

# Sales Ratio Report

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

## APPRAISAL

Neighborhood: 1221					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.60%	\$251,823.00	\$251,823.00	\$253,057.00	
High Value	116.17%	\$512,500.00	\$512,500.00	\$496,332.00	
Median	98.05%	\$355,000.00	\$355,000.00	\$347,783.00	
Mean	98.67%	\$363,338.25	\$363,338.25	\$357,417.77	
Weighted Mean	98.37%				
Standard Deviation	7.34	55,225.86	55,225.86	52,996.71	
Coefficient of Dispersion	6.45				
Coefficient of Variation	7.44				

Neighborhood: 2080					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.80%	\$220,000.00	\$220,000.00	\$218,041.00	
High Value	114.77%	\$297,000.00	\$297,000.00	\$314,375.00	
Median	99.43%	\$260,000.00	\$260,000.00	\$263,876.00	
Mean	99.49%	\$259,782.35	\$259,782.35	\$258,759.24	
Weighted Mean	99.61%				
Standard Deviation	6.55	24,177.04	24,177.04	32,203.45	
Coefficient of Dispersion	5.05				
Coefficient of Variation	6.59				

Neighborhood: 2081					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

# Sales Ratio Report

FT. BEND CENTRAL APPRAISAL DISTRICT

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

## APPRAISAL

### Neighborhood: 2081

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.76%	\$249,990.00	\$249,990.00	\$248,084.00
High Value	113.71%	\$346,686.00	\$346,686.00	\$366,190.00
Median	101.90%	\$297,990.00	\$297,990.00	\$303,207.00
Mean	101.85%	\$293,760.48	\$293,760.48	\$299,257.57
Weighted Mean	101.87%			
Standard Deviation	3.90	21,808.24	21,808.24	25,505.25
Coefficient of Dispersion	3.02			
Coefficient of Variation	3.83			

### Neighborhood: 2082

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.69%	\$260,000.00	\$260,000.00	\$242,967.00
High Value	106.53%	\$355,000.00	\$355,000.00	\$367,064.00
Median	100.37%	\$299,950.00	\$299,950.00	\$297,922.00
Mean	99.69%	\$297,483.33	\$297,483.33	\$297,008.00
Weighted Mean	99.84%			
Standard Deviation	4.32	25,639.13	25,639.13	33,244.84
Coefficient of Dispersion	3.37			
Coefficient of Variation	4.33			

### Neighborhood: 2140

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2140					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	96.20%	\$195,500.00	\$195,500.00	\$196,149.00	
High Value	102.24%	\$230,000.00	\$230,000.00	\$221,254.00	
Median	100.33%	\$208,000.00	\$208,000.00	\$212,654.00	
Mean	99.59%	\$211,166.67	\$211,166.67	\$210,019.00	
Weighted Mean	99.46%				
Standard Deviation	3.09	17,466.63	17,466.63	12,758.24	
Coefficient of Dispersion	2.01				
Coefficient of Variation	3.10				

Neighborhood: 2250					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.27%	\$180,000.00	\$180,000.00	\$194,070.00	
High Value	112.47%	\$239,900.00	\$239,900.00	\$245,262.00	
Median	100.90%	\$205,000.00	\$205,000.00	\$202,449.00	
Mean	101.35%	\$206,980.00	\$206,980.00	\$209,057.20	
Weighted Mean	101.00%				
Standard Deviation	7.87	22,491.15	22,491.15	20,830.14	
Coefficient of Dispersion	4.68				
Coefficient of Variation	7.77				

Neighborhood: 2281					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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### Neighborhood: 2281

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.37%	\$235,000.00	\$235,000.00	\$221,777.00
High Value	103.34%	\$275,000.00	\$275,000.00	\$279,006.00
Median	100.81%	\$267,500.00	\$267,500.00	\$272,129.50
Mean	99.83%	\$261,250.00	\$261,250.00	\$261,260.50
Weighted Mean	100.00%			
Standard Deviation	3.95	17,969.88	17,969.88	26,562.03
Coefficient of Dispersion	2.82			
Coefficient of Variation	3.96			

### Neighborhood: 2290

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.41%	\$290,000.00	\$290,000.00	\$271,535.00
High Value	113.31%	\$371,000.00	\$371,000.00	\$384,499.00
Median	98.91%	\$324,500.00	\$324,500.00	\$323,075.00
Mean	99.11%	\$325,588.48	\$325,588.48	\$322,585.41
Weighted Mean	99.08%			
Standard Deviation	5.00	20,424.59	20,424.59	24,207.10
Coefficient of Dispersion	4.04			
Coefficient of Variation	5.05			

### Neighborhood: 2480

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

### Neighborhood: 2480

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.70%	\$280,000.00	\$280,000.00	\$289,407.00
High Value	105.63%	\$329,990.00	\$329,990.00	\$314,781.00
Median	101.16%	\$300,000.00	\$300,000.00	\$300,319.00
Mean	99.45%	\$301,970.00	\$301,970.00	\$299,622.14
Weighted Mean	99.22%			
Standard Deviation	5.57	16,919.29	16,919.29	8,820.83
Coefficient of Dispersion	4.46			
Coefficient of Variation	5.60			

### Neighborhood: 2680

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.86%	\$272,000.00	\$272,000.00	\$248,985.00
High Value	110.22%	\$452,500.00	\$452,500.00	\$463,122.00
Median	102.16%	\$311,000.00	\$311,000.00	\$317,593.50
Mean	100.74%	\$324,540.00	\$324,540.00	\$327,968.00
Weighted Mean	101.06%			
Standard Deviation	8.26	51,962.53	51,962.53	64,834.32
Coefficient of Dispersion	5.58			
Coefficient of Variation	8.20			

### Neighborhood: 2690

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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### Neighborhood: 2690

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.37%	\$264,000.00	\$264,000.00	\$273,648.00
High Value	103.65%	\$385,000.00	\$385,000.00	\$377,404.00
Median	101.16%	\$322,000.00	\$322,000.00	\$325,745.00
Mean	100.37%	\$323,450.80	\$323,450.80	\$324,012.60
Weighted Mean	100.17%			
Standard Deviation	3.42	52,547.34	52,547.34	48,856.18
Coefficient of Dispersion	2.52			
Coefficient of Variation	3.40			

### Neighborhood: 2770

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.88%	\$205,000.00	\$205,000.00	\$204,764.00
High Value	101.67%	\$275,000.00	\$275,000.00	\$279,584.00
Median	100.78%	\$240,000.00	\$240,000.00	\$242,174.00
Mean	100.78%	\$240,000.00	\$240,000.00	\$242,174.00
Weighted Mean	100.91%			
Standard Deviation	1.26	49,497.47	49,497.47	52,905.73
Coefficient of Dispersion	0.88			
Coefficient of Variation	1.25			

### Neighborhood: 2820

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

### Neighborhood: 2820

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.53%	\$250,000.00	\$250,000.00	\$252,803.00
High Value	102.45%	\$309,000.00	\$309,000.00	\$316,585.00
Median	101.12%	\$275,000.00	\$275,000.00	\$268,197.00
Mean	100.37%	\$278,000.00	\$278,000.00	\$279,195.00
Weighted Mean	100.43%			
Standard Deviation	2.55	29,614.19	29,614.19	33,282.92
Coefficient of Dispersion	1.62			
Coefficient of Variation	2.54			

### Neighborhood: 2830

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.07%	\$170,000.00	\$170,000.00	\$173,259.00
High Value	111.24%	\$425,000.00	\$425,000.00	\$463,199.00
Median	101.24%	\$292,000.00	\$292,000.00	\$267,809.50
Mean	100.96%	\$300,377.75	\$300,377.75	\$303,631.25
Weighted Mean	101.08%			
Standard Deviation	8.71	88,554.05	88,554.05	98,041.62
Coefficient of Dispersion	7.07			
Coefficient of Variation	8.62			

### Neighborhood: 2840

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

Neighborhood: 2840					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.98%	\$232,818.00	\$232,818.00	\$211,809.00	
High Value	107.36%	\$420,000.00	\$420,000.00	\$450,198.00	
Median	102.50%	\$252,500.00	\$252,500.00	\$259,160.50	
Mean	100.84%	\$289,454.50	\$289,454.50	\$295,082.00	
Weighted Mean	101.94%				
Standard Deviation	7.94	87,547.30	87,547.30	106,463.02	
Coefficient of Dispersion	6.28				
Coefficient of Variation	7.88				

Neighborhood: 2860					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.92%	\$179,000.00	\$179,000.00	\$200,821.00	
High Value	114.79%	\$297,640.00	\$297,640.00	\$298,417.00	
Median	100.99%	\$228,250.00	\$228,250.00	\$220,567.50	
Mean	102.26%	\$226,490.00	\$226,490.00	\$230,663.50	
Weighted Mean	101.84%				
Standard Deviation	6.97	33,069.67	33,069.67	30,306.95	
Coefficient of Dispersion	5.57				
Coefficient of Variation	6.82				

Neighborhood: 2861					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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## APPRAISAL

### Neighborhood: 2861

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.88%	\$200,000.00	\$200,000.00	\$181,585.00
High Value	110.02%	\$310,000.00	\$310,000.00	\$312,267.00
Median	99.17%	\$227,000.00	\$227,000.00	\$225,995.00
Mean	98.80%	\$233,876.00	\$233,876.00	\$230,996.64
Weighted Mean	98.77%			
Standard Deviation	5.89	24,639.42	24,639.42	27,487.32
Coefficient of Dispersion	4.42			
Coefficient of Variation	5.97			

### Neighborhood: 2862

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.67%	\$253,990.00	\$253,990.00	\$255,697.00
High Value	102.75%	\$265,000.00	\$265,000.00	\$272,284.00
Median	101.71%	\$259,495.00	\$259,495.00	\$263,990.50
Mean	101.71%	\$259,495.00	\$259,495.00	\$263,990.50
Weighted Mean	101.73%			
Standard Deviation	1.47	7,785.25	7,785.25	11,728.78
Coefficient of Dispersion	1.02			
Coefficient of Variation	1.44			

### Neighborhood: 2900

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

### Neighborhood: 2900

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.31%	\$485,000.00	\$485,000.00	\$495,525.00
High Value	109.31%	\$570,000.00	\$570,000.00	\$560,344.00
Median	101.52%	\$497,500.00	\$497,500.00	\$522,896.00
Mean	102.66%	\$512,500.00	\$512,500.00	\$525,415.25
Weighted Mean	102.52%			
Standard Deviation	4.82	38,837.27	38,837.27	32,878.49
Coefficient of Dispersion	3.41			
Coefficient of Variation	4.70			

### Neighborhood: 2911

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.21%	\$144,500.00	\$144,500.00	\$147,270.00
High Value	109.38%	\$250,000.00	\$250,000.00	\$254,450.00
Median	101.27%	\$189,000.00	\$189,000.00	\$198,459.50
Mean	100.85%	\$195,000.00	\$195,000.00	\$196,312.75
Weighted Mean	100.67%			
Standard Deviation	6.48	39,419.90	39,419.90	39,337.60
Coefficient of Dispersion	4.84			
Coefficient of Variation	6.42			

### Neighborhood: 2913

	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: 2913

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.80%	\$195,000.00	\$195,000.00	\$171,525.00
High Value	111.00%	\$299,999.00	\$299,999.00	\$322,552.00
Median	99.38%	\$230,000.00	\$230,000.00	\$238,629.00
Mean	98.49%	\$242,888.67	\$242,888.67	\$240,008.22
Weighted Mean	98.81%			
Standard Deviation	8.63	35,462.58	35,462.58	45,677.94
Coefficient of Dispersion	7.09			
Coefficient of Variation	8.76			

### Neighborhood: 2980

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.49%	\$240,000.00	\$240,000.00	\$256,163.00
High Value	112.42%	\$364,000.00	\$364,000.00	\$391,901.00
Median	102.46%	\$294,000.00	\$294,000.00	\$306,127.50
Mean	102.98%	\$303,819.19	\$303,819.19	\$312,713.73
Weighted Mean	102.93%			
Standard Deviation	5.33	30,453.27	30,453.27	33,987.31
Coefficient of Dispersion	4.13			
Coefficient of Variation	5.17			

### Neighborhood: 2990

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

## APPRAISAL

### Neighborhood: 2990

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.93%	\$300,000.00	\$300,000.00	\$311,314.00
High Value	113.39%	\$700,000.00	\$700,000.00	\$760,493.00
Median	106.21%	\$320,000.00	\$320,000.00	\$335,689.00
Mean	105.68%	\$410,000.00	\$410,000.00	\$435,796.25
Weighted Mean	106.29%			
Standard Deviation	7.04	193,735.21	193,735.21	217,154.21
Coefficient of Dispersion	5.02			
Coefficient of Variation	6.66			

### Neighborhood: 3040

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.17%	\$294,786.00	\$294,786.00	\$262,814.00
High Value	108.83%	\$320,000.00	\$320,000.00	\$348,254.00
Median	106.82%	\$305,000.00	\$305,000.00	\$314,877.00
Mean	100.60%	\$306,595.33	\$306,595.33	\$308,648.33
Weighted Mean	100.67%			
Standard Deviation	12.54	12,682.48	12,682.48	43,059.21
Coefficient of Dispersion	7.07			
Coefficient of Variation	12.47			

### Neighborhood: 3080

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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## APPRAISAL

### Neighborhood: 3080

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.70%	\$370,000.00	\$370,000.00	\$364,423.00
High Value	110.32%	\$552,750.00	\$552,750.00	\$551,565.00
Median	99.79%	\$420,000.00	\$420,000.00	\$428,060.00
Mean	101.80%	\$445,535.71	\$445,535.71	\$452,835.29
Weighted Mean	101.64%			
Standard Deviation	6.04	68,234.95	68,234.95	68,715.55
Coefficient of Dispersion	4.93			
Coefficient of Variation	5.94			

### Neighborhood: 3101

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.70%	\$270,000.00	\$270,000.00	\$275,059.00
High Value	104.91%	\$391,000.00	\$391,000.00	\$403,892.00
Median	101.33%	\$338,000.00	\$338,000.00	\$342,495.00
Mean	101.26%	\$335,285.71	\$335,285.71	\$339,868.57
Weighted Mean	101.37%			
Standard Deviation	2.53	42,629.08	42,629.08	47,347.13
Coefficient of Dispersion	1.68			
Coefficient of Variation	2.49			

### Neighborhood: 3150

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3150					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.46%	\$288,000.00	\$288,000.00	\$266,294.00	
High Value	115.25%	\$505,000.00	\$505,000.00	\$488,936.00	
Median	98.82%	\$395,000.00	\$395,000.00	\$386,102.00	
Mean	99.99%	\$391,227.27	\$391,227.27	\$390,107.36	
Weighted Mean	99.71%				
Standard Deviation	7.08	60,987.44	60,987.44	57,441.07	
Coefficient of Dispersion	5.42				
Coefficient of Variation	7.08				

Neighborhood: 3151					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.51%	\$265,000.00	\$265,000.00	\$266,122.00	
High Value	109.62%	\$399,900.00	\$399,900.00	\$394,970.00	
Median	101.17%	\$324,950.00	\$324,950.00	\$331,067.50	
Mean	100.49%	\$329,198.83	\$329,198.83	\$330,956.00	
Weighted Mean	100.53%				
Standard Deviation	5.83	36,937.84	36,937.84	42,924.94	
Coefficient of Dispersion	4.38				
Coefficient of Variation	5.80				

Neighborhood: 3180					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 3180				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.44%	\$320,000.00	\$320,000.00	\$348,584.00
High Value	108.93%	\$400,000.00	\$400,000.00	\$402,617.00
Median	105.95%	\$380,000.00	\$380,000.00	\$393,746.00
Mean	104.44%	\$366,666.67	\$366,666.67	\$381,649.00
Weighted Mean	104.09%			
Standard Deviation	5.41	41,633.32	41,633.32	28,976.62
Coefficient of Dispersion	3.30			
Coefficient of Variation	5.18			

Neighborhood: 3202				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.12%	\$263,650.00	\$263,650.00	\$283,331.00
High Value	110.37%	\$620,000.00	\$620,000.00	\$574,741.00
Median	100.96%	\$354,000.00	\$354,000.00	\$365,146.00
Mean	101.10%	\$371,634.00	\$371,634.00	\$372,762.76
Weighted Mean	100.30%			
Standard Deviation	5.91	75,939.86	75,939.86	59,966.17
Coefficient of Dispersion	4.83			
Coefficient of Variation	5.84			

Neighborhood: 3220				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 3220					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.39%	\$248,000.00	\$248,000.00	\$235,422.00	
High Value	111.93%	\$339,310.00	\$339,310.00	\$342,649.00	
Median	100.79%	\$289,990.00	\$289,990.00	\$291,364.00	
Mean	100.61%	\$289,077.48	\$289,077.48	\$290,904.91	
Weighted Mean	100.63%				
Standard Deviation	4.59	19,035.89	19,035.89	23,732.88	
Coefficient of Dispersion	3.55				
Coefficient of Variation	4.56				

Neighborhood: 3230					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.28%	\$210,000.00	\$210,000.00	\$210,637.00	
High Value	112.42%	\$365,000.00	\$365,000.00	\$410,338.00	
Median	100.30%	\$268,500.00	\$268,500.00	\$260,252.00	
Mean	101.67%	\$271,500.00	\$271,500.00	\$278,061.20	
Weighted Mean	102.42%				
Standard Deviation	6.91	58,995.76	58,995.76	77,239.74	
Coefficient of Dispersion	4.27				
Coefficient of Variation	6.79				

Neighborhood: 3260					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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### Neighborhood: 3260

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.78%	\$220,000.00	\$220,000.00	\$231,960.00
High Value	111.12%	\$255,000.00	\$255,000.00	\$269,618.00
Median	101.36%	\$251,000.00	\$251,000.00	\$247,400.50
Mean	101.96%	\$244,429.50	\$244,429.50	\$248,823.50
Weighted Mean	101.80%			
Standard Deviation	6.55	14,062.48	14,062.48	15,061.49
Coefficient of Dispersion	5.02			
Coefficient of Variation	6.42			

### Neighborhood: 3270

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.52%	\$210,000.00	\$210,000.00	\$212,326.00
High Value	115.67%	\$320,000.00	\$320,000.00	\$341,386.00
Median	101.11%	\$260,000.00	\$260,000.00	\$255,154.00
Mean	101.98%	\$265,681.82	\$265,681.82	\$270,979.27
Weighted Mean	101.99%			
Standard Deviation	8.09	35,315.91	35,315.91	42,714.82
Coefficient of Dispersion	6.51			
Coefficient of Variation	7.94			

### Neighborhood: 3290

	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: 3290				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.04%	\$243,000.00	\$243,000.00	\$250,840.00
High Value	112.26%	\$450,000.00	\$450,000.00	\$424,751.00
Median	100.73%	\$303,000.00	\$303,000.00	\$300,980.00
Mean	99.98%	\$305,333.33	\$305,333.33	\$304,284.29
Weighted Mean	99.66%			
Standard Deviation	6.98	41,444.34	41,444.34	38,355.22
Coefficient of Dispersion	5.74			
Coefficient of Variation	6.99			

Neighborhood: 3320				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.19%	\$362,000.00	\$362,000.00	\$373,607.00
High Value	103.21%	\$408,000.00	\$408,000.00	\$404,695.00
Median	101.20%	\$385,000.00	\$385,000.00	\$389,151.00
Mean	101.20%	\$385,000.00	\$385,000.00	\$389,151.00
Weighted Mean	101.08%			
Standard Deviation	2.84	32,526.91	32,526.91	21,982.54
Coefficient of Dispersion	1.98			
Coefficient of Variation	2.81			

Neighborhood: 3331				
	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: 3331

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.27%	\$250,000.00	\$250,000.00	\$247,870.00
High Value	107.39%	\$345,000.00	\$345,000.00	\$349,027.00
Median	101.17%	\$309,000.00	\$309,000.00	\$297,463.00
Mean	101.82%	\$298,557.14	\$298,557.14	\$304,247.14
Weighted Mean	101.91%			
Standard Deviation	3.68	35,714.70	35,714.70	40,157.73
Coefficient of Dispersion	2.70			
Coefficient of Variation	3.62			

### Neighborhood: 3380

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	101.17%	\$265,800.00	\$265,800.00	\$269,556.00
High Value	101.41%	\$324,800.00	\$324,800.00	\$328,613.00
Median	101.29%	\$295,300.00	\$295,300.00	\$299,084.50
Mean	101.29%	\$295,300.00	\$295,300.00	\$299,084.50
Weighted Mean	101.28%			
Standard Deviation	0.17	41,719.30	41,719.30	41,759.61
Coefficient of Dispersion	0.12			
Coefficient of Variation	0.17			

### Neighborhood: 3400

	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: 3400					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	94.16%	\$308,000.00	\$308,000.00	\$320,877.00	
High Value	104.27%	\$344,995.00	\$344,995.00	\$328,612.00	
Median	100.59%	\$319,000.00	\$319,000.00	\$324,857.00	
Mean	99.65%	\$325,899.00	\$325,899.00	\$324,211.20	
Weighted Mean	99.48%				
Standard Deviation	4.54	15,827.26	15,827.26	3,240.15	
Coefficient of Dispersion	3.55				
Coefficient of Variation	4.55				

Neighborhood: 3401					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	100.27%	\$250,000.00	\$250,000.00	\$286,281.00	
High Value	114.51%	\$307,000.00	\$307,000.00	\$314,915.00	
Median	102.58%	\$290,000.00	\$290,000.00	\$290,783.00	
Mean	105.79%	\$282,333.33	\$282,333.33	\$297,326.33	
Weighted Mean	105.31%				
Standard Deviation	7.64	29,263.17	29,263.17	15,397.66	
Coefficient of Dispersion	4.63				
Coefficient of Variation	7.23				

Neighborhood: 3420					
	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: 3420

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.07%	\$490,000.00	\$490,000.00	\$456,065.00
High Value	109.57%	\$700,000.00	\$700,000.00	\$766,991.00
Median	101.32%	\$595,000.00	\$595,000.00	\$611,528.00
Mean	101.32%	\$595,000.00	\$595,000.00	\$611,528.00
Weighted Mean	102.78%			
Standard Deviation	11.66	148,492.42	148,492.42	219,857.88
Coefficient of Dispersion	8.14			
Coefficient of Variation	11.51			

### Neighborhood: 3430

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.09%	\$208,000.00	\$208,000.00	\$197,491.00
High Value	115.58%	\$411,520.00	\$411,520.00	\$414,753.00
Median	98.15%	\$294,000.00	\$294,000.00	\$299,728.00
Mean	98.77%	\$307,754.24	\$307,754.24	\$302,740.15
Weighted Mean	98.37%			
Standard Deviation	6.57	55,170.84	55,170.84	49,927.00
Coefficient of Dispersion	5.35			
Coefficient of Variation	6.66			

### Neighborhood: 3440

	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: 3440

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.30%	\$220,275.00	\$220,275.00	\$239,519.00
High Value	116.22%	\$399,900.00	\$399,900.00	\$426,346.00
Median	99.33%	\$299,947.50	\$299,947.50	\$295,163.00
Mean	100.60%	\$302,857.68	\$302,509.20	\$303,890.53
Weighted Mean	100.34%			
Standard Deviation	8.07	37,872.92	37,518.68	39,755.79
Coefficient of Dispersion	6.80			
Coefficient of Variation	8.02			

### Neighborhood: 3482

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.52%	\$135,000.00	\$135,000.00	\$135,701.00
High Value	101.18%	\$165,000.00	\$165,000.00	\$166,944.00
Median	100.85%	\$150,000.00	\$150,000.00	\$151,322.50
Mean	100.85%	\$150,000.00	\$150,000.00	\$151,322.50
Weighted Mean	100.88%			
Standard Deviation	0.47	21,213.20	21,213.20	22,092.14
Coefficient of Dispersion	0.33			
Coefficient of Variation	0.46			

### Neighborhood: 3490

	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: 3490

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.73%	\$237,500.00	\$237,500.00	\$253,733.00
High Value	113.99%	\$300,000.00	\$300,000.00	\$313,811.00
Median	101.31%	\$257,000.00	\$257,000.00	\$270,716.00
Mean	103.69%	\$265,900.00	\$265,900.00	\$275,227.00
Weighted Mean	103.51%			
Standard Deviation	6.16	24,321.80	24,321.80	23,849.19
Coefficient of Dispersion	3.95			
Coefficient of Variation	5.94			

### Neighborhood: 3517

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.05%	\$345,000.00	\$345,000.00	\$346,738.00
High Value	107.91%	\$465,000.00	\$465,000.00	\$469,407.00
Median	100.82%	\$411,250.00	\$411,250.00	\$418,843.00
Mean	101.22%	\$408,437.50	\$408,437.50	\$413,536.50
Weighted Mean	101.25%			
Standard Deviation	3.41	49,909.52	49,909.52	53,336.00
Coefficient of Dispersion	2.11			
Coefficient of Variation	3.37			

### Neighborhood: 3519

	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: 3519

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.93%	\$275,000.00	\$275,000.00	\$253,529.00
High Value	114.89%	\$563,000.00	\$563,000.00	\$550,241.00
Median	100.14%	\$351,370.00	\$351,370.00	\$340,485.00
Mean	100.05%	\$357,980.00	\$357,980.00	\$359,174.89
Weighted Mean	100.33%			
Standard Deviation	7.26	61,982.64	61,982.64	71,586.30
Coefficient of Dispersion	5.77			
Coefficient of Variation	7.26			

### Neighborhood: 3550

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.95%	\$170,500.00	\$170,500.00	\$181,348.00
High Value	111.43%	\$223,000.00	\$223,000.00	\$209,513.00
Median	100.75%	\$192,500.00	\$192,500.00	\$200,588.00
Mean	100.42%	\$198,000.00	\$198,000.00	\$197,526.43
Weighted Mean	99.76%			
Standard Deviation	7.29	22,462.93	22,462.93	10,224.39
Coefficient of Dispersion	5.87			
Coefficient of Variation	7.26			

### Neighborhood: 3551

	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: 3551

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.15%	\$225,000.00	\$225,000.00	\$223,374.00
High Value	114.94%	\$390,000.00	\$390,000.00	\$402,106.00
Median	100.93%	\$303,500.00	\$303,500.00	\$314,838.00
Mean	100.97%	\$310,758.84	\$310,758.84	\$312,651.17
Weighted Mean	100.61%			
Standard Deviation	7.48	46,142.04	46,142.04	44,833.45
Coefficient of Dispersion	6.00			
Coefficient of Variation	7.41			

### Neighborhood: 3552

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.00%	\$210,000.00	\$210,000.00	\$200,065.00
High Value	116.31%	\$243,500.00	\$243,500.00	\$255,878.00
Median	95.45%	\$222,500.00	\$222,500.00	\$224,557.50
Mean	99.41%	\$226,250.00	\$226,250.00	\$224,449.17
Weighted Mean	99.20%			
Standard Deviation	9.09	13,681.19	13,681.19	18,293.02
Coefficient of Dispersion	5.91			
Coefficient of Variation	9.14			

### Neighborhood: 3561

	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: 3561

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.72%	\$173,300.00	\$173,300.00	\$193,709.00
High Value	111.78%	\$270,000.00	\$270,000.00	\$274,703.00
Median	100.77%	\$247,500.00	\$247,500.00	\$245,855.50
Mean	101.03%	\$242,030.00	\$242,030.00	\$243,733.60
Weighted Mean	100.70%			
Standard Deviation	6.14	27,479.65	27,479.65	25,397.20
Coefficient of Dispersion	4.46			
Coefficient of Variation	6.07			

### Neighborhood: 3650

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.84%	\$195,000.00	\$195,000.00	\$206,008.00
High Value	114.38%	\$360,000.00	\$350,000.00	\$381,077.00
Median	100.58%	\$258,950.00	\$258,950.00	\$266,501.50
Mean	100.90%	\$266,066.50	\$265,816.50	\$268,263.03
Weighted Mean	100.83%			
Standard Deviation	6.66	35,844.55	35,225.26	39,740.30
Coefficient of Dispersion	5.44			
Coefficient of Variation	6.60			

### Neighborhood: 3654

	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: 3654					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.04%	\$205,000.00	\$205,000.00	\$211,209.00	
High Value	103.03%	\$252,200.00	\$252,200.00	\$253,855.00	
Median	100.66%	\$245,000.00	\$245,000.00	\$232,836.00	
Mean	99.57%	\$234,066.67	\$234,066.67	\$232,633.33	
Weighted Mean	99.39%				
Standard Deviation	4.11	25,428.59	25,428.59	21,323.72	
Coefficient of Dispersion	2.65				
Coefficient of Variation	4.12				

Neighborhood: 3660					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	94.38%	\$295,000.00	\$295,000.00	\$283,420.00	
High Value	103.58%	\$320,000.00	\$320,000.00	\$321,091.00	
Median	97.11%	\$305,000.00	\$305,000.00	\$298,233.00	
Mean	98.05%	\$306,250.00	\$306,250.00	\$300,244.25	
Weighted Mean	98.04%				
Standard Deviation	4.00	11,086.78	11,086.78	15,857.38	
Coefficient of Dispersion	2.90				
Coefficient of Variation	4.08				

Neighborhood: 3671					
	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: 3671					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	97.63%	\$255,000.00	\$255,000.00	\$263,588.00	
High Value	107.96%	\$270,000.00	\$270,000.00	\$276,569.00	
Median	106.37%	\$260,000.00	\$260,000.00	\$275,287.00	
Mean	103.98%	\$261,666.67	\$261,666.67	\$271,814.67	
Weighted Mean	103.88%				
Standard Deviation	5.56	7,637.63	7,637.63	7,153.28	
Coefficient of Dispersion	3.24				
Coefficient of Variation	5.35				

Neighborhood: 3672					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.95%	\$205,000.00	\$205,000.00	\$201,120.00	
High Value	115.53%	\$287,850.00	\$287,850.00	\$278,127.00	
Median	101.22%	\$232,500.00	\$232,500.00	\$247,348.50	
Mean	102.06%	\$240,891.67	\$240,891.67	\$245,246.00	
Weighted Mean	101.81%				
Standard Deviation	8.25	29,886.79	29,886.79	29,877.04	
Coefficient of Dispersion	6.46				
Coefficient of Variation	8.08				

Neighborhood: 3680					
	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: 3680					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.58%	\$222,000.00	\$222,000.00	\$230,636.00	
High Value	111.29%	\$296,000.00	\$296,000.00	\$274,346.00	
Median	101.13%	\$250,000.00	\$250,000.00	\$257,591.00	
Mean	101.03%	\$254,500.00	\$254,500.00	\$255,041.00	
Weighted Mean	100.21%				
Standard Deviation	8.53	36,828.43	36,828.43	20,026.48	
Coefficient of Dispersion	5.80				
Coefficient of Variation	8.44				

Neighborhood: 3760					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	97.38%	\$549,999.00	\$549,999.00	\$551,196.00	
High Value	111.62%	\$639,000.00	\$639,000.00	\$636,258.00	
Median	100.22%	\$570,000.00	\$570,000.00	\$622,263.00	
Mean	103.07%	\$586,333.00	\$586,333.00	\$603,239.00	
Weighted Mean	102.88%				
Standard Deviation	7.54	46,694.43	46,694.43	45,610.53	
Coefficient of Dispersion	4.74				
Coefficient of Variation	7.31				

Neighborhood: 3770					
	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: 3770

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.88%	\$223,000.00	\$223,000.00	\$222,743.00
High Value	101.12%	\$230,000.00	\$230,000.00	\$232,583.00
Median	100.50%	\$226,500.00	\$226,500.00	\$227,663.00
Mean	100.50%	\$226,500.00	\$226,500.00	\$227,663.00
Weighted Mean	100.51%			
Standard Deviation	0.88	4,949.75	4,949.75	6,957.93
Coefficient of Dispersion	0.62			
Coefficient of Variation	0.87			

### Neighborhood: 3780

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.10%	\$279,000.00	\$279,000.00	\$278,726.00
High Value	109.02%	\$360,000.00	\$360,000.00	\$363,020.00
Median	101.24%	\$333,000.00	\$333,000.00	\$318,480.00
Mean	98.61%	\$324,090.91	\$324,090.91	\$318,788.64
Weighted Mean	98.36%			
Standard Deviation	7.64	28,556.80	28,556.80	29,761.94
Coefficient of Dispersion	5.79			
Coefficient of Variation	7.74			

### Neighborhood: 3781

	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: 3781

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.36%	\$220,000.00	\$220,000.00	\$226,123.00
High Value	102.78%	\$260,000.00	\$260,000.00	\$260,934.00
Median	101.57%	\$240,000.00	\$240,000.00	\$243,528.50
Mean	101.57%	\$240,000.00	\$240,000.00	\$243,528.50
Weighted Mean	101.47%			
Standard Deviation	1.71	28,284.27	28,284.27	24,615.09
Coefficient of Dispersion	1.19			
Coefficient of Variation	1.69			

### Neighborhood: 3789

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.50%	\$220,000.00	\$220,000.00	\$201,366.00
High Value	115.38%	\$390,000.00	\$390,000.00	\$397,392.00
Median	100.00%	\$270,000.00	\$270,000.00	\$270,369.50
Mean	100.38%	\$275,368.11	\$275,368.11	\$276,704.29
Weighted Mean	100.49%			
Standard Deviation	6.66	32,855.82	32,855.82	39,863.41
Coefficient of Dispersion	5.37			
Coefficient of Variation	6.63			

### Neighborhood: 3810

	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: 3810

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.52%	\$275,000.00	\$275,000.00	\$271,746.00
High Value	108.04%	\$348,000.00	\$348,000.00	\$357,866.00
Median	101.38%	\$305,000.00	\$305,000.00	\$302,657.50
Mean	101.06%	\$305,333.33	\$305,333.33	\$308,833.17
Weighted Mean	101.15%			
Standard Deviation	4.65	27,825.65	27,825.65	34,426.04
Coefficient of Dispersion	3.50			
Coefficient of Variation	4.60			

### Neighborhood: 3881

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.55%	\$513,000.00	\$513,000.00	\$500,419.00
High Value	104.37%	\$560,000.00	\$560,000.00	\$584,475.00
Median	100.96%	\$536,500.00	\$536,500.00	\$542,447.00
Mean	100.96%	\$536,500.00	\$536,500.00	\$542,447.00
Weighted Mean	101.11%			
Standard Deviation	4.82	33,234.02	33,234.02	59,436.57
Coefficient of Dispersion	3.38			
Coefficient of Variation	4.78			

### Neighborhood: 3882

	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: 3882

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.20%	\$340,000.00	\$340,000.00	\$348,294.00
High Value	103.79%	\$397,000.00	\$397,000.00	\$384,013.00
Median	100.77%	\$350,000.00	\$350,000.00	\$352,696.00
Mean	100.35%	\$361,400.00	\$361,400.00	\$362,181.60
Weighted Mean	100.22%			
Standard Deviation	3.68	22,689.20	22,689.20	15,835.20
Coefficient of Dispersion	2.28			
Coefficient of Variation	3.67			

### Neighborhood: 3884

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.10%	\$479,900.00	\$479,900.00	\$456,368.00
High Value	107.02%	\$490,000.00	\$490,000.00	\$524,404.00
Median	101.06%	\$484,950.00	\$484,950.00	\$490,386.00
Mean	101.06%	\$484,950.00	\$484,950.00	\$490,386.00
Weighted Mean	101.12%			
Standard Deviation	8.43	7,141.78	7,141.78	48,108.72
Coefficient of Dispersion	5.90			
Coefficient of Variation	8.34			

### Neighborhood: 3910

	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: 3910					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.08%	\$440,000.00	\$440,000.00	\$428,176.00	
High Value	109.53%	\$465,000.00	\$465,000.00	\$481,924.00	
Median	100.80%	\$452,500.00	\$452,500.00	\$455,050.00	
Mean	100.80%	\$452,500.00	\$452,500.00	\$455,050.00	
Weighted Mean	100.56%				
Standard Deviation	12.34	17,677.67	17,677.67	38,005.58	
Coefficient of Dispersion	8.65				
Coefficient of Variation	12.24				

Neighborhood: 3911					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	96.07%	\$405,000.00	\$405,000.00	\$389,081.00	
High Value	111.72%	\$509,000.00	\$509,000.00	\$530,693.00	
Median	100.99%	\$475,000.00	\$475,000.00	\$514,062.00	
Mean	102.93%	\$463,000.00	\$463,000.00	\$477,945.33	
Weighted Mean	103.23%				
Standard Deviation	8.01	53,028.29	53,028.29	77,406.72	
Coefficient of Dispersion	5.17				
Coefficient of Variation	7.78				

Neighborhood: 3912					
	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: 3912

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.72%	\$447,500.00	\$447,500.00	\$445,035.00
High Value	110.48%	\$575,000.00	\$575,000.00	\$540,722.00
Median	100.92%	\$480,000.00	\$480,000.00	\$489,345.00
Mean	99.81%	\$496,712.86	\$496,712.86	\$494,915.57
Weighted Mean	99.64%			
Standard Deviation	6.21	41,091.89	41,091.89	39,439.69
Coefficient of Dispersion	4.68			
Coefficient of Variation	6.22			

### Neighborhood: 3913

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.40%	\$405,000.00	\$405,000.00	\$410,438.00
High Value	109.65%	\$495,000.00	\$495,000.00	\$525,227.00
Median	101.34%	\$479,000.00	\$479,000.00	\$496,990.00
Mean	103.80%	\$459,666.67	\$459,666.67	\$477,551.67
Weighted Mean	103.89%			
Standard Deviation	5.09	48,013.89	48,013.89	59,812.33
Coefficient of Dispersion	3.04			
Coefficient of Variation	4.90			

### Neighborhood: 3915

	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: 3915

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.41%	\$395,000.00	\$395,000.00	\$386,897.00
High Value	113.12%	\$495,000.00	\$495,000.00	\$525,996.00
Median	100.62%	\$439,000.00	\$439,000.00	\$434,060.00
Mean	101.09%	\$440,571.43	\$440,571.43	\$445,933.14
Weighted Mean	101.22%			
Standard Deviation	6.24	36,796.09	36,796.09	52,570.43
Coefficient of Dispersion	3.80			
Coefficient of Variation	6.17			

### Neighborhood: 3940

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.69%	\$314,900.00	\$314,900.00	\$300,830.00
High Value	110.23%	\$619,850.00	\$619,850.00	\$561,513.00
Median	101.97%	\$349,995.00	\$349,995.00	\$358,023.00
Mean	100.69%	\$376,993.65	\$376,993.65	\$378,534.52
Weighted Mean	100.41%			
Standard Deviation	6.02	69,101.76	69,101.76	65,687.20
Coefficient of Dispersion	5.07			
Coefficient of Variation	5.97			

### Neighborhood: 3941

	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: 3941					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.66%	\$310,000.00	\$310,000.00	\$328,452.00	
High Value	105.95%	\$362,500.00	\$362,500.00	\$346,780.00	
Median	100.81%	\$336,250.00	\$336,250.00	\$337,616.00	
Mean	100.81%	\$336,250.00	\$336,250.00	\$337,616.00	
Weighted Mean	100.41%				
Standard Deviation	7.28	37,123.11	37,123.11	12,959.85	
Coefficient of Dispersion	5.10				
Coefficient of Variation	7.22				

Neighborhood: 3943					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.18%	\$236,000.00	\$236,000.00	\$221,525.00	
High Value	108.21%	\$325,000.00	\$325,000.00	\$351,679.00	
Median	101.11%	\$282,500.00	\$282,500.00	\$274,109.50	
Mean	99.31%	\$281,966.67	\$281,966.67	\$281,021.00	
Weighted Mean	99.66%				
Standard Deviation	6.78	34,757.54	34,757.54	47,731.56	
Coefficient of Dispersion	4.91				
Coefficient of Variation	6.83				

Neighborhood: 3944					
	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: 3944

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.12%	\$315,000.00	\$315,000.00	\$305,900.00
High Value	104.53%	\$367,000.00	\$367,000.00	\$369,463.00
Median	100.67%	\$325,000.00	\$325,000.00	\$334,498.00
Mean	99.90%	\$333,400.00	\$333,400.00	\$333,163.00
Weighted Mean	99.93%			
Standard Deviation	3.84	20,983.33	20,983.33	25,889.57
Coefficient of Dispersion	2.59			
Coefficient of Variation	3.84			

### Neighborhood: 3945

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.84%	\$294,900.00	\$294,900.00	\$295,743.00
High Value	104.64%	\$420,000.00	\$420,000.00	\$397,634.00
Median	101.23%	\$320,000.00	\$320,000.00	\$332,637.50
Mean	99.97%	\$340,800.00	\$340,800.00	\$339,914.00
Weighted Mean	99.74%			
Standard Deviation	4.79	46,676.91	46,676.91	42,092.49
Coefficient of Dispersion	3.52			
Coefficient of Variation	4.80			

### Neighborhood: 3946

	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: 3946					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.85%	\$270,000.00	\$270,000.00	\$240,760.00	
High Value	112.61%	\$375,000.00	\$375,000.00	\$392,643.00	
Median	101.22%	\$282,000.00	\$282,000.00	\$292,647.00	
Mean	99.33%	\$297,086.36	\$297,086.36	\$296,338.18	
Weighted Mean	99.75%				
Standard Deviation	9.51	31,423.35	31,423.35	51,069.22	
Coefficient of Dispersion	7.50				
Coefficient of Variation	9.57				

Neighborhood: 3960					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.25%	\$333,000.00	\$333,000.00	\$355,052.00	
High Value	113.01%	\$600,000.00	\$600,000.00	\$569,671.00	
Median	100.95%	\$447,000.00	\$447,000.00	\$459,211.00	
Mean	101.45%	\$453,781.48	\$453,781.48	\$457,488.11	
Weighted Mean	100.82%				
Standard Deviation	7.07	69,491.36	69,491.36	55,160.26	
Coefficient of Dispersion	5.76				
Coefficient of Variation	6.97				

Neighborhood: 3990					
	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: 3990

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.74%	\$195,000.00	\$195,000.00	\$199,450.00
High Value	116.88%	\$268,000.00	\$268,000.00	\$313,250.00
Median	101.22%	\$228,000.00	\$228,000.00	\$227,369.00
Mean	102.74%	\$226,714.29	\$226,714.29	\$233,918.57
Weighted Mean	103.18%			
Standard Deviation	6.81	23,178.40	23,178.40	38,525.46
Coefficient of Dispersion	4.12			
Coefficient of Variation	6.62			

### Neighborhood: 4000

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.83%	\$274,900.00	\$274,900.00	\$262,574.00
High Value	113.89%	\$385,000.00	\$385,000.00	\$405,367.00
Median	99.25%	\$336,500.00	\$336,500.00	\$332,731.50
Mean	98.99%	\$336,745.83	\$336,745.83	\$333,249.58
Weighted Mean	98.96%			
Standard Deviation	7.41	25,341.46	25,341.46	33,979.74
Coefficient of Dispersion	6.06			
Coefficient of Variation	7.48			

### Neighborhood: 4001

	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: 4001

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.35%	\$308,000.00	\$308,000.00	\$319,420.00
High Value	115.06%	\$370,000.00	\$370,000.00	\$373,168.00
Median	98.69%	\$343,500.00	\$343,500.00	\$347,053.50
Mean	101.94%	\$341,250.00	\$341,250.00	\$346,673.75
Weighted Mean	101.59%			
Standard Deviation	9.06	26,373.91	26,373.91	22,746.07
Coefficient of Dispersion	6.09			
Coefficient of Variation	8.88			

### Neighborhood: 4003

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.84%	\$257,000.00	\$257,000.00	\$259,157.00
High Value	104.32%	\$305,000.00	\$305,000.00	\$308,477.00
Median	101.14%	\$265,000.00	\$265,000.00	\$276,446.00
Mean	102.10%	\$275,666.67	\$275,666.67	\$281,360.00
Weighted Mean	102.07%			
Standard Deviation	1.93	25,716.40	25,716.40	25,024.51
Coefficient of Dispersion	1.15			
Coefficient of Variation	1.89			

### Neighborhood: 4022

	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: 4022					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.06%	\$203,000.00	\$203,000.00	\$183,383.00	
High Value	107.95%	\$320,000.00	\$320,000.00	\$327,378.00	
Median	101.37%	\$250,000.00	\$250,000.00	\$251,004.50	
Mean	99.75%	\$249,462.50	\$249,462.50	\$249,381.00	
Weighted Mean	99.97%				
Standard Deviation	5.72	32,007.95	32,007.95	38,786.90	
Coefficient of Dispersion	4.51				
Coefficient of Variation	5.73				

Neighborhood: 4026					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.29%	\$165,000.00	\$165,000.00	\$181,182.00	
High Value	111.78%	\$315,000.00	\$315,000.00	\$337,258.00	
Median	101.67%	\$249,950.00	\$249,950.00	\$261,112.00	
Mean	101.19%	\$251,772.22	\$251,772.22	\$254,714.83	
Weighted Mean	101.17%				
Standard Deviation	7.46	36,074.66	36,074.66	41,243.05	
Coefficient of Dispersion	5.62				
Coefficient of Variation	7.37				

Neighborhood: 4032					
	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: 4032

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.49%	\$224,000.00	\$224,000.00	\$223,810.00
High Value	114.60%	\$355,000.00	\$355,000.00	\$392,691.00
Median	101.95%	\$254,000.00	\$254,000.00	\$258,712.00
Mean	102.12%	\$263,595.24	\$263,595.24	\$269,186.29
Weighted Mean	102.12%			
Standard Deviation	6.05	33,527.46	33,527.46	39,083.69
Coefficient of Dispersion	4.80			
Coefficient of Variation	5.93			

### Neighborhood: 4034

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.53%	\$224,250.00	\$224,250.00	\$217,738.00
High Value	111.53%	\$280,000.00	\$280,000.00	\$281,284.00
Median	101.59%	\$247,500.00	\$247,500.00	\$251,838.00
Mean	100.95%	\$247,604.17	\$247,604.17	\$249,741.08
Weighted Mean	100.86%			
Standard Deviation	4.73	17,866.12	17,866.12	18,404.16
Coefficient of Dispersion	3.32			
Coefficient of Variation	4.69			

### Neighborhood: 4035

	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: 4035

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.91%	\$175,000.00	\$175,000.00	\$167,169.00
High Value	115.75%	\$348,000.00	\$348,000.00	\$388,292.00
Median	97.98%	\$269,000.00	\$269,000.00	\$257,147.00
Mean	100.23%	\$261,761.46	\$261,761.46	\$264,719.38
Weighted Mean	101.13%			
Standard Deviation	7.93	52,393.51	52,393.51	67,729.23
Coefficient of Dispersion	6.11			
Coefficient of Variation	7.91			

### Neighborhood: 4036

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.79%	\$277,000.00	\$277,000.00	\$243,192.00
High Value	109.54%	\$285,000.00	\$285,000.00	\$306,698.00
Median	100.77%	\$280,000.00	\$280,000.00	\$287,208.00
Mean	99.37%	\$280,666.67	\$280,666.67	\$279,032.67
Weighted Mean	99.42%			
Standard Deviation	10.94	4,041.45	4,041.45	32,532.75
Coefficient of Dispersion	7.19			
Coefficient of Variation	11.01			

### Neighborhood: 4038

	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: 4038

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.06%	\$330,000.00	\$330,000.00	\$333,349.00
High Value	104.09%	\$386,000.00	\$386,000.00	\$401,793.00
Median	101.01%	\$365,000.00	\$365,000.00	\$365,206.00
Mean	101.72%	\$360,333.33	\$360,333.33	\$366,782.67
Weighted Mean	101.79%			
Standard Deviation	2.11	28,290.16	28,290.16	34,249.23
Coefficient of Dispersion	1.33			
Coefficient of Variation	2.07			

### Neighborhood: 4040

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.27%	\$280,000.00	\$280,000.00	\$258,350.00
High Value	107.50%	\$420,000.00	\$420,000.00	\$416,583.00
Median	100.95%	\$317,000.00	\$317,000.00	\$327,870.00
Mean	99.89%	\$334,571.43	\$334,571.43	\$334,791.43
Weighted Mean	100.07%			
Standard Deviation	4.93	49,829.23	49,829.23	55,528.32
Coefficient of Dispersion	3.43			
Coefficient of Variation	4.94			

### Neighborhood: 4044

	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: 4044

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.01%	\$227,000.00	\$227,000.00	\$257,085.00
High Value	113.25%	\$310,000.00	\$310,000.00	\$301,904.00
Median	102.55%	\$263,500.00	\$263,500.00	\$268,505.00
Mean	103.13%	\$268,000.00	\$268,000.00	\$274,557.17
Weighted Mean	102.45%			
Standard Deviation	7.58	32,372.83	32,372.83	17,661.56
Coefficient of Dispersion	6.49			
Coefficient of Variation	7.35			

### Neighborhood: 4046

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.58%	\$193,000.00	\$193,000.00	\$192,319.00
High Value	112.34%	\$275,000.00	\$275,000.00	\$297,708.00
Median	101.10%	\$238,000.00	\$238,000.00	\$241,890.00
Mean	102.07%	\$234,064.29	\$234,064.29	\$238,709.90
Weighted Mean	101.98%			
Standard Deviation	6.59	22,399.02	22,399.02	25,673.40
Coefficient of Dispersion	5.40			
Coefficient of Variation	6.46			

### Neighborhood: 4060

	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: 4060					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.97%	\$230,000.00	\$230,000.00	\$222,754.00	
High Value	110.47%	\$380,000.00	\$380,000.00	\$387,680.00	
Median	101.62%	\$315,000.00	\$315,000.00	\$319,777.00	
Mean	101.22%	\$306,621.62	\$306,621.62	\$310,859.00	
Weighted Mean	101.38%				
Standard Deviation	6.01	42,098.17	42,098.17	49,316.73	
Coefficient of Dispersion	4.99				
Coefficient of Variation	5.94				

Neighborhood: 4070					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.52%	\$270,000.00	\$270,000.00	\$261,274.00	
High Value	111.00%	\$349,160.00	\$349,160.00	\$348,285.00	
Median	100.78%	\$310,000.00	\$310,000.00	\$308,406.00	
Mean	99.66%	\$307,877.27	\$307,877.27	\$306,611.73	
Weighted Mean	99.59%				
Standard Deviation	6.68	24,814.89	24,814.89	29,745.55	
Coefficient of Dispersion	5.43				
Coefficient of Variation	6.70				

Neighborhood: 4071					
	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: 4071

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.29%	\$295,000.00	\$295,000.00	\$287,015.00
High Value	103.45%	\$334,900.00	\$334,900.00	\$346,467.00
Median	100.37%	\$314,950.00	\$314,950.00	\$316,741.00
Mean	100.37%	\$314,950.00	\$314,950.00	\$316,741.00
Weighted Mean	100.57%			
Standard Deviation	4.36	28,213.56	28,213.56	42,038.91
Coefficient of Dispersion	3.07			
Coefficient of Variation	4.34			

### Neighborhood: 4072

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.32%	\$168,500.00	\$168,500.00	\$191,228.00
High Value	113.49%	\$250,000.00	\$250,000.00	\$236,966.00
Median	100.97%	\$225,250.00	\$225,250.00	\$220,732.50
Mean	101.19%	\$217,250.00	\$217,250.00	\$217,414.75
Weighted Mean	100.08%			
Standard Deviation	11.30	34,795.83	34,795.83	22,594.71
Coefficient of Dispersion	9.32			
Coefficient of Variation	11.17			

### Neighborhood: 4120

	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: 4120					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.92%	\$239,900.00	\$239,900.00	\$243,710.00	
High Value	106.29%	\$309,000.00	\$309,000.00	\$292,619.00	
Median	101.59%	\$275,000.00	\$275,000.00	\$287,113.00	
Mean	100.63%	\$277,480.00	\$277,480.00	\$278,541.40	
Weighted Mean	100.38%				
Standard Deviation	5.02	26,455.19	26,455.19	20,472.22	
Coefficient of Dispersion	3.41				
Coefficient of Variation	4.99				

Neighborhood: 4130					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	97.47%	\$255,000.00	\$255,000.00	\$255,708.00	
High Value	113.96%	\$370,000.00	\$370,000.00	\$421,665.00	
Median	100.32%	\$308,000.00	\$308,000.00	\$305,063.00	
Mean	102.04%	\$310,490.91	\$310,490.91	\$317,559.45	
Weighted Mean	102.28%				
Standard Deviation	4.94	32,829.27	32,829.27	44,660.60	
Coefficient of Dispersion	3.36				
Coefficient of Variation	4.84				

Neighborhood: 4131					
	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: 4131

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.00%	\$318,000.00	\$318,000.00	\$321,933.00
High Value	113.08%	\$406,500.00	\$406,500.00	\$386,173.00
Median	100.06%	\$346,500.00	\$346,500.00	\$365,789.00
Mean	102.05%	\$354,375.00	\$354,375.00	\$359,921.00
Weighted Mean	101.57%			
Standard Deviation	7.79	41,012.96	41,012.96	27,554.22
Coefficient of Dispersion	5.10			
Coefficient of Variation	7.63			

### Neighborhood: 4280

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.75%	\$237,500.00	\$237,500.00	\$222,484.00
High Value	112.02%	\$395,000.00	\$395,000.00	\$425,886.00
Median	100.80%	\$307,000.00	\$307,000.00	\$297,626.50
Mean	101.05%	\$312,285.93	\$312,285.93	\$316,231.29
Weighted Mean	101.26%			
Standard Deviation	7.49	42,743.15	42,743.15	54,118.66
Coefficient of Dispersion	5.84			
Coefficient of Variation	7.41			

### Neighborhood: 4310

	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: 4310

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.78%	\$345,000.00	\$345,000.00	\$359,176.00
High Value	110.22%	\$438,000.00	\$438,000.00	\$482,755.00
Median	101.09%	\$387,500.00	\$387,500.00	\$387,967.00
Mean	101.47%	\$388,833.33	\$388,833.33	\$394,840.50
Weighted Mean	101.54%			
Standard Deviation	5.90	32,467.93	32,467.93	45,317.96
Coefficient of Dispersion	4.97			
Coefficient of Variation	5.82			

### Neighborhood: 4313

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.49%	\$293,000.00	\$293,000.00	\$299,167.00
High Value	109.75%	\$330,000.00	\$330,000.00	\$356,050.00
Median	101.19%	\$317,250.00	\$317,250.00	\$320,722.50
Mean	102.63%	\$314,623.75	\$314,623.75	\$322,703.75
Weighted Mean	102.57%			
Standard Deviation	5.77	13,570.81	13,570.81	19,474.53
Coefficient of Dispersion	4.76			
Coefficient of Variation	5.62			

### Neighborhood: 4410

	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: 4410

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.81%	\$255,000.00	\$255,000.00	\$247,886.00
High Value	114.51%	\$375,000.00	\$375,000.00	\$429,431.00
Median	100.30%	\$282,500.00	\$282,500.00	\$300,082.00
Mean	101.21%	\$298,000.00	\$298,000.00	\$302,797.33
Weighted Mean	101.61%			
Standard Deviation	9.43	37,594.05	37,594.05	57,245.32
Coefficient of Dispersion	8.21			
Coefficient of Variation	9.31			

### Neighborhood: 4413

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.17%	\$343,000.00	\$343,000.00	\$322,999.00
High Value	110.64%	\$385,000.00	\$385,000.00	\$390,546.00
Median	100.94%	\$353,000.00	\$353,000.00	\$388,633.00
Mean	101.92%	\$360,333.33	\$360,333.33	\$367,392.67
Weighted Mean	101.96%			
Standard Deviation	8.28	21,939.31	21,939.31	38,457.94
Coefficient of Dispersion	5.44			
Coefficient of Variation	8.12			

### Neighborhood: 4416

	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: 4416					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.79%	\$395,000.00	\$395,000.00	\$426,363.00	
High Value	107.94%	\$794,000.00	\$794,000.00	\$788,334.00	
Median	99.29%	\$661,500.00	\$661,500.00	\$633,672.00	
Mean	101.01%	\$616,833.33	\$616,833.33	\$616,123.00	
Weighted Mean	99.88%				
Standard Deviation	6.25	203,215.61	203,215.61	181,622.48	
Coefficient of Dispersion	4.08				
Coefficient of Variation	6.19				

Neighborhood: 4420					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.11%	\$305,000.00	\$305,000.00	\$288,365.00	
High Value	113.67%	\$370,000.00	\$370,000.00	\$380,627.00	
Median	99.65%	\$322,000.00	\$322,000.00	\$322,128.00	
Mean	101.15%	\$330,536.36	\$330,536.36	\$334,465.55	
Weighted Mean	101.19%				
Standard Deviation	6.39	19,960.83	19,960.83	30,553.17	
Coefficient of Dispersion	4.65				
Coefficient of Variation	6.32				

Neighborhood: 4422					
	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: 4422

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.21%	\$220,000.00	\$220,000.00	\$209,453.00
High Value	114.17%	\$350,000.00	\$350,000.00	\$399,598.00
Median	101.18%	\$267,000.00	\$267,000.00	\$270,716.50
Mean	101.81%	\$269,833.33	\$269,833.33	\$277,286.83
Weighted Mean	102.76%			
Standard Deviation	6.82	45,892.99	45,892.99	67,532.65
Coefficient of Dispersion	4.44			
Coefficient of Variation	6.70			

### Neighborhood: 4530

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.14%	\$275,000.00	\$275,000.00	\$269,266.00
High Value	113.75%	\$394,000.00	\$394,000.00	\$407,394.00
Median	100.69%	\$328,500.00	\$328,500.00	\$316,911.00
Mean	99.75%	\$327,249.96	\$327,249.96	\$325,961.68
Weighted Mean	99.61%			
Standard Deviation	7.35	31,467.03	31,467.03	35,968.59
Coefficient of Dispersion	5.74			
Coefficient of Variation	7.37			

### Neighborhood: 4560

	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: 4560					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.46%	\$227,000.00	\$227,000.00	\$223,358.00	
High Value	114.87%	\$255,000.00	\$255,000.00	\$275,642.00	
Median	100.25%	\$245,000.00	\$245,000.00	\$245,200.50	
Mean	102.05%	\$242,885.00	\$242,885.00	\$247,772.71	
Weighted Mean	102.01%				
Standard Deviation	6.64	9,445.66	9,445.66	17,277.57	
Coefficient of Dispersion	5.22				
Coefficient of Variation	6.50				

Neighborhood: 4570					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.11%	\$192,000.00	\$192,000.00	\$183,562.00	
High Value	110.88%	\$323,000.00	\$323,000.00	\$351,988.00	
Median	100.51%	\$242,400.00	\$242,400.00	\$240,121.50	
Mean	100.69%	\$242,077.27	\$242,077.27	\$244,580.91	
Weighted Mean	101.03%				
Standard Deviation	6.18	33,887.15	33,887.15	43,397.70	
Coefficient of Dispersion	5.07				
Coefficient of Variation	6.14				

Neighborhood: 4571					
	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: 4571					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.35%	\$267,000.00	\$267,000.00	\$258,803.00	
High Value	112.30%	\$320,000.00	\$320,000.00	\$335,201.00	
Median	100.84%	\$290,450.00	\$290,450.00	\$294,757.50	
Mean	101.33%	\$291,975.00	\$291,975.00	\$295,879.75	
Weighted Mean	101.34%				
Standard Deviation	9.15	23,039.15	23,039.15	35,537.24	
Coefficient of Dispersion	7.13				
Coefficient of Variation	9.03				

Neighborhood: 4574					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.52%	\$262,000.00	\$262,000.00	\$268,306.00	
High Value	102.44%	\$319,000.00	\$319,000.00	\$323,167.00	
Median	101.31%	\$290,000.00	\$290,000.00	\$268,385.00	
Mean	98.75%	\$290,333.33	\$290,333.33	\$286,619.33	
Weighted Mean	98.72%				
Standard Deviation	5.43	28,501.46	28,501.46	31,651.23	
Coefficient of Dispersion	3.26				
Coefficient of Variation	5.50				

Neighborhood: 4575					
	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: 4575

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.22%	\$232,000.00	\$232,000.00	\$220,904.00
High Value	107.83%	\$235,000.00	\$235,000.00	\$253,394.00
Median	101.52%	\$233,500.00	\$233,500.00	\$237,149.00
Mean	101.52%	\$233,500.00	\$233,500.00	\$237,149.00
Weighted Mean	101.56%			
Standard Deviation	8.92	2,121.32	2,121.32	22,973.90
Coefficient of Dispersion	6.21			
Coefficient of Variation	8.78			

### Neighborhood: 4576

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.98%	\$196,900.00	\$196,900.00	\$185,756.00
High Value	113.01%	\$305,000.00	\$305,000.00	\$327,728.00
Median	98.32%	\$235,000.00	\$235,000.00	\$227,428.00
Mean	99.09%	\$239,469.23	\$239,469.23	\$237,648.96
Weighted Mean	99.24%			
Standard Deviation	5.77	25,692.07	25,692.07	32,797.76
Coefficient of Dispersion	4.68			
Coefficient of Variation	5.83			

### Neighborhood: 4577

	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: 4577					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.51%	\$238,000.00	\$238,000.00	\$210,650.00	
High Value	115.31%	\$252,000.00	\$252,000.00	\$290,589.00	
Median	101.65%	\$251,500.00	\$251,500.00	\$255,646.00	
Mean	101.82%	\$247,166.67	\$247,166.67	\$252,295.00	
Weighted Mean	102.07%				
Standard Deviation	13.40	7,942.50	7,942.50	40,074.72	
Coefficient of Dispersion	8.79				
Coefficient of Variation	13.16				

Neighborhood: 4580					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.96%	\$277,500.00	\$277,500.00	\$265,030.00	
High Value	114.88%	\$540,000.00	\$540,000.00	\$559,340.00	
Median	101.00%	\$365,000.00	\$365,000.00	\$363,087.00	
Mean	102.53%	\$361,278.89	\$361,278.89	\$370,388.74	
Weighted Mean	102.52%				
Standard Deviation	7.13	64,543.06	64,543.06	70,525.78	
Coefficient of Dispersion	5.91				
Coefficient of Variation	6.96				

Neighborhood: 4581					
	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: 4581					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.49%	\$230,000.00	\$230,000.00	\$235,419.00	
High Value	116.39%	\$345,000.00	\$345,000.00	\$401,554.00	
Median	102.36%	\$300,000.00	\$300,000.00	\$301,430.00	
Mean	103.19%	\$296,000.00	\$296,000.00	\$306,556.00	
Weighted Mean	103.57%				
Standard Deviation	8.13	42,337.93	42,337.93	60,243.40	
Coefficient of Dispersion	5.29				
Coefficient of Variation	7.88				

Neighborhood: 4582					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.14%	\$273,000.00	\$273,000.00	\$284,478.00	
High Value	115.99%	\$375,900.00	\$375,900.00	\$387,443.00	
Median	97.60%	\$335,993.00	\$335,993.00	\$328,591.00	
Mean	99.31%	\$332,940.43	\$332,874.24	\$330,636.90	
Weighted Mean	99.31%				
Standard Deviation	5.57	21,268.51	21,258.82	27,969.27	
Coefficient of Dispersion	4.11				
Coefficient of Variation	5.61				

Neighborhood: 4583					
	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: 4583

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.99%	\$275,000.00	\$275,000.00	\$271,701.00
High Value	109.75%	\$510,000.00	\$510,000.00	\$559,700.00
Median	101.55%	\$374,000.00	\$374,000.00	\$385,807.50
Mean	101.75%	\$393,458.33	\$393,458.33	\$402,354.00
Weighted Mean	102.26%			
Standard Deviation	5.74	68,571.61	68,571.61	85,364.36
Coefficient of Dispersion	4.65			
Coefficient of Variation	5.65			

### Neighborhood: 4584

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.28%	\$254,990.00	\$254,990.00	\$266,857.00
High Value	114.12%	\$345,000.00	\$345,000.00	\$359,158.00
Median	101.91%	\$295,000.00	\$295,000.00	\$300,891.00
Mean	101.87%	\$300,276.73	\$300,276.73	\$305,275.36
Weighted Mean	101.66%			
Standard Deviation	4.76	26,922.93	26,922.93	24,377.41
Coefficient of Dispersion	3.63			
Coefficient of Variation	4.67			

### Neighborhood: 4585

	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: 4585

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.57%	\$245,000.00	\$245,000.00	\$236,610.00
High Value	111.91%	\$535,000.00	\$535,000.00	\$540,236.00
Median	100.69%	\$365,000.00	\$365,000.00	\$365,723.00
Mean	102.20%	\$368,776.19	\$368,776.19	\$376,643.24
Weighted Mean	102.13%			
Standard Deviation	5.44	69,435.27	69,435.27	72,004.85
Coefficient of Dispersion	4.17			
Coefficient of Variation	5.33			

### Neighborhood: 4586

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.39%	\$190,000.00	\$190,000.00	\$195,308.00
High Value	116.13%	\$305,000.00	\$305,000.00	\$281,778.00
Median	99.02%	\$251,200.00	\$251,200.00	\$265,728.50
Mean	101.11%	\$250,675.00	\$250,675.00	\$252,246.13
Weighted Mean	100.63%			
Standard Deviation	9.07	36,365.44	36,365.44	33,172.57
Coefficient of Dispersion	6.96			
Coefficient of Variation	8.97			

### Neighborhood: 4587

	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: 4587

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.80%	\$181,500.00	\$181,500.00	\$184,021.00
High Value	114.91%	\$360,000.00	\$360,000.00	\$384,760.00
Median	101.39%	\$255,000.00	\$255,000.00	\$257,942.00
Mean	102.63%	\$257,630.00	\$257,195.22	\$264,786.43
Weighted Mean	102.78%			
Standard Deviation	6.47	37,425.17	37,027.27	44,940.41
Coefficient of Dispersion	4.97			
Coefficient of Variation	6.31			

### Neighborhood: 4588

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.57%	\$257,500.00	\$257,500.00	\$243,554.00
High Value	112.72%	\$326,000.00	\$326,000.00	\$344,937.00
Median	100.59%	\$313,000.00	\$313,000.00	\$319,005.50
Mean	99.84%	\$303,687.50	\$303,687.50	\$303,830.88
Weighted Mean	100.05%			
Standard Deviation	6.79	25,240.19	25,240.19	37,784.99
Coefficient of Dispersion	4.34			
Coefficient of Variation	6.80			

### Neighborhood: 4589

	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: 4589

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.42%	\$310,000.00	\$310,000.00	\$276,246.00
High Value	115.69%	\$450,000.00	\$450,000.00	\$471,599.00
Median	100.82%	\$387,500.00	\$387,500.00	\$407,955.00
Mean	101.43%	\$391,000.00	\$391,000.00	\$396,791.25
Weighted Mean	101.48%			
Standard Deviation	10.25	51,082.57	51,082.57	63,920.14
Coefficient of Dispersion	7.57			
Coefficient of Variation	10.10			

### Neighborhood: 4590

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.61%	\$285,000.00	\$285,000.00	\$281,540.00
High Value	104.03%	\$415,000.00	\$415,000.00	\$421,452.00
Median	101.40%	\$320,250.00	\$320,250.00	\$320,213.00
Mean	100.28%	\$330,550.00	\$330,550.00	\$331,642.00
Weighted Mean	100.33%			
Standard Deviation	3.31	43,572.70	43,572.70	46,365.58
Coefficient of Dispersion	2.27			
Coefficient of Variation	3.30			

### Neighborhood: 4591

	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: 4591					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.56%	\$280,000.00	\$280,000.00	\$274,520.00	
High Value	110.86%	\$355,000.00	\$355,000.00	\$376,909.00	
Median	101.41%	\$340,000.00	\$340,000.00	\$333,534.50	
Mean	100.31%	\$328,750.00	\$328,750.00	\$329,624.50	
Weighted Mean	100.27%				
Standard Deviation	9.98	33,260.34	33,260.34	45,943.93	
Coefficient of Dispersion	7.40				
Coefficient of Variation	9.95				

Neighborhood: 4592					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.60%	\$330,000.00	\$330,000.00	\$302,978.00	
High Value	104.79%	\$440,000.00	\$440,000.00	\$381,055.00	
Median	95.72%	\$340,000.00	\$340,000.00	\$346,994.00	
Mean	95.71%	\$362,500.00	\$362,500.00	\$344,505.25	
Weighted Mean	95.04%				
Standard Deviation	8.93	51,906.97	51,906.97	32,018.36	
Coefficient of Dispersion	7.93				
Coefficient of Variation	9.33				

Neighborhood: 4593					
	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: 4593

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.61%	\$205,000.00	\$205,000.00	\$209,034.00
High Value	107.37%	\$260,000.00	\$260,000.00	\$267,159.00
Median	101.02%	\$242,500.00	\$242,500.00	\$253,399.00
Mean	102.45%	\$238,666.67	\$238,666.67	\$244,423.17
Weighted Mean	102.41%			
Standard Deviation	3.78	20,655.91	20,655.91	21,791.39
Coefficient of Dispersion	2.93			
Coefficient of Variation	3.69			

### Neighborhood: 4594

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.42%	\$225,000.00	\$225,000.00	\$204,043.00
High Value	110.48%	\$330,000.00	\$330,000.00	\$342,188.00
Median	100.45%	\$283,750.00	\$283,750.00	\$277,442.00
Mean	100.30%	\$278,805.00	\$278,805.00	\$279,678.05
Weighted Mean	100.31%			
Standard Deviation	5.50	25,541.12	25,541.12	29,994.57
Coefficient of Dispersion	4.11			
Coefficient of Variation	5.48			

### Neighborhood: 4680

	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: 4680					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.71%	\$160,000.00	\$160,000.00	\$164,402.00	
High Value	114.61%	\$255,000.00	\$255,000.00	\$285,384.00	
Median	101.49%	\$234,500.00	\$234,500.00	\$224,994.50	
Mean	101.25%	\$224,899.44	\$224,899.44	\$227,460.78	
Weighted Mean	101.14%				
Standard Deviation	7.79	26,353.85	26,353.85	30,388.34	
Coefficient of Dispersion	6.31				
Coefficient of Variation	7.70				

Neighborhood: 4690					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.89%	\$170,000.00	\$170,000.00	\$168,005.00	
High Value	111.48%	\$225,900.00	\$225,900.00	\$228,537.00	
Median	101.18%	\$199,000.00	\$199,000.00	\$208,852.00	
Mean	101.14%	\$199,650.00	\$199,650.00	\$202,051.17	
Weighted Mean	101.20%				
Standard Deviation	7.40	19,950.31	19,950.31	25,956.68	
Coefficient of Dispersion	4.88				
Coefficient of Variation	7.32				

Neighborhood: 4691					
	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: 4691					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.37%	\$180,000.00	\$180,000.00	\$164,966.00	
High Value	116.12%	\$200,000.00	\$200,000.00	\$228,752.00	
Median	101.55%	\$194,000.00	\$194,000.00	\$192,385.00	
Mean	101.40%	\$192,000.00	\$192,000.00	\$194,622.00	
Weighted Mean	101.37%				
Standard Deviation	12.99	8,831.76	8,831.76	26,172.59	
Coefficient of Dispersion	10.10				
Coefficient of Variation	12.81				

Neighborhood: 4692					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.47%	\$180,000.00	\$180,000.00	\$182,617.00	
High Value	110.19%	\$245,000.00	\$245,000.00	\$244,617.00	
Median	101.62%	\$195,000.00	\$195,000.00	\$214,727.00	
Mean	102.84%	\$204,761.54	\$204,761.54	\$210,350.23	
Weighted Mean	102.73%				
Standard Deviation	4.95	20,717.89	20,717.89	21,001.88	
Coefficient of Dispersion	3.86				
Coefficient of Variation	4.81				

Neighborhood: 4693					
	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: 4693

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.32%	\$179,000.00	\$179,000.00	\$182,200.00
High Value	105.20%	\$230,000.00	\$230,000.00	\$228,166.00
Median	100.50%	\$203,000.00	\$203,000.00	\$195,652.50
Mean	99.17%	\$203,416.67	\$203,416.67	\$201,608.83
Weighted Mean	99.11%			
Standard Deviation	5.93	17,844.93	17,844.93	20,300.40
Coefficient of Dispersion	4.45			
Coefficient of Variation	5.98			

### Neighborhood: 4696

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.56%	\$160,000.00	\$160,000.00	\$158,465.00
High Value	107.19%	\$195,000.00	\$195,000.00	\$197,527.00
Median	101.30%	\$171,000.00	\$171,000.00	\$183,287.00
Mean	101.59%	\$176,200.00	\$176,200.00	\$179,139.60
Weighted Mean	101.67%			
Standard Deviation	3.73	15,482.25	15,482.25	18,567.02
Coefficient of Dispersion	2.66			
Coefficient of Variation	3.68			

### Neighborhood: 4800

	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: 4800

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.55%	\$285,000.00	\$285,000.00	\$283,101.00
High Value	106.09%	\$358,000.00	\$358,000.00	\$362,487.00
Median	101.25%	\$350,000.00	\$350,000.00	\$339,493.00
Mean	99.01%	\$332,800.00	\$332,800.00	\$329,042.00
Weighted Mean	98.87%			
Standard Deviation	7.39	30,458.17	30,458.17	34,356.10
Coefficient of Dispersion	4.35			
Coefficient of Variation	7.46			

### Neighborhood: 4913

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.91%	\$420,000.00	\$420,000.00	\$438,644.00
High Value	104.44%	\$550,000.00	\$550,000.00	\$538,488.00
Median	101.17%	\$485,000.00	\$485,000.00	\$488,566.00
Mean	101.17%	\$485,000.00	\$485,000.00	\$488,566.00
Weighted Mean	100.74%			
Standard Deviation	4.62	91,923.88	91,923.88	70,600.37
Coefficient of Dispersion	3.23			
Coefficient of Variation	4.57			

### Neighborhood: 4914

	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: 4914

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.25%	\$379,000.00	\$379,000.00	\$370,355.00
High Value	106.41%	\$472,500.00	\$472,500.00	\$489,397.00
Median	100.65%	\$441,500.00	\$441,500.00	\$444,249.50
Mean	100.74%	\$433,625.00	\$433,625.00	\$437,062.75
Weighted Mean	100.79%			
Standard Deviation	5.15	41,487.70	41,487.70	49,734.39
Coefficient of Dispersion	4.23			
Coefficient of Variation	5.11			

### Neighborhood: 4990

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.81%	\$332,500.00	\$332,500.00	\$322,599.00
High Value	116.86%	\$629,000.00	\$629,000.00	\$721,503.00
Median	101.81%	\$422,000.00	\$422,000.00	\$432,340.00
Mean	101.95%	\$437,699.85	\$437,699.85	\$446,530.32
Weighted Mean	102.02%			
Standard Deviation	6.39	64,936.18	64,936.18	74,604.74
Coefficient of Dispersion	5.05			
Coefficient of Variation	6.27			

### Neighborhood: 4994

	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: 4994

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.00%	\$325,000.00	\$325,000.00	\$337,040.00
High Value	115.09%	\$559,900.00	\$559,900.00	\$584,341.00
Median	101.18%	\$420,000.00	\$420,000.00	\$403,625.00
Mean	101.09%	\$421,723.08	\$421,723.08	\$427,062.31
Weighted Mean	101.27%			
Standard Deviation	7.97	71,454.63	71,454.63	85,174.24
Coefficient of Dispersion	6.12			
Coefficient of Variation	7.88			

### Neighborhood: 5050

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.23%	\$345,000.00	\$345,000.00	\$340,629.00
High Value	107.90%	\$625,000.00	\$625,000.00	\$648,515.00
Median	101.15%	\$445,000.00	\$445,000.00	\$441,045.00
Mean	101.77%	\$446,142.86	\$446,142.86	\$455,036.71
Weighted Mean	101.99%			
Standard Deviation	3.55	102,635.97	102,635.97	111,068.55
Coefficient of Dispersion	2.75			
Coefficient of Variation	3.49			

### Neighborhood: 6000

	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: 6000

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.74%	\$300,000.00	\$300,000.00	\$296,136.00
High Value	112.06%	\$410,000.00	\$410,000.00	\$448,240.00
Median	101.38%	\$352,750.00	\$352,750.00	\$375,764.50
Mean	101.37%	\$358,875.00	\$358,875.00	\$364,203.13
Weighted Mean	101.48%			
Standard Deviation	8.36	36,700.28	36,700.28	51,371.40
Coefficient of Dispersion	6.46			
Coefficient of Variation	8.25			

### Neighborhood: 6010

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.47%	\$230,000.00	\$230,000.00	\$251,144.00
High Value	109.77%	\$325,000.00	\$325,000.00	\$328,307.00
Median	100.79%	\$302,500.00	\$302,500.00	\$300,797.00
Mean	101.52%	\$288,500.00	\$288,500.00	\$291,881.33
Weighted Mean	101.17%			
Standard Deviation	5.28	38,307.96	38,307.96	32,830.86
Coefficient of Dispersion	3.66			
Coefficient of Variation	5.20			

### Neighborhood: 6020

	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: 6020

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.40%	\$212,000.00	\$212,000.00	\$218,287.00
High Value	106.49%	\$310,000.00	\$310,000.00	\$295,731.00
Median	101.21%	\$257,500.00	\$257,500.00	\$246,091.00
Mean	99.60%	\$256,500.00	\$256,500.00	\$254,567.50
Weighted Mean	99.25%			
Standard Deviation	5.80	40,148.47	40,148.47	35,947.66
Coefficient of Dispersion	4.16			
Coefficient of Variation	5.82			

### Neighborhood: 6030

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.45%	\$297,000.00	\$297,000.00	\$314,723.00
High Value	105.97%	\$369,000.00	\$369,000.00	\$355,910.00
Median	101.21%	\$333,000.00	\$333,000.00	\$335,316.50
Mean	101.21%	\$333,000.00	\$333,000.00	\$335,316.50
Weighted Mean	100.70%			
Standard Deviation	6.73	50,911.69	50,911.69	29,123.61
Coefficient of Dispersion	4.70			
Coefficient of Variation	6.65			

### Neighborhood: 6040

	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: 6040					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.14%	\$252,000.00	\$252,000.00	\$252,401.00	
High Value	109.22%	\$280,000.00	\$280,000.00	\$275,246.00	
Median	100.14%	\$270,999.50	\$270,999.50	\$271,371.50	
Mean	99.91%	\$268,499.75	\$268,499.75	\$267,597.50	
Weighted Mean	99.66%				
Standard Deviation	7.80	11,818.02	11,818.02	10,458.62	
Coefficient of Dispersion	5.00				
Coefficient of Variation	7.81				

Neighborhood: 6050					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	98.34%	\$510,000.00	\$510,000.00	\$530,481.00	
High Value	111.10%	\$620,000.00	\$620,000.00	\$609,698.00	
Median	100.09%	\$530,000.00	\$530,000.00	\$566,604.00	
Mean	103.18%	\$553,333.33	\$553,333.33	\$568,927.67	
Weighted Mean	102.82%				
Standard Deviation	6.92	58,594.65	58,594.65	39,659.59	
Coefficient of Dispersion	4.25				
Coefficient of Variation	6.70				

Neighborhood: 6070					
	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: 6070

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.97%	\$220,000.00	\$220,000.00	\$224,386.00
High Value	105.89%	\$275,000.00	\$275,000.00	\$246,573.00
Median	100.90%	\$240,000.00	\$240,000.00	\$234,083.00
Mean	96.68%	\$245,600.00	\$245,600.00	\$236,072.20
Weighted Mean	96.12%			
Standard Deviation	8.44	22,210.36	22,210.36	8,662.16
Coefficient of Dispersion	6.19			
Coefficient of Variation	8.73			

### Neighborhood: 6080

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.58%	\$159,900.00	\$159,900.00	\$161,731.00
High Value	110.09%	\$285,000.00	\$285,000.00	\$313,757.00
Median	101.06%	\$225,600.00	\$225,600.00	\$213,790.50
Mean	101.17%	\$226,350.00	\$226,350.00	\$230,261.00
Weighted Mean	101.73%			
Standard Deviation	7.34	44,322.71	44,322.71	56,411.27
Coefficient of Dispersion	4.70			
Coefficient of Variation	7.25			

### Neighborhood: 6110

	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: 6110

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.27%	\$349,000.00	\$349,000.00	\$335,969.00
High Value	103.82%	\$427,000.00	\$427,000.00	\$443,297.00
Median	100.62%	\$374,000.00	\$374,000.00	\$376,246.00
Mean	100.33%	\$381,000.00	\$381,000.00	\$382,939.50
Weighted Mean	100.51%			
Standard Deviation	3.28	33,216.46	33,216.46	44,503.27
Coefficient of Dispersion	2.52			
Coefficient of Variation	3.27			

### Neighborhood: 6120

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.64%	\$230,000.00	\$230,000.00	\$238,346.00
High Value	111.16%	\$380,000.00	\$380,000.00	\$401,055.00
Median	101.28%	\$290,500.00	\$290,500.00	\$294,226.00
Mean	101.82%	\$297,612.50	\$297,612.50	\$304,271.38
Weighted Mean	102.24%			
Standard Deviation	4.96	49,987.73	49,987.73	62,107.53
Coefficient of Dispersion	3.81			
Coefficient of Variation	4.87			

### Neighborhood: 6130

	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: 6130					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.92%	\$274,698.00	\$274,698.00	\$270,881.00	
High Value	110.40%	\$530,000.00	\$530,000.00	\$585,107.00	
Median	98.80%	\$380,000.00	\$380,000.00	\$385,925.00	
Mean	101.10%	\$399,054.36	\$399,054.36	\$404,656.55	
Weighted Mean	101.40%				
Standard Deviation	7.08	81,974.61	81,974.61	97,136.84	
Coefficient of Dispersion	5.97				
Coefficient of Variation	7.00				

Report Totals					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.09%	\$135,000.00	\$135,000.00	\$135,701.00	
High Value	116.88%	\$925,000.00	\$925,000.00	\$918,958.00	
Median	100.63%	\$302,000.00	\$302,000.00	\$304,206.50	
Mean	100.65%	\$312,991.10	\$312,968.48	\$314,836.11	
Weighted Mean	100.59%				
Standard Deviation	6.29	74,990.77	74,984.48	77,470.12	
Coefficient of Dispersion	4.96				
Coefficient of Variation	6.25				

# Sales Ratio Report

As Of: 3/18/2026

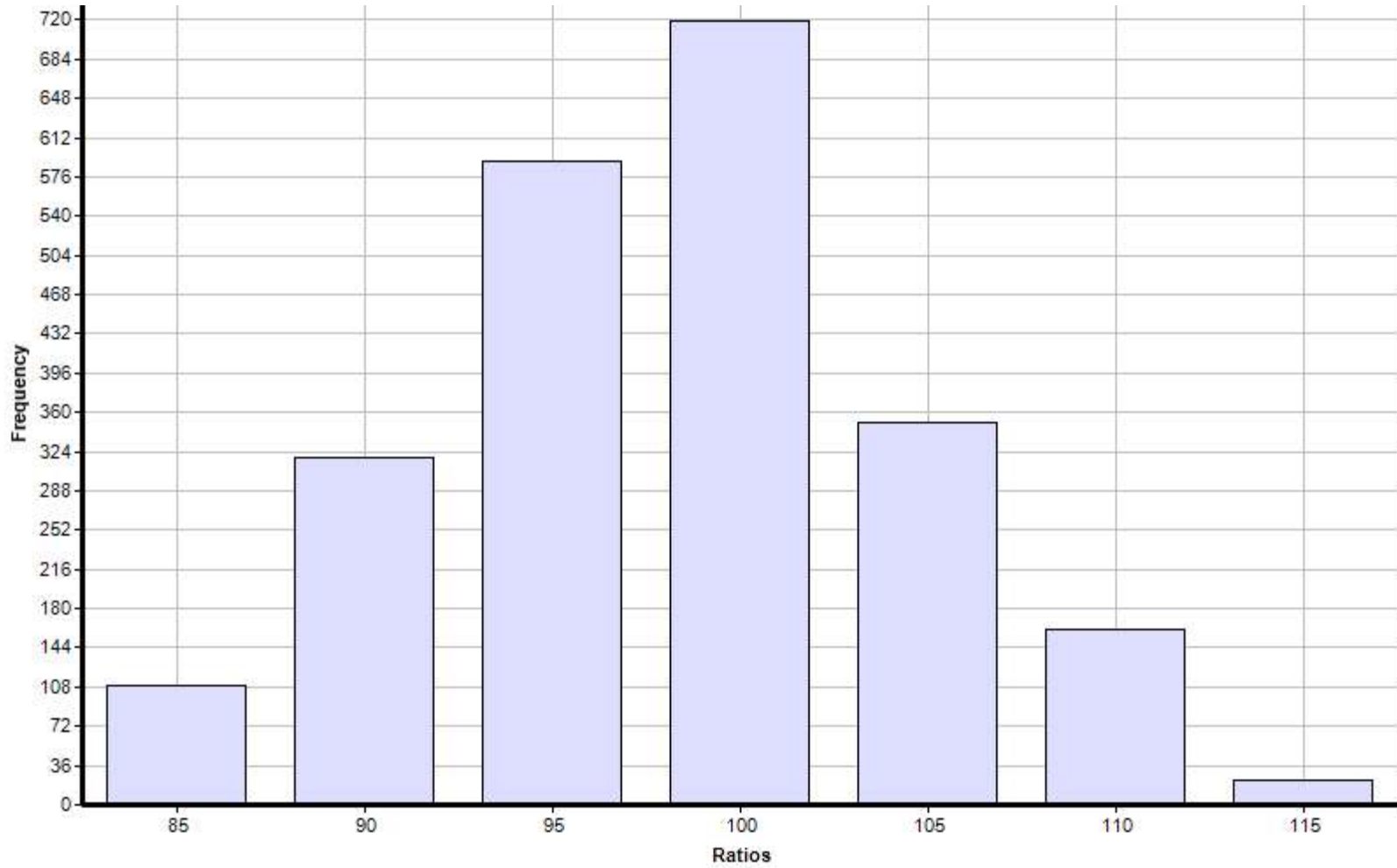
Tax Year: 2026

Values - Final

Sale Price - Actual

## APPRAISAL

**Histogram of Sales Ratios for Report Totals**  
Number of Sales = 2272 Mean = 100.65 Median = 100.63



# Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

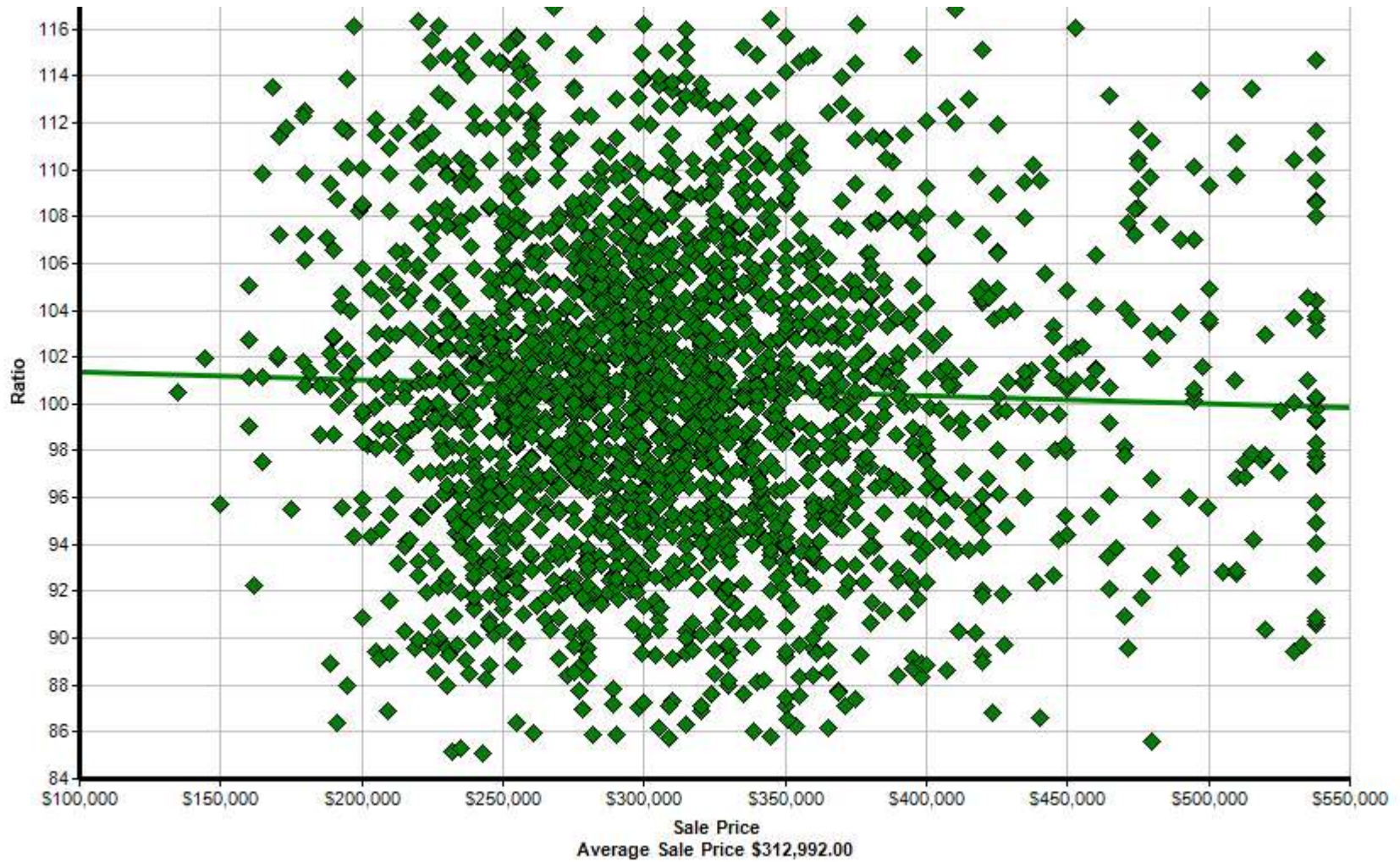
Values - Final

Sale Price - Actual

## APPRAISAL

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

PRD = 100.057



# Sales Ratio Report

As Of: 3/18/2026

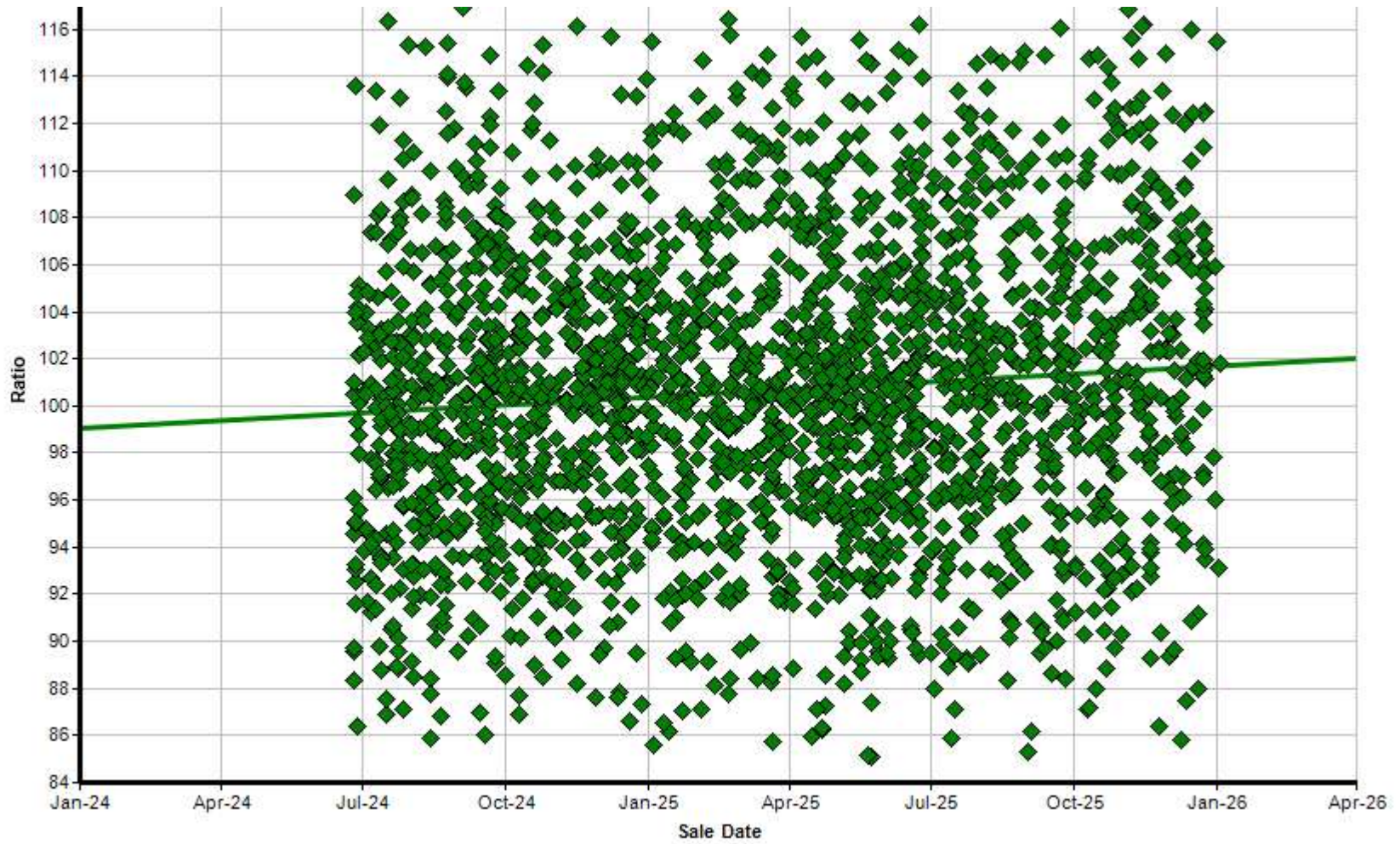
Tax Year: 2026

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-Stafford

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

Reporting Thresholds: 1  
Statistics: Standard

### Run Totals

Sales Considered: 2272

Sales Used 2272

By Validity Code  
VALID: 2  
VTVSP: 2270

By Sale Type  
RSLN: 63  
RSLR: 16  
VRN: 510  
VRR: 1683