

Sales Ratio Report

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

APPRAISAL

Neighborhood: 9012				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.25%	\$266,000.00	\$266,000.00	\$253,229.00
High Value	111.17%	\$330,000.00	\$330,000.00	\$348,978.00
Median	101.06%	\$288,500.00	\$288,500.00	\$289,762.00
Mean	102.28%	\$295,111.11	\$295,111.11	\$302,375.22
Weighted Mean	102.46%			
Standard Deviation	6.33	22,235.64	22,235.64	35,013.75
Coefficient of Dispersion	4.57			
Coefficient of Variation	6.19			

Neighborhood: 9013				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.13%	\$425,000.00	\$425,000.00	\$414,614.00
High Value	112.46%	\$653,000.00	\$653,000.00	\$663,276.00
Median	99.69%	\$557,500.00	\$557,500.00	\$555,332.50
Mean	101.51%	\$545,099.00	\$545,099.00	\$552,838.70
Weighted Mean	101.42%			
Standard Deviation	6.56	59,872.09	59,872.09	64,931.43
Coefficient of Dispersion	5.47			
Coefficient of Variation	6.46			

Neighborhood: 9014				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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APPRAISAL

Neighborhood: 9014

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.93%	\$302,500.00	\$302,500.00	\$314,064.00
High Value	112.62%	\$525,000.00	\$525,000.00	\$515,777.00
Median	101.97%	\$389,000.00	\$389,000.00	\$390,277.50
Mean	102.48%	\$386,232.50	\$386,232.50	\$394,709.25
Weighted Mean	102.19%			
Standard Deviation	4.97	55,951.90	55,951.90	51,450.13
Coefficient of Dispersion	4.05			
Coefficient of Variation	4.85			

Neighborhood: 9019

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.85%	\$400,000.00	\$400,000.00	\$404,186.00
High Value	101.05%	\$500,000.00	\$500,000.00	\$504,240.00
Median	100.95%	\$450,000.00	\$450,000.00	\$454,213.00
Mean	100.95%	\$450,000.00	\$450,000.00	\$454,213.00
Weighted Mean	100.94%			
Standard Deviation	0.14	70,710.68	70,710.68	70,748.86
Coefficient of Dispersion	0.10			
Coefficient of Variation	0.14			

Neighborhood: 9020

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 9020

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.59%	\$600,000.00	\$600,000.00	\$586,163.00
High Value	109.54%	\$950,000.00	\$950,000.00	\$881,967.00
Median	101.20%	\$680,000.00	\$680,000.00	\$727,150.50
Mean	100.34%	\$743,666.67	\$743,666.67	\$738,216.00
Weighted Mean	99.27%			
Standard Deviation	7.38	165,277.54	165,277.54	121,016.99
Coefficient of Dispersion	6.22			
Coefficient of Variation	7.35			

Neighborhood: 9022

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.63%	\$577,000.00	\$577,000.00	\$630,007.00
High Value	109.95%	\$850,000.00	\$850,000.00	\$870,895.00
Median	100.94%	\$772,500.00	\$772,500.00	\$758,085.50
Mean	100.81%	\$746,382.14	\$746,382.14	\$749,769.36
Weighted Mean	100.45%			
Standard Deviation	6.91	84,158.04	84,158.04	76,336.58
Coefficient of Dispersion	5.66			
Coefficient of Variation	6.86			

Neighborhood: 9023

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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APPRAISAL

Neighborhood: 9023

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.86%	\$725,000.00	\$725,000.00	\$735,894.00
High Value	105.74%	\$1,225,000.00	\$1,225,000.00	\$1,113,008.00
Median	101.24%	\$1,049,500.00	\$1,049,500.00	\$1,083,618.00
Mean	99.77%	\$1,012,250.00	\$1,012,250.00	\$1,004,034.50
Weighted Mean	99.19%			
Standard Deviation	6.31	212,485.88	212,485.88	180,569.05
Coefficient of Dispersion	3.80			
Coefficient of Variation	6.33			

Neighborhood: 9025

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.19%	\$266,800.00	\$266,800.00	\$288,445.00
High Value	108.11%	\$353,000.00	\$353,000.00	\$357,858.00
Median	101.43%	\$332,500.00	\$332,500.00	\$330,443.00
Mean	102.04%	\$321,200.00	\$321,200.00	\$326,797.25
Weighted Mean	101.74%			
Standard Deviation	4.52	38,028.41	38,028.41	31,024.28
Coefficient of Dispersion	2.72			
Coefficient of Variation	4.43			

Neighborhood: 9026

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 9026				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.70%	\$725,000.00	\$725,000.00	\$701,578.00
High Value	107.13%	\$1,080,000.00	\$1,080,000.00	\$968,713.00
Median	100.88%	\$765,000.00	\$765,000.00	\$819,519.00
Mean	100.26%	\$832,000.00	\$832,000.00	\$827,614.00
Weighted Mean	99.47%			
Standard Deviation	7.32	145,928.06	145,928.06	96,811.53
Coefficient of Dispersion	5.45			
Coefficient of Variation	7.30			

Neighborhood: 9027				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.11%	\$535,000.00	\$535,000.00	\$523,453.00
High Value	105.87%	\$790,000.00	\$790,000.00	\$783,199.00
Median	97.85%	\$582,500.00	\$582,500.00	\$572,680.00
Mean	99.42%	\$624,044.44	\$624,044.44	\$619,381.33
Weighted Mean	99.25%			
Standard Deviation	4.94	95,111.15	95,111.15	91,419.21
Coefficient of Dispersion	4.25			
Coefficient of Variation	4.97			

Neighborhood: 9031				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 9031					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.21%	\$610,000.00	\$610,000.00	\$619,125.00	
High Value	102.15%	\$800,000.00	\$800,000.00	\$807,241.00	
Median	101.20%	\$742,500.00	\$742,500.00	\$715,185.00	
Mean	98.69%	\$723,750.00	\$723,750.00	\$714,184.00	
Weighted Mean	98.68%				
Standard Deviation	5.68	81,789.87	81,789.87	91,612.72	
Coefficient of Dispersion	3.10				
Coefficient of Variation	5.75				

Neighborhood: 9032					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.80%	\$650,000.00	\$650,000.00	\$680,959.00	
High Value	113.04%	\$870,000.00	\$870,000.00	\$877,991.00	
Median	100.92%	\$769,500.00	\$769,500.00	\$732,610.00	
Mean	101.26%	\$769,900.00	\$769,900.00	\$777,498.60	
Weighted Mean	100.99%				
Standard Deviation	8.84	84,631.85	84,631.85	90,272.05	
Coefficient of Dispersion	5.99				
Coefficient of Variation	8.73				

Neighborhood: 9033					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 9033

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.28%	\$555,000.00	\$555,000.00	\$558,300.00
High Value	108.78%	\$900,000.00	\$900,000.00	\$903,275.00
Median	100.69%	\$669,500.00	\$669,500.00	\$690,523.00
Mean	100.04%	\$691,571.43	\$691,571.43	\$690,488.00
Weighted Mean	99.84%			
Standard Deviation	5.14	104,592.04	104,592.04	100,169.40
Coefficient of Dispersion	4.05			
Coefficient of Variation	5.13			

Neighborhood: 9036

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.09%	\$388,000.00	\$388,000.00	\$399,777.00
High Value	104.01%	\$460,000.00	\$460,000.00	\$478,464.00
Median	102.12%	\$441,495.00	\$441,495.00	\$437,343.00
Mean	101.34%	\$432,747.50	\$432,747.50	\$438,231.75
Weighted Mean	101.27%			
Standard Deviation	3.06	34,558.86	34,558.86	33,020.55
Coefficient of Dispersion	2.14			
Coefficient of Variation	3.02			

Neighborhood: 9037

	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: 9037				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.28%	\$389,990.00	\$389,990.00	\$411,043.00
High Value	114.95%	\$668,000.00	\$668,000.00	\$633,211.00
Median	101.40%	\$515,000.00	\$515,000.00	\$511,320.00
Mean	101.40%	\$513,666.41	\$513,666.41	\$519,856.92
Weighted Mean	101.21%			
Standard Deviation	6.77	64,055.93	64,055.93	65,831.83
Coefficient of Dispersion	5.25			
Coefficient of Variation	6.67			

Neighborhood: 9039				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.10%	\$435,500.00	\$435,500.00	\$497,509.00
High Value	114.24%	\$669,000.00	\$669,000.00	\$681,089.00
Median	100.81%	\$580,250.00	\$580,250.00	\$583,204.00
Mean	102.12%	\$566,929.13	\$566,929.13	\$576,939.92
Weighted Mean	101.77%			
Standard Deviation	5.12	58,478.72	58,478.72	46,100.80
Coefficient of Dispersion	3.69			
Coefficient of Variation	5.01			

Neighborhood: 9042				
	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: 9042

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.28%	\$428,000.00	\$428,000.00	\$459,246.00
High Value	112.67%	\$600,500.00	\$600,500.00	\$606,812.00
Median	101.05%	\$532,500.00	\$532,500.00	\$493,729.00
Mean	101.85%	\$515,300.00	\$515,300.00	\$521,602.56
Weighted Mean	101.22%			
Standard Deviation	8.47	66,202.70	66,202.70	52,796.72
Coefficient of Dispersion	6.38			
Coefficient of Variation	8.32			

Neighborhood: 9044

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.22%	\$427,000.00	\$427,000.00	\$402,328.00
High Value	108.92%	\$610,000.00	\$610,000.00	\$619,052.00
Median	101.46%	\$475,000.00	\$475,000.00	\$481,926.00
Mean	100.42%	\$496,400.00	\$496,400.00	\$499,082.00
Weighted Mean	100.54%			
Standard Deviation	5.75	68,718.99	68,718.99	78,373.95
Coefficient of Dispersion	3.97			
Coefficient of Variation	5.72			

Neighborhood: 9085

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 9085					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	98.55%	\$400,000.00	\$400,000.00	\$395,448.00	
High Value	112.53%	\$446,000.00	\$446,000.00	\$458,559.00	
Median	101.19%	\$408,000.00	\$408,000.00	\$423,751.00	
Mean	102.79%	\$417,800.00	\$417,800.00	\$429,268.00	
Weighted Mean	102.74%				
Standard Deviation	5.72	19,498.72	19,498.72	27,399.95	
Coefficient of Dispersion	3.55				
Coefficient of Variation	5.56				

Neighborhood: 9086					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.65%	\$280,000.00	\$280,000.00	\$291,177.00	
High Value	112.37%	\$424,900.00	\$424,900.00	\$459,476.00	
Median	101.24%	\$355,000.00	\$355,000.00	\$364,574.00	
Mean	101.12%	\$362,154.55	\$362,154.55	\$365,832.27	
Weighted Mean	101.02%				
Standard Deviation	5.57	33,629.38	33,629.38	36,304.02	
Coefficient of Dispersion	4.60				
Coefficient of Variation	5.51				

Neighborhood: 9130					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 9130

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.82%	\$439,900.00	\$439,900.00	\$404,195.00
High Value	105.77%	\$458,300.00	\$458,300.00	\$466,972.00
Median	101.14%	\$450,000.00	\$450,000.00	\$458,497.50
Mean	99.47%	\$449,550.00	\$449,550.00	\$447,040.50
Weighted Mean	99.44%			
Standard Deviation	6.82	7,529.72	7,529.72	29,366.69
Coefficient of Dispersion	4.31			
Coefficient of Variation	6.85			

Neighborhood: 9131

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.87%	\$426,000.00	\$426,000.00	\$404,167.00
High Value	105.31%	\$431,000.00	\$431,000.00	\$453,869.00
Median	100.09%	\$428,500.00	\$428,500.00	\$429,018.00
Mean	100.09%	\$428,500.00	\$428,500.00	\$429,018.00
Weighted Mean	100.12%			
Standard Deviation	7.38	3,535.53	3,535.53	35,144.62
Coefficient of Dispersion	5.21			
Coefficient of Variation	7.37			

Neighborhood: 9132

	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: 9132

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.72%	\$365,000.00	\$365,000.00	\$367,632.00
High Value	100.96%	\$426,250.00	\$426,250.00	\$430,322.00
Median	100.84%	\$395,625.00	\$395,625.00	\$398,977.00
Mean	100.84%	\$395,625.00	\$395,625.00	\$398,977.00
Weighted Mean	100.85%			
Standard Deviation	0.17	43,310.29	43,310.29	44,328.52
Coefficient of Dispersion	0.12			
Coefficient of Variation	0.16			

Neighborhood: 9133

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.97%	\$525,000.00	\$525,000.00	\$533,564.00
High Value	107.09%	\$640,000.00	\$640,000.00	\$631,802.00
Median	100.84%	\$589,000.00	\$589,000.00	\$584,856.00
Mean	99.26%	\$584,800.00	\$584,800.00	\$579,506.20
Weighted Mean	99.09%			
Standard Deviation	5.90	40,898.66	40,898.66	38,251.49
Coefficient of Dispersion	4.36			
Coefficient of Variation	5.94			

Neighborhood: 9134

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 9134

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.38%	\$620,000.00	\$620,000.00	\$647,073.00
High Value	112.39%	\$1,130,000.00	\$1,130,000.00	\$1,144,979.00
Median	100.49%	\$775,000.00	\$775,000.00	\$784,476.00
Mean	101.22%	\$792,090.91	\$792,090.91	\$799,261.09
Weighted Mean	100.91%			
Standard Deviation	6.24	146,583.39	146,583.39	141,117.53
Coefficient of Dispersion	4.90			
Coefficient of Variation	6.16			

Neighborhood: 9135

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.73%	\$380,000.00	\$380,000.00	\$410,604.00
High Value	109.37%	\$623,400.00	\$623,400.00	\$642,420.00
Median	100.75%	\$483,500.00	\$483,500.00	\$465,816.50
Mean	100.69%	\$498,362.50	\$498,362.50	\$500,606.88
Weighted Mean	100.45%			
Standard Deviation	6.47	87,083.18	87,083.18	88,270.09
Coefficient of Dispersion	5.10			
Coefficient of Variation	6.42			

Neighborhood: 9136

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 9136				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.15%	\$630,000.00	\$630,000.00	\$676,865.00
High Value	107.44%	\$1,100,000.00	\$1,100,000.00	\$1,035,695.00
Median	100.80%	\$865,000.00	\$865,000.00	\$856,280.00
Mean	100.80%	\$865,000.00	\$865,000.00	\$856,280.00
Weighted Mean	98.99%			
Standard Deviation	9.39	332,340.19	332,340.19	253,731.13
Coefficient of Dispersion	6.59			
Coefficient of Variation	9.32			

Neighborhood: 9161				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.66%	\$595,000.00	\$595,000.00	\$652,916.00
High Value	109.73%	\$905,375.00	\$905,375.00	\$920,154.00
Median	101.62%	\$665,000.00	\$665,000.00	\$697,622.00
Mean	101.55%	\$722,707.00	\$722,707.00	\$729,917.78
Weighted Mean	101.00%			
Standard Deviation	6.11	109,813.53	109,813.53	87,483.12
Coefficient of Dispersion	4.52			
Coefficient of Variation	6.02			

Neighborhood: 9162				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 9162					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.50%	\$440,000.00	\$440,000.00	\$456,808.00	
High Value	111.44%	\$719,000.00	\$719,000.00	\$718,294.00	
Median	100.92%	\$540,000.00	\$540,000.00	\$547,323.00	
Mean	101.63%	\$545,200.00	\$545,200.00	\$551,797.64	
Weighted Mean	101.21%				
Standard Deviation	6.59	72,680.58	72,680.58	62,505.76	
Coefficient of Dispersion	5.61				
Coefficient of Variation	6.48				

Neighborhood: 9164					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.09%	\$550,000.00	\$550,000.00	\$548,290.00	
High Value	104.00%	\$710,000.00	\$710,000.00	\$725,996.00	
Median	100.97%	\$662,500.00	\$662,500.00	\$650,803.50	
Mean	99.76%	\$646,250.00	\$646,250.00	\$643,973.25	
Weighted Mean	99.65%				
Standard Deviation	4.79	74,540.26	74,540.26	72,978.56	
Coefficient of Dispersion	3.34				
Coefficient of Variation	4.80				

Neighborhood: 9171					
	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: 9171

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.34%	\$630,000.00	\$630,000.00	\$644,074.00
High Value	111.40%	\$1,220,000.00	\$1,220,000.00	\$1,096,278.00
Median	100.67%	\$822,500.00	\$822,500.00	\$855,323.00
Mean	100.05%	\$858,505.56	\$858,505.56	\$852,671.11
Weighted Mean	99.32%			
Standard Deviation	7.05	141,381.09	141,381.09	105,362.69
Coefficient of Dispersion	5.60			
Coefficient of Variation	7.04			

Neighborhood: 9181

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.67%	\$329,000.00	\$329,000.00	\$330,413.00
High Value	104.67%	\$348,000.00	\$348,000.00	\$355,249.00
Median	100.96%	\$330,000.00	\$330,000.00	\$336,401.00
Mean	101.44%	\$335,400.00	\$335,400.00	\$340,130.40
Weighted Mean	101.41%			
Standard Deviation	3.31	8,354.64	8,354.64	10,160.98
Coefficient of Dispersion	2.39			
Coefficient of Variation	3.26			

Neighborhood: 9182

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 9182

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.16%	\$360,000.00	\$360,000.00	\$375,133.00
High Value	111.22%	\$687,500.00	\$687,500.00	\$676,202.00
Median	100.22%	\$472,500.00	\$472,500.00	\$469,935.00
Mean	100.60%	\$482,300.00	\$482,300.00	\$484,544.92
Weighted Mean	100.47%			
Standard Deviation	5.25	80,933.34	80,933.34	80,814.52
Coefficient of Dispersion	4.27			
Coefficient of Variation	5.22			

Neighborhood: 9184

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.10%	\$539,000.00	\$539,000.00	\$550,917.00
High Value	110.04%	\$800,000.00	\$800,000.00	\$801,490.00
Median	100.82%	\$635,000.00	\$635,000.00	\$650,522.00
Mean	101.33%	\$650,930.00	\$650,324.74	\$659,096.26
Weighted Mean	101.25%			
Standard Deviation	4.58	70,385.86	69,806.76	72,577.64
Coefficient of Dispersion	3.69			
Coefficient of Variation	4.52			

Neighborhood: 9188

	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: 9188

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.52%	\$745,000.00	\$745,000.00	\$776,909.00
High Value	111.24%	\$919,000.00	\$919,000.00	\$935,944.00
Median	101.40%	\$850,000.00	\$850,000.00	\$828,743.00
Mean	100.16%	\$845,088.89	\$845,088.89	\$844,811.56
Weighted Mean	99.97%			
Standard Deviation	5.87	60,232.00	60,232.00	56,194.66
Coefficient of Dispersion	4.32			
Coefficient of Variation	5.86			

Neighborhood: 9190

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.60%	\$445,000.00	\$445,000.00	\$471,169.00
High Value	105.88%	\$510,000.00	\$510,000.00	\$492,657.00
Median	101.24%	\$477,500.00	\$477,500.00	\$481,913.00
Mean	101.24%	\$477,500.00	\$477,500.00	\$481,913.00
Weighted Mean	100.92%			
Standard Deviation	6.56	45,961.94	45,961.94	15,194.31
Coefficient of Dispersion	4.58			
Coefficient of Variation	6.48			

Neighborhood: 9210

	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: 9210

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.57%	\$415,000.00	\$415,000.00	\$413,207.00
High Value	102.88%	\$500,000.00	\$500,000.00	\$514,408.00
Median	101.22%	\$457,500.00	\$457,500.00	\$463,807.50
Mean	101.22%	\$457,500.00	\$457,500.00	\$463,807.50
Weighted Mean	101.38%			
Standard Deviation	2.34	60,104.08	60,104.08	71,559.91
Coefficient of Dispersion	1.64			
Coefficient of Variation	2.31			

Neighborhood: 9290

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.67%	\$350,000.00	\$350,000.00	\$353,587.00
High Value	103.65%	\$432,000.00	\$432,000.00	\$420,969.00
Median	100.65%	\$388,250.00	\$388,250.00	\$399,693.00
Mean	100.51%	\$394,000.00	\$394,000.00	\$395,553.83
Weighted Mean	100.39%			
Standard Deviation	2.84	29,801.01	29,801.01	24,166.11
Coefficient of Dispersion	2.00			
Coefficient of Variation	2.82			

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	87.28%	\$266,000.00	\$266,000.00	\$253,229.00
High Value	114.95%	\$1,225,000.00	\$1,225,000.00	\$1,144,979.00
Median	100.98%	\$548,250.00	\$548,250.00	\$554,942.50
Mean	101.05%	\$569,755.25	\$569,724.33	\$573,355.53
Weighted Mean	100.63%			
Standard Deviation	5.73	178,888.84	178,863.81	173,282.45
Coefficient of Dispersion	4.52			
Coefficient of Variation	5.67			

Sales Ratio Report

As Of: 3/18/2026

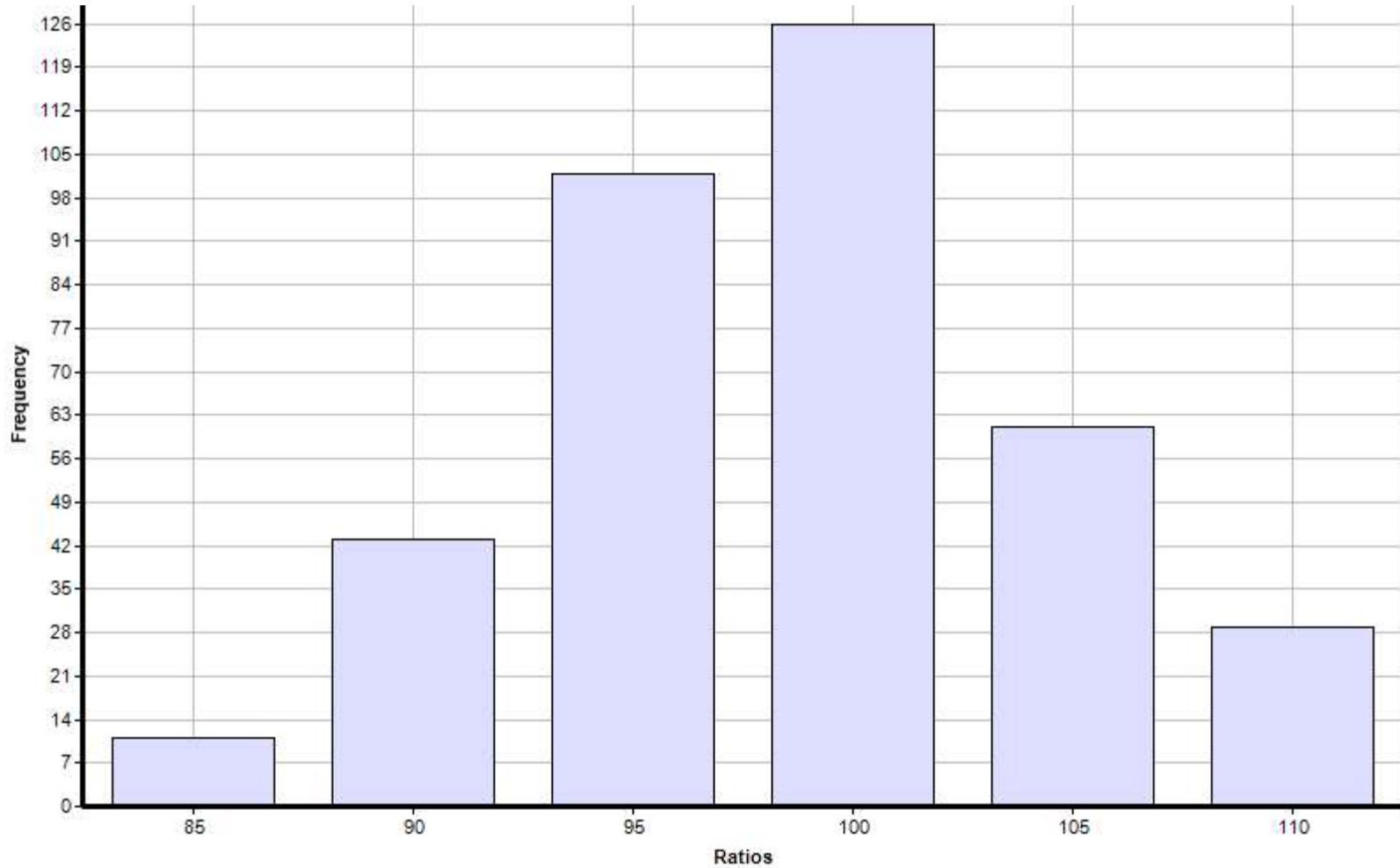
Tax Year: 2026

Values - Final

Sale Price - Actual

APPRAISAL

Histogram of Sales Ratios for Report Totals
Number of Sales = 372 Mean = 101.05 Median = 100.98



Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

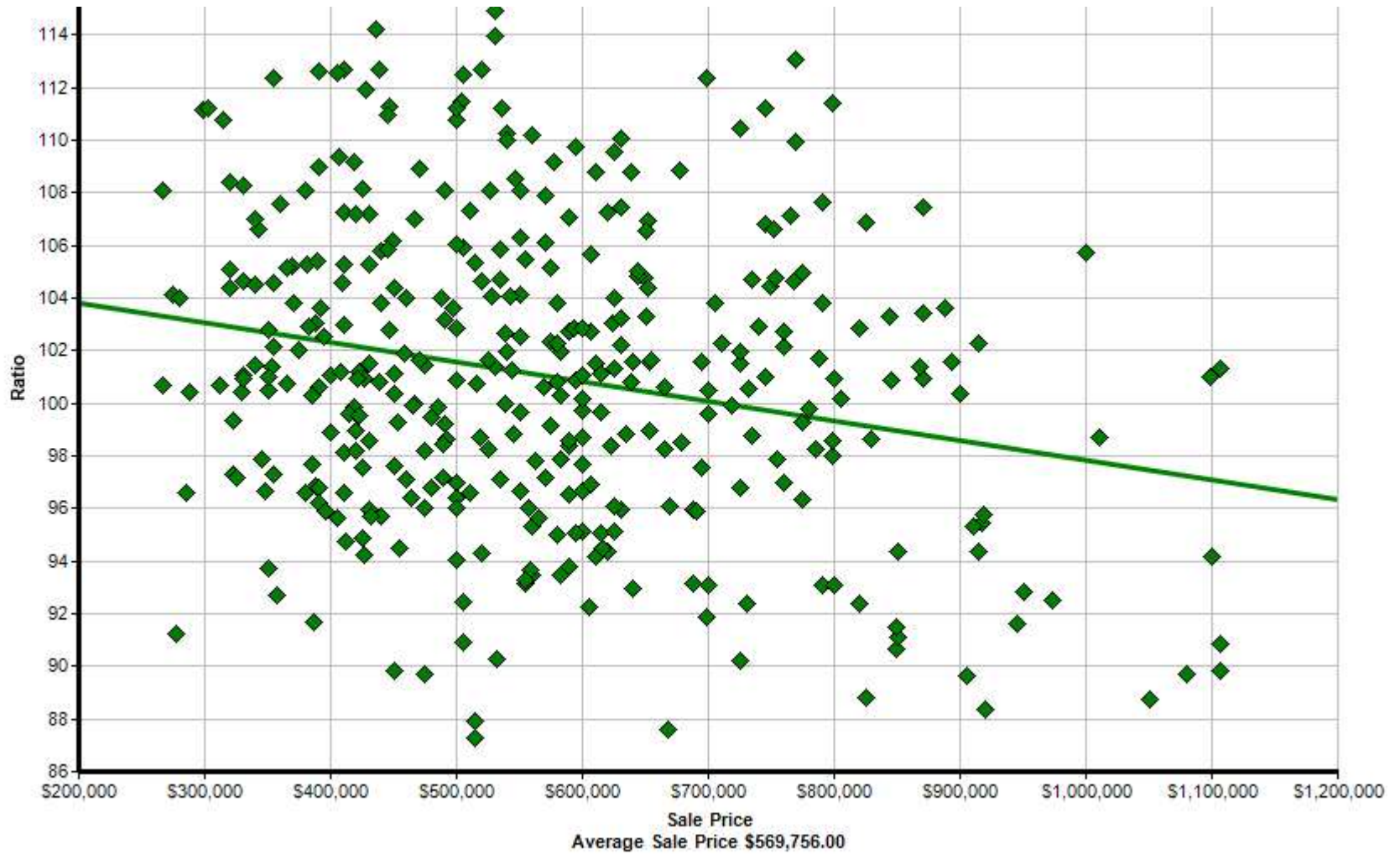
Values - Final

Sale Price - Actual

APPRAISAL

Sales Ratio by Price with Trendline for Report Totals

PRD = 100.415



Sales Ratio Report

As Of: 3/18/2026

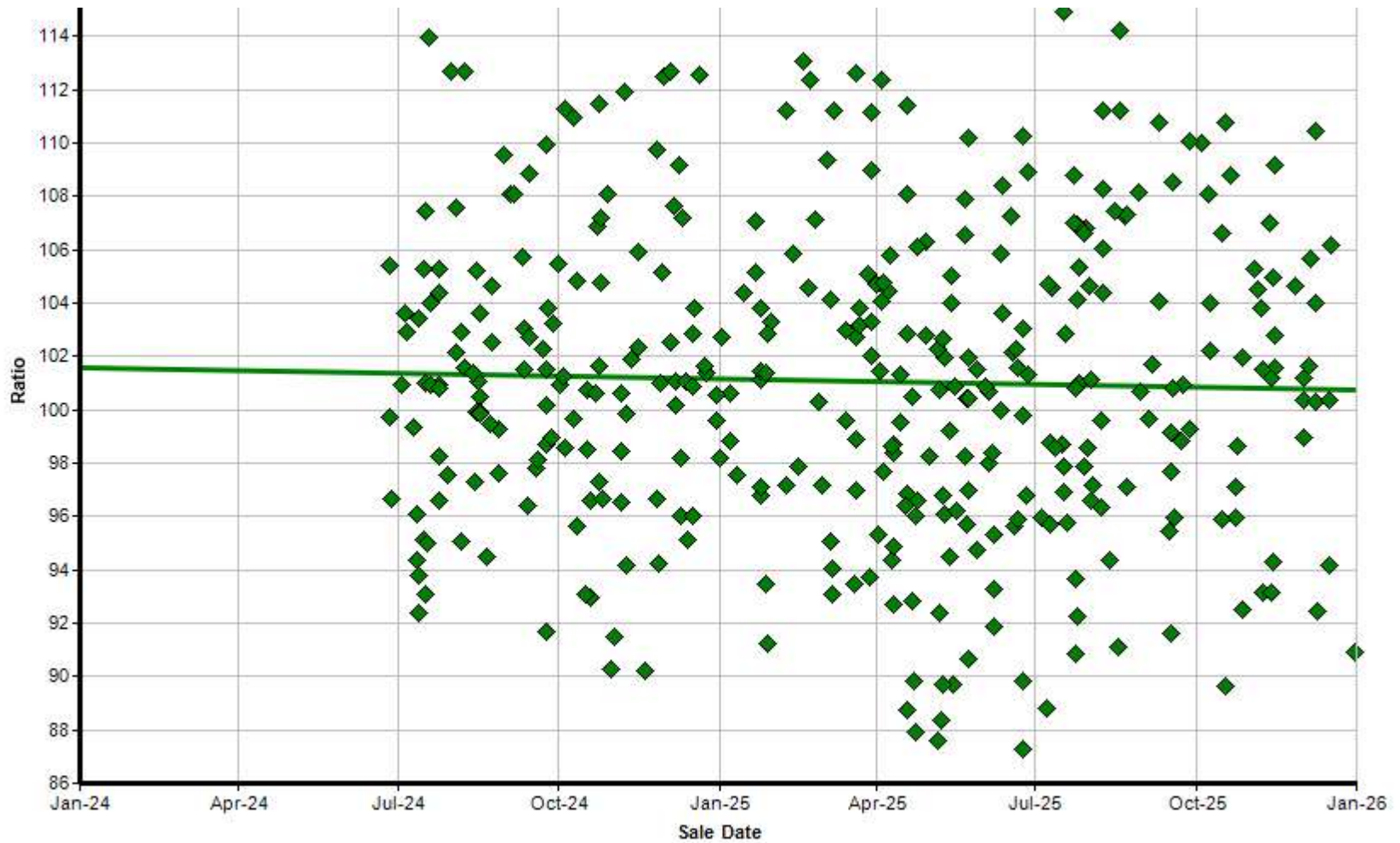
Tax Year: 2026

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 Katy - East

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

Reporting Thresholds: 1
Statistics: Standard

Run Totals

Sales Considered: 372

Sales Used 372

By Validity Code VTVSP: 372

By Sale Type RSLR: 4
VRN: 1
VRR: 367