

Sales Ratio Report

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

APPRAISAL

Neighborhood: 1000				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.31%	\$235,000.00	\$235,000.00	\$242,946.00
High Value	106.63%	\$377,500.00	\$377,500.00	\$392,516.00
Median	101.18%	\$292,500.00	\$292,500.00	\$283,311.00
Mean	99.69%	\$288,714.29	\$288,714.29	\$287,715.57
Weighted Mean	99.65%			
Standard Deviation	6.17	46,299.62	46,299.62	50,631.42
Coefficient of Dispersion	3.90			
Coefficient of Variation	6.19			

Neighborhood: 1024				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.53%	\$282,500.00	\$282,500.00	\$282,354.00
High Value	114.76%	\$514,000.00	\$514,000.00	\$544,948.00
Median	101.49%	\$375,375.00	\$375,375.00	\$390,181.00
Mean	101.79%	\$380,672.89	\$380,672.89	\$387,236.68
Weighted Mean	101.72%			
Standard Deviation	6.05	56,795.86	56,795.86	60,528.31
Coefficient of Dispersion	4.74			
Coefficient of Variation	5.94			

Neighborhood: 1025				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 1025

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.48%	\$359,000.00	\$359,000.00	\$376,392.00
High Value	108.66%	\$575,000.00	\$575,000.00	\$512,645.00
Median	101.93%	\$444,444.00	\$444,444.00	\$448,484.00
Mean	99.53%	\$450,283.36	\$450,283.36	\$444,697.73
Weighted Mean	98.76%			
Standard Deviation	7.16	63,016.84	63,016.84	38,656.23
Coefficient of Dispersion	5.34			
Coefficient of Variation	7.19			

Neighborhood: 1026

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.51%	\$353,000.00	\$353,000.00	\$351,536.00
High Value	112.48%	\$570,000.00	\$570,000.00	\$568,919.00
Median	101.41%	\$480,750.00	\$480,750.00	\$496,736.50
Mean	101.83%	\$464,937.50	\$464,937.50	\$471,235.75
Weighted Mean	101.35%			
Standard Deviation	6.92	88,870.87	88,870.87	82,273.34
Coefficient of Dispersion	4.90			
Coefficient of Variation	6.80			

Neighborhood: 1250

	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: 1250

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.96%	\$377,500.00	\$377,500.00	\$391,349.00
High Value	114.38%	\$650,000.00	\$650,000.00	\$706,479.00
Median	100.95%	\$510,763.50	\$510,763.50	\$521,607.50
Mean	101.35%	\$513,842.60	\$513,842.60	\$519,802.30
Weighted Mean	101.16%			
Standard Deviation	7.96	85,843.89	85,843.89	92,365.72
Coefficient of Dispersion	6.71			
Coefficient of Variation	7.86			

Neighborhood: 1300

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.62%	\$680,000.00	\$680,000.00	\$768,312.00
High Value	112.99%	\$870,000.00	\$870,000.00	\$828,283.00
Median	105.73%	\$783,400.00	\$783,400.00	\$797,103.00
Mean	103.45%	\$777,800.00	\$777,800.00	\$797,899.33
Weighted Mean	102.58%			
Standard Deviation	10.86	95,123.71	95,123.71	29,993.43
Coefficient of Dispersion	6.74			
Coefficient of Variation	10.50			

Neighborhood: 1339

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 1339

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.64%	\$350,000.00	\$350,000.00	\$322,627.00
High Value	114.43%	\$620,000.00	\$620,000.00	\$604,710.00
Median	100.91%	\$459,250.00	\$459,250.00	\$469,410.00
Mean	101.40%	\$470,668.75	\$470,668.75	\$475,108.25
Weighted Mean	100.94%			
Standard Deviation	9.37	84,042.72	84,042.72	81,114.56
Coefficient of Dispersion	7.96			
Coefficient of Variation	9.24			

Neighborhood: 1341

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.63%	\$303,000.00	\$303,000.00	\$335,062.00
High Value	110.58%	\$445,000.00	\$445,000.00	\$463,879.00
Median	101.14%	\$384,500.00	\$384,500.00	\$380,526.50
Mean	100.78%	\$380,875.00	\$380,875.00	\$383,107.50
Weighted Mean	100.59%			
Standard Deviation	5.95	44,302.33	44,302.33	44,443.04
Coefficient of Dispersion	4.35			
Coefficient of Variation	5.91			

Neighborhood: 1343

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 1343

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.89%	\$295,000.00	\$295,000.00	\$313,643.00
High Value	110.96%	\$400,000.00	\$400,000.00	\$399,496.00
Median	100.80%	\$337,250.00	\$337,250.00	\$349,436.00
Mean	101.32%	\$342,750.00	\$342,750.00	\$346,111.75
Weighted Mean	100.98%			
Standard Deviation	6.88	33,365.94	33,365.94	28,148.87
Coefficient of Dispersion	4.80			
Coefficient of Variation	6.79			

Neighborhood: 1344

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.00%	\$280,000.00	\$280,000.00	\$275,575.00
High Value	107.91%	\$398,000.00	\$398,000.00	\$408,795.00
Median	101.25%	\$370,000.00	\$370,000.00	\$376,507.00
Mean	101.14%	\$356,830.00	\$356,830.00	\$361,245.35
Weighted Mean	101.24%			
Standard Deviation	3.53	39,524.46	39,524.46	44,353.13
Coefficient of Dispersion	2.87			
Coefficient of Variation	3.49			

Neighborhood: 1345

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 1345					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.86%	\$305,000.00	\$305,000.00	\$302,853.00	
High Value	114.51%	\$492,000.00	\$492,000.00	\$475,797.00	
Median	98.91%	\$380,000.00	\$380,000.00	\$380,078.00	
Mean	100.59%	\$392,111.11	\$392,111.11	\$392,947.78	
Weighted Mean	100.21%				
Standard Deviation	7.98	59,414.74	59,414.74	55,964.83	
Coefficient of Dispersion	5.27				
Coefficient of Variation	7.93				

Neighborhood: 1360					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.66%	\$710,000.00	\$710,000.00	\$740,377.00	
High Value	110.46%	\$1,850,000.00	\$1,850,000.00	\$2,043,534.00	
Median	99.19%	\$865,000.00	\$865,000.00	\$839,643.00	
Mean	99.05%	\$990,000.00	\$990,000.00	\$984,240.00	
Weighted Mean	99.42%				
Standard Deviation	7.66	328,412.85	328,412.85	373,859.23	
Coefficient of Dispersion	6.27				
Coefficient of Variation	7.73				

Neighborhood: 1371					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 1371					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.41%	\$335,000.00	\$335,000.00	\$347,827.00	
High Value	115.25%	\$930,000.00	\$930,000.00	\$820,580.00	
Median	99.91%	\$545,000.00	\$545,000.00	\$541,177.00	
Mean	99.99%	\$544,509.21	\$544,509.21	\$541,099.36	
Weighted Mean	99.37%				
Standard Deviation	5.57	111,019.78	111,019.78	96,273.18	
Coefficient of Dispersion	4.34				
Coefficient of Variation	5.57				

Neighborhood: 1372					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.15%	\$292,000.00	\$292,000.00	\$309,540.00	
High Value	112.54%	\$792,285.00	\$792,285.00	\$791,527.00	
Median	101.99%	\$459,433.00	\$459,433.00	\$468,714.00	
Mean	101.44%	\$476,795.54	\$476,795.54	\$481,303.92	
Weighted Mean	100.95%				
Standard Deviation	5.61	110,169.18	110,169.18	102,924.07	
Coefficient of Dispersion	4.34				
Coefficient of Variation	5.53				

Neighborhood: 1410					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 1410					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.88%	\$675,000.00	\$675,000.00	\$662,023.00	
High Value	110.17%	\$1,098,800.00	\$1,098,800.00	\$1,053,516.00	
Median	102.08%	\$848,500.00	\$848,500.00	\$918,363.50	
Mean	102.55%	\$867,700.00	\$867,700.00	\$888,066.50	
Weighted Mean	102.35%				
Standard Deviation	6.71	178,009.63	178,009.63	171,840.28	
Coefficient of Dispersion	5.46				
Coefficient of Variation	6.54				

Neighborhood: 1421					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	96.08%	\$740,000.00	\$740,000.00	\$827,991.00	
High Value	111.89%	\$885,000.00	\$885,000.00	\$891,025.00	
Median	101.25%	\$880,000.00	\$880,000.00	\$850,313.00	
Mean	103.07%	\$835,000.00	\$835,000.00	\$856,443.00	
Weighted Mean	102.57%				
Standard Deviation	8.06	82,310.39	82,310.39	31,960.98	
Coefficient of Dispersion	5.20				
Coefficient of Variation	7.82				

Neighborhood: 1520					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 1520

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.00%	\$750,000.00	\$750,000.00	\$754,934.00
High Value	104.64%	\$999,679.00	\$999,679.00	\$1,046,065.00
Median	100.66%	\$990,000.00	\$990,000.00	\$841,453.00
Mean	96.76%	\$913,226.33	\$913,226.33	\$880,817.33
Weighted Mean	96.45%			
Standard Deviation	10.39	141,440.97	141,440.97	149,504.11
Coefficient of Dispersion	6.51			
Coefficient of Variation	10.73			

Neighborhood: 1530

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.36%	\$435,000.00	\$435,000.00	\$452,743.00
High Value	104.08%	\$610,000.00	\$610,000.00	\$620,065.00
Median	101.40%	\$550,000.00	\$550,000.00	\$556,047.00
Mean	101.82%	\$531,428.57	\$531,428.57	\$540,661.71
Weighted Mean	101.74%			
Standard Deviation	1.28	61,557.17	61,557.17	59,186.38
Coefficient of Dispersion	0.87			
Coefficient of Variation	1.26			

Neighborhood: 1531

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 1531				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.16%	\$581,000.00	\$581,000.00	\$530,961.00
High Value	114.62%	\$2,539,719.00	\$2,539,719.00	\$2,418,241.00
Median	100.96%	\$898,000.00	\$898,000.00	\$910,007.50
Mean	100.87%	\$963,291.00	\$963,291.00	\$966,023.83
Weighted Mean	100.28%			
Standard Deviation	6.64	370,394.03	370,394.03	350,993.25
Coefficient of Dispersion	5.28			
Coefficient of Variation	6.58			

Neighborhood: 1532				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.22%	\$499,000.00	\$499,000.00	\$520,058.00
High Value	108.79%	\$1,250,000.00	\$1,250,000.00	\$1,209,765.00
Median	100.83%	\$719,500.00	\$719,500.00	\$725,080.00
Mean	100.84%	\$791,728.61	\$791,728.61	\$797,163.39
Weighted Mean	100.69%			
Standard Deviation	4.42	222,462.92	222,462.92	224,286.07
Coefficient of Dispersion	3.56			
Coefficient of Variation	4.38			

Neighborhood: 1534				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 1534				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.69%	\$650,000.00	\$650,000.00	\$715,519.00
High Value	111.14%	\$1,085,000.00	\$1,085,000.00	\$940,576.00
Median	101.45%	\$805,000.00	\$805,000.00	\$842,474.00
Mean	101.41%	\$823,071.43	\$823,071.43	\$825,871.14
Weighted Mean	100.34%			
Standard Deviation	9.03	140,652.18	140,652.18	87,146.70
Coefficient of Dispersion	6.64			
Coefficient of Variation	8.90			

Neighborhood: 1535				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.36%	\$380,000.00	\$380,000.00	\$373,021.00
High Value	101.99%	\$435,000.00	\$435,000.00	\$442,796.00
Median	101.33%	\$426,000.00	\$426,000.00	\$408,146.50
Mean	98.00%	\$416,750.00	\$416,750.00	\$408,027.50
Weighted Mean	97.91%			
Standard Deviation	7.11	24,878.04	24,878.04	33,069.15
Coefficient of Dispersion	3.84			
Coefficient of Variation	7.26			

Neighborhood: 1611				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 1611					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	94.88%	\$720,000.00	\$720,000.00	\$685,720.00	
High Value	95.24%	\$920,000.00	\$920,000.00	\$872,902.00	
Median	95.06%	\$820,000.00	\$820,000.00	\$779,311.00	
Mean	95.06%	\$820,000.00	\$820,000.00	\$779,311.00	
Weighted Mean	95.04%				
Standard Deviation	0.25	141,421.36	141,421.36	132,357.66	
Coefficient of Dispersion	0.19				
Coefficient of Variation	0.27				

Neighborhood: 1612					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.68%	\$400,000.00	\$400,000.00	\$422,254.00	
High Value	115.50%	\$950,000.00	\$950,000.00	\$884,191.00	
Median	101.05%	\$620,768.00	\$620,768.00	\$625,508.50	
Mean	101.20%	\$621,121.73	\$621,121.73	\$624,403.83	
Weighted Mean	100.53%				
Standard Deviation	7.25	100,334.00	100,334.00	82,718.48	
Coefficient of Dispersion	5.95				
Coefficient of Variation	7.17				

Neighborhood: 1613					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 1613

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.33%	\$850,000.00	\$850,000.00	\$918,552.00
High Value	111.52%	\$2,400,000.00	\$2,400,000.00	\$2,447,369.00
Median	101.05%	\$1,199,889.00	\$1,199,889.00	\$1,186,969.00
Mean	100.38%	\$1,340,505.41	\$1,340,505.41	\$1,342,712.88
Weighted Mean	100.16%			
Standard Deviation	7.39	485,585.27	485,585.27	493,858.86
Coefficient of Dispersion	5.37			
Coefficient of Variation	7.36			

Neighborhood: 1620

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.85%	\$781,700.00	\$781,700.00	\$764,886.00
High Value	106.11%	\$940,000.00	\$940,000.00	\$954,490.00
Median	100.60%	\$855,000.00	\$855,000.00	\$878,199.00
Mean	101.29%	\$857,925.00	\$857,925.00	\$868,943.50
Weighted Mean	101.28%			
Standard Deviation	3.55	74,417.00	74,417.00	79,617.42
Coefficient of Dispersion	2.52			
Coefficient of Variation	3.51			

Neighborhood: 1621

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 1621				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.83%	\$1,490,000.00	\$1,490,000.00	\$1,452,973.00
High Value	113.84%	\$3,100,000.00	\$3,100,000.00	\$3,218,934.00
Median	101.09%	\$1,872,360.00	\$1,872,360.00	\$1,973,007.50
Mean	103.54%	\$1,937,982.00	\$1,937,982.00	\$2,008,657.60
Weighted Mean	103.65%			
Standard Deviation	6.37	472,940.89	472,940.89	508,369.93
Coefficient of Dispersion	4.78			
Coefficient of Variation	6.15			

Neighborhood: 1630				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.11%	\$780,000.00	\$780,000.00	\$773,075.00
High Value	103.83%	\$900,000.00	\$900,000.00	\$934,503.00
Median	101.47%	\$840,000.00	\$840,000.00	\$853,789.00
Mean	101.47%	\$840,000.00	\$840,000.00	\$853,789.00
Weighted Mean	101.64%			
Standard Deviation	3.34	84,852.81	84,852.81	114,146.83
Coefficient of Dispersion	2.33			
Coefficient of Variation	3.29			

Neighborhood: 1640				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 1640

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.70%	\$425,000.00	\$425,000.00	\$448,170.00
High Value	105.45%	\$1,315,000.00	\$1,315,000.00	\$1,258,473.00
Median	102.06%	\$685,000.00	\$685,000.00	\$699,100.00
Mean	101.07%	\$808,333.33	\$808,333.33	\$801,914.33
Weighted Mean	99.21%			
Standard Deviation	4.95	457,638.87	457,638.87	414,820.24
Coefficient of Dispersion	3.18			
Coefficient of Variation	4.90			

Neighborhood: 1670

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.13%	\$270,750.00	\$270,750.00	\$274,728.00
High Value	114.22%	\$445,000.00	\$445,000.00	\$459,882.00
Median	100.82%	\$329,500.00	\$329,500.00	\$348,220.00
Mean	101.07%	\$342,203.13	\$342,203.13	\$345,758.81
Weighted Mean	101.04%			
Standard Deviation	5.47	47,854.75	47,854.75	50,836.91
Coefficient of Dispersion	3.86			
Coefficient of Variation	5.41			

Neighborhood: 1671

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 1671				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.42%	\$1,330,000.00	\$1,330,000.00	\$1,348,935.00
High Value	103.96%	\$2,250,000.00	\$2,250,000.00	\$2,339,188.00
Median	101.42%	\$1,382,000.00	\$1,382,000.00	\$1,373,950.00
Mean	101.60%	\$1,654,000.00	\$1,654,000.00	\$1,687,357.67
Weighted Mean	102.02%			
Standard Deviation	2.28	516,805.57	516,805.57	564,640.17
Coefficient of Dispersion	1.49			
Coefficient of Variation	2.24			

Neighborhood: 1700				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.64%	\$1,575,000.00	\$1,575,000.00	\$1,658,260.00
High Value	107.72%	\$1,850,000.00	\$1,850,000.00	\$1,696,537.00
Median	98.68%	\$1,712,500.00	\$1,712,500.00	\$1,677,398.50
Mean	98.68%	\$1,712,500.00	\$1,712,500.00	\$1,677,398.50
Weighted Mean	97.95%			
Standard Deviation	12.79	194,454.36	194,454.36	27,065.93
Coefficient of Dispersion	9.16			
Coefficient of Variation	12.96			

Neighborhood: 1740				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 1740				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.17%	\$210,000.00	\$210,000.00	\$236,474.00
High Value	114.79%	\$383,000.00	\$383,000.00	\$410,029.00
Median	102.36%	\$287,000.00	\$287,000.00	\$290,872.50
Mean	101.37%	\$290,072.34	\$290,072.34	\$293,446.03
Weighted Mean	101.16%			
Standard Deviation	7.47	34,879.66	34,879.66	37,610.26
Coefficient of Dispersion	5.63			
Coefficient of Variation	7.37			

Neighborhood: 1743				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.11%	\$275,000.00	\$275,000.00	\$253,765.00
High Value	110.66%	\$400,000.00	\$400,000.00	\$415,407.00
Median	101.06%	\$305,000.00	\$305,000.00	\$312,775.00
Mean	100.73%	\$318,445.38	\$318,445.38	\$321,037.62
Weighted Mean	100.81%			
Standard Deviation	6.58	39,590.66	39,590.66	47,085.88
Coefficient of Dispersion	4.81			
Coefficient of Variation	6.53			

Neighborhood: 1760				
	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: 1760				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.21%	\$699,900.00	\$699,900.00	\$755,708.00
High Value	107.97%	\$1,100,000.00	\$1,100,000.00	\$1,003,309.00
Median	102.11%	\$762,000.00	\$762,000.00	\$778,073.00
Mean	100.43%	\$853,966.67	\$853,966.67	\$845,696.67
Weighted Mean	99.03%			
Standard Deviation	8.51	215,321.63	215,321.63	136,953.58
Coefficient of Dispersion	5.47			
Coefficient of Variation	8.47			

Neighborhood: 1980				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.09%	\$645,000.00	\$645,000.00	\$681,660.00
High Value	108.46%	\$1,188,000.00	\$1,188,000.00	\$1,096,177.00
Median	102.04%	\$800,000.00	\$800,000.00	\$800,997.00
Mean	100.44%	\$839,428.57	\$839,428.57	\$837,640.57
Weighted Mean	99.79%			
Standard Deviation	7.92	180,483.48	180,483.48	157,440.15
Coefficient of Dispersion	5.62			
Coefficient of Variation	7.88			

Neighborhood: 2000				
	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: 2000

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.26%	\$275,000.00	\$275,000.00	\$255,701.00
High Value	115.47%	\$624,900.00	\$624,900.00	\$611,747.00
Median	100.03%	\$338,000.00	\$338,000.00	\$338,513.00
Mean	99.84%	\$354,970.01	\$354,970.01	\$352,988.65
Weighted Mean	99.44%			
Standard Deviation	6.47	69,784.16	69,784.16	64,328.36
Coefficient of Dispersion	5.13			
Coefficient of Variation	6.48			

Neighborhood: 5010

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.08%	\$273,000.00	\$273,000.00	\$265,585.00
High Value	114.95%	\$433,500.00	\$433,500.00	\$456,721.00
Median	101.55%	\$350,700.00	\$350,700.00	\$356,122.00
Mean	100.46%	\$344,951.61	\$344,951.61	\$346,701.94
Weighted Mean	100.51%			
Standard Deviation	6.51	38,939.83	38,939.83	45,807.42
Coefficient of Dispersion	5.21			
Coefficient of Variation	6.48			

Neighborhood: 5020

	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: 5020					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.93%	\$286,000.00	\$286,000.00	\$294,132.00	
High Value	107.94%	\$325,000.00	\$325,000.00	\$315,797.00	
Median	101.62%	\$300,000.00	\$300,000.00	\$310,229.50	
Mean	101.78%	\$302,750.00	\$302,750.00	\$307,597.00	
Weighted Mean	101.60%				
Standard Deviation	5.15	16,740.67	16,740.67	9,435.92	
Coefficient of Dispersion	3.90				
Coefficient of Variation	5.06				

Neighborhood: 5070					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.83%	\$435,000.00	\$435,000.00	\$463,748.00	
High Value	111.73%	\$670,000.00	\$670,000.00	\$628,605.00	
Median	101.14%	\$518,750.00	\$518,750.00	\$520,219.00	
Mean	101.05%	\$534,109.70	\$534,109.70	\$535,567.90	
Weighted Mean	100.27%				
Standard Deviation	8.37	80,833.12	80,833.12	58,996.20	
Coefficient of Dispersion	7.33				
Coefficient of Variation	8.28				

Neighborhood: 5071					
	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: 5071				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.32%	\$435,000.00	\$435,000.00	\$432,183.00
High Value	110.80%	\$732,000.00	\$732,000.00	\$759,147.00
Median	101.16%	\$588,800.00	\$588,800.00	\$609,394.00
Mean	101.40%	\$610,400.00	\$610,400.00	\$617,546.47
Weighted Mean	101.17%			
Standard Deviation	4.54	100,484.28	100,484.28	96,595.66
Coefficient of Dispersion	3.48			
Coefficient of Variation	4.48			

Neighborhood: 5072				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.93%	\$505,000.00	\$505,000.00	\$536,365.00
High Value	114.58%	\$875,000.00	\$875,000.00	\$865,107.00
Median	102.53%	\$675,000.00	\$675,000.00	\$702,946.00
Mean	103.09%	\$679,373.24	\$679,359.73	\$698,029.05
Weighted Mean	102.75%			
Standard Deviation	6.19	107,937.66	107,933.37	103,457.32
Coefficient of Dispersion	4.57			
Coefficient of Variation	6.01			

Neighborhood: 5073				
	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: 5073					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.64%	\$275,000.00	\$275,000.00	\$273,929.00	
High Value	115.49%	\$635,000.00	\$635,000.00	\$694,377.00	
Median	100.80%	\$443,750.00	\$443,750.00	\$427,969.50	
Mean	101.54%	\$433,856.37	\$433,856.37	\$442,026.52	
Weighted Mean	101.88%				
Standard Deviation	7.29	94,560.29	94,560.29	108,692.38	
Coefficient of Dispersion	5.93				
Coefficient of Variation	7.18				

Neighborhood: 5074					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	91.28%	\$240,000.00	\$240,000.00	\$244,632.00	
High Value	112.22%	\$360,000.00	\$360,000.00	\$359,160.00	
Median	101.92%	\$300,000.00	\$300,000.00	\$316,685.00	
Mean	101.51%	\$299,713.88	\$299,437.56	\$304,372.95	
Weighted Mean	101.55%				
Standard Deviation	5.69	29,830.02	29,353.77	35,203.65	
Coefficient of Dispersion	4.58				
Coefficient of Variation	5.61				

Neighborhood: 5075					
	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: 5075					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	94.31%	\$330,000.00	\$330,000.00	\$354,274.00	
High Value	114.98%	\$504,695.00	\$504,695.00	\$541,322.00	
Median	101.72%	\$416,290.00	\$416,290.00	\$416,432.00	
Mean	101.86%	\$419,290.82	\$419,290.82	\$426,768.62	
Weighted Mean	101.78%				
Standard Deviation	5.01	46,501.12	46,501.12	49,801.74	
Coefficient of Dispersion	3.82				
Coefficient of Variation	4.91				

Neighborhood: 5077					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.67%	\$350,000.00	\$350,000.00	\$355,383.00	
High Value	114.88%	\$492,000.00	\$492,000.00	\$473,976.00	
Median	101.60%	\$402,490.00	\$402,490.00	\$411,680.00	
Mean	101.40%	\$407,576.23	\$407,418.95	\$411,280.95	
Weighted Mean	100.91%				
Standard Deviation	6.22	40,597.67	40,655.40	24,866.02	
Coefficient of Dispersion	4.97				
Coefficient of Variation	6.13				

Neighborhood: 5078					
	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: 5078

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.31%	\$270,000.00	\$270,000.00	\$240,200.00
High Value	112.55%	\$442,990.00	\$442,990.00	\$443,466.00
Median	101.37%	\$329,990.00	\$329,990.00	\$339,554.00
Mean	101.27%	\$329,633.27	\$329,611.80	\$333,847.88
Weighted Mean	101.28%			
Standard Deviation	3.69	26,167.96	26,152.22	29,257.84
Coefficient of Dispersion	2.90			
Coefficient of Variation	3.65			

Neighborhood: 5079

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.17%	\$264,990.00	\$264,990.00	\$267,430.00
High Value	114.14%	\$441,000.00	\$441,000.00	\$420,489.00
Median	101.91%	\$337,990.00	\$337,990.00	\$355,624.50
Mean	102.45%	\$337,549.72	\$337,469.22	\$345,539.88
Weighted Mean	102.37%			
Standard Deviation	5.66	33,964.36	33,897.11	36,785.44
Coefficient of Dispersion	4.74			
Coefficient of Variation	5.53			

Neighborhood: 5081

	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: 5081					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.29%	\$272,000.00	\$272,000.00	\$276,607.00	
High Value	114.84%	\$415,990.00	\$415,990.00	\$404,791.00	
Median	101.26%	\$320,058.00	\$320,058.00	\$327,094.00	
Mean	101.70%	\$326,025.57	\$325,894.89	\$331,328.70	
Weighted Mean	101.63%				
Standard Deviation	4.46	28,639.42	28,607.36	29,589.98	
Coefficient of Dispersion	3.44				
Coefficient of Variation	4.39				

Neighborhood: 5085					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.90%	\$276,025.00	\$276,025.00	\$295,147.00	
High Value	115.41%	\$706,758.00	\$706,758.00	\$629,683.00	
Median	101.07%	\$342,390.00	\$342,390.00	\$346,442.00	
Mean	100.99%	\$383,449.81	\$383,449.81	\$382,731.74	
Weighted Mean	99.81%				
Standard Deviation	6.76	97,978.30	97,978.30	77,752.68	
Coefficient of Dispersion	5.47				
Coefficient of Variation	6.69				

Neighborhood: 5086					
	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: 5086					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.77%	\$357,000.00	\$357,000.00	\$368,576.00	
High Value	113.62%	\$761,249.00	\$761,249.00	\$775,011.00	
Median	101.74%	\$467,690.00	\$467,690.00	\$479,129.00	
Mean	101.29%	\$489,563.90	\$489,563.90	\$494,055.04	
Weighted Mean	100.92%				
Standard Deviation	5.68	87,252.37	87,252.37	80,415.72	
Coefficient of Dispersion	4.44				
Coefficient of Variation	5.60				

Neighborhood: 5088					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.89%	\$350,000.00	\$350,000.00	\$335,989.00	
High Value	114.80%	\$703,804.00	\$703,804.00	\$755,281.00	
Median	101.81%	\$493,000.00	\$493,000.00	\$505,120.00	
Mean	101.73%	\$513,770.66	\$513,718.31	\$521,909.67	
Weighted Mean	101.58%				
Standard Deviation	5.79	82,878.42	82,903.03	84,086.85	
Coefficient of Dispersion	4.56				
Coefficient of Variation	5.69				

Neighborhood: 5135					
	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: 5135					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.98%	\$275,000.00	\$275,000.00	\$294,986.00	
High Value	115.24%	\$485,000.00	\$485,000.00	\$472,917.00	
Median	100.34%	\$350,000.00	\$350,000.00	\$355,646.00	
Mean	102.59%	\$348,491.13	\$348,491.13	\$356,045.70	
Weighted Mean	102.17%				
Standard Deviation	7.29	43,801.30	43,801.30	38,951.45	
Coefficient of Dispersion	6.12				
Coefficient of Variation	7.10				

Neighborhood: 5191					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	96.56%	\$310,000.00	\$310,000.00	\$312,152.00	
High Value	112.41%	\$575,000.00	\$575,000.00	\$618,752.00	
Median	101.12%	\$355,500.00	\$355,500.00	\$384,730.50	
Mean	102.94%	\$399,840.00	\$399,840.00	\$411,328.40	
Weighted Mean	102.87%				
Standard Deviation	5.72	96,524.04	96,524.04	101,545.76	
Coefficient of Dispersion	4.57				
Coefficient of Variation	5.55				

Neighborhood: 5300					
	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: 5300

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.68%	\$2,383,250.00	\$2,383,250.00	\$2,170,134.00
High Value	104.48%	\$2,650,000.00	\$2,650,000.00	\$2,768,608.00
Median	103.01%	\$2,475,000.00	\$2,475,000.00	\$2,455,000.00
Mean	98.39%	\$2,502,750.00	\$2,502,750.00	\$2,464,580.67
Weighted Mean	98.47%			
Standard Deviation	9.30	135,522.83	135,522.83	299,352.01
Coefficient of Dispersion	5.43			
Coefficient of Variation	9.45			

Neighborhood: 5305

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	84.73%	\$290,000.00	\$290,000.00	\$306,337.00
High Value	115.35%	\$768,875.00	\$768,875.00	\$666,016.00
Median	101.00%	\$425,989.00	\$425,989.00	\$438,156.00
Mean	100.62%	\$447,309.37	\$447,309.37	\$445,510.66
Weighted Mean	99.60%			
Standard Deviation	7.82	98,929.77	98,929.77	81,020.28
Coefficient of Dispersion	6.29			
Coefficient of Variation	7.77			

Neighborhood: 5409

	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: 5409

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.09%	\$240,000.00	\$240,000.00	\$246,851.00
High Value	108.66%	\$272,000.00	\$272,000.00	\$272,670.00
Median	102.00%	\$264,250.00	\$264,250.00	\$263,816.50
Mean	100.94%	\$260,125.00	\$260,125.00	\$261,788.50
Weighted Mean	100.64%			
Standard Deviation	7.94	14,957.58	14,957.58	11,077.99
Coefficient of Dispersion	6.21			
Coefficient of Variation	7.87			

Neighborhood: 5411

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.64%	\$320,000.00	\$320,000.00	\$324,578.00
High Value	105.89%	\$400,000.00	\$400,000.00	\$398,900.00
Median	101.33%	\$365,000.00	\$365,000.00	\$364,779.00
Mean	101.00%	\$363,227.27	\$363,227.27	\$366,423.64
Weighted Mean	100.88%			
Standard Deviation	3.14	27,487.60	27,487.60	23,762.93
Coefficient of Dispersion	1.90			
Coefficient of Variation	3.11			

Neighborhood: 5412

	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: 5412					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	99.02%	\$380,000.00	\$380,000.00	\$404,924.00	
High Value	106.56%	\$450,000.00	\$450,000.00	\$447,713.00	
Median	100.35%	\$433,000.00	\$433,000.00	\$432,337.50	
Mean	101.17%	\$422,650.00	\$422,650.00	\$427,035.83	
Weighted Mean	101.04%				
Standard Deviation	2.76	26,869.59	26,869.59	18,055.17	
Coefficient of Dispersion	1.65				
Coefficient of Variation	2.73				

Neighborhood: 5414					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.45%	\$275,000.00	\$275,000.00	\$277,987.00	
High Value	111.69%	\$340,000.00	\$340,000.00	\$355,508.00	
Median	101.65%	\$318,000.00	\$318,000.00	\$324,254.00	
Mean	102.53%	\$314,127.27	\$314,127.27	\$321,807.27	
Weighted Mean	102.44%				
Standard Deviation	4.95	20,772.29	20,772.29	22,171.62	
Coefficient of Dispersion	3.44				
Coefficient of Variation	4.83				

Neighborhood: 5416					
	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: 5416					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.05%	\$510,000.00	\$510,000.00	\$484,768.00	
High Value	105.31%	\$660,000.00	\$660,000.00	\$678,814.00	
Median	100.41%	\$530,000.00	\$530,000.00	\$539,416.00	
Mean	100.29%	\$557,500.00	\$557,500.00	\$560,603.50	
Weighted Mean	100.56%				
Standard Deviation	4.64	70,887.23	70,887.23	89,055.63	
Coefficient of Dispersion	3.77				
Coefficient of Variation	4.63				

Neighborhood: 5417					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	93.14%	\$325,400.00	\$325,400.00	\$316,678.00	
High Value	108.08%	\$377,000.00	\$377,000.00	\$380,861.00	
Median	101.24%	\$345,000.00	\$345,000.00	\$348,997.00	
Mean	101.06%	\$347,137.50	\$347,137.50	\$350,707.13	
Weighted Mean	101.03%				
Standard Deviation	4.41	17,521.00	17,521.00	21,065.20	
Coefficient of Dispersion	3.01				
Coefficient of Variation	4.36				

Neighborhood: 5418					
	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: 5418

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.50%	\$360,000.00	\$360,000.00	\$377,540.00
High Value	112.79%	\$635,000.00	\$635,000.00	\$637,389.00
Median	100.64%	\$560,000.00	\$560,000.00	\$539,789.00
Mean	101.70%	\$516,363.64	\$516,363.64	\$521,874.45
Weighted Mean	101.07%			
Standard Deviation	5.24	102,050.01	102,050.01	89,886.15
Coefficient of Dispersion	3.54			
Coefficient of Variation	5.15			

Neighborhood: 5419

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.49%	\$272,000.00	\$272,000.00	\$274,200.00
High Value	111.66%	\$389,900.00	\$389,900.00	\$373,893.00
Median	101.19%	\$325,000.00	\$325,000.00	\$328,854.00
Mean	101.80%	\$325,766.67	\$325,766.67	\$330,248.67
Weighted Mean	101.38%			
Standard Deviation	7.56	42,336.04	42,336.04	37,444.06
Coefficient of Dispersion	5.70			
Coefficient of Variation	7.42			

Neighborhood: 5421

	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: 5421

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.37%	\$333,000.00	\$333,000.00	\$336,635.00
High Value	104.96%	\$412,000.00	\$412,000.00	\$432,420.00
Median	100.86%	\$356,000.00	\$356,000.00	\$354,602.00
Mean	99.24%	\$368,958.33	\$368,958.33	\$365,694.17
Weighted Mean	99.12%			
Standard Deviation	6.19	33,485.97	33,485.97	36,045.51
Coefficient of Dispersion	4.35			
Coefficient of Variation	6.24			

Neighborhood: 5422

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.48%	\$305,000.00	\$305,000.00	\$314,617.00
High Value	108.70%	\$385,000.00	\$385,000.00	\$368,092.00
Median	101.21%	\$336,500.00	\$336,500.00	\$336,183.00
Mean	101.41%	\$337,333.33	\$337,333.33	\$341,035.83
Weighted Mean	101.10%			
Standard Deviation	5.86	29,248.36	29,248.36	19,700.38
Coefficient of Dispersion	4.67			
Coefficient of Variation	5.78			

Neighborhood: 5460

	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: 5460				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.68%	\$535,000.00	\$535,000.00	\$544,829.00
High Value	103.06%	\$1,025,000.00	\$1,025,000.00	\$878,259.00
Median	101.84%	\$690,000.00	\$690,000.00	\$711,122.00
Mean	98.81%	\$747,000.00	\$747,000.00	\$729,421.60
Weighted Mean	97.65%			
Standard Deviation	7.41	187,636.62	187,636.62	139,031.24
Coefficient of Dispersion	3.90			
Coefficient of Variation	7.50			

Neighborhood: 5500				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.94%	\$615,000.00	\$615,000.00	\$597,704.00
High Value	114.18%	\$1,248,000.00	\$1,248,000.00	\$1,424,991.00
Median	98.96%	\$874,000.00	\$874,000.00	\$837,213.50
Mean	101.01%	\$902,750.00	\$902,750.00	\$924,280.50
Weighted Mean	102.38%			
Standard Deviation	9.49	275,325.72	275,325.72	356,553.03
Coefficient of Dispersion	6.51			
Coefficient of Variation	9.40			

Neighborhood: 5540				
	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: 5540				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.90%	\$775,000.00	\$775,000.00	\$763,114.00
High Value	112.45%	\$1,140,000.00	\$1,140,000.00	\$1,168,431.00
Median	100.48%	\$937,500.00	\$937,500.00	\$914,390.50
Mean	99.65%	\$934,125.00	\$934,125.00	\$927,549.83
Weighted Mean	99.30%			
Standard Deviation	8.25	139,470.94	139,470.94	136,210.90
Coefficient of Dispersion	6.24			
Coefficient of Variation	8.28			

Neighborhood: 5640				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.06%	\$275,000.00	\$275,000.00	\$272,814.00
High Value	107.21%	\$306,004.00	\$306,004.00	\$323,100.00
Median	101.52%	\$291,750.00	\$291,750.00	\$290,197.00
Mean	101.49%	\$292,250.67	\$292,250.67	\$296,677.67
Weighted Mean	101.51%			
Standard Deviation	5.68	11,295.88	11,295.88	21,676.99
Coefficient of Dispersion	5.03			
Coefficient of Variation	5.59			

Neighborhood: 5785				
	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: 5785				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.73%	\$874,000.00	\$874,000.00	\$895,405.00
High Value	103.08%	\$1,530,000.00	\$1,530,000.00	\$1,327,020.00
Median	101.34%	\$975,000.00	\$975,000.00	\$931,655.00
Mean	97.83%	\$1,093,162.60	\$1,093,162.60	\$1,056,852.80
Weighted Mean	96.68%			
Standard Deviation	6.88	277,756.08	277,756.08	201,382.96
Coefficient of Dispersion	4.59			
Coefficient of Variation	7.04			

Neighborhood: 5825				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.34%	\$284,000.00	\$284,000.00	\$271,423.00
High Value	115.11%	\$645,000.00	\$645,000.00	\$649,528.00
Median	101.07%	\$393,984.50	\$393,984.50	\$406,137.00
Mean	100.99%	\$426,189.62	\$426,056.56	\$431,138.13
Weighted Mean	101.16%			
Standard Deviation	5.61	104,097.32	104,231.44	110,004.35
Coefficient of Dispersion	4.37			
Coefficient of Variation	5.55			

Neighborhood: 5830				
	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: 5830				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.15%	\$547,800.00	\$547,800.00	\$575,714.00
High Value	115.09%	\$1,295,000.00	\$1,295,000.00	\$1,219,238.00
Median	100.26%	\$717,500.00	\$717,500.00	\$714,123.50
Mean	103.07%	\$781,850.00	\$781,850.00	\$798,017.75
Weighted Mean	102.07%			
Standard Deviation	8.04	243,283.63	243,283.63	217,427.74
Coefficient of Dispersion	6.45			
Coefficient of Variation	7.80			

Neighborhood: 5831				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.14%	\$345,000.00	\$345,000.00	\$351,471.00
High Value	110.32%	\$790,000.00	\$790,000.00	\$854,990.00
Median	100.76%	\$572,000.00	\$572,000.00	\$559,960.00
Mean	100.33%	\$571,250.06	\$571,250.06	\$572,811.06
Weighted Mean	100.27%			
Standard Deviation	5.98	146,421.72	146,421.72	153,389.27
Coefficient of Dispersion	4.50			
Coefficient of Variation	5.96			

Neighborhood: 5832				
	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: 5832

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.25%	\$335,000.00	\$335,000.00	\$344,357.00
High Value	111.86%	\$735,000.00	\$735,000.00	\$641,651.00
Median	100.88%	\$457,000.00	\$457,000.00	\$447,180.50
Mean	100.30%	\$467,500.00	\$467,500.00	\$465,331.67
Weighted Mean	99.54%			
Standard Deviation	6.40	89,313.73	89,313.73	69,875.45
Coefficient of Dispersion	4.90			
Coefficient of Variation	6.38			

Neighborhood: 5833

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.70%	\$434,900.00	\$434,900.00	\$443,097.00
High Value	106.44%	\$560,000.00	\$560,000.00	\$530,341.00
Median	100.64%	\$482,500.00	\$482,500.00	\$485,941.50
Mean	100.99%	\$484,650.00	\$484,650.00	\$488,197.50
Weighted Mean	100.73%			
Standard Deviation	4.37	47,525.31	47,525.31	34,668.46
Coefficient of Dispersion	3.27			
Coefficient of Variation	4.32			

Neighborhood: 5835

	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: 5835				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.39%	\$1,350,000.00	\$1,350,000.00	\$1,409,838.00
High Value	104.43%	\$1,875,000.00	\$1,875,000.00	\$1,826,041.00
Median	100.91%	\$1,612,500.00	\$1,612,500.00	\$1,617,939.50
Mean	100.91%	\$1,612,500.00	\$1,612,500.00	\$1,617,939.50
Weighted Mean	100.34%			
Standard Deviation	4.98	371,231.06	371,231.06	294,299.96
Coefficient of Dispersion	3.49			
Coefficient of Variation	4.94			

Neighborhood: 5836				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.91%	\$380,000.00	\$380,000.00	\$359,351.00
High Value	114.99%	\$570,000.00	\$570,000.00	\$562,566.00
Median	101.07%	\$481,000.00	\$481,000.00	\$489,812.50
Mean	99.77%	\$473,250.00	\$473,250.00	\$472,628.45
Weighted Mean	99.87%			
Standard Deviation	7.55	55,113.16	55,113.16	67,267.94
Coefficient of Dispersion	5.70			
Coefficient of Variation	7.57			

Neighborhood: 5837				
	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: 5837

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.94%	\$705,000.00	\$705,000.00	\$718,314.00
High Value	114.27%	\$1,100,000.00	\$1,100,000.00	\$989,392.00
Median	101.85%	\$765,000.00	\$765,000.00	\$783,489.00
Mean	101.25%	\$808,327.27	\$808,327.27	\$813,190.73
Weighted Mean	100.60%			
Standard Deviation	6.86	116,994.58	116,994.58	79,706.71
Coefficient of Dispersion	4.92			
Coefficient of Variation	6.77			

Neighborhood: 5838

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.47%	\$275,000.00	\$275,000.00	\$253,105.00
High Value	114.23%	\$660,000.00	\$660,000.00	\$577,296.00
Median	101.41%	\$372,000.00	\$372,000.00	\$385,420.50
Mean	101.05%	\$386,984.51	\$386,984.51	\$389,714.14
Weighted Mean	100.71%			
Standard Deviation	6.31	70,432.76	70,432.76	64,547.64
Coefficient of Dispersion	5.10			
Coefficient of Variation	6.24			

Neighborhood: 5839

	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: 5839				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.06%	\$308,455.00	\$308,455.00	\$276,170.00
High Value	113.83%	\$1,119,064.00	\$1,119,064.00	\$994,428.00
Median	101.68%	\$570,000.00	\$570,000.00	\$611,583.00
Mean	101.39%	\$595,588.96	\$595,588.96	\$604,386.98
Weighted Mean	101.48%			
Standard Deviation	6.61	223,356.50	223,356.50	225,107.62
Coefficient of Dispersion	5.27			
Coefficient of Variation	6.52			

Neighborhood: 5840				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.90%	\$280,000.00	\$280,000.00	\$283,535.00
High Value	101.26%	\$335,000.00	\$335,000.00	\$324,605.00
Median	99.08%	\$307,500.00	\$307,500.00	\$304,070.00
Mean	99.08%	\$307,500.00	\$307,500.00	\$304,070.00
Weighted Mean	98.88%			
Standard Deviation	3.09	38,890.87	38,890.87	29,040.88
Coefficient of Dispersion	2.20			
Coefficient of Variation	3.12			

Neighborhood: 5841				
	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: 5841

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.25%	\$690,000.00	\$690,000.00	\$683,960.00
High Value	106.77%	\$775,000.00	\$775,000.00	\$781,109.00
Median	102.78%	\$760,000.00	\$760,000.00	\$736,704.00
Mean	99.27%	\$741,666.67	\$741,666.67	\$733,924.33
Weighted Mean	98.96%			
Standard Deviation	9.74	45,368.86	45,368.86	48,634.11
Coefficient of Dispersion	6.01			
Coefficient of Variation	9.82			

Neighborhood: 5860

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.89%	\$270,000.00	\$270,000.00	\$277,777.00
High Value	115.31%	\$485,000.00	\$485,000.00	\$482,209.00
Median	101.12%	\$369,000.00	\$369,000.00	\$373,603.00
Mean	101.65%	\$371,026.57	\$370,776.57	\$376,689.30
Weighted Mean	101.53%			
Standard Deviation	5.58	49,435.99	48,973.09	50,536.41
Coefficient of Dispersion	4.38			
Coefficient of Variation	5.49			

Neighborhood: 9123

	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: 9123					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	99.45%	\$344,500.00	\$344,500.00	\$342,617.00	
High Value	110.26%	\$440,000.00	\$440,000.00	\$446,068.00	
Median	101.38%	\$345,000.00	\$345,000.00	\$369,579.00	
Mean	103.83%	\$365,900.00	\$365,900.00	\$379,383.80	
Weighted Mean	103.69%				
Standard Deviation	4.63	41,656.93	41,656.93	39,817.21	
Coefficient of Dispersion	3.36				
Coefficient of Variation	4.46				

Neighborhood: 9163					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.33%	\$342,000.00	\$342,000.00	\$355,567.00	
High Value	115.53%	\$749,700.00	\$749,700.00	\$735,934.00	
Median	100.59%	\$475,000.00	\$475,000.00	\$506,875.00	
Mean	102.09%	\$496,646.84	\$496,646.84	\$505,248.18	
Weighted Mean	101.73%				
Standard Deviation	6.46	97,473.97	97,473.97	94,534.82	
Coefficient of Dispersion	5.18				
Coefficient of Variation	6.32				

Neighborhood: 9302					
	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: 9302

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.22%	\$300,000.00	\$300,000.00	\$288,438.00
High Value	114.90%	\$740,000.00	\$740,000.00	\$724,936.00
Median	101.32%	\$455,000.00	\$455,000.00	\$470,038.00
Mean	101.44%	\$466,613.59	\$466,574.07	\$472,855.29
Weighted Mean	101.34%			
Standard Deviation	5.56	91,492.38	91,447.52	93,501.64
Coefficient of Dispersion	4.46			
Coefficient of Variation	5.48			

Neighborhood: 9303

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.25%	\$465,000.00	\$465,000.00	\$534,116.00
High Value	114.87%	\$996,500.00	\$996,500.00	\$975,345.00
Median	101.35%	\$721,472.50	\$721,472.50	\$710,543.00
Mean	101.09%	\$717,904.92	\$717,904.92	\$723,009.91
Weighted Mean	100.71%			
Standard Deviation	7.19	87,127.64	87,127.64	81,264.11
Coefficient of Dispersion	5.78			
Coefficient of Variation	7.11			

Neighborhood: 9310

	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: 9310

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.78%	\$245,000.00	\$245,000.00	\$255,112.00
High Value	111.79%	\$525,000.00	\$525,000.00	\$488,638.00
Median	102.51%	\$304,375.00	\$304,375.00	\$314,842.00
Mean	102.13%	\$324,228.89	\$324,228.89	\$329,893.74
Weighted Mean	101.75%			
Standard Deviation	5.11	64,175.54	64,175.54	59,200.86
Coefficient of Dispersion	3.91			
Coefficient of Variation	5.00			

Neighborhood: 9320

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.80%	\$235,000.00	\$235,000.00	\$227,417.00
High Value	113.06%	\$516,500.00	\$516,500.00	\$507,589.00
Median	102.37%	\$317,450.00	\$317,450.00	\$318,613.00
Mean	102.78%	\$322,147.75	\$322,147.75	\$330,439.29
Weighted Mean	102.57%			
Standard Deviation	5.71	62,845.59	62,845.59	63,390.32
Coefficient of Dispersion	4.58			
Coefficient of Variation	5.56			

Neighborhood: 9363

	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: 9363

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	85.42%	\$460,000.00	\$460,000.00	\$470,243.00
High Value	115.04%	\$1,200,000.00	\$1,200,000.00	\$1,100,052.00
Median	101.23%	\$675,000.00	\$675,000.00	\$684,698.50
Mean	100.80%	\$689,696.99	\$689,696.99	\$691,834.75
Weighted Mean	100.31%			
Standard Deviation	6.34	98,210.00	98,210.00	80,009.47
Coefficient of Dispersion	5.14			
Coefficient of Variation	6.29			

Neighborhood: 9365

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.40%	\$350,000.00	\$350,000.00	\$383,868.00
High Value	114.82%	\$849,000.00	\$849,000.00	\$813,382.00
Median	101.78%	\$535,000.00	\$535,000.00	\$555,323.00
Mean	102.78%	\$546,783.44	\$546,783.44	\$560,575.29
Weighted Mean	102.52%			
Standard Deviation	5.64	122,695.04	122,695.04	121,334.93
Coefficient of Dispersion	4.40			
Coefficient of Variation	5.49			

Neighborhood: 9366

	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: 9366					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.05%	\$379,500.00	\$379,500.00	\$345,570.00	
High Value	113.04%	\$550,000.00	\$550,000.00	\$598,413.00	
Median	101.67%	\$468,000.00	\$468,000.00	\$462,855.00	
Mean	100.93%	\$462,018.08	\$462,018.08	\$465,299.80	
Weighted Mean	100.71%				
Standard Deviation	6.87	38,716.79	38,716.79	39,963.00	
Coefficient of Dispersion	5.39				
Coefficient of Variation	6.81				

Neighborhood: 9400					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.58%	\$255,000.00	\$255,000.00	\$254,573.00	
High Value	115.62%	\$795,000.00	\$795,000.00	\$788,379.00	
Median	101.00%	\$343,000.00	\$343,000.00	\$353,638.00	
Mean	101.46%	\$371,815.39	\$371,789.84	\$374,706.08	
Weighted Mean	100.78%				
Standard Deviation	6.16	93,652.68	93,664.65	84,971.96	
Coefficient of Dispersion	4.92				
Coefficient of Variation	6.07				

Neighborhood: 9403					
	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: 9403					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	85.36%	\$1,100,000.00	\$1,100,000.00	\$1,234,217.00	
High Value	112.20%	\$1,458,000.00	\$1,458,000.00	\$1,396,832.00	
Median	97.38%	\$1,400,000.00	\$1,400,000.00	\$1,287,125.50	
Mean	98.08%	\$1,339,500.00	\$1,339,500.00	\$1,301,325.00	
Weighted Mean	97.15%				
Standard Deviation	11.16	161,990.74	161,990.74	76,727.89	
Coefficient of Dispersion	8.12				
Coefficient of Variation	11.38				

Report Totals					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	84.73%	\$210,000.00	\$210,000.00	\$227,417.00	
High Value	115.62%	\$3,100,000.00	\$3,100,000.00	\$3,218,934.00	
Median	101.31%	\$410,000.00	\$410,000.00	\$416,702.00	
Mean	101.28%	\$467,841.38	\$467,807.49	\$472,130.21	
Weighted Mean	100.92%				
Standard Deviation	5.87	208,017.70	208,029.67	207,102.08	
Coefficient of Dispersion	4.57				
Coefficient of Variation	5.79				

Sales Ratio Report

As Of: 3/18/2026

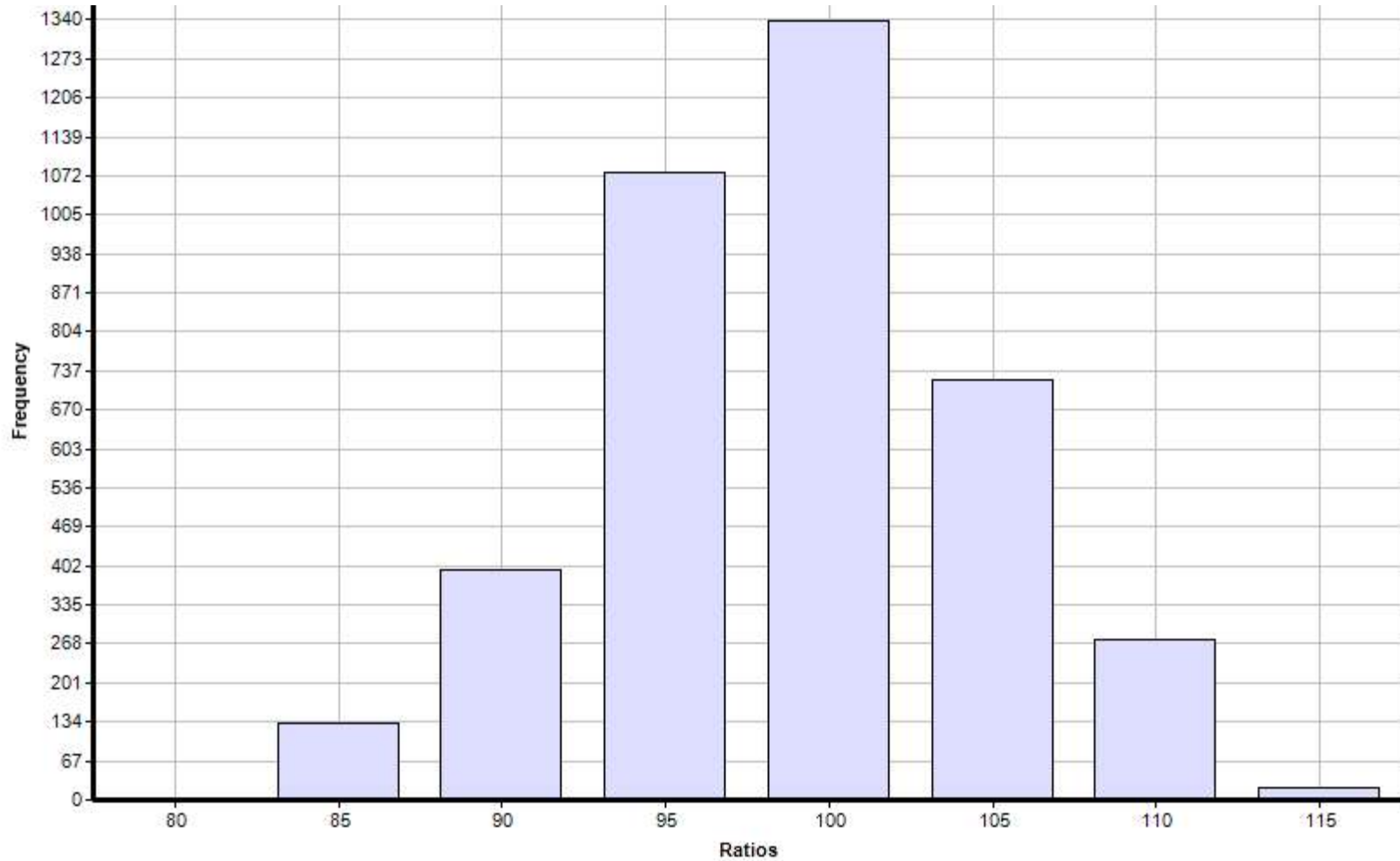
Tax Year: 2026

Values - Final

Sale Price - Actual

APPRAISAL

Histogram of Sales Ratios for Report Totals
Number of Sales = 3963 Mean = 101.28 Median = 101.31



Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

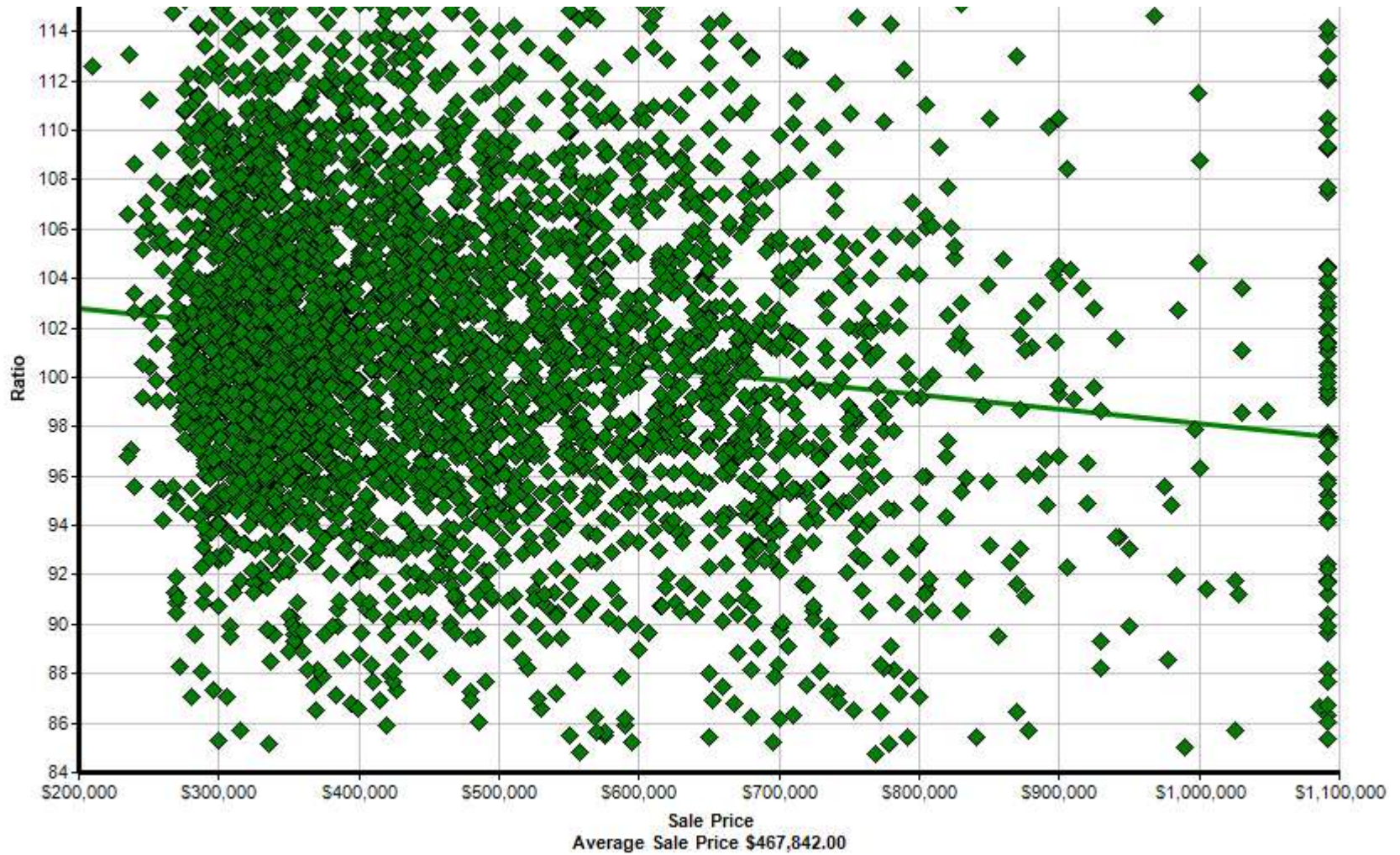
Values - Final

Sale Price - Actual

APPRAISAL

Sales Ratio by Price with Trendline for Report Totals

PRD = 100.355



Sales Ratio Report

As Of: 3/18/2026

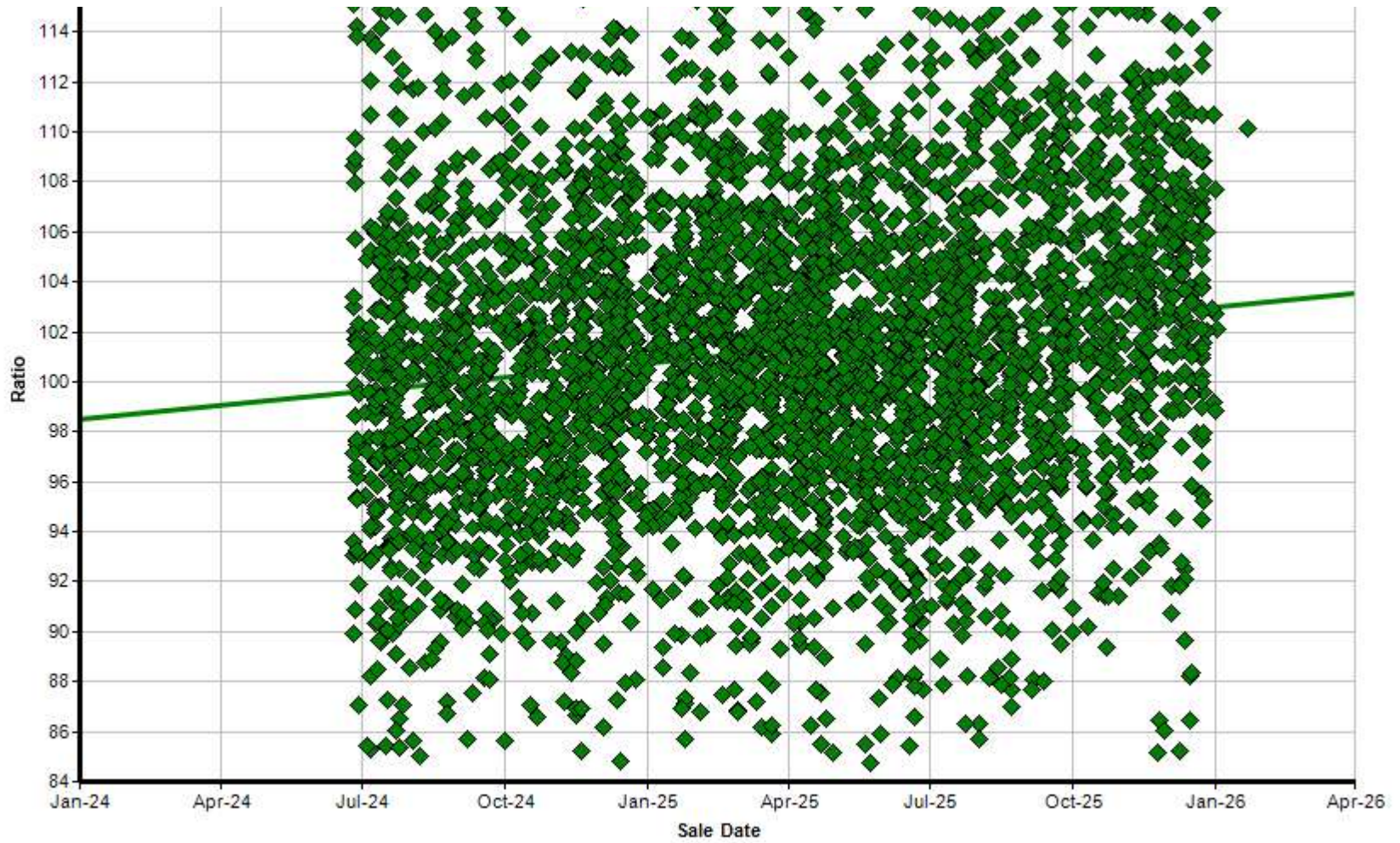
Tax Year: 2026

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 Lamar - North

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

Reporting Thresholds: 1
Statistics: Standard

Run Totals

Sales Considered: 3963

Sales Used 3963

By Validity Code VTVSP: 3963

By Sale Type RSLN: 188
RSLR: 18
VRN: 2287
VRR: 1470