

Sales Ratio Report

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

APPRAISAL

Neighborhood: 1120				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.12%	\$192,500.00	\$192,500.00	\$197,748.00
High Value	102.73%	\$295,000.00	\$295,000.00	\$298,059.00
Median	101.51%	\$232,692.00	\$232,692.00	\$236,195.00
Mean	100.59%	\$239,480.67	\$239,480.67	\$240,480.50
Weighted Mean	100.42%			
Standard Deviation	2.74	35,923.38	35,923.38	33,560.16
Coefficient of Dispersion	1.35			
Coefficient of Variation	2.72			

Neighborhood: 1121				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.01%	\$182,000.00	\$182,000.00	\$178,384.00
High Value	104.53%	\$182,500.00	\$182,500.00	\$190,759.00
Median	101.27%	\$182,250.00	\$182,250.00	\$184,571.50
Mean	101.27%	\$182,250.00	\$182,250.00	\$184,571.50
Weighted Mean	101.27%			
Standard Deviation	4.60	353.55	353.55	8,750.45
Coefficient of Dispersion	3.22			
Coefficient of Variation	4.55			

Neighborhood: 1224				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 1224

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.00%	\$380,000.00	\$380,000.00	\$379,057.00
High Value	114.19%	\$860,000.00	\$860,000.00	\$958,237.00
Median	101.02%	\$485,000.00	\$485,000.00	\$497,231.50
Mean	103.77%	\$531,763.00	\$531,763.00	\$555,073.17
Weighted Mean	104.38%			
Standard Deviation	6.15	137,167.98	137,167.98	163,368.54
Coefficient of Dispersion	4.95			
Coefficient of Variation	5.92			

Neighborhood: 1230

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.43%	\$245,000.00	\$245,000.00	\$264,334.00
High Value	107.89%	\$640,000.00	\$640,000.00	\$610,720.00
Median	101.17%	\$302,000.00	\$302,000.00	\$305,542.00
Mean	101.50%	\$395,666.67	\$395,666.67	\$393,532.00
Weighted Mean	99.46%			
Standard Deviation	6.24	213,509.56	213,509.56	189,215.47
Coefficient of Dispersion	4.11			
Coefficient of Variation	6.15			

Neighborhood: 3060

	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: 3060

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.33%	\$240,000.00	\$240,000.00	\$223,989.00
High Value	109.39%	\$260,000.00	\$260,000.00	\$284,408.00
Median	101.36%	\$250,000.00	\$250,000.00	\$254,198.50
Mean	101.36%	\$250,000.00	\$250,000.00	\$254,198.50
Weighted Mean	101.68%			
Standard Deviation	11.36	14,142.14	14,142.14	42,722.68
Coefficient of Dispersion	7.92			
Coefficient of Variation	11.20			

Neighborhood: 5133

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.64%	\$450,000.00	\$450,000.00	\$463,194.00
High Value	114.79%	\$500,000.00	\$500,000.00	\$516,570.00
Median	103.72%	\$475,000.00	\$475,000.00	\$489,882.00
Mean	103.72%	\$475,000.00	\$475,000.00	\$489,882.00
Weighted Mean	103.13%			
Standard Deviation	15.67	35,355.34	35,355.34	37,742.53
Coefficient of Dispersion	10.68			
Coefficient of Variation	15.10			

Neighborhood: 5729

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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APPRAISAL

Neighborhood: 5729

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.18%	\$360,000.00	\$360,000.00	\$407,711.00
High Value	113.25%	\$520,000.00	\$520,000.00	\$468,942.00
Median	101.72%	\$440,000.00	\$440,000.00	\$438,326.50
Mean	101.72%	\$440,000.00	\$440,000.00	\$438,326.50
Weighted Mean	99.62%			
Standard Deviation	16.31	113,137.08	113,137.08	43,296.86
Coefficient of Dispersion	11.34			
Coefficient of Variation	16.04			

Neighborhood: 5730

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.46%	\$260,000.00	\$260,000.00	\$252,063.00
High Value	112.95%	\$352,047.00	\$352,047.00	\$358,007.00
Median	101.69%	\$295,770.00	\$295,770.00	\$301,830.00
Mean	101.90%	\$298,226.52	\$298,226.52	\$303,778.71
Weighted Mean	101.86%			
Standard Deviation	5.50	27,517.53	27,517.53	30,886.70
Coefficient of Dispersion	4.24			
Coefficient of Variation	5.39			

Neighborhood: 5951

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 5951

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.14%	\$520,000.00	\$520,000.00	\$537,814.00
High Value	103.43%	\$745,000.00	\$745,000.00	\$731,146.00
Median	100.78%	\$632,500.00	\$632,500.00	\$634,480.00
Mean	100.78%	\$632,500.00	\$632,500.00	\$634,480.00
Weighted Mean	100.31%			
Standard Deviation	3.74	159,099.03	159,099.03	136,706.37
Coefficient of Dispersion	2.62			
Coefficient of Variation	3.71			

Neighborhood: 5952

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.33%	\$470,000.00	\$470,000.00	\$476,152.00
High Value	104.33%	\$1,475,000.00	\$1,475,000.00	\$1,332,315.00
Median	101.31%	\$565,000.00	\$565,000.00	\$589,488.00
Mean	98.66%	\$836,666.67	\$836,666.67	\$799,318.33
Weighted Mean	95.54%			
Standard Deviation	7.37	554,849.83	554,849.83	465,054.13
Coefficient of Dispersion	4.61			
Coefficient of Variation	7.47			

Neighborhood: 5953

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 5953

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.51%	\$485,000.00	\$485,000.00	\$555,321.00
High Value	114.50%	\$1,360,000.00	\$1,360,000.00	\$1,299,295.00
Median	101.32%	\$850,000.00	\$850,000.00	\$861,260.00
Mean	102.13%	\$892,000.00	\$892,000.00	\$888,689.80
Weighted Mean	99.63%			
Standard Deviation	8.82	346,853.72	346,853.72	286,810.61
Coefficient of Dispersion	6.56			
Coefficient of Variation	8.64			

Neighborhood: 5955

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.63%	\$345,000.00	\$345,000.00	\$331,739.00
High Value	112.68%	\$570,000.00	\$570,000.00	\$642,286.00
Median	101.45%	\$380,000.00	\$380,000.00	\$385,517.00
Mean	102.83%	\$411,400.00	\$409,600.00	\$427,405.40
Weighted Mean	103.89%			
Standard Deviation	7.49	90,096.06	91,089.52	124,386.13
Coefficient of Dispersion	5.74			
Coefficient of Variation	7.29			

Neighborhood: 5956

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 5956					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.39%	\$255,000.00	\$255,000.00	\$230,499.00	
High Value	101.90%	\$404,000.00	\$404,000.00	\$411,678.00	
Median	96.15%	\$329,500.00	\$329,500.00	\$321,088.50	
Mean	96.15%	\$329,500.00	\$329,500.00	\$321,088.50	
Weighted Mean	97.45%				
Standard Deviation	8.14	105,358.91	105,358.91	128,112.90	
Coefficient of Dispersion	5.99				
Coefficient of Variation	8.46				

Neighborhood: 5957					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.58%	\$295,000.00	\$295,000.00	\$338,172.00	
High Value	114.63%	\$567,000.00	\$567,000.00	\$585,267.00	
Median	103.22%	\$375,000.00	\$375,000.00	\$339,682.00	
Mean	102.81%	\$412,333.33	\$412,333.33	\$421,040.33	
Weighted Mean	102.11%				
Standard Deviation	12.03	139,790.32	139,790.32	142,226.47	
Coefficient of Dispersion	7.77				
Coefficient of Variation	11.70				

Neighborhood: 5958					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 5958

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.87%	\$575,000.00	\$575,000.00	\$583,238.00
High Value	109.45%	\$1,200,000.00	\$1,200,000.00	\$1,313,442.00
Median	101.43%	\$585,000.00	\$585,000.00	\$584,216.00
Mean	103.58%	\$786,666.67	\$786,666.67	\$826,965.33
Weighted Mean	105.12%			
Standard Deviation	5.14	357,992.09	357,992.09	421,301.44
Coefficient of Dispersion	3.15			
Coefficient of Variation	4.97			

Neighborhood: 8220

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.97%	\$450,000.00	\$450,000.00	\$479,617.00
High Value	106.58%	\$880,000.00	\$880,000.00	\$844,518.00
Median	101.27%	\$665,000.00	\$665,000.00	\$662,067.50
Mean	101.27%	\$665,000.00	\$665,000.00	\$662,067.50
Weighted Mean	99.56%			
Standard Deviation	7.50	304,055.92	304,055.92	258,023.97
Coefficient of Dispersion	5.24			
Coefficient of Variation	7.41			

Neighborhood: 8260

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8260

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.47%	\$499,450.00	\$499,450.00	\$534,978.00
High Value	107.11%	\$850,000.00	\$850,000.00	\$861,301.00
Median	101.02%	\$750,500.00	\$750,500.00	\$754,956.50
Mean	102.40%	\$712,612.50	\$712,612.50	\$726,548.00
Weighted Mean	101.96%			
Standard Deviation	3.16	156,124.95	156,124.95	144,546.24
Coefficient of Dispersion	1.80			
Coefficient of Variation	3.09			

Neighborhood: 8290

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.07%	\$160,000.00	\$160,000.00	\$168,121.00
High Value	107.51%	\$195,000.00	\$195,000.00	\$191,138.00
Median	98.02%	\$175,000.00	\$175,000.00	\$172,020.00
Mean	100.53%	\$176,666.67	\$176,666.67	\$177,093.00
Weighted Mean	100.24%			
Standard Deviation	6.12	17,559.42	17,559.42	12,318.57
Coefficient of Dispersion	3.89			
Coefficient of Variation	6.09			

Neighborhood: 8291

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8291

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.18%	\$432,276.00	\$432,276.00	\$428,054.00
High Value	114.45%	\$680,000.00	\$680,000.00	\$652,358.00
Median	102.07%	\$494,890.00	\$494,890.00	\$495,333.00
Mean	102.13%	\$511,748.28	\$511,748.28	\$520,637.95
Weighted Mean	101.74%			
Standard Deviation	6.88	61,716.44	61,716.44	52,611.65
Coefficient of Dispersion	5.45			
Coefficient of Variation	6.74			

Neighborhood: 8330

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.58%	\$320,000.00	\$320,000.00	\$352,289.00
High Value	110.09%	\$380,000.00	\$380,000.00	\$367,831.00
Median	101.05%	\$364,000.00	\$364,000.00	\$367,013.00
Mean	102.58%	\$354,666.67	\$354,666.67	\$362,377.67
Weighted Mean	102.17%			
Standard Deviation	6.88	31,069.81	31,069.81	8,746.61
Coefficient of Dispersion	4.46			
Coefficient of Variation	6.71			

Neighborhood: 8340

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8340					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.24%	\$760,000.00	\$760,000.00	\$744,510.00	
High Value	103.34%	\$825,000.00	\$825,000.00	\$837,018.00	
Median	102.46%	\$810,000.00	\$810,000.00	\$778,678.00	
Mean	98.68%	\$798,333.33	\$798,333.33	\$786,735.33	
Weighted Mean	98.55%				
Standard Deviation	7.32	34,034.30	34,034.30	46,777.38	
Coefficient of Dispersion	4.26				
Coefficient of Variation	7.42				

Neighborhood: 8341					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	99.30%	\$365,000.00	\$365,000.00	\$362,447.00	
High Value	105.42%	\$650,000.00	\$650,000.00	\$658,136.00	
Median	101.25%	\$570,000.00	\$570,000.00	\$600,909.00	
Mean	101.99%	\$528,333.33	\$528,333.33	\$540,497.33	
Weighted Mean	102.30%				
Standard Deviation	3.13	146,997.73	146,997.73	156,828.48	
Coefficient of Dispersion	2.02				
Coefficient of Variation	3.07				

Neighborhood: 8350					
	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: 8350

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.92%	\$255,000.00	\$255,000.00	\$252,243.00
High Value	110.07%	\$432,000.00	\$432,000.00	\$475,521.00
Median	101.00%	\$315,000.00	\$315,000.00	\$313,209.00
Mean	102.45%	\$322,400.00	\$322,400.00	\$332,643.40
Weighted Mean	103.18%			
Standard Deviation	4.53	70,116.33	70,116.33	88,227.42
Coefficient of Dispersion	2.88			
Coefficient of Variation	4.42			

Neighborhood: 8370

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.11%	\$173,500.00	\$173,500.00	\$168,488.00
High Value	105.64%	\$292,000.00	\$292,000.00	\$308,473.00
Median	101.38%	\$232,750.00	\$232,750.00	\$238,480.50
Mean	101.38%	\$232,750.00	\$232,750.00	\$238,480.50
Weighted Mean	102.46%			
Standard Deviation	6.03	83,792.15	83,792.15	98,984.34
Coefficient of Dispersion	4.21			
Coefficient of Variation	5.95			

Neighborhood: 8380

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8380

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.93%	\$245,000.00	\$245,000.00	\$283,515.00
High Value	117.01%	\$737,500.00	\$737,500.00	\$835,557.00
Median	101.88%	\$349,000.00	\$349,000.00	\$336,107.00
Mean	102.55%	\$362,563.67	\$362,563.67	\$373,177.73
Weighted Mean	102.93%			
Standard Deviation	9.19	112,033.56	112,033.56	134,226.05
Coefficient of Dispersion	7.34			
Coefficient of Variation	8.97			

Neighborhood: 8430

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.37%	\$439,900.00	\$439,900.00	\$451,136.00
High Value	113.52%	\$649,900.00	\$649,900.00	\$590,288.00
Median	102.55%	\$520,000.00	\$520,000.00	\$587,335.00
Mean	102.15%	\$536,600.00	\$536,600.00	\$542,919.67
Weighted Mean	101.18%			
Standard Deviation	11.58	105,979.57	105,979.57	79,500.70
Coefficient of Dispersion	7.52			
Coefficient of Variation	11.33			

Neighborhood: 8470

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8470

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.30%	\$268,000.00	\$268,000.00	\$268,801.00
High Value	113.60%	\$295,000.00	\$295,000.00	\$335,121.00
Median	101.19%	\$278,000.00	\$278,000.00	\$281,301.00
Mean	105.03%	\$280,333.33	\$280,333.33	\$295,074.33
Weighted Mean	105.26%			
Standard Deviation	7.44	13,650.40	13,650.40	35,240.09
Coefficient of Dispersion	4.38			
Coefficient of Variation	7.08			

Neighborhood: 8500

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.26%	\$350,000.00	\$350,000.00	\$347,424.00
High Value	103.93%	\$360,000.00	\$360,000.00	\$374,143.00
Median	101.60%	\$355,000.00	\$355,000.00	\$360,783.50
Mean	101.60%	\$355,000.00	\$355,000.00	\$360,783.50
Weighted Mean	101.63%			
Standard Deviation	3.30	7,071.07	7,071.07	18,893.19
Coefficient of Dispersion	2.30			
Coefficient of Variation	3.25			

Neighborhood: 8550

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8550

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.21%	\$320,000.00	\$320,000.00	\$298,257.00
High Value	108.90%	\$325,000.00	\$325,000.00	\$353,938.00
Median	101.05%	\$322,500.00	\$322,500.00	\$326,097.50
Mean	101.05%	\$322,500.00	\$322,500.00	\$326,097.50
Weighted Mean	101.12%			
Standard Deviation	11.10	3,535.53	3,535.53	39,372.41
Coefficient of Dispersion	7.77			
Coefficient of Variation	10.98			

Neighborhood: 8741

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.53%	\$390,000.00	\$390,000.00	\$368,679.00
High Value	106.57%	\$500,000.00	\$500,000.00	\$505,909.00
Median	101.18%	\$420,000.00	\$420,000.00	\$447,598.00
Mean	100.76%	\$436,666.67	\$436,666.67	\$440,728.67
Weighted Mean	100.93%			
Standard Deviation	6.03	56,862.41	56,862.41	68,872.41
Coefficient of Dispersion	3.97			
Coefficient of Variation	5.98			

Neighborhood: 8750

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8750

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.76%	\$305,000.00	\$305,000.00	\$305,041.00
High Value	109.80%	\$413,500.00	\$413,500.00	\$416,264.00
Median	101.76%	\$377,500.00	\$377,500.00	\$357,730.00
Mean	102.43%	\$360,857.14	\$360,857.14	\$369,126.00
Weighted Mean	102.29%			
Standard Deviation	4.77	39,766.73	39,766.73	39,045.83
Coefficient of Dispersion	3.42			
Coefficient of Variation	4.66			

Neighborhood: 8751

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.31%	\$220,000.00	\$220,000.00	\$227,343.00
High Value	118.75%	\$341,900.00	\$341,900.00	\$368,886.00
Median	101.09%	\$272,900.00	\$272,900.00	\$275,185.50
Mean	101.86%	\$276,115.17	\$276,115.17	\$281,426.21
Weighted Mean	101.92%			
Standard Deviation	6.47	26,174.99	26,174.99	33,915.92
Coefficient of Dispersion	5.10			
Coefficient of Variation	6.35			

Neighborhood: 8755

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 8755

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.40%	\$194,000.00	\$193,584.00	\$209,659.00
High Value	113.86%	\$302,990.00	\$302,990.00	\$316,633.00
Median	101.83%	\$216,000.00	\$216,000.00	\$227,570.00
Mean	104.67%	\$226,508.82	\$225,782.00	\$236,516.29
Weighted Mean	104.42%			
Standard Deviation	5.54	29,289.97	29,977.52	28,409.67
Coefficient of Dispersion	4.45			
Coefficient of Variation	5.29			

Neighborhood: 8800

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.58%	\$213,000.00	\$213,000.00	\$205,768.00
High Value	96.60%	\$270,000.00	\$270,000.00	\$258,061.00
Median	96.09%	\$241,500.00	\$241,500.00	\$231,914.50
Mean	96.09%	\$241,500.00	\$241,500.00	\$231,914.50
Weighted Mean	96.03%			
Standard Deviation	0.73	40,305.09	40,305.09	36,976.73
Coefficient of Dispersion	0.53			
Coefficient of Variation	0.76			

Neighborhood: 8831

	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: 8831					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	95.07%	\$170,000.00	\$170,000.00	\$191,660.00	
High Value	112.74%	\$227,000.00	\$227,000.00	\$230,039.00	
Median	101.34%	\$214,900.00	\$214,900.00	\$204,302.00	
Mean	102.45%	\$207,180.00	\$207,180.00	\$211,332.60	
Weighted Mean	102.00%				
Standard Deviation	6.40	23,554.45	23,554.45	17,493.77	
Coefficient of Dispersion	3.68				
Coefficient of Variation	6.25				

Neighborhood: 8850					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	101.27%	\$350,000.00	\$350,000.00	\$355,827.00	
High Value	105.96%	\$392,828.00	\$392,828.00	\$405,629.00	
Median	101.66%	\$382,828.00	\$382,828.00	\$397,809.00	
Mean	102.96%	\$375,218.67	\$375,218.67	\$386,421.67	
Weighted Mean	102.99%				
Standard Deviation	2.60	22,405.04	22,405.04	26,782.71	
Coefficient of Dispersion	1.54				
Coefficient of Variation	2.52				

Neighborhood: 8865					
	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: 8865

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.97%	\$460,000.00	\$460,000.00	\$477,579.00
High Value	112.13%	\$750,000.00	\$750,000.00	\$710,092.00
Median	103.22%	\$610,000.00	\$610,000.00	\$613,098.00
Mean	101.39%	\$605,153.85	\$605,153.85	\$609,374.38
Weighted Mean	100.70%			
Standard Deviation	7.62	85,127.20	85,127.20	63,758.64
Coefficient of Dispersion	6.03			
Coefficient of Variation	7.52			

Neighborhood: 8890

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.28%	\$265,000.00	\$265,000.00	\$250,142.00
High Value	103.81%	\$409,000.00	\$409,000.00	\$415,252.00
Median	101.49%	\$327,500.00	\$327,500.00	\$332,393.00
Mean	98.90%	\$323,900.00	\$323,900.00	\$321,905.00
Weighted Mean	99.38%			
Standard Deviation	4.73	55,946.85	55,946.85	67,075.71
Coefficient of Dispersion	3.48			
Coefficient of Variation	4.79			

Neighborhood: 8900

	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: 8900					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	90.63%	\$199,000.00	\$199,000.00	\$180,361.00	
High Value	108.50%	\$339,900.00	\$339,900.00	\$367,811.00	
Median	101.74%	\$304,000.00	\$304,000.00	\$304,080.00	
Mean	100.38%	\$290,300.00	\$290,300.00	\$294,523.50	
Weighted Mean	101.45%				
Standard Deviation	6.82	58,868.46	58,868.46	76,397.64	
Coefficient of Dispersion	5.44				
Coefficient of Variation	6.79				

Neighborhood: 8970					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	86.20%	\$360,000.00	\$360,000.00	\$345,036.00	
High Value	118.61%	\$650,000.00	\$650,000.00	\$650,196.00	
Median	100.00%	\$527,500.00	\$527,500.00	\$515,457.00	
Mean	100.77%	\$516,250.00	\$516,250.00	\$518,029.75	
Weighted Mean	100.34%				
Standard Deviation	10.18	92,918.94	92,918.94	92,490.13	
Coefficient of Dispersion	7.01				
Coefficient of Variation	10.11				

Neighborhood: 8990					
	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: 8990					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	99.26%	\$255,000.00	\$255,000.00	\$253,122.00	
High Value	116.86%	\$789,900.00	\$789,900.00	\$923,065.00	
Median	111.38%	\$780,000.00	\$780,000.00	\$868,800.00	
Mean	109.17%	\$608,300.00	\$608,300.00	\$681,662.33	
Weighted Mean	112.06%				
Standard Deviation	9.00	306,006.81	306,006.81	372,117.30	
Coefficient of Dispersion	5.27				
Coefficient of Variation	8.25				

Neighborhood: 8991					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	69.65%	\$229,000.00	\$229,000.00	\$217,097.00	
High Value	95.83%	\$1,488,640.00	\$1,488,640.00	\$1,036,904.00	
Median	94.80%	\$470,000.00	\$470,000.00	\$450,414.00	
Mean	86.76%	\$729,213.33	\$729,213.33	\$568,138.33	
Weighted Mean	77.91%				
Standard Deviation	14.83	668,630.61	668,630.61	422,392.17	
Coefficient of Dispersion	9.20				
Coefficient of Variation	17.09				

Neighborhood: 8992					
	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: 8992

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.11%	\$415,000.00	\$415,000.00	\$407,138.00
High Value	104.71%	\$1,600,000.00	\$1,600,000.00	\$1,675,393.00
Median	101.41%	\$1,007,500.00	\$1,007,500.00	\$1,041,265.50
Mean	101.41%	\$1,007,500.00	\$1,007,500.00	\$1,041,265.50
Weighted Mean	103.35%			
Standard Deviation	4.67	837,921.54	837,921.54	896,791.71
Coefficient of Dispersion	3.26			
Coefficient of Variation	4.61			

Neighborhood: 8993

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	97.24%	\$278,000.00	\$278,000.00	\$280,285.00
High Value	105.43%	\$700,000.00	\$700,000.00	\$737,995.00
Median	101.04%	\$316,500.00	\$316,500.00	\$313,452.00
Mean	101.19%	\$402,750.00	\$402,750.00	\$411,296.00
Weighted Mean	102.12%			
Standard Deviation	3.35	200,867.08	200,867.08	219,460.82
Coefficient of Dispersion	2.13			
Coefficient of Variation	3.31			

Neighborhood: 8994

	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: 8994

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.02%	\$350,000.00	\$350,000.00	\$310,535.00
High Value	113.21%	\$910,000.00	\$910,000.00	\$868,736.00
Median	101.42%	\$440,000.00	\$440,000.00	\$446,226.00
Mean	100.61%	\$549,633.33	\$549,633.33	\$545,101.13
Weighted Mean	99.18%			
Standard Deviation	8.60	216,588.52	216,588.52	194,469.32
Coefficient of Dispersion	7.03			
Coefficient of Variation	8.55			

Neighborhood: 8996

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.05%	\$525,000.00	\$525,000.00	\$472,751.00
High Value	95.17%	\$645,000.00	\$645,000.00	\$613,861.00
Median	92.61%	\$585,000.00	\$585,000.00	\$543,306.00
Mean	92.61%	\$585,000.00	\$585,000.00	\$543,306.00
Weighted Mean	92.87%			
Standard Deviation	3.62	84,852.81	84,852.81	99,779.84
Coefficient of Dispersion	2.77			
Coefficient of Variation	3.91			

Neighborhood: 8997

	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: 8997

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.16%	\$270,000.00	\$270,000.00	\$304,400.00
High Value	112.74%	\$655,000.00	\$655,000.00	\$661,617.00
Median	102.79%	\$444,100.00	\$444,100.00	\$495,635.00
Mean	102.71%	\$456,871.14	\$456,371.14	\$467,207.86
Weighted Mean	102.26%			
Standard Deviation	7.85	116,997.24	117,068.37	118,102.81
Coefficient of Dispersion	5.45			
Coefficient of Variation	7.65			

Neighborhood: 8998

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	101.32%	\$275,000.00	\$275,000.00	\$278,627.00
High Value	103.86%	\$672,000.00	\$672,000.00	\$697,923.00
Median	102.59%	\$473,500.00	\$473,500.00	\$488,275.00
Mean	102.59%	\$473,500.00	\$473,500.00	\$488,275.00
Weighted Mean	103.12%			
Standard Deviation	1.80	280,721.39	280,721.39	296,487.04
Coefficient of Dispersion	1.24			
Coefficient of Variation	1.75			

Neighborhood: 9506

	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: 9506

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	89.70%	\$807,000.00	\$807,000.00	\$729,276.00
High Value	113.28%	\$830,000.00	\$830,000.00	\$940,246.00
Median	101.74%	\$813,000.00	\$813,000.00	\$821,029.00
Mean	101.57%	\$816,666.67	\$816,666.67	\$830,183.67
Weighted Mean	101.66%			
Standard Deviation	11.79	11,930.35	11,930.35	105,782.52
Coefficient of Dispersion	7.73			
Coefficient of Variation	11.61			

Neighborhood: 9511

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.20%	\$787,000.00	\$787,000.00	\$711,624.00
High Value	114.02%	\$2,950,000.00	\$2,950,000.00	\$2,542,834.00
Median	101.34%	\$1,800,000.00	\$1,800,000.00	\$1,824,134.00
Mean	99.64%	\$1,668,800.00	\$1,668,800.00	\$1,627,285.60
Weighted Mean	97.51%			
Standard Deviation	11.38	856,698.72	856,698.72	719,980.12
Coefficient of Dispersion	8.61			
Coefficient of Variation	11.43			

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	69.65%	\$145,000.00	\$145,000.00	\$137,940.00
High Value	118.75%	\$2,950,000.00	\$2,950,000.00	\$2,542,834.00
Median	101.32%	\$319,495.00	\$319,495.00	\$333,117.00
Mean	101.66%	\$414,595.22	\$414,536.04	\$419,053.25
Weighted Mean	101.08%			
Standard Deviation	6.90	262,296.42	262,323.29	252,575.72
Coefficient of Dispersion	5.32			
Coefficient of Variation	6.79			

Sales Ratio Report

As Of: 3/18/2026

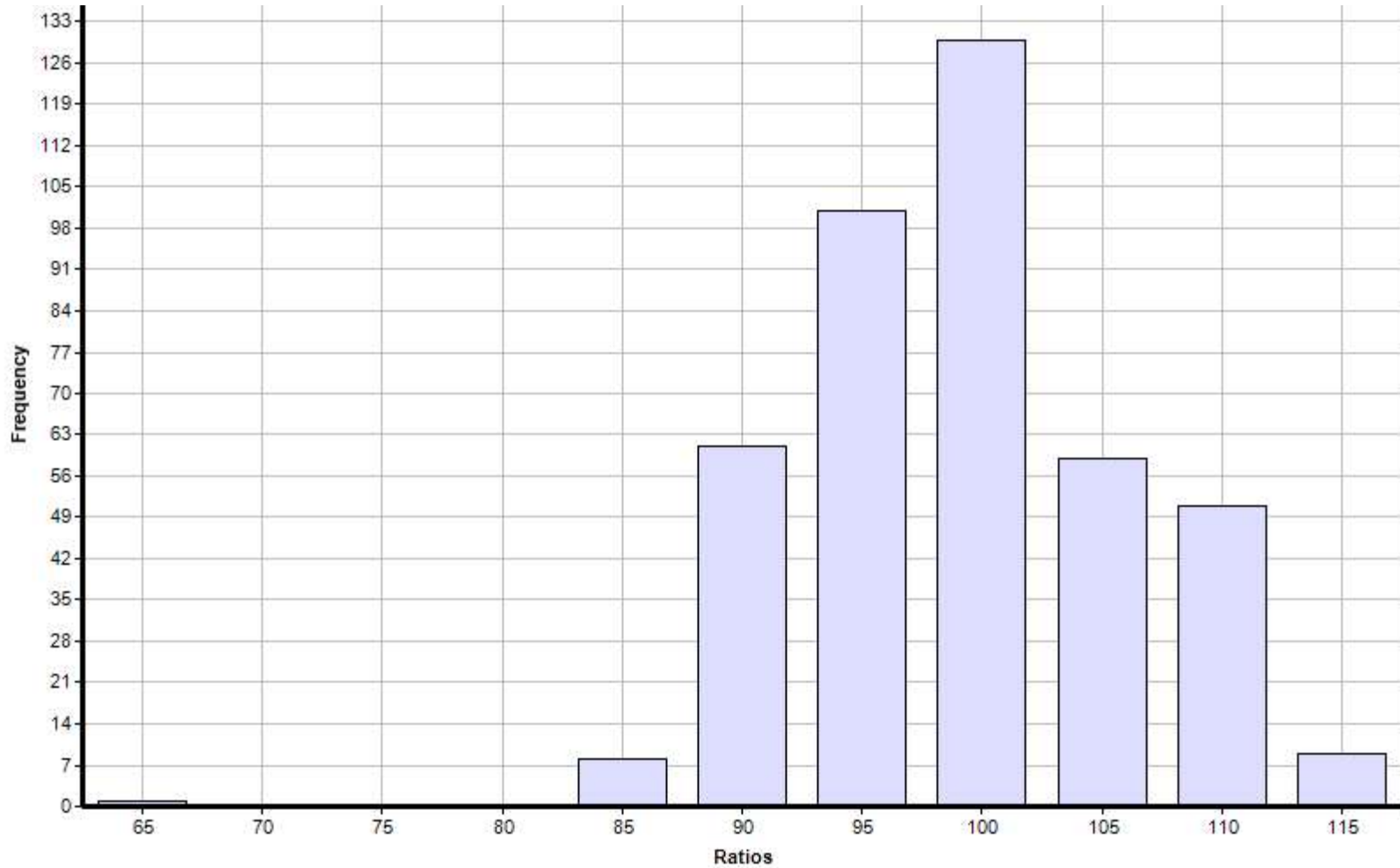
Tax Year: 2026

Values - Final

Sale Price - Actual

APPRAISAL

Histogram of Sales Ratios for Report Totals
Number of Sales = 420 Mean = 101.66 Median = 101.32



Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

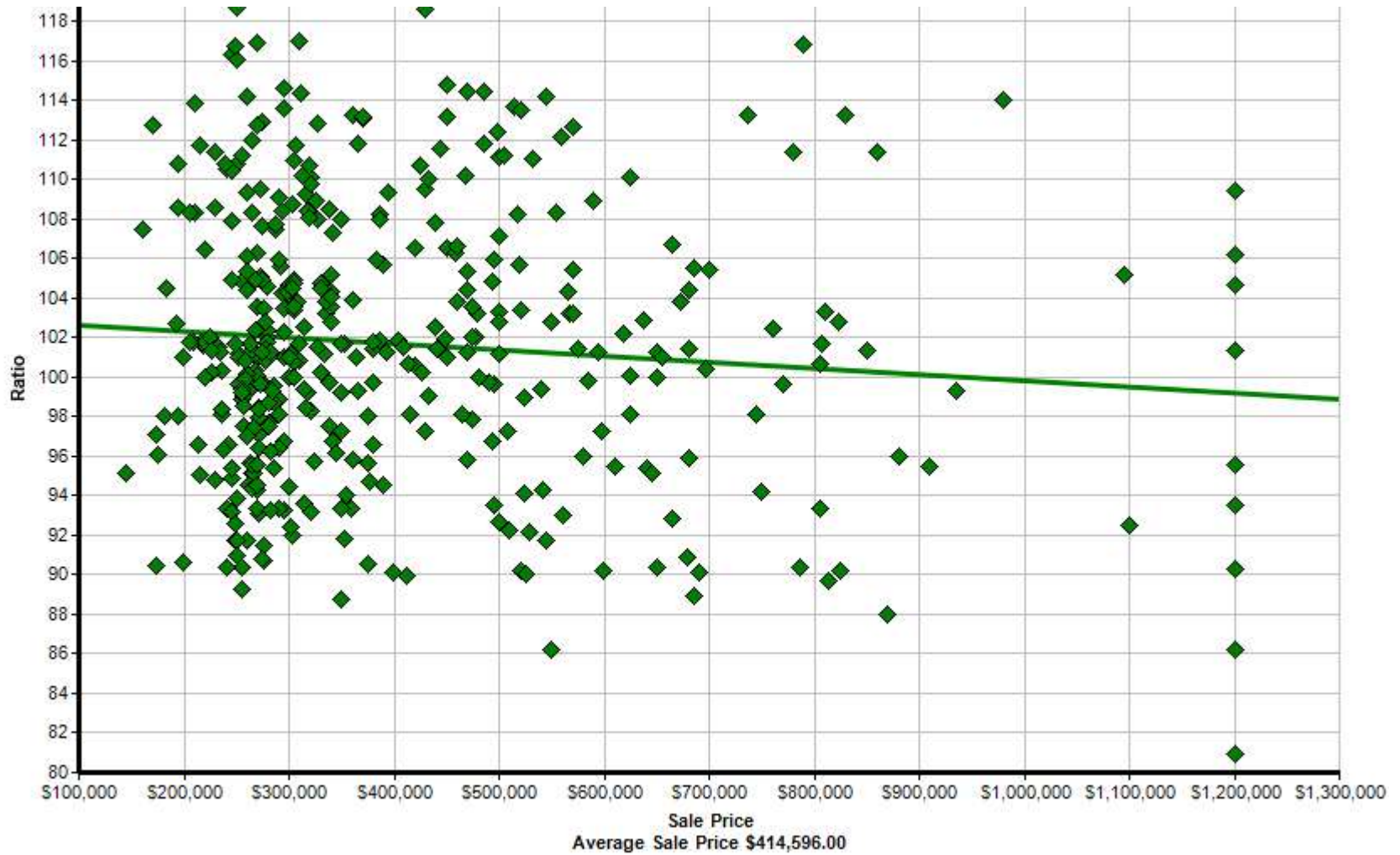
Values - Final

Sale Price - Actual

APPRAISAL

Sales Ratio by Price with Trendline for Report Totals

PRD = 100.582



Sales Ratio Report

As Of: 3/18/2026

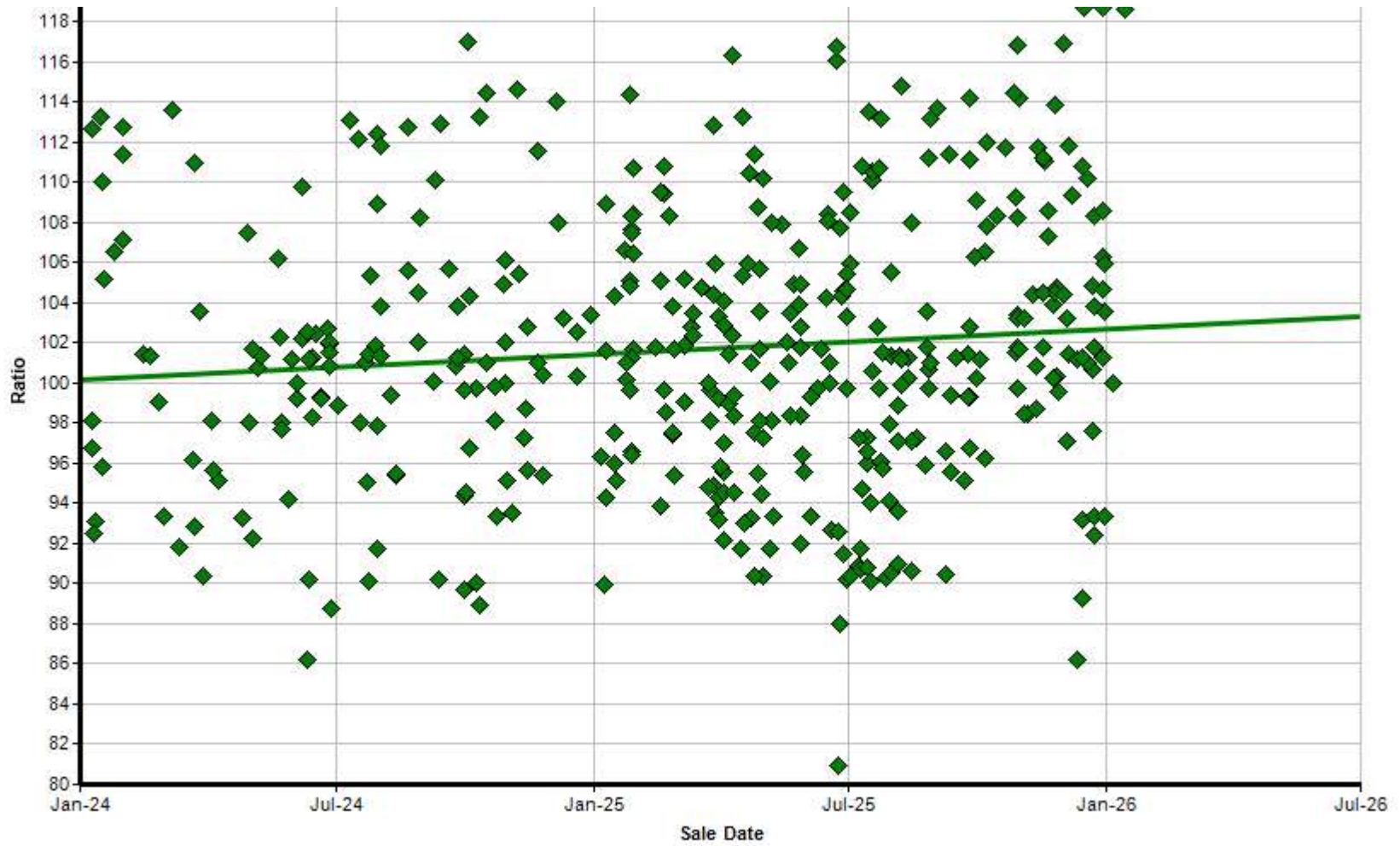
Tax Year: 2026

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: 01/01/2024 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 : Rural Market - All ISDs

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

Reporting Thresholds: 1
Statistics: Standard

Run Totals

Sales Considered:		420
Sales Used		420
By Validity Code	VTVSP:	420
By Sale Type	RSLN:	12
	RSLR:	2
	VRN:	201
	VRR:	205