### Neighborhood: 4098

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.33%	\$1,740,000.00	\$1,740,000.00	\$1,962,511.00
High Value	112.79%	\$2,375,000.00	\$2,375,000.00	\$2,121,614.00
Median	101.06%	\$2,057,500.00	\$2,057,500.00	\$2,042,062.50
Mean	101.06%	\$2,057,500.00	\$2,057,500.00	\$2,042,062.50
Weighted Mean	99.25%			
Standard Deviation	16.59	449,012.81	449,012.81	112,502.81
Coefficient of Dispersion	11.61			
Coefficient of Variation	16.41			

### Neighborhood: 4106

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4106				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.67%	\$2,400,000.00	\$2,400,000.00	\$2,589,716.00
High Value	115.38%	\$2,800,000.00	\$2,800,000.00	\$2,769,111.00
Median	97.73%	\$2,650,000.00	\$2,650,000.00	\$2,706,786.00
Mean	103.26%	\$2,616,666.67	\$2,616,666.67	\$2,688,537.67
Weighted Mean	102.75%			
Standard Deviation	10.51	202,072.59	202,072.59	91,079.05
Coefficient of Dispersion	6.38			
Coefficient of Variation	10.18			

Neighborhood: 4140				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.51%	\$255,000.00	\$255,000.00	\$265,568.00
High Value	111.68%	\$399,000.00	\$399,000.00	\$398,899.00
Median	101.27%	\$325,000.00	\$325,000.00	\$313,968.00
Mean	101.40%	\$315,727.27	\$315,727.27	\$319,732.73
Weighted Mean	101.27%			
Standard Deviation	5.48	47,773.09	47,773.09	49,296.68
Coefficient of Dispersion	3.93			
Coefficient of Variation	5.40			

Neighborhood: 4150				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4150					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.92%	\$212,000.00	\$212,000.00	\$184,262.00	
High Value	115.61%	\$305,000.00	\$305,000.00	\$352,620.00	
Median	101.26%	\$258,500.00	\$258,500.00	\$268,441.00	
Mean	101.26%	\$258,500.00	\$258,500.00	\$268,441.00	
Weighted Mean	103.85%				
Standard Deviation	20.29	65,760.93	65,760.93	119,047.08	
Coefficient of Dispersion	14.17				
Coefficient of Variation	20.04				

Neighborhood: 4160					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.80%	\$525,000.00	\$525,000.00	\$553,413.00	
High Value	107.02%	\$660,000.00	\$660,000.00	\$639,188.00	
Median	100.97%	\$572,000.00	\$572,000.00	\$572,043.50	
Mean	100.69%	\$582,250.00	\$582,250.00	\$584,172.00	
Weighted Mean	100.33%				
Standard Deviation	6.37	58,254.47	58,254.47	38,617.94	
Coefficient of Dispersion	5.32				
Coefficient of Variation	6.33				

Neighborhood: 4162					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4162

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.49%	\$530,000.00	\$530,000.00	\$543,008.00
High Value	102.45%	\$850,000.00	\$850,000.00	\$860,986.00
Median	101.29%	\$832,150.00	\$832,150.00	\$802,956.00
Mean	100.08%	\$737,383.33	\$737,383.33	\$735,650.00
Weighted Mean	99.76%			
Standard Deviation	3.16	179,820.86	179,820.86	169,337.16
Coefficient of Dispersion	1.96			
Coefficient of Variation	3.16			

### Neighborhood: 4202

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.80%	\$260,000.00	\$260,000.00	\$274,930.00
High Value	106.74%	\$286,990.00	\$286,990.00	\$277,524.00
Median	101.27%	\$273,495.00	\$273,495.00	\$276,227.00
Mean	101.27%	\$273,495.00	\$273,495.00	\$276,227.00
Weighted Mean	101.00%			
Standard Deviation	7.74	19,084.81	19,084.81	1,834.23
Coefficient of Dispersion	5.40			
Coefficient of Variation	7.64			

### Neighborhood: 4260

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4260

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.75%	\$560,000.00	\$560,000.00	\$565,934.00
High Value	113.54%	\$760,000.00	\$760,000.00	\$834,111.00
Median	100.76%	\$674,875.00	\$674,875.00	\$692,173.50
Mean	103.35%	\$673,156.25	\$673,156.25	\$695,268.88
Weighted Mean	103.28%			
Standard Deviation	5.47	75,969.32	75,969.32	82,361.00
Coefficient of Dispersion	3.73			
Coefficient of Variation	5.29			

### Neighborhood: 4314

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.91%	\$660,000.00	\$660,000.00	\$669,596.00
High Value	103.19%	\$852,500.00	\$852,500.00	\$860,257.00
Median	101.45%	\$670,000.00	\$670,000.00	\$691,370.00
Mean	101.85%	\$727,500.00	\$727,500.00	\$740,407.67
Weighted Mean	101.77%			
Standard Deviation	1.19	108,368.58	108,368.58	104,361.98
Coefficient of Dispersion	0.75			
Coefficient of Variation	1.17			

### Neighborhood: 4320

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4320				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.10%	\$417,000.00	\$417,000.00	\$451,535.00
High Value	114.16%	\$730,000.00	\$730,000.00	\$769,457.00
Median	101.19%	\$556,000.00	\$556,000.00	\$578,931.00
Mean	101.26%	\$571,002.27	\$571,002.27	\$575,981.36
Weighted Mean	100.87%			
Standard Deviation	6.37	95,091.24	95,091.24	90,911.70
Coefficient of Dispersion	5.28			
Coefficient of Variation	6.29			

Neighborhood: 4321				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.68%	\$364,000.00	\$364,000.00	\$353,576.00
High Value	109.49%	\$525,000.00	\$525,000.00	\$493,195.00
Median	100.27%	\$426,250.00	\$426,250.00	\$413,934.00
Mean	99.10%	\$424,325.00	\$424,325.00	\$420,006.19
Weighted Mean	98.98%			
Standard Deviation	4.97	40,666.21	40,666.21	39,521.82
Coefficient of Dispersion	3.99			
Coefficient of Variation	5.01			

Neighborhood: 4326				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4326

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.12%	\$274,000.00	\$274,000.00	\$305,115.00
High Value	112.44%	\$425,000.00	\$425,000.00	\$440,669.00
Median	100.59%	\$360,000.00	\$360,000.00	\$358,743.00
Mean	101.18%	\$360,359.09	\$360,359.09	\$363,423.50
Weighted Mean	100.85%			
Standard Deviation	6.93	35,261.59	35,261.59	32,491.87
Coefficient of Dispersion	5.16			
Coefficient of Variation	6.85			

### Neighborhood: 4335

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.45%	\$957,500.00	\$957,500.00	\$990,850.00
High Value	103.48%	\$1,425,000.00	\$1,425,000.00	\$1,432,815.00
Median	100.59%	\$1,198,750.00	\$1,198,750.00	\$1,199,028.50
Mean	101.03%	\$1,195,000.00	\$1,195,000.00	\$1,205,430.50
Weighted Mean	100.87%			
Standard Deviation	1.72	193,509.26	193,509.26	182,425.81
Coefficient of Dispersion	1.02			
Coefficient of Variation	1.70			

### Neighborhood: 4340

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4340

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.41%	\$252,500.00	\$252,500.00	\$259,549.00
High Value	105.10%	\$330,000.00	\$330,000.00	\$331,206.00
Median	100.88%	\$290,500.00	\$290,500.00	\$284,477.00
Mean	100.07%	\$290,875.00	\$290,875.00	\$289,927.25
Weighted Mean	99.67%			
Standard Deviation	4.88	42,364.24	42,364.24	33,741.66
Coefficient of Dispersion	3.15			
Coefficient of Variation	4.88			

### Neighborhood: 4350

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.13%	\$304,300.00	\$304,300.00	\$306,354.00
High Value	113.51%	\$675,000.00	\$675,000.00	\$662,793.00
Median	100.71%	\$495,000.00	\$495,000.00	\$497,213.00
Mean	101.74%	\$500,013.97	\$499,360.00	\$507,485.80
Weighted Mean	101.49%			
Standard Deviation	6.13	79,552.58	79,435.13	77,129.26
Coefficient of Dispersion	4.79			
Coefficient of Variation	6.02			

### Neighborhood: 4351

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4351

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.32%	\$263,750.00	\$263,750.00	\$245,518.00
High Value	111.68%	\$550,000.00	\$550,000.00	\$600,581.00
Median	102.63%	\$380,000.00	\$380,000.00	\$391,013.00
Mean	101.98%	\$384,292.88	\$384,292.88	\$393,347.52
Weighted Mean	102.36%			
Standard Deviation	5.52	79,753.96	79,753.96	90,797.21
Coefficient of Dispersion	4.46			
Coefficient of Variation	5.41			

### Neighborhood: 4367

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.37%	\$427,000.00	\$427,000.00	\$435,125.00
High Value	108.10%	\$1,100,000.00	\$1,100,000.00	\$1,069,235.00
Median	101.23%	\$588,000.00	\$588,000.00	\$596,555.00
Mean	100.14%	\$600,286.67	\$600,286.67	\$598,220.67
Weighted Mean	99.66%			
Standard Deviation	5.20	168,392.37	168,392.37	158,044.21
Coefficient of Dispersion	3.91			
Coefficient of Variation	5.20			

### Neighborhood: 4368

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4368

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.94%	\$730,000.00	\$730,000.00	\$812,423.00
High Value	112.62%	\$1,125,000.00	\$1,125,000.00	\$1,024,257.00
Median	100.05%	\$837,000.00	\$837,000.00	\$856,581.00
Mean	101.75%	\$879,062.50	\$879,062.50	\$884,734.63
Weighted Mean	100.65%			
Standard Deviation	8.70	144,294.45	144,294.45	79,004.29
Coefficient of Dispersion	7.12			
Coefficient of Variation	8.55			

### Neighborhood: 4369

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.40%	\$1,195,000.00	\$1,195,000.00	\$1,264,769.00
High Value	111.40%	\$1,675,989.00	\$1,675,989.00	\$1,548,654.00
Median	105.84%	\$1,315,989.00	\$1,315,989.00	\$1,424,282.00
Mean	104.14%	\$1,374,395.60	\$1,374,395.60	\$1,421,322.00
Weighted Mean	103.41%			
Standard Deviation	7.96	183,847.66	183,847.66	103,763.69
Coefficient of Dispersion	5.60			
Coefficient of Variation	7.65			

### Neighborhood: 4372

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4372

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.26%	\$430,000.00	\$430,000.00	\$436,632.00
High Value	115.44%	\$707,000.00	\$707,000.00	\$697,967.00
Median	101.54%	\$570,000.00	\$570,000.00	\$582,089.00
Mean	102.08%	\$555,988.70	\$555,988.70	\$566,279.26
Weighted Mean	101.85%			
Standard Deviation	5.87	73,111.04	73,111.04	71,657.86
Coefficient of Dispersion	4.89			
Coefficient of Variation	5.75			

### Neighborhood: 4382

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.46%	\$960,000.00	\$960,000.00	\$1,001,934.00
High Value	104.37%	\$1,460,000.00	\$1,460,000.00	\$1,364,567.00
Median	98.92%	\$1,210,000.00	\$1,210,000.00	\$1,183,250.50
Mean	98.92%	\$1,210,000.00	\$1,210,000.00	\$1,183,250.50
Weighted Mean	97.79%			
Standard Deviation	7.71	353,553.39	353,553.39	256,420.25
Coefficient of Dispersion	5.51			
Coefficient of Variation	7.80			

### Neighborhood: 4384

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4384

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.60%	\$601,000.00	\$601,000.00	\$589,802.00
High Value	115.10%	\$940,000.00	\$940,000.00	\$890,206.00
Median	99.92%	\$689,500.00	\$689,500.00	\$733,977.00
Mean	100.72%	\$739,434.35	\$739,434.35	\$740,223.87
Weighted Mean	100.11%			
Standard Deviation	6.54	109,677.06	109,677.06	83,585.09
Coefficient of Dispersion	4.90			
Coefficient of Variation	6.49			

### Neighborhood: 4385

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.22%	\$374,900.00	\$374,900.00	\$368,832.00
High Value	115.78%	\$565,487.00	\$565,487.00	\$536,434.00
Median	103.75%	\$450,000.00	\$450,000.00	\$459,875.00
Mean	103.07%	\$451,105.42	\$451,052.79	\$463,662.12
Weighted Mean	102.78%			
Standard Deviation	5.86	50,335.05	50,370.41	45,722.59
Coefficient of Dispersion	4.28			
Coefficient of Variation	5.68			

### Neighborhood: 4386

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4386

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.52%	\$325,000.00	\$325,000.00	\$342,193.00
High Value	114.47%	\$850,000.00	\$850,000.00	\$841,155.00
Median	102.00%	\$448,750.00	\$448,750.00	\$469,932.50
Mean	100.87%	\$477,877.16	\$477,877.16	\$478,548.66
Weighted Mean	100.14%			
Standard Deviation	7.04	108,409.52	108,409.52	94,732.22
Coefficient of Dispersion	5.50			
Coefficient of Variation	6.98			

### Neighborhood: 4390

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.13%	\$310,000.00	\$310,000.00	\$304,043.00
High Value	114.43%	\$570,000.00	\$570,000.00	\$586,008.00
Median	100.04%	\$427,500.00	\$427,500.00	\$417,388.00
Mean	99.88%	\$429,070.42	\$429,039.17	\$429,354.04
Weighted Mean	100.07%			
Standard Deviation	5.70	61,631.85	61,652.71	71,692.49
Coefficient of Dispersion	4.26			
Coefficient of Variation	5.71			

### Neighborhood: 4391

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4391				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.35%	\$470,000.00	\$470,000.00	\$489,382.00
High Value	114.85%	\$980,000.00	\$980,000.00	\$964,708.00
Median	99.54%	\$801,500.00	\$801,500.00	\$761,801.00
Mean	100.09%	\$753,000.00	\$753,000.00	\$749,479.17
Weighted Mean	99.53%			
Standard Deviation	8.94	180,687.58	180,687.58	174,955.35
Coefficient of Dispersion	6.73			
Coefficient of Variation	8.93			

Neighborhood: 4392				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.37%	\$450,000.00	\$450,000.00	\$494,152.00
High Value	115.29%	\$808,484.00	\$808,484.00	\$813,168.00
Median	99.44%	\$650,000.00	\$650,000.00	\$640,888.00
Mean	99.44%	\$646,599.62	\$646,599.62	\$640,001.04
Weighted Mean	98.98%			
Standard Deviation	6.65	68,496.73	68,496.73	52,268.66
Coefficient of Dispersion	5.49			
Coefficient of Variation	6.69			

Neighborhood: 4393				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4393

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.96%	\$420,000.00	\$420,000.00	\$448,914.00
High Value	108.88%	\$750,000.00	\$750,000.00	\$719,663.00
Median	101.00%	\$575,000.00	\$575,000.00	\$573,004.50
Mean	102.10%	\$578,170.83	\$578,170.83	\$587,878.08
Weighted Mean	101.68%			
Standard Deviation	4.28	94,614.34	94,614.34	82,563.05
Coefficient of Dispersion	3.53			
Coefficient of Variation	4.19			

### Neighborhood: 4395

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.16%	\$610,000.00	\$610,000.00	\$699,379.00
High Value	114.65%	\$1,350,000.00	\$1,350,000.00	\$1,360,405.00
Median	101.34%	\$850,000.00	\$850,000.00	\$870,984.00
Mean	104.97%	\$906,000.00	\$906,000.00	\$939,540.80
Weighted Mean	103.70%			
Standard Deviation	8.96	274,121.32	274,121.32	248,378.94
Coefficient of Dispersion	6.64			
Coefficient of Variation	8.54			

### Neighborhood: 4398

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4398

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.27%	\$532,990.00	\$532,990.00	\$532,505.00
High Value	114.73%	\$1,121,000.00	\$1,121,000.00	\$1,265,375.00
Median	99.91%	\$729,893.00	\$729,893.00	\$676,646.00
Mean	100.40%	\$742,170.67	\$742,170.67	\$747,896.60
Weighted Mean	100.77%			
Standard Deviation	6.66	157,967.28	157,967.28	186,163.69
Coefficient of Dispersion	4.90			
Coefficient of Variation	6.63			

### Neighborhood: 4400

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.54%	\$780,281.00	\$780,281.00	\$733,998.00
High Value	111.66%	\$967,390.00	\$967,390.00	\$1,031,727.00
Median	101.27%	\$861,105.00	\$861,105.00	\$862,453.00
Mean	99.97%	\$872,122.64	\$872,122.64	\$871,056.55
Weighted Mean	99.88%			
Standard Deviation	6.54	52,343.57	52,343.57	67,427.64
Coefficient of Dispersion	5.17			
Coefficient of Variation	6.54			

### Neighborhood: 4401

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4401

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.72%	\$410,000.00	\$410,000.00	\$443,576.00
High Value	114.60%	\$680,000.00	\$680,000.00	\$711,453.00
Median	101.34%	\$587,000.00	\$587,000.00	\$569,772.50
Mean	102.48%	\$555,152.50	\$555,152.50	\$565,081.00
Weighted Mean	101.79%			
Standard Deviation	8.07	95,814.93	95,814.93	84,509.30
Coefficient of Dispersion	6.64			
Coefficient of Variation	7.87			

### Neighborhood: 4402

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.26%	\$785,000.00	\$785,000.00	\$733,383.00
High Value	115.76%	\$1,771,964.00	\$1,771,964.00	\$1,542,796.00
Median	103.66%	\$1,008,665.00	\$1,008,665.00	\$1,058,263.00
Mean	102.18%	\$1,081,300.91	\$1,081,300.91	\$1,093,039.55
Weighted Mean	101.09%			
Standard Deviation	8.15	243,547.10	243,547.10	194,999.50
Coefficient of Dispersion	6.58			
Coefficient of Variation	7.98			

### Neighborhood: 4403

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4403					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	98.35%	\$580,000.00	\$580,000.00	\$570,430.00	
High Value	105.86%	\$740,000.00	\$740,000.00	\$762,488.00	
Median	101.23%	\$608,428.00	\$608,428.00	\$625,346.50	
Mean	101.67%	\$634,214.00	\$634,214.00	\$645,902.75	
Weighted Mean	101.84%				
Standard Deviation	3.44	74,992.92	74,992.92	90,411.22	
Coefficient of Dispersion	2.75				
Coefficient of Variation	3.38				

Neighborhood: 4404					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.77%	\$235,000.00	\$235,000.00	\$222,699.00	
High Value	114.51%	\$350,000.00	\$350,000.00	\$396,627.00	
Median	100.65%	\$272,500.00	\$272,500.00	\$263,714.00	
Mean	99.44%	\$280,056.19	\$280,056.19	\$279,226.81	
Weighted Mean	99.70%				
Standard Deviation	9.51	31,770.99	31,770.99	48,262.56	
Coefficient of Dispersion	7.63				
Coefficient of Variation	9.56				

Neighborhood: 4405					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4405				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.05%	\$999,000.00	\$999,000.00	\$999,097.00
High Value	108.77%	\$2,350,000.00	\$2,350,000.00	\$2,556,146.00
Median	102.41%	\$1,280,000.00	\$1,280,000.00	\$1,325,842.00
Mean	100.29%	\$1,346,444.44	\$1,346,444.44	\$1,359,399.00
Weighted Mean	100.96%			
Standard Deviation	7.48	403,092.15	403,092.15	473,827.42
Coefficient of Dispersion	5.90			
Coefficient of Variation	7.46			

Neighborhood: 4406				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.68%	\$715,000.00	\$715,000.00	\$678,464.00
High Value	114.91%	\$1,350,000.00	\$1,350,000.00	\$1,551,223.00
Median	100.79%	\$869,900.00	\$869,900.00	\$869,240.00
Mean	102.53%	\$934,709.52	\$934,709.52	\$957,270.81
Weighted Mean	102.41%			
Standard Deviation	7.15	214,003.42	214,003.42	229,403.15
Coefficient of Dispersion	6.04			
Coefficient of Variation	6.97			

Neighborhood: 4407				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4407					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.15%	\$285,000.00	\$285,000.00	\$307,760.00	
High Value	113.77%	\$510,000.00	\$510,000.00	\$495,814.00	
Median	99.06%	\$380,750.00	\$380,750.00	\$374,250.00	
Mean	99.92%	\$388,920.56	\$388,920.56	\$387,843.11	
Weighted Mean	99.72%				
Standard Deviation	6.76	49,454.12	49,454.12	50,352.63	
Coefficient of Dispersion	5.24				
Coefficient of Variation	6.76				

Neighborhood: 4408					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.04%	\$289,000.00	\$289,000.00	\$268,662.00	
High Value	114.91%	\$589,424.00	\$589,424.00	\$608,746.00	
Median	97.66%	\$450,000.00	\$450,000.00	\$450,302.00	
Mean	98.25%	\$443,696.18	\$443,646.68	\$436,280.57	
Weighted Mean	98.33%				
Standard Deviation	6.84	67,620.22	67,646.91	74,113.03	
Coefficient of Dispersion	5.60				
Coefficient of Variation	6.96				

Neighborhood: 4409					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4409				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.08%	\$515,000.00	\$515,000.00	\$516,226.00
High Value	116.38%	\$1,187,935.00	\$1,187,935.00	\$1,047,109.00
Median	100.60%	\$686,813.50	\$686,813.50	\$690,767.00
Mean	101.24%	\$712,765.52	\$712,765.52	\$719,689.82
Weighted Mean	100.97%			
Standard Deviation	7.75	124,348.79	124,348.79	126,006.62
Coefficient of Dispersion	6.16			
Coefficient of Variation	7.66			

Neighborhood: 4699				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.82%	\$298,000.00	\$298,000.00	\$310,169.00
High Value	112.22%	\$825,000.00	\$825,000.00	\$858,837.00
Median	100.84%	\$539,500.00	\$539,500.00	\$564,408.00
Mean	100.96%	\$573,393.25	\$573,393.25	\$577,526.15
Weighted Mean	100.72%			
Standard Deviation	7.12	153,318.80	153,318.80	156,286.93
Coefficient of Dispersion	6.42			
Coefficient of Variation	7.05			

Neighborhood: 4700				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

Neighborhood: 4700				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.69%	\$425,000.00	\$425,000.00	\$431,256.00
High Value	112.94%	\$850,000.00	\$850,000.00	\$833,809.00
Median	101.69%	\$547,500.00	\$547,500.00	\$534,360.00
Mean	100.58%	\$560,215.91	\$560,215.91	\$562,105.00
Weighted Mean	100.34%			
Standard Deviation	6.64	105,185.84	105,185.84	103,314.63
Coefficient of Dispersion	5.05			
Coefficient of Variation	6.60			

Neighborhood: 4722				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.15%	\$462,500.00	\$462,500.00	\$506,207.00
High Value	114.64%	\$1,000,000.00	\$1,000,000.00	\$1,142,062.00
Median	99.26%	\$649,000.00	\$649,000.00	\$658,685.00
Mean	100.85%	\$662,830.32	\$662,830.32	\$666,366.21
Weighted Mean	100.53%			
Standard Deviation	8.32	148,234.41	148,234.41	158,843.47
Coefficient of Dispersion	6.68			
Coefficient of Variation	8.25			

Neighborhood: 4760				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4760

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.92%	\$315,000.00	\$315,000.00	\$340,056.00
High Value	114.19%	\$470,000.00	\$470,000.00	\$465,400.00
Median	101.00%	\$391,000.00	\$391,000.00	\$363,200.00
Mean	101.05%	\$387,000.00	\$387,000.00	\$388,443.67
Weighted Mean	100.37%			
Standard Deviation	9.27	63,533.46	63,533.46	55,794.74
Coefficient of Dispersion	7.25			
Coefficient of Variation	9.17			

### Neighborhood: 4761

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.79%	\$324,500.00	\$324,500.00	\$327,854.00
High Value	111.83%	\$420,000.00	\$420,000.00	\$431,964.00
Median	101.94%	\$379,000.00	\$379,000.00	\$396,574.50
Mean	103.62%	\$375,625.00	\$375,625.00	\$388,241.75
Weighted Mean	103.36%			
Standard Deviation	5.71	50,489.89	50,489.89	45,580.86
Coefficient of Dispersion	3.64			
Coefficient of Variation	5.51			

### Neighborhood: 4810

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4810

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.65%	\$300,000.00	\$300,000.00	\$283,958.00
High Value	112.20%	\$370,000.00	\$370,000.00	\$377,395.00
Median	100.84%	\$346,900.00	\$346,900.00	\$353,443.00
Mean	102.26%	\$339,260.00	\$339,260.00	\$346,617.00
Weighted Mean	102.17%			
Standard Deviation	8.01	30,680.74	30,680.74	36,648.79
Coefficient of Dispersion	6.25			
Coefficient of Variation	7.84			

### Neighborhood: 4820

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.97%	\$260,000.00	\$260,000.00	\$257,924.00
High Value	115.17%	\$379,000.00	\$379,000.00	\$386,615.00
Median	100.03%	\$315,000.00	\$315,000.00	\$329,076.00
Mean	101.04%	\$322,119.05	\$322,119.05	\$325,390.38
Weighted Mean	101.02%			
Standard Deviation	6.55	32,078.38	32,078.38	37,512.79
Coefficient of Dispersion	5.30			
Coefficient of Variation	6.49			

### Neighborhood: 4821

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4821

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.91%	\$270,000.00	\$270,000.00	\$250,848.00
High Value	110.55%	\$378,000.00	\$378,000.00	\$391,581.00
Median	98.31%	\$317,000.00	\$317,000.00	\$314,405.00
Mean	99.36%	\$322,833.33	\$322,833.33	\$321,596.50
Weighted Mean	99.62%			
Standard Deviation	6.40	30,011.61	30,011.61	43,541.17
Coefficient of Dispersion	5.72			
Coefficient of Variation	6.44			

### Neighborhood: 4853

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.96%	\$425,000.00	\$425,000.00	\$400,132.00
High Value	115.38%	\$505,000.00	\$505,000.00	\$545,303.00
Median	101.14%	\$452,060.00	\$452,060.00	\$459,778.50
Mean	102.21%	\$454,840.00	\$454,840.00	\$464,716.38
Weighted Mean	102.17%			
Standard Deviation	8.24	26,618.82	26,618.82	44,279.94
Coefficient of Dispersion	5.99			
Coefficient of Variation	8.07			

### Neighborhood: 4890

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4890

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.24%	\$420,000.00	\$420,000.00	\$433,249.00
High Value	103.15%	\$475,000.00	\$475,000.00	\$466,657.00
Median	100.70%	\$447,500.00	\$447,500.00	\$449,953.00
Mean	100.70%	\$447,500.00	\$447,500.00	\$449,953.00
Weighted Mean	100.55%			
Standard Deviation	3.47	38,890.87	38,890.87	23,623.02
Coefficient of Dispersion	2.44			
Coefficient of Variation	3.45			

### Neighborhood: 4891

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.61%	\$410,000.00	\$410,000.00	\$379,681.00
High Value	104.92%	\$440,000.00	\$440,000.00	\$445,907.00
Median	101.01%	\$425,000.00	\$425,000.00	\$429,953.00
Mean	99.60%	\$425,000.00	\$425,000.00	\$423,423.60
Weighted Mean	99.63%			
Standard Deviation	4.67	12,747.55	12,747.55	26,066.92
Coefficient of Dispersion	3.23			
Coefficient of Variation	4.69			

### Neighborhood: 4910

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

## APPRAISAL

### Neighborhood: 4910

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.78%	\$292,000.00	\$292,000.00	\$324,367.00
High Value	111.65%	\$425,000.00	\$425,000.00	\$420,904.00
Median	101.00%	\$344,750.00	\$344,750.00	\$350,064.00
Mean	102.09%	\$351,247.25	\$351,247.25	\$356,107.50
Weighted Mean	101.38%			
Standard Deviation	8.19	43,700.57	43,700.57	28,702.74
Coefficient of Dispersion	6.24			
Coefficient of Variation	8.02			

### Neighborhood: 4912

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.75%	\$380,000.00	\$380,000.00	\$385,026.00
High Value	109.94%	\$440,000.00	\$440,000.00	\$483,733.00
Median	101.32%	\$425,000.00	\$425,000.00	\$406,952.00
Mean	101.90%	\$412,880.00	\$412,880.00	\$420,913.20
Weighted Mean	101.95%			
Standard Deviation	5.23	27,451.27	27,451.27	38,814.06
Coefficient of Dispersion	3.47			
Coefficient of Variation	5.13			

### Report Totals

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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# Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

Values - Final

Sale Price - Actual

**APPRAISAL**

Report Totals				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.04%	\$177,000.00	\$177,000.00	\$170,780.00
High Value	116.84%	\$10,588,000.00	\$10,588,000.00	\$10,650,817.00
Median	100.79%	\$490,000.00	\$490,000.00	\$497,517.50
Mean	100.83%	\$587,268.16	\$587,240.55	\$590,325.90
Weighted Mean	100.52%			
Standard Deviation	6.70	430,657.49	430,663.98	427,109.29
Coefficient of Dispersion	5.36			
Coefficient of Variation	6.65			

# Sales Ratio Report

As Of: 3/18/2026

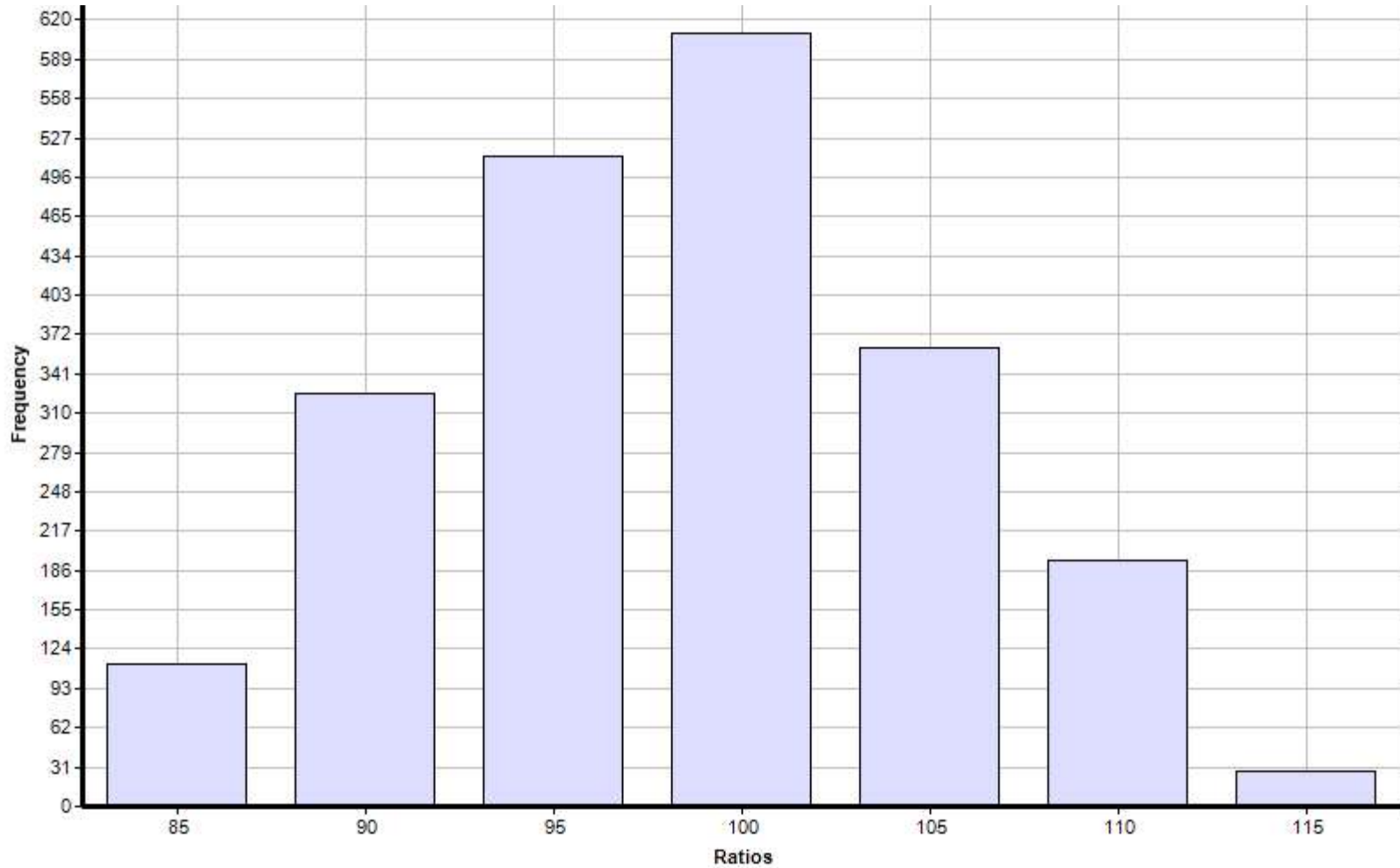
Tax Year: 2026

Values - Final

Sale Price - Actual

## APPRAISAL

**Histogram of Sales Ratios for Report Totals**  
Number of Sales = 2142 Mean = 100.83 Median = 100.79



# Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

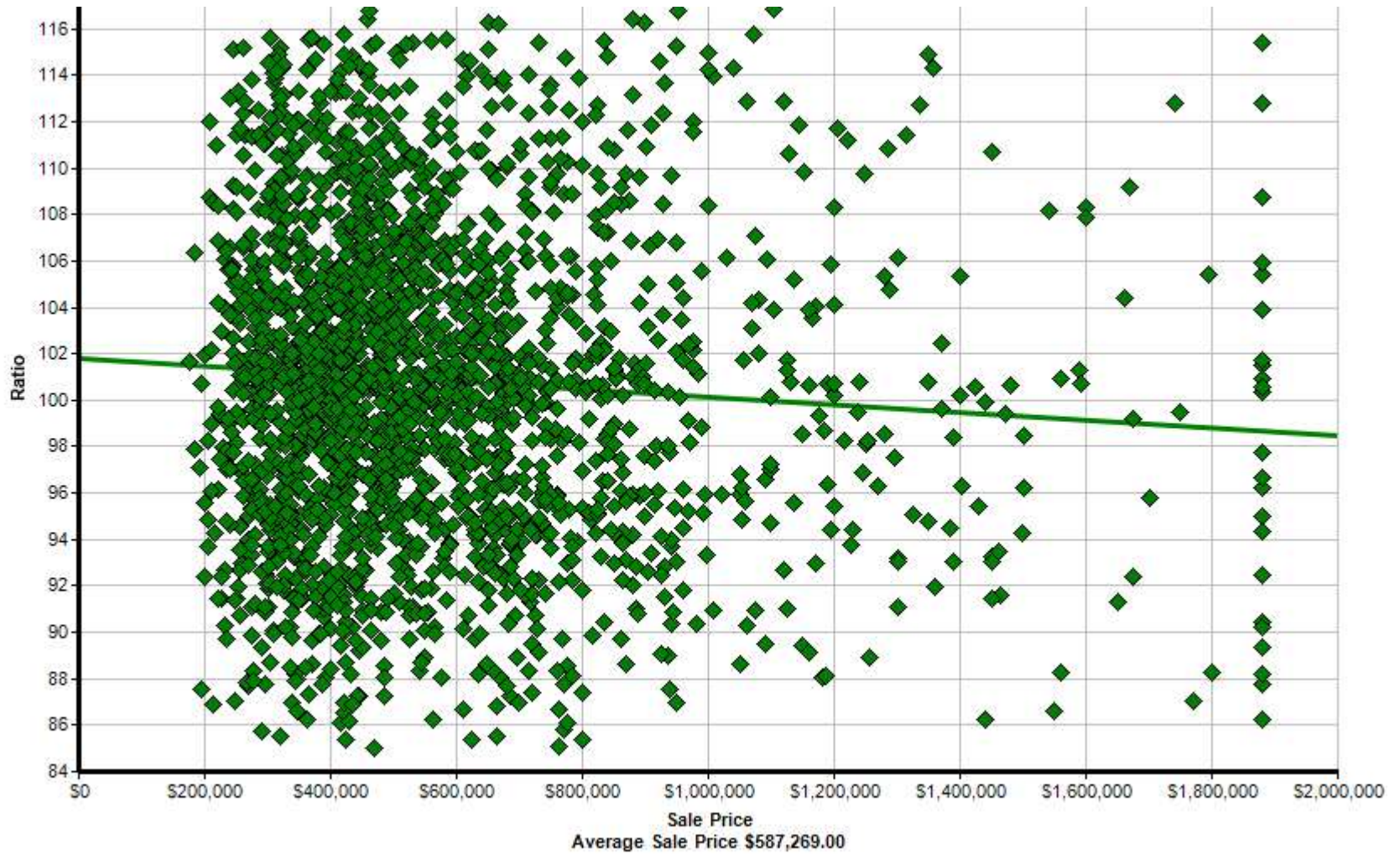
Values - Final

Sale Price - Actual

## APPRAISAL

### Sales Ratio by Price with Trendline for Report Totals

PRD = 100.309



# Sales Ratio Report

As Of: 3/18/2026

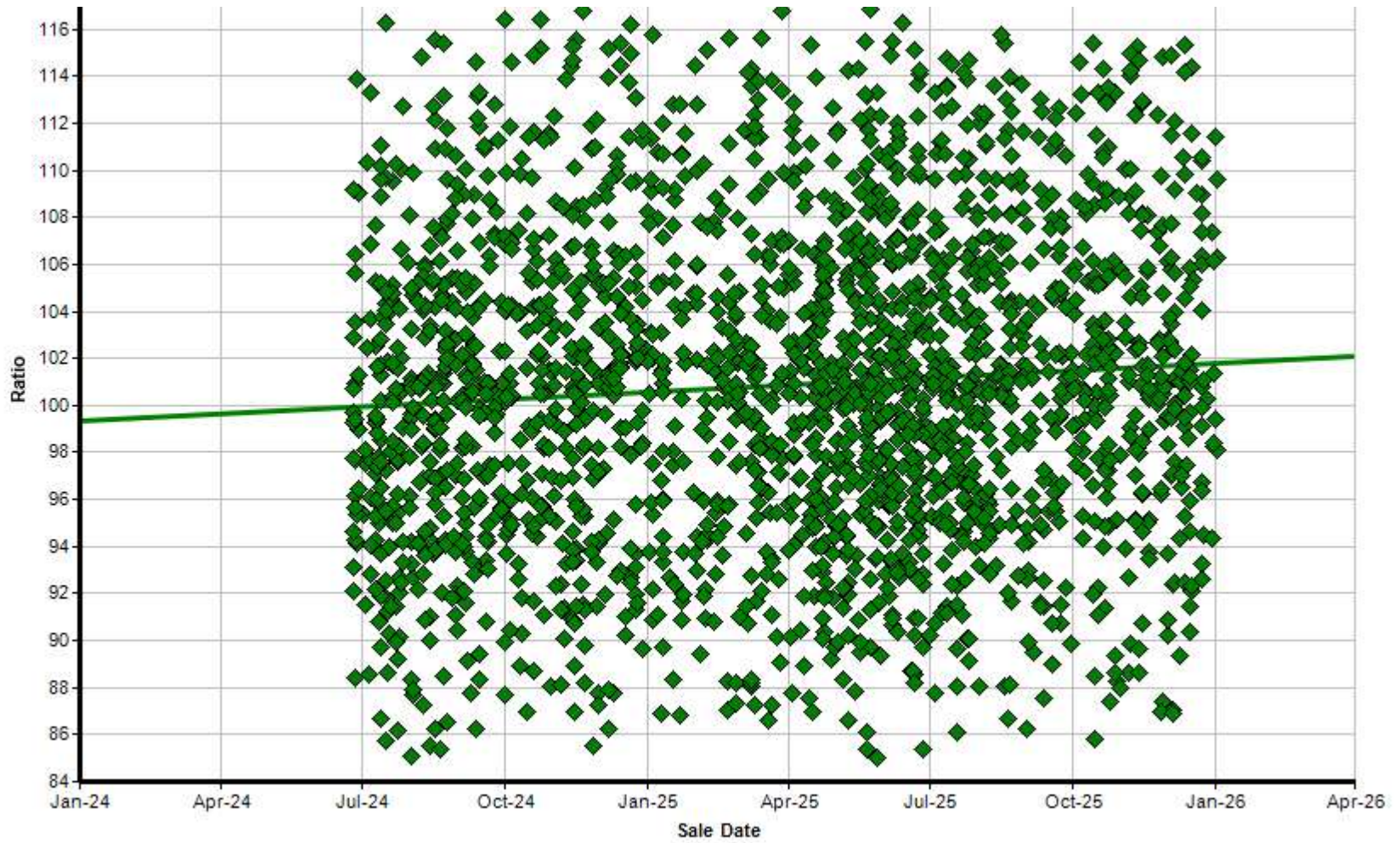
Tax Year: 2026

Values - Final

Sale Price - Actual

## APPRAISAL

### Sales Ratio by Date with Trendline for Report Totals



# Sales Ratio Report

FT. BEND CENTRAL APPRAISAL DISTRICT

As Of: 3/18/2026

Tax Year: 2026

Values - Final

Sale Price - Actual

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APPRAISAL

# Sales Ratio Report

As Of: 3/18/2026 Tax Year: 2026 Values - Final Sale Price - Actual

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## APPRAISAL

### Report Set-up

Tax Year: 2026  
Property Type: Real Developer/Builder,Real,Real Residential,Real Land  
Sale Date Range: 07/01/2024 to 06/30/2026  
Validity Codes Included: Valid Transfer,Valid Transfer and Verified Sale Price,VT VSP,Valid Transfer Change After Sale,Valid Transfer Bad Sale Price  
Outliers Identified by: No Outlier Trimming  
Value: Final  
Sale Price: Actual , untrended  
Market Area : Residential FtBend - South

Sort/Group: Level 1 Neighborhood (group)  
Neighborhood Group

Reporting Thresholds: 1  
Statistics: Standard

### Run Totals

Sales Considered: 2142

Sales Used 2142

By Validity Code VTVSP: 2142

By Sale Type  
RSLN: 23  
RSLR: 17  
VRN: 441  
VRR: 1661