

Sales Ratio Report

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

APPRAISAL

Neighborhood: 1741					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.94%	\$266,675.00	\$266,675.00	\$251,066.00	
High Value	110.29%	\$415,000.00	\$415,000.00	\$446,688.00	
Median	101.19%	\$349,100.00	\$349,100.00	\$357,447.50	
Mean	101.03%	\$345,703.43	\$345,703.43	\$349,766.68	
Weighted Mean	101.18%				
Standard Deviation	4.95	49,005.13	49,005.13	55,498.95	
Coefficient of Dispersion	3.94				
Coefficient of Variation	4.90				

Neighborhood: 2040					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.88%	\$351,000.00	\$351,000.00	\$351,206.00	
High Value	114.47%	\$795,000.00	\$795,000.00	\$784,667.00	
Median	101.06%	\$525,000.00	\$525,000.00	\$534,183.50	
Mean	101.20%	\$541,378.56	\$541,316.06	\$545,355.95	
Weighted Mean	100.73%				
Standard Deviation	5.84	92,874.97	92,921.88	83,129.09	
Coefficient of Dispersion	4.60				
Coefficient of Variation	5.77				

Neighborhood: 2041					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 2041

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.82%	\$285,000.00	\$285,000.00	\$270,834.00
High Value	112.68%	\$495,000.00	\$495,000.00	\$457,985.00
Median	101.24%	\$339,000.00	\$339,000.00	\$351,822.50
Mean	99.78%	\$361,749.38	\$361,749.38	\$359,382.56
Weighted Mean	99.35%			
Standard Deviation	7.60	63,364.57	63,364.57	56,613.27
Coefficient of Dispersion	6.02			
Coefficient of Variation	7.62			

Neighborhood: 2042

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.40%	\$565,000.00	\$565,000.00	\$636,694.00
High Value	115.00%	\$1,375,000.00	\$1,375,000.00	\$1,411,498.00
Median	100.65%	\$855,000.00	\$855,000.00	\$841,344.00
Mean	101.13%	\$869,192.31	\$869,192.31	\$872,203.62
Weighted Mean	100.35%			
Standard Deviation	7.49	179,940.88	179,940.88	160,327.67
Coefficient of Dispersion	6.06			
Coefficient of Variation	7.40			

Neighborhood: 2121

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2121

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.15%	\$370,000.00	\$370,000.00	\$371,066.00
High Value	114.40%	\$850,000.00	\$850,000.00	\$856,194.00
Median	101.27%	\$575,000.00	\$575,000.00	\$564,579.00
Mean	101.20%	\$588,809.52	\$588,809.52	\$591,329.43
Weighted Mean	100.43%			
Standard Deviation	7.06	135,378.02	135,378.02	122,563.01
Coefficient of Dispersion	5.80			
Coefficient of Variation	6.98			

Neighborhood: 2122

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.81%	\$355,300.00	\$355,300.00	\$368,942.00
High Value	118.22%	\$894,389.00	\$894,389.00	\$856,707.00
Median	102.09%	\$533,990.00	\$533,990.00	\$535,890.00
Mean	101.87%	\$547,745.99	\$547,745.99	\$556,102.00
Weighted Mean	101.53%			
Standard Deviation	7.14	88,114.77	88,114.77	86,973.80
Coefficient of Dispersion	5.59			
Coefficient of Variation	7.01			

Neighborhood: 2123

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2123

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.49%	\$657,016.00	\$657,016.00	\$720,232.00
High Value	114.27%	\$2,093,941.00	\$2,093,941.00	\$1,982,676.00
Median	100.05%	\$868,135.00	\$868,135.00	\$864,680.00
Mean	100.82%	\$959,359.55	\$959,359.55	\$958,637.81
Weighted Mean	99.92%			
Standard Deviation	6.08	296,381.07	296,381.07	264,564.35
Coefficient of Dispersion	4.85			
Coefficient of Variation	6.03			

Neighborhood: 2151

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.12%	\$430,000.00	\$430,000.00	\$446,881.00
High Value	115.01%	\$1,065,143.00	\$1,065,143.00	\$943,297.00
Median	94.17%	\$544,990.00	\$544,990.00	\$494,703.00
Mean	96.14%	\$637,351.44	\$637,351.44	\$612,440.94
Weighted Mean	96.09%			
Standard Deviation	8.89	163,317.47	163,317.47	161,858.84
Coefficient of Dispersion	7.19			
Coefficient of Variation	9.25			

Neighborhood: 2190

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2190

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	80.83%	\$227,000.00	\$227,000.00	\$222,261.00
High Value	118.80%	\$638,760.00	\$638,760.00	\$584,723.00
Median	101.42%	\$432,000.00	\$432,000.00	\$442,622.00
Mean	100.68%	\$430,809.31	\$430,809.31	\$430,048.43
Weighted Mean	99.82%			
Standard Deviation	8.41	109,109.81	109,109.81	96,829.06
Coefficient of Dispersion	6.81			
Coefficient of Variation	8.36			

Neighborhood: 2201

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	106.17%	\$315,000.00	\$315,000.00	\$339,733.00
High Value	111.40%	\$320,000.00	\$320,000.00	\$350,921.00
Median	108.79%	\$317,500.00	\$317,500.00	\$345,327.00
Mean	108.79%	\$317,500.00	\$317,500.00	\$345,327.00
Weighted Mean	108.76%			
Standard Deviation	3.70	3,535.53	3,535.53	7,911.11
Coefficient of Dispersion	2.41			
Coefficient of Variation	3.40			

Neighborhood: 2260

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2260					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.97%	\$292,000.00	\$292,000.00	\$288,247.00	
High Value	108.93%	\$405,000.00	\$405,000.00	\$378,620.00	
Median	98.58%	\$325,000.00	\$325,000.00	\$328,427.00	
Mean	99.14%	\$329,366.67	\$329,366.67	\$326,028.87	
Weighted Mean	98.99%				
Standard Deviation	4.56	30,347.08	30,347.08	27,540.08	
Coefficient of Dispersion	3.70				
Coefficient of Variation	4.60				

Neighborhood: 2311					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.14%	\$477,000.00	\$477,000.00	\$518,309.00	
High Value	112.21%	\$575,000.00	\$575,000.00	\$535,220.00	
Median	101.17%	\$526,000.00	\$526,000.00	\$526,764.50	
Mean	101.17%	\$526,000.00	\$526,000.00	\$526,764.50	
Weighted Mean	100.15%				
Standard Deviation	15.60	69,296.46	69,296.46	11,957.88	
Coefficient of Dispersion	10.90				
Coefficient of Variation	15.42				

Neighborhood: 2350					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 2350					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.52%	\$310,000.00	\$310,000.00	\$299,890.00	
High Value	113.01%	\$575,000.00	\$575,000.00	\$608,076.00	
Median	99.33%	\$355,000.00	\$355,000.00	\$354,829.00	
Mean	100.96%	\$376,815.00	\$376,815.00	\$380,920.30	
Weighted Mean	101.09%				
Standard Deviation	5.63	66,267.16	66,267.16	73,562.53	
Coefficient of Dispersion	4.14				
Coefficient of Variation	5.58				

Neighborhood: 2370					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.09%	\$291,500.00	\$291,500.00	\$325,552.00	
High Value	111.99%	\$440,000.00	\$440,000.00	\$481,527.00	
Median	100.72%	\$352,350.00	\$352,350.00	\$366,172.00	
Mean	102.30%	\$366,400.00	\$366,400.00	\$374,274.88	
Weighted Mean	102.15%				
Standard Deviation	7.71	45,910.88	45,910.88	52,189.51	
Coefficient of Dispersion	6.52				
Coefficient of Variation	7.53				

Neighborhood: 2390					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 2390

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.08%	\$360,000.00	\$360,000.00	\$349,297.00
High Value	109.30%	\$505,000.00	\$505,000.00	\$535,525.00
Median	100.89%	\$421,500.00	\$421,500.00	\$422,845.00
Mean	101.20%	\$425,250.00	\$425,250.00	\$431,205.19
Weighted Mean	101.40%			
Standard Deviation	4.15	48,283.19	48,283.19	59,666.78
Coefficient of Dispersion	3.25			
Coefficient of Variation	4.10			

Neighborhood: 2421

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.18%	\$320,000.00	\$320,000.00	\$323,218.00
High Value	110.41%	\$436,000.00	\$436,000.00	\$403,864.00
Median	99.37%	\$363,500.00	\$363,500.00	\$360,689.50
Mean	99.72%	\$367,975.00	\$367,975.00	\$365,928.20
Weighted Mean	99.44%			
Standard Deviation	5.59	34,711.77	34,711.77	28,296.75
Coefficient of Dispersion	4.41			
Coefficient of Variation	5.60			

Neighborhood: 2450

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2450

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.23%	\$340,500.00	\$340,500.00	\$344,083.00
High Value	104.33%	\$439,000.00	\$439,000.00	\$400,634.00
Median	100.90%	\$367,000.00	\$367,000.00	\$376,559.00
Mean	99.34%	\$378,375.00	\$378,375.00	\$374,458.75
Weighted Mean	98.96%			
Standard Deviation	5.65	44,522.23	44,522.23	30,344.80
Coefficient of Dispersion	3.32			
Coefficient of Variation	5.68			

Neighborhood: 2460

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.97%	\$400,000.00	\$400,000.00	\$441,199.00
High Value	115.02%	\$480,000.00	\$480,000.00	\$540,595.00
Median	100.85%	\$455,000.00	\$455,000.00	\$448,971.00
Mean	105.07%	\$449,000.00	\$449,000.00	\$471,207.40
Weighted Mean	104.95%			
Standard Deviation	8.01	31,304.95	31,304.95	42,648.65
Coefficient of Dispersion	5.95			
Coefficient of Variation	7.63			

Neighborhood: 2472

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2472

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.31%	\$520,000.00	\$520,000.00	\$517,194.00
High Value	108.21%	\$625,000.00	\$625,000.00	\$646,314.00
Median	101.44%	\$574,637.50	\$574,637.50	\$595,785.50
Mean	102.60%	\$573,568.75	\$573,568.75	\$588,769.75
Weighted Mean	102.65%			
Standard Deviation	4.20	43,710.53	43,710.53	54,691.29
Coefficient of Dispersion	3.17			
Coefficient of Variation	4.09			

Neighborhood: 2490

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.37%	\$650,000.00	\$650,000.00	\$637,943.00
High Value	110.61%	\$931,000.00	\$931,000.00	\$1,011,543.00
Median	101.37%	\$755,000.00	\$755,000.00	\$709,401.00
Mean	100.51%	\$755,357.14	\$755,357.14	\$759,007.57
Weighted Mean	100.48%			
Standard Deviation	9.70	106,811.64	106,811.64	132,903.67
Coefficient of Dispersion	7.70			
Coefficient of Variation	9.65			

Neighborhood: 2500

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2500					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	96.43%	\$647,000.00	\$647,000.00	\$623,892.00	
High Value	109.93%	\$780,000.00	\$780,000.00	\$857,434.00	
Median	103.18%	\$713,500.00	\$713,500.00	\$740,663.00	
Mean	103.18%	\$713,500.00	\$713,500.00	\$740,663.00	
Weighted Mean	103.81%				
Standard Deviation	9.55	94,045.20	94,045.20	165,139.13	
Coefficient of Dispersion	6.54				
Coefficient of Variation	9.25				

Neighborhood: 2530					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.17%	\$445,000.00	\$445,000.00	\$440,350.00	
High Value	109.05%	\$945,000.00	\$945,000.00	\$956,024.00	
Median	101.27%	\$510,000.00	\$510,000.00	\$513,666.00	
Mean	100.33%	\$574,625.00	\$574,625.00	\$576,130.63	
Weighted Mean	100.26%				
Standard Deviation	7.28	165,377.44	165,377.44	171,359.01	
Coefficient of Dispersion	5.22				
Coefficient of Variation	7.25				

Neighborhood: 2540					
	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: 2540					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.33%	\$430,000.00	\$430,000.00	\$436,298.00	
High Value	106.71%	\$550,000.00	\$550,000.00	\$509,509.00	
Median	100.87%	\$477,499.50	\$477,499.50	\$480,148.50	
Mean	99.14%	\$484,583.17	\$484,583.17	\$478,195.67	
Weighted Mean	98.68%				
Standard Deviation	6.55	47,969.15	47,969.15	25,919.32	
Coefficient of Dispersion	4.87				
Coefficient of Variation	6.61				

Neighborhood: 2550					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.40%	\$425,000.00	\$425,000.00	\$454,376.00	
High Value	109.69%	\$643,500.00	\$643,500.00	\$673,502.00	
Median	101.57%	\$524,000.00	\$524,000.00	\$515,158.00	
Mean	101.90%	\$518,402.14	\$518,402.14	\$526,648.71	
Weighted Mean	101.59%				
Standard Deviation	5.38	84,016.13	84,016.13	80,026.90	
Coefficient of Dispersion	4.33				
Coefficient of Variation	5.28				

Neighborhood: 2560					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 2560

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.80%	\$450,000.00	\$450,000.00	\$450,072.00
High Value	102.53%	\$555,000.00	\$555,000.00	\$548,328.00
Median	100.18%	\$507,499.50	\$507,499.50	\$514,456.00
Mean	100.42%	\$504,999.75	\$504,999.75	\$506,828.00
Weighted Mean	100.36%			
Standard Deviation	1.55	48,476.97	48,476.97	44,934.41
Coefficient of Dispersion	1.01			
Coefficient of Variation	1.55			

Neighborhood: 2570

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.42%	\$303,300.00	\$303,300.00	\$313,888.00
High Value	115.16%	\$410,000.00	\$410,000.00	\$436,113.00
Median	97.51%	\$366,000.00	\$366,000.00	\$356,334.00
Mean	100.09%	\$362,845.45	\$362,845.45	\$362,081.36
Weighted Mean	99.79%			
Standard Deviation	8.71	29,505.64	29,505.64	32,476.08
Coefficient of Dispersion	6.79			
Coefficient of Variation	8.70			

Neighborhood: 2590

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2590

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.40%	\$470,000.00	\$470,000.00	\$450,112.00
High Value	116.01%	\$795,000.00	\$795,000.00	\$695,584.00
Median	96.90%	\$575,000.00	\$575,000.00	\$558,040.00
Mean	96.98%	\$584,176.47	\$584,176.47	\$564,064.47
Weighted Mean	96.56%			
Standard Deviation	7.13	73,258.31	73,258.31	57,833.58
Coefficient of Dispersion	5.41			
Coefficient of Variation	7.35			

Neighborhood: 2650

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.91%	\$360,000.00	\$360,000.00	\$367,163.00
High Value	113.83%	\$820,000.00	\$820,000.00	\$767,459.00
Median	99.85%	\$555,000.00	\$555,000.00	\$536,764.00
Mean	99.34%	\$562,450.00	\$562,450.00	\$554,837.97
Weighted Mean	98.65%			
Standard Deviation	6.63	115,334.77	115,334.77	98,824.75
Coefficient of Dispersion	5.31			
Coefficient of Variation	6.67			

Neighborhood: 2928

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2928

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.47%	\$235,000.00	\$235,000.00	\$246,599.00
High Value	114.07%	\$365,000.00	\$365,000.00	\$355,274.00
Median	100.73%	\$285,000.00	\$285,000.00	\$288,460.00
Mean	102.28%	\$283,799.95	\$283,799.95	\$289,715.90
Weighted Mean	102.08%			
Standard Deviation	4.83	26,361.40	26,361.40	23,638.35
Coefficient of Dispersion	3.42			
Coefficient of Variation	4.73			

Neighborhood: 2929

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.83%	\$330,000.00	\$330,000.00	\$312,968.00
High Value	109.42%	\$436,000.00	\$436,000.00	\$477,063.00
Median	101.49%	\$361,250.00	\$361,250.00	\$350,173.50
Mean	99.76%	\$373,035.71	\$373,035.71	\$373,319.93
Weighted Mean	100.08%			
Standard Deviation	6.84	37,451.75	37,451.75	55,419.56
Coefficient of Dispersion	5.43			
Coefficient of Variation	6.86			

Neighborhood: 2970

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 2970

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.74%	\$511,000.00	\$511,000.00	\$518,105.00
High Value	106.87%	\$640,000.00	\$640,000.00	\$644,727.00
Median	100.74%	\$572,000.00	\$572,000.00	\$558,196.00
Mean	99.41%	\$579,363.64	\$579,363.64	\$575,840.09
Weighted Mean	99.39%			
Standard Deviation	5.15	35,137.65	35,137.65	44,961.86
Coefficient of Dispersion	3.81			
Coefficient of Variation	5.18			

Neighborhood: 3030

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.98%	\$265,000.00	\$265,000.00	\$273,853.00
High Value	115.61%	\$410,000.00	\$410,000.00	\$383,672.00
Median	101.76%	\$322,500.00	\$322,500.00	\$323,886.00
Mean	101.55%	\$326,411.11	\$326,411.11	\$330,383.39
Weighted Mean	101.22%			
Standard Deviation	5.81	38,279.94	38,279.94	32,536.31
Coefficient of Dispersion	4.25			
Coefficient of Variation	5.72			

Neighborhood: 3160

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3160

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.24%	\$290,000.00	\$290,000.00	\$277,528.00
High Value	116.49%	\$397,500.00	\$397,500.00	\$368,107.00
Median	100.69%	\$313,000.00	\$313,000.00	\$334,423.50
Mean	102.37%	\$321,450.00	\$321,450.00	\$327,748.75
Weighted Mean	101.96%			
Standard Deviation	8.20	28,958.18	28,958.18	24,067.54
Coefficient of Dispersion	6.42			
Coefficient of Variation	8.01			

Neighborhood: 3233

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.08%	\$332,000.00	\$332,000.00	\$351,622.00
High Value	105.91%	\$409,500.00	\$409,500.00	\$410,657.00
Median	101.35%	\$370,000.00	\$370,000.00	\$368,068.00
Mean	100.87%	\$374,416.67	\$374,416.67	\$377,089.33
Weighted Mean	100.71%			
Standard Deviation	3.24	29,705.92	29,705.92	22,770.85
Coefficient of Dispersion	2.20			
Coefficient of Variation	3.21			

Neighborhood: 3234

	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: 3234

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.61%	\$470,000.00	\$470,000.00	\$530,056.00
High Value	116.08%	\$925,000.00	\$925,000.00	\$791,912.00
Median	102.72%	\$548,000.00	\$548,000.00	\$589,618.00
Mean	103.21%	\$595,222.22	\$595,222.22	\$605,096.67
Weighted Mean	101.66%			
Standard Deviation	9.05	135,633.49	135,633.49	82,463.91
Coefficient of Dispersion	5.79			
Coefficient of Variation	8.77			

Neighborhood: 3240

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.46%	\$407,500.00	\$407,500.00	\$376,097.00
High Value	111.52%	\$846,000.00	\$846,000.00	\$780,541.00
Median	101.11%	\$547,000.00	\$547,000.00	\$540,400.00
Mean	99.77%	\$558,715.16	\$558,715.16	\$555,754.26
Weighted Mean	99.47%			
Standard Deviation	8.09	128,683.90	128,683.90	126,501.84
Coefficient of Dispersion	6.72			
Coefficient of Variation	8.10			

Neighborhood: 3411

	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: 3411

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.22%	\$282,500.00	\$282,500.00	\$259,651.00
High Value	115.24%	\$585,000.00	\$585,000.00	\$580,395.00
Median	98.55%	\$392,750.00	\$392,750.00	\$400,102.50
Mean	99.05%	\$408,461.96	\$408,461.96	\$405,263.85
Weighted Mean	99.22%			
Standard Deviation	6.83	81,465.74	81,465.74	87,706.73
Coefficient of Dispersion	5.37			
Coefficient of Variation	6.89			

Neighborhood: 3522

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.62%	\$300,000.00	\$300,000.00	\$310,788.00
High Value	116.14%	\$666,500.00	\$666,500.00	\$586,943.00
Median	99.69%	\$383,000.00	\$383,000.00	\$388,291.50
Mean	100.78%	\$398,512.31	\$398,512.31	\$400,271.12
Weighted Mean	100.44%			
Standard Deviation	6.80	71,166.35	71,166.35	66,388.67
Coefficient of Dispersion	5.44			
Coefficient of Variation	6.75			

Neighborhood: 3523

	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: 3523

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.32%	\$355,000.00	\$355,000.00	\$367,941.00
High Value	103.65%	\$447,000.00	\$447,000.00	\$417,441.00
Median	101.16%	\$398,500.00	\$398,500.00	\$398,798.00
Mean	99.96%	\$397,785.71	\$397,785.71	\$396,653.14
Weighted Mean	99.72%			
Standard Deviation	3.87	33,436.33	33,436.33	20,950.35
Coefficient of Dispersion	2.56			
Coefficient of Variation	3.87			

Neighborhood: 3524

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.22%	\$286,000.00	\$286,000.00	\$284,963.00
High Value	116.27%	\$475,000.00	\$475,000.00	\$484,804.00
Median	101.35%	\$340,000.00	\$340,000.00	\$351,820.00
Mean	101.69%	\$345,897.73	\$345,897.73	\$351,239.73
Weighted Mean	101.54%			
Standard Deviation	5.96	40,369.74	40,369.74	41,523.92
Coefficient of Dispersion	4.69			
Coefficient of Variation	5.86			

Neighborhood: 3525

	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: 3525					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.16%	\$440,000.00	\$440,000.00	\$452,731.00	
High Value	111.48%	\$587,500.00	\$587,500.00	\$552,396.00	
Median	101.34%	\$496,250.00	\$496,250.00	\$494,391.00	
Mean	101.23%	\$493,562.50	\$493,562.50	\$497,712.06	
Weighted Mean	100.84%				
Standard Deviation	8.11	37,068.80	37,068.80	30,494.80	
Coefficient of Dispersion	6.93				
Coefficient of Variation	8.01				

Neighborhood: 3526					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	94.77%	\$370,000.00	\$370,000.00	\$376,769.00	
High Value	108.10%	\$540,000.00	\$540,000.00	\$549,894.00	
Median	101.27%	\$482,500.00	\$482,500.00	\$487,843.50	
Mean	101.98%	\$472,111.30	\$472,111.30	\$480,773.80	
Weighted Mean	101.83%				
Standard Deviation	4.38	55,824.47	55,824.47	53,707.92	
Coefficient of Dispersion	3.48				
Coefficient of Variation	4.29				

Neighborhood: 3601					
	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: 3601					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.58%	\$405,000.00	\$405,000.00	\$445,473.00	
High Value	115.17%	\$770,000.00	\$770,000.00	\$795,946.00	
Median	101.53%	\$566,250.00	\$566,250.00	\$580,864.00	
Mean	101.92%	\$577,050.00	\$577,050.00	\$586,044.90	
Weighted Mean	101.56%				
Standard Deviation	7.21	111,978.78	111,978.78	113,379.66	
Coefficient of Dispersion	5.60				
Coefficient of Variation	7.08				

Neighborhood: 3602					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.82%	\$335,000.00	\$335,000.00	\$341,059.00	
High Value	108.42%	\$650,000.00	\$650,000.00	\$628,082.00	
Median	101.29%	\$496,250.00	\$496,250.00	\$512,674.00	
Mean	100.43%	\$502,450.00	\$502,450.00	\$504,063.30	
Weighted Mean	100.32%				
Standard Deviation	5.06	101,938.01	101,938.01	99,962.58	
Coefficient of Dispersion	3.82				
Coefficient of Variation	5.03				

Neighborhood: 3603					
	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: 3603

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.15%	\$382,500.00	\$382,500.00	\$421,008.00
High Value	114.68%	\$525,000.00	\$525,000.00	\$525,831.00
Median	100.57%	\$439,950.00	\$439,950.00	\$447,213.50
Mean	103.11%	\$441,550.00	\$441,550.00	\$453,815.63
Weighted Mean	102.78%			
Standard Deviation	5.59	44,463.53	44,463.53	33,877.57
Coefficient of Dispersion	3.54			
Coefficient of Variation	5.42			

Neighborhood: 3606

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.59%	\$265,000.00	\$265,000.00	\$246,885.00
High Value	115.05%	\$600,000.00	\$600,000.00	\$634,621.00
Median	100.94%	\$384,990.00	\$384,990.00	\$381,132.00
Mean	100.06%	\$397,543.68	\$397,543.68	\$396,818.19
Weighted Mean	99.82%			
Standard Deviation	7.50	72,101.96	72,101.96	73,341.70
Coefficient of Dispersion	6.09			
Coefficient of Variation	7.49			

Neighborhood: 3607

	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: 3607					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.64%	\$269,999.00	\$269,999.00	\$306,137.00	
High Value	115.37%	\$560,000.00	\$560,000.00	\$641,271.00	
Median	96.98%	\$420,000.00	\$420,000.00	\$412,244.00	
Mean	100.41%	\$425,174.40	\$425,174.40	\$423,987.44	
Weighted Mean	99.72%				
Standard Deviation	7.50	80,813.58	80,813.58	73,454.92	
Coefficient of Dispersion	6.21				
Coefficient of Variation	7.47				

Neighborhood: 3706					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.20%	\$270,000.00	\$270,000.00	\$278,444.00	
High Value	113.89%	\$685,990.00	\$685,990.00	\$726,807.00	
Median	100.93%	\$390,000.00	\$390,000.00	\$411,817.00	
Mean	100.10%	\$437,166.34	\$437,166.34	\$436,227.03	
Weighted Mean	99.79%				
Standard Deviation	6.67	115,783.83	115,783.83	112,517.42	
Coefficient of Dispersion	5.45				
Coefficient of Variation	6.66				

Neighborhood: 3711					
	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: 3711					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.15%	\$240,000.00	\$240,000.00	\$219,603.00	
High Value	115.16%	\$468,000.00	\$468,000.00	\$538,952.00	
Median	99.46%	\$330,000.00	\$330,000.00	\$334,609.00	
Mean	98.83%	\$338,165.31	\$338,165.31	\$334,760.61	
Weighted Mean	98.99%				
Standard Deviation	6.65	52,474.08	52,474.08	60,349.71	
Coefficient of Dispersion	5.27				
Coefficient of Variation	6.73				

Neighborhood: 3712					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	96.79%	\$261,000.00	\$261,000.00	\$259,789.00	
High Value	109.79%	\$362,000.00	\$362,000.00	\$378,480.00	
Median	100.94%	\$330,000.00	\$330,000.00	\$347,799.50	
Mean	102.14%	\$323,166.67	\$323,166.67	\$330,201.83	
Weighted Mean	102.18%				
Standard Deviation	4.58	39,726.15	39,726.15	43,674.51	
Coefficient of Dispersion	3.22				
Coefficient of Variation	4.48				

Neighborhood: 3714					
	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: 3714					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.35%	\$260,000.00	\$260,000.00	\$256,063.00	
High Value	105.82%	\$370,000.00	\$370,000.00	\$374,948.00	
Median	102.62%	\$312,000.00	\$312,000.00	\$325,283.00	
Mean	99.57%	\$312,750.00	\$312,750.00	\$311,602.75	
Weighted Mean	99.63%				
Standard Deviation	7.00	35,095.79	35,095.79	42,864.00	
Coefficient of Dispersion	4.92				
Coefficient of Variation	7.03				

Neighborhood: 3721					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.33%	\$295,000.00	\$295,000.00	\$271,243.00	
High Value	115.65%	\$725,000.00	\$725,000.00	\$789,519.00	
Median	100.99%	\$385,000.00	\$385,000.00	\$392,979.00	
Mean	101.03%	\$413,233.45	\$413,233.45	\$418,803.36	
Weighted Mean	101.35%				
Standard Deviation	6.85	106,162.86	106,162.86	115,257.65	
Coefficient of Dispersion	5.38				
Coefficient of Variation	6.78				

Neighborhood: 3730					
	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: 3730

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.38%	\$307,000.00	\$307,000.00	\$281,042.00
High Value	114.76%	\$450,000.00	\$450,000.00	\$453,290.00
Median	100.93%	\$349,000.00	\$349,000.00	\$349,287.00
Mean	100.29%	\$350,652.13	\$350,652.13	\$351,454.36
Weighted Mean	100.23%			
Standard Deviation	5.64	32,700.17	32,700.17	35,749.41
Coefficient of Dispersion	4.36			
Coefficient of Variation	5.62			

Neighborhood: 4047

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.76%	\$290,000.00	\$290,000.00	\$277,688.00
High Value	110.55%	\$395,000.00	\$395,000.00	\$430,759.00
Median	101.30%	\$342,500.00	\$342,500.00	\$343,330.50
Mean	101.40%	\$344,916.67	\$344,916.67	\$350,229.58
Weighted Mean	101.54%			
Standard Deviation	6.23	34,365.57	34,365.57	45,140.44
Coefficient of Dispersion	5.22			
Coefficient of Variation	6.14			

Neighborhood: 4048

	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: 4048

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.94%	\$260,000.00	\$260,000.00	\$239,036.00
High Value	103.67%	\$310,000.00	\$310,000.00	\$321,365.00
Median	95.96%	\$271,000.00	\$271,000.00	\$260,035.00
Mean	96.88%	\$278,000.00	\$278,000.00	\$270,117.75
Weighted Mean	97.16%			
Standard Deviation	5.33	21,969.68	21,969.68	35,903.91
Coefficient of Dispersion	4.39			
Coefficient of Variation	5.50			

Neighborhood: 4049

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.22%	\$295,000.00	\$295,000.00	\$254,342.00
High Value	112.94%	\$459,900.00	\$459,900.00	\$459,261.00
Median	101.09%	\$340,000.00	\$340,000.00	\$340,769.50
Mean	101.17%	\$349,862.50	\$349,862.50	\$354,954.00
Weighted Mean	101.46%			
Standard Deviation	7.51	45,513.89	45,513.89	59,485.70
Coefficient of Dispersion	5.73			
Coefficient of Variation	7.42			

Neighborhood: 4510

	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: 4510

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.23%	\$265,000.00	\$265,000.00	\$254,515.00
High Value	115.49%	\$360,000.00	\$360,000.00	\$415,324.00
Median	99.77%	\$283,500.00	\$283,500.00	\$283,366.50
Mean	102.28%	\$299,375.00	\$299,375.00	\$307,966.88
Weighted Mean	102.87%			
Standard Deviation	8.61	34,948.69	34,948.69	57,770.61
Coefficient of Dispersion	6.18			
Coefficient of Variation	8.42			

Neighborhood: 4511

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.12%	\$190,000.00	\$190,000.00	\$171,226.00
High Value	115.65%	\$290,000.00	\$290,000.00	\$319,554.00
Median	98.43%	\$234,500.00	\$234,500.00	\$234,061.00
Mean	101.07%	\$242,187.50	\$242,000.00	\$245,062.75
Weighted Mean	101.19%			
Standard Deviation	7.84	35,496.89	35,279.83	42,503.05
Coefficient of Dispersion	6.23			
Coefficient of Variation	7.76			

Neighborhood: 9700

	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: 9700

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.28%	\$665,000.00	\$665,000.00	\$673,623.00
High Value	110.15%	\$1,080,000.00	\$1,080,000.00	\$1,113,999.00
Median	101.30%	\$880,000.00	\$880,000.00	\$870,173.00
Mean	101.44%	\$872,468.24	\$872,468.24	\$880,363.12
Weighted Mean	100.90%			
Standard Deviation	5.16	147,040.15	147,040.15	124,542.68
Coefficient of Dispersion	3.97			
Coefficient of Variation	5.09			

Neighborhood: 9705

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.37%	\$480,000.00	\$480,000.00	\$497,393.00
High Value	113.76%	\$803,000.00	\$803,000.00	\$819,220.00
Median	101.03%	\$600,000.00	\$600,000.00	\$629,488.00
Mean	102.71%	\$612,285.82	\$612,285.82	\$628,061.82
Weighted Mean	102.58%			
Standard Deviation	5.72	76,812.98	76,812.98	78,345.11
Coefficient of Dispersion	4.29			
Coefficient of Variation	5.57			

Neighborhood: 9706

	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: 9706

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.14%	\$557,000.00	\$557,000.00	\$588,892.00
High Value	109.69%	\$1,050,000.00	\$1,050,000.00	\$1,003,432.00
Median	101.33%	\$752,450.00	\$752,450.00	\$757,854.00
Mean	99.59%	\$785,028.57	\$785,028.57	\$779,596.00
Weighted Mean	99.31%			
Standard Deviation	8.30	139,234.51	139,234.51	140,535.37
Coefficient of Dispersion	7.24			
Coefficient of Variation	8.34			

Neighborhood: 9708

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.74%	\$1,325,000.00	\$1,325,000.00	\$1,345,124.00
High Value	106.33%	\$1,405,000.00	\$1,405,000.00	\$1,408,879.00
Median	101.03%	\$1,365,000.00	\$1,365,000.00	\$1,377,001.50
Mean	101.03%	\$1,365,000.00	\$1,365,000.00	\$1,377,001.50
Weighted Mean	100.88%			
Standard Deviation	7.49	56,568.54	56,568.54	45,081.59
Coefficient of Dispersion	5.24			
Coefficient of Variation	7.41			

Neighborhood: 9726

	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: 9726

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.68%	\$350,000.00	\$350,000.00	\$355,396.00
High Value	115.97%	\$832,212.00	\$832,212.00	\$789,749.00
Median	99.78%	\$535,000.00	\$535,000.00	\$524,474.00
Mean	99.43%	\$535,422.59	\$534,915.48	\$529,341.66
Weighted Mean	98.86%			
Standard Deviation	6.04	110,939.51	110,995.53	98,426.38
Coefficient of Dispersion	4.96			
Coefficient of Variation	6.08			

Neighborhood: 9727

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.64%	\$1,050,000.00	\$1,050,000.00	\$1,075,022.00
High Value	106.08%	\$1,350,000.00	\$1,350,000.00	\$1,378,995.00
Median	101.00%	\$1,300,000.00	\$1,300,000.00	\$1,285,834.00
Mean	100.25%	\$1,262,000.00	\$1,262,000.00	\$1,264,123.00
Weighted Mean	100.17%			
Standard Deviation	4.67	120,291.31	120,291.31	123,996.29
Coefficient of Dispersion	3.30			
Coefficient of Variation	4.66			

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	80.83%	\$190,000.00	\$190,000.00	\$171,226.00
High Value	118.80%	\$2,093,941.00	\$2,093,941.00	\$1,982,676.00
Median	100.63%	\$465,000.00	\$465,000.00	\$475,091.00
Mean	100.63%	\$512,503.26	\$512,457.25	\$513,671.62
Weighted Mean	100.23%			
Standard Deviation	6.74	213,122.77	213,123.16	208,160.23
Coefficient of Dispersion	5.39			
Coefficient of Variation	6.70			

Sales Ratio Report

As Of: 3/18/2026

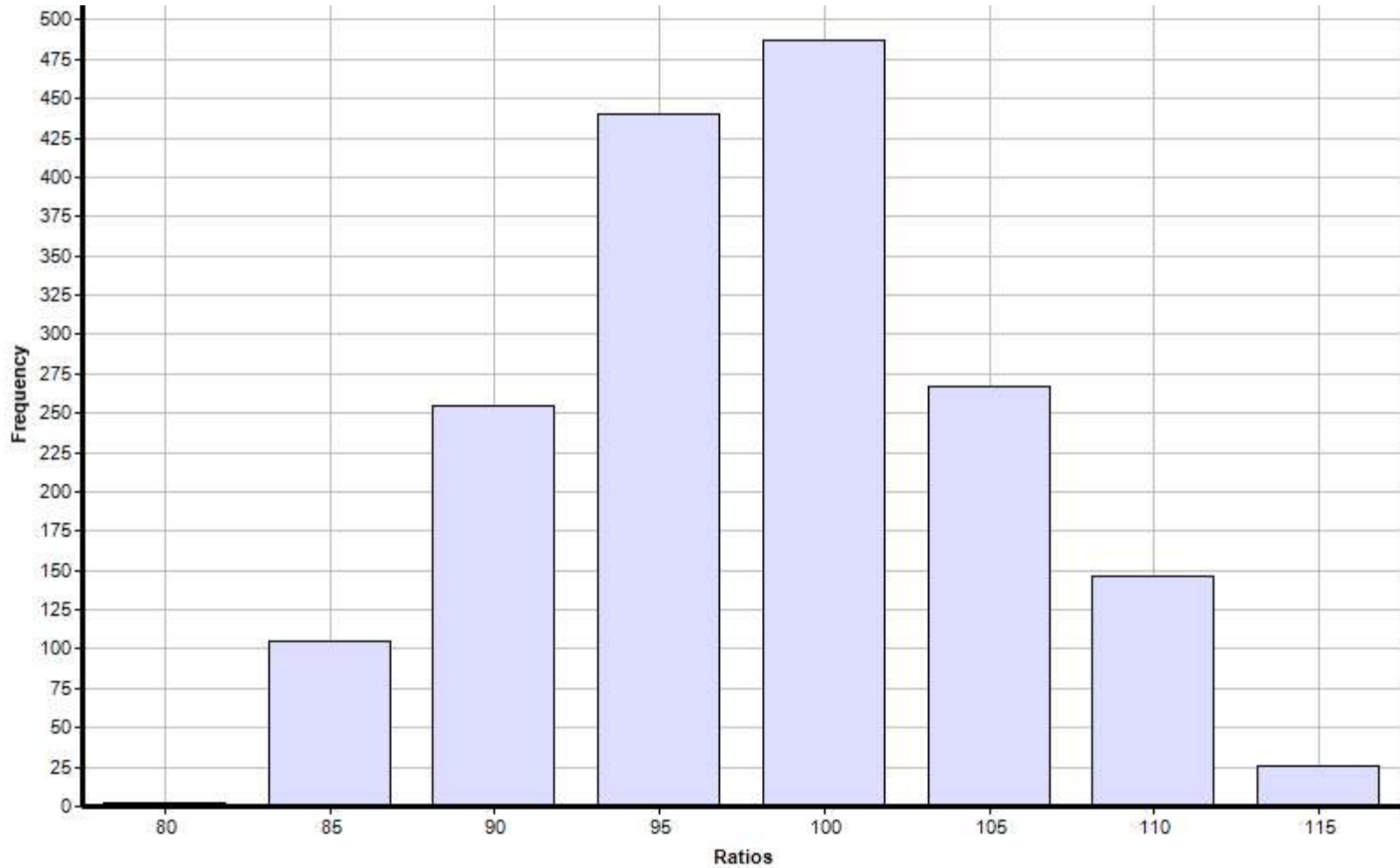
Tax Year: 2026

Values - Final

Sale Price - Actual

APPRAISAL

Histogram of Sales Ratios for Report Totals
Number of Sales = 1728 Mean = 100.63 Median = 100.63



Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

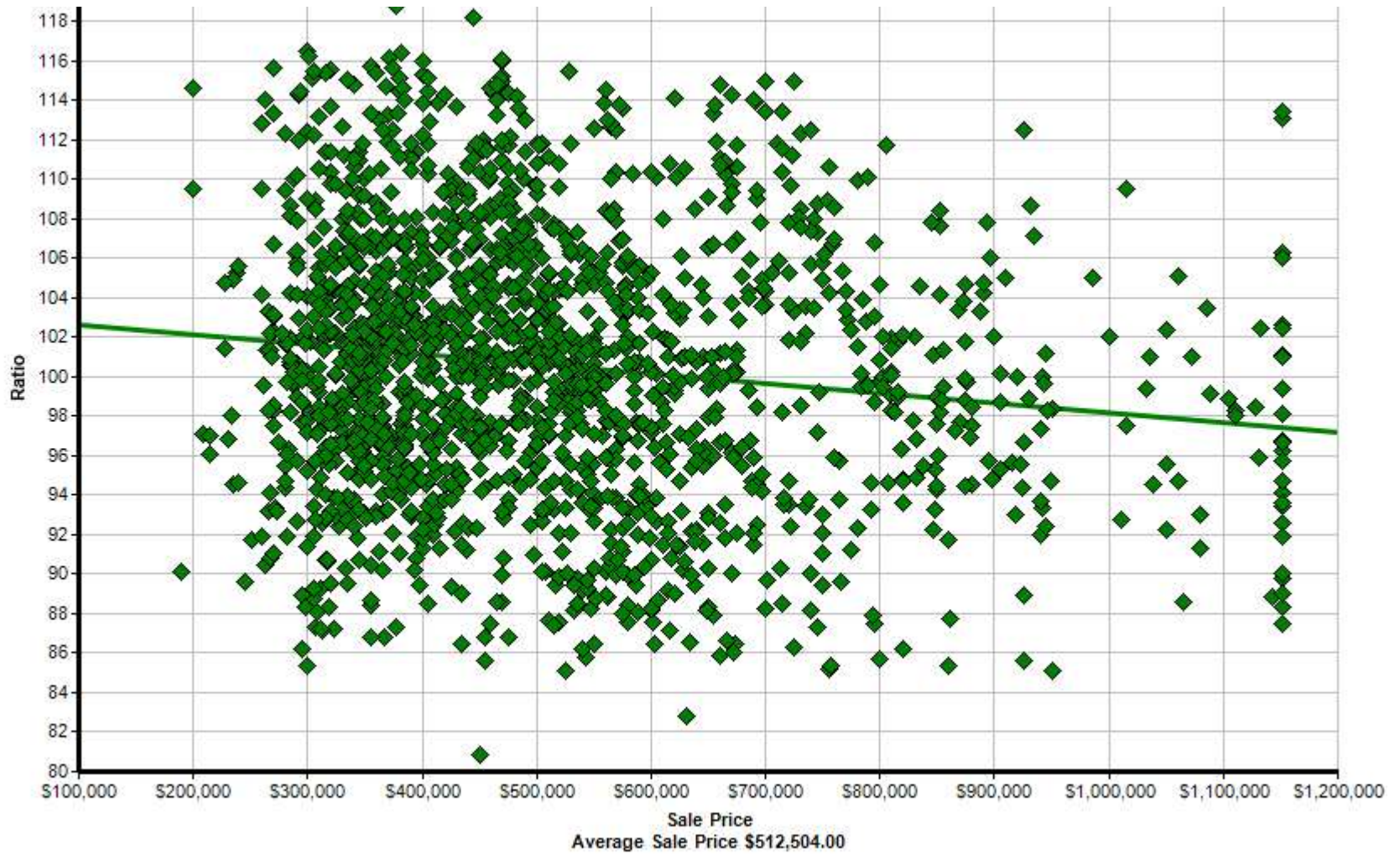
Values - Final

Sale Price - Actual

APPRAISAL

Sales Ratio by Price with Trendline for Report Totals

PRD = 100.396



Sales Ratio Report

As Of: 3/18/2026

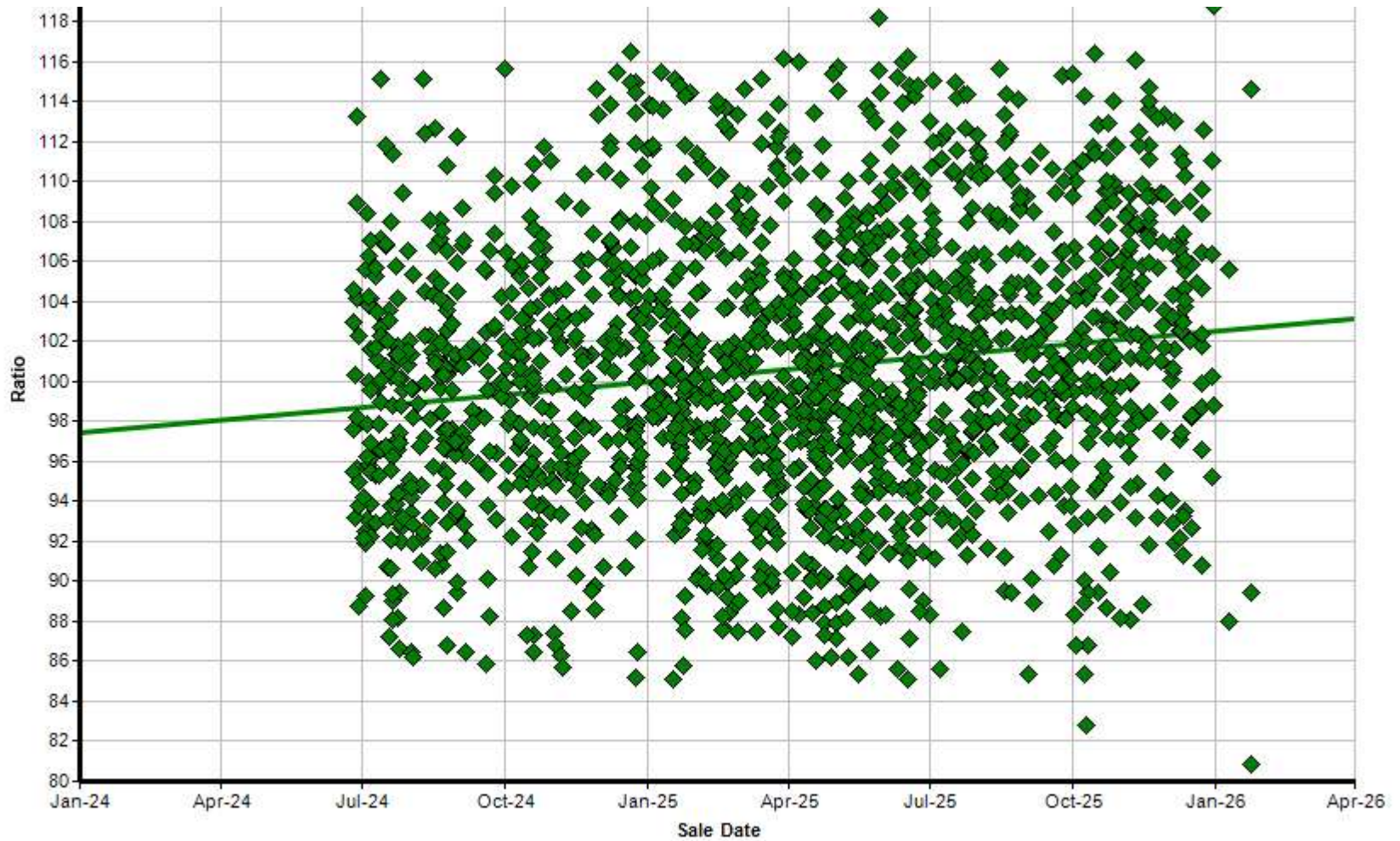
Tax Year: 2026

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

APPRAISAL

Sales Ratio Report

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

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 - West

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

Reporting Thresholds: 1
Statistics: Standard

Run Totals

Sales Considered: 1728

Sales Used 1728

By Validity Code VTVSP: 1728

By Sale Type
RSLN: 44
RSLR: 9
VRN: 560
VRR: 1115