

Sales Ratio Report

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

APPRAISAL

Neighborhood: 1015				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.28%	\$260,000.00	\$260,000.00	\$260,441.00
High Value	114.73%	\$289,000.00	\$289,000.00	\$310,444.00
Median	100.94%	\$275,000.00	\$275,000.00	\$280,520.00
Mean	103.20%	\$273,111.11	\$273,111.11	\$281,749.78
Weighted Mean	103.16%			
Standard Deviation	6.65	8,777.73	8,777.73	18,146.92
Coefficient of Dispersion	4.63			
Coefficient of Variation	6.44			

Neighborhood: 1515				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	82.17%	\$280,000.00	\$280,000.00	\$237,054.00
High Value	113.62%	\$360,000.00	\$360,000.00	\$363,985.00
Median	99.33%	\$306,000.00	\$306,000.00	\$310,714.00
Mean	97.91%	\$311,033.33	\$311,033.33	\$304,915.20
Weighted Mean	98.03%			
Standard Deviation	8.43	21,625.44	21,625.44	36,217.28
Coefficient of Dispersion	6.19			
Coefficient of Variation	8.61			

Neighborhood: 2191				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value

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Neighborhood: 2191

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.36%	\$308,000.00	\$308,000.00	\$292,432.00
High Value	106.31%	\$348,048.00	\$348,048.00	\$346,792.00
Median	100.64%	\$319,888.00	\$319,888.00	\$316,861.00
Mean	100.08%	\$319,692.89	\$319,692.89	\$319,902.33
Weighted Mean	100.07%			
Standard Deviation	4.97	11,741.40	11,741.40	18,901.42
Coefficient of Dispersion	3.53			
Coefficient of Variation	4.97			

Neighborhood: 2921

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	90.19%	\$205,000.00	\$205,000.00	\$197,511.00
High Value	108.37%	\$229,000.00	\$229,000.00	\$231,979.00
Median	101.71%	\$219,000.00	\$219,000.00	\$216,285.00
Mean	100.31%	\$216,500.00	\$216,500.00	\$216,958.78
Weighted Mean	100.21%			
Standard Deviation	5.23	9,420.72	9,420.72	10,632.21
Coefficient of Dispersion	3.61			
Coefficient of Variation	5.21			

Neighborhood: 3041

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3041

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.40%	\$190,000.00	\$190,000.00	\$164,153.00
High Value	113.24%	\$240,000.00	\$240,000.00	\$249,133.00
Median	100.61%	\$230,000.00	\$230,000.00	\$240,453.00
Mean	98.81%	\$226,332.22	\$226,332.22	\$224,111.89
Weighted Mean	99.02%			
Standard Deviation	10.00	14,848.93	14,848.93	30,047.97
Coefficient of Dispersion	8.31			
Coefficient of Variation	10.12			

Neighborhood: 3210

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.35%	\$350,000.00	\$350,000.00	\$359,777.00
High Value	108.97%	\$420,000.00	\$420,000.00	\$446,757.00
Median	101.79%	\$385,000.00	\$385,000.00	\$381,407.00
Mean	101.51%	\$384,214.29	\$384,214.29	\$389,562.86
Weighted Mean	101.39%			
Standard Deviation	5.17	28,826.86	28,826.86	29,693.12
Coefficient of Dispersion	3.90			
Coefficient of Variation	5.09			

Neighborhood: 3350

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3350

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.68%	\$445,000.00	\$445,000.00	\$461,305.00
High Value	112.05%	\$780,000.00	\$780,000.00	\$832,562.00
Median	105.92%	\$525,000.00	\$525,000.00	\$545,505.00
Mean	103.16%	\$583,060.00	\$583,060.00	\$599,614.54
Weighted Mean	102.84%			
Standard Deviation	6.16	137,213.02	137,213.02	138,297.70
Coefficient of Dispersion	4.56			
Coefficient of Variation	5.97			

Neighborhood: 3540

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.73%	\$170,000.00	\$170,000.00	\$174,798.00
High Value	113.81%	\$272,000.00	\$272,000.00	\$253,420.00
Median	98.63%	\$225,000.00	\$225,000.00	\$212,938.50
Mean	99.67%	\$221,904.05	\$221,904.05	\$219,556.95
Weighted Mean	98.94%			
Standard Deviation	8.33	30,923.70	30,923.70	23,667.22
Coefficient of Dispersion	6.45			
Coefficient of Variation	8.36			

Neighborhood: 3541

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3541

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.38%	\$225,000.00	\$225,000.00	\$219,373.00
High Value	110.66%	\$295,000.00	\$295,000.00	\$299,083.00
Median	100.39%	\$248,125.00	\$248,125.00	\$253,311.50
Mean	100.93%	\$250,593.75	\$250,593.75	\$252,798.75
Weighted Mean	100.88%			
Standard Deviation	4.76	24,097.99	24,097.99	25,557.91
Coefficient of Dispersion	3.42			
Coefficient of Variation	4.72			

Neighborhood: 3647

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	92.21%	\$630,000.00	\$630,000.00	\$644,867.00
High Value	114.66%	\$795,000.00	\$795,000.00	\$808,422.00
Median	101.81%	\$754,775.00	\$754,775.00	\$782,504.00
Mean	102.87%	\$740,237.50	\$740,237.50	\$760,148.63
Weighted Mean	102.69%			
Standard Deviation	6.79	55,981.21	55,981.21	59,353.63
Coefficient of Dispersion	4.75			
Coefficient of Variation	6.60			

Neighborhood: 3670

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3670

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.59%	\$85,000.00	\$85,000.00	\$86,226.00
High Value	118.40%	\$138,000.00	\$138,000.00	\$151,449.00
Median	101.44%	\$112,000.00	\$112,000.00	\$118,402.00
Mean	102.95%	\$115,681.82	\$115,681.82	\$118,979.45
Weighted Mean	102.85%			
Standard Deviation	8.13	17,771.15	17,771.15	19,725.57
Coefficient of Dispersion	6.37			
Coefficient of Variation	7.90			

Neighborhood: 3860

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.25%	\$735,000.00	\$735,000.00	\$711,786.00
High Value	97.94%	\$780,000.00	\$780,000.00	\$719,856.00
Median	94.60%	\$757,500.00	\$757,500.00	\$715,821.00
Mean	94.60%	\$757,500.00	\$757,500.00	\$715,821.00
Weighted Mean	94.50%			
Standard Deviation	4.73	31,819.81	31,819.81	5,706.35
Coefficient of Dispersion	3.53			
Coefficient of Variation	5.00			

Neighborhood: 3862

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 3862					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	97.78%	\$575,000.00	\$575,000.00	\$601,479.00	
High Value	106.26%	\$640,000.00	\$640,000.00	\$625,823.00	
Median	104.61%	\$575,000.00	\$575,000.00	\$610,994.00	
Mean	102.88%	\$596,666.67	\$596,666.67	\$612,765.33	
Weighted Mean	102.70%				
Standard Deviation	4.49	37,527.77	37,527.77	12,268.28	
Coefficient of Dispersion	2.70				
Coefficient of Variation	4.37				

Neighborhood: 3920					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	94.78%	\$227,500.00	\$227,500.00	\$221,236.00	
High Value	114.80%	\$445,000.00	\$445,000.00	\$454,777.00	
Median	101.50%	\$358,450.00	\$358,450.00	\$358,124.00	
Mean	102.52%	\$339,820.00	\$339,820.00	\$347,072.30	
Weighted Mean	102.13%				
Standard Deviation	5.97	67,714.23	67,714.23	65,317.33	
Coefficient of Dispersion	4.22				
Coefficient of Variation	5.82				

Neighborhood: 4013					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 4013

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	99.23%	\$290,000.00	\$290,000.00	\$287,778.00
High Value	103.65%	\$350,000.00	\$350,000.00	\$362,790.00
Median	102.20%	\$320,000.00	\$320,000.00	\$326,809.50
Mean	101.82%	\$320,000.00	\$320,000.00	\$326,046.75
Weighted Mean	101.89%			
Standard Deviation	2.06	29,439.20	29,439.20	33,609.90
Coefficient of Dispersion	1.62			
Coefficient of Variation	2.02			

Neighborhood: 4074

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	100.81%	\$185,000.00	\$185,000.00	\$196,577.00
High Value	106.26%	\$195,000.00	\$195,000.00	\$196,577.00
Median	103.53%	\$190,000.00	\$190,000.00	\$196,577.00
Mean	103.53%	\$190,000.00	\$190,000.00	\$196,577.00
Weighted Mean	103.46%			
Standard Deviation	3.85	7,071.07	7,071.07	0.00
Coefficient of Dispersion	2.63			
Coefficient of Variation	3.72			

Neighborhood: 4105

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 4105					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	92.33%	\$481,500.00	\$481,500.00	\$542,670.00	
High Value	112.70%	\$635,000.00	\$635,000.00	\$621,060.00	
Median	101.20%	\$577,000.00	\$577,000.00	\$584,400.50	
Mean	101.78%	\$573,316.67	\$573,316.67	\$580,754.00	
Weighted Mean	101.30%				
Standard Deviation	6.54	55,320.17	55,320.17	27,771.15	
Coefficient of Dispersion	3.91				
Coefficient of Variation	6.42				

Neighborhood: 4107					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	100.32%	\$325,000.00	\$325,000.00	\$328,161.00	
High Value	101.98%	\$368,000.00	\$368,000.00	\$375,279.00	
Median	100.97%	\$365,000.00	\$365,000.00	\$366,177.00	
Mean	101.09%	\$352,666.67	\$352,666.67	\$356,539.00	
Weighted Mean	101.10%				
Standard Deviation	0.83	24,006.94	24,006.94	24,993.89	
Coefficient of Dispersion	0.55				
Coefficient of Variation	0.83				

Neighborhood: 4109					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 4109					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	89.24%	\$200,000.00	\$200,000.00	\$201,613.00	
High Value	108.14%	\$255,000.00	\$255,000.00	\$235,209.00	
Median	94.11%	\$232,500.00	\$232,500.00	\$228,977.00	
Mean	96.35%	\$231,208.33	\$231,208.33	\$221,953.17	
Weighted Mean	96.00%				
Standard Deviation	6.95	21,852.01	21,852.01	15,975.67	
Coefficient of Dispersion	4.98				
Coefficient of Variation	7.21				

Neighborhood: 4322					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	87.24%	\$311,851.00	\$311,851.00	\$326,938.00	
High Value	115.84%	\$460,252.00	\$460,252.00	\$422,464.00	
Median	97.22%	\$379,546.00	\$379,546.00	\$363,803.00	
Mean	98.41%	\$379,866.74	\$379,866.74	\$372,496.43	
Weighted Mean	98.06%				
Standard Deviation	6.95	33,957.38	33,957.38	27,280.95	
Coefficient of Dispersion	5.37				
Coefficient of Variation	7.06				

Neighborhood: 4323					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 4323

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.62%	\$250,000.00	\$250,000.00	\$250,019.00
High Value	110.85%	\$342,965.00	\$342,965.00	\$320,470.00
Median	100.06%	\$300,000.00	\$300,000.00	\$296,602.00
Mean	98.67%	\$298,816.71	\$298,816.71	\$294,375.46
Weighted Mean	98.51%			
Standard Deviation	5.24	19,884.86	19,884.86	18,810.58
Coefficient of Dispersion	4.19			
Coefficient of Variation	5.31			

Neighborhood: 4325

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.31%	\$350,000.00	\$350,000.00	\$349,017.00
High Value	108.82%	\$361,900.00	\$361,900.00	\$393,834.00
Median	101.11%	\$355,000.00	\$355,000.00	\$353,871.00
Mean	102.75%	\$355,633.33	\$355,633.33	\$365,574.00
Weighted Mean	102.80%			
Standard Deviation	5.44	5,975.23	5,975.23	24,593.92
Coefficient of Dispersion	3.46			
Coefficient of Variation	5.30			

Neighborhood: 4450

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 4450					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	88.95%	\$128,000.00	\$128,000.00	\$133,520.00	
High Value	104.37%	\$191,500.00	\$191,500.00	\$170,413.00	
Median	92.29%	\$150,000.00	\$150,000.00	\$133,826.00	
Mean	95.19%	\$152,919.80	\$152,919.80	\$144,675.40	
Weighted Mean	94.61%				
Standard Deviation	7.21	23,391.42	23,391.42	16,442.98	
Coefficient of Dispersion	6.02				
Coefficient of Variation	7.57				

Neighborhood: 4451					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	
Low Value	98.07%	\$195,000.00	\$195,000.00	\$205,595.00	
High Value	105.43%	\$215,000.00	\$215,000.00	\$216,942.00	
Median	100.90%	\$212,000.00	\$212,000.00	\$207,918.00	
Mean	101.47%	\$207,333.33	\$207,333.33	\$210,151.67	
Weighted Mean	101.36%				
Standard Deviation	3.71	10,785.79	10,785.79	5,994.21	
Coefficient of Dispersion	2.43				
Coefficient of Variation	3.66				

Neighborhood: 4470					
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value	

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Neighborhood: 4470

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	94.92%	\$187,500.00	\$187,500.00	\$177,976.00
High Value	106.95%	\$190,071.00	\$190,071.00	\$203,287.00
Median	100.94%	\$188,785.50	\$188,785.50	\$190,631.50
Mean	100.94%	\$188,785.50	\$188,785.50	\$190,631.50
Weighted Mean	100.98%			
Standard Deviation	8.51	1,817.97	1,817.97	17,897.58
Coefficient of Dispersion	5.96			
Coefficient of Variation	8.43			

Neighborhood: 4578

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.18%	\$164,500.00	\$164,500.00	\$176,890.00
High Value	113.66%	\$255,000.00	\$255,000.00	\$281,415.00
Median	100.29%	\$222,000.00	\$222,000.00	\$212,439.00
Mean	101.52%	\$217,250.00	\$217,250.00	\$220,421.00
Weighted Mean	101.46%			
Standard Deviation	7.64	26,397.60	26,397.60	31,562.57
Coefficient of Dispersion	6.65			
Coefficient of Variation	7.53			

Neighborhood: 4596

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 4596

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.33%	\$193,000.00	\$193,000.00	\$187,764.00
High Value	106.61%	\$270,000.00	\$270,000.00	\$257,702.00
Median	98.62%	\$225,000.00	\$225,000.00	\$213,494.00
Mean	98.53%	\$223,376.92	\$223,376.92	\$219,906.46
Weighted Mean	98.45%			
Standard Deviation	5.52	19,792.39	19,792.39	21,063.77
Coefficient of Dispersion	4.47			
Coefficient of Variation	5.60			

Neighborhood: 4711

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	93.95%	\$235,000.00	\$235,000.00	\$220,782.00
High Value	108.73%	\$325,000.00	\$325,000.00	\$336,738.00
Median	103.61%	\$261,000.00	\$261,000.00	\$283,796.00
Mean	102.10%	\$273,666.67	\$273,666.67	\$280,438.67
Weighted Mean	102.47%			
Standard Deviation	7.51	46,317.74	46,317.74	58,050.86
Coefficient of Dispersion	4.76			
Coefficient of Variation	7.35			

Neighborhood: 4980

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 4980

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.66%	\$242,000.00	\$242,000.00	\$224,558.00
High Value	124.08%	\$460,000.00	\$460,000.00	\$446,680.00
Median	100.87%	\$300,000.00	\$300,000.00	\$335,755.00
Mean	102.81%	\$311,135.76	\$311,135.76	\$321,566.29
Weighted Mean	103.35%			
Standard Deviation	8.81	66,053.27	66,053.27	79,049.16
Coefficient of Dispersion	6.56			
Coefficient of Variation	8.57			

Neighborhood: 5650

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	82.12%	\$250,000.00	\$250,000.00	\$229,852.00
High Value	104.96%	\$305,000.00	\$305,000.00	\$286,902.00
Median	97.28%	\$279,900.00	\$279,900.00	\$260,946.00
Mean	95.75%	\$276,471.43	\$276,471.43	\$263,872.29
Weighted Mean	95.44%			
Standard Deviation	8.73	17,646.60	17,646.60	18,606.70
Coefficient of Dispersion	6.61			
Coefficient of Variation	9.12			

Neighborhood: 5834

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 5834

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	98.83%	\$285,000.00	\$283,000.00	\$317,704.00
High Value	117.74%	\$330,000.00	\$330,000.00	\$338,322.00
Median	100.90%	\$322,500.00	\$322,500.00	\$328,373.50
Mean	104.59%	\$315,000.00	\$314,500.00	\$328,193.25
Weighted Mean	104.19%			
Standard Deviation	8.92	20,412.41	21,393.15	10,257.16
Coefficient of Dispersion	5.49			
Coefficient of Variation	8.52			

Neighborhood: 9061

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	95.99%	\$275,000.00	\$275,000.00	\$278,377.00
High Value	114.50%	\$346,000.00	\$346,000.00	\$360,821.00
Median	103.78%	\$293,000.00	\$293,000.00	\$302,393.00
Mean	103.22%	\$297,891.30	\$297,891.30	\$307,314.78
Weighted Mean	103.16%			
Standard Deviation	4.50	16,532.31	16,532.31	19,054.63
Coefficient of Dispersion	3.33			
Coefficient of Variation	4.36			

Neighborhood: 9256

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
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Neighborhood: 9256

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	91.28%	\$280,000.00	\$280,000.00	\$290,496.00
High Value	107.13%	\$331,990.00	\$331,990.00	\$335,547.00
Median	99.17%	\$310,000.00	\$310,000.00	\$307,430.00
Mean	99.13%	\$309,963.43	\$309,963.43	\$307,026.57
Weighted Mean	99.05%			
Standard Deviation	3.43	9,807.58	9,807.58	8,119.84
Coefficient of Dispersion	2.66			
Coefficient of Variation	3.46			

Neighborhood: 9272

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	86.49%	\$302,990.00	\$302,990.00	\$286,845.00
High Value	107.03%	\$367,990.00	\$367,990.00	\$389,422.00
Median	99.26%	\$334,990.00	\$334,990.00	\$322,562.50
Mean	97.52%	\$335,921.75	\$335,921.75	\$327,645.44
Weighted Mean	97.54%			
Standard Deviation	7.17	17,147.41	17,147.41	30,327.25
Coefficient of Dispersion	6.16			
Coefficient of Variation	7.35			

Neighborhood: 9304

	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: 9304

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	87.18%	\$324,341.00	\$324,341.00	\$325,577.00
High Value	112.83%	\$438,126.00	\$438,126.00	\$440,055.00
Median	99.29%	\$376,253.00	\$376,253.00	\$378,545.00
Mean	99.33%	\$378,448.13	\$378,448.13	\$375,418.91
Weighted Mean	99.20%			
Standard Deviation	5.84	30,663.14	30,663.14	32,075.56
Coefficient of Dispersion	4.70			
Coefficient of Variation	5.88			

Neighborhood: 9341

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	81.78%	\$364,670.00	\$364,670.00	\$380,199.00
High Value	115.09%	\$475,000.00	\$475,000.00	\$471,768.00
Median	102.68%	\$402,500.00	\$402,500.00	\$414,042.00
Mean	100.54%	\$409,058.36	\$409,058.36	\$409,421.64
Weighted Mean	100.09%			
Standard Deviation	7.68	32,470.79	32,470.79	22,225.13
Coefficient of Dispersion	5.02			
Coefficient of Variation	7.64			

Neighborhood: 9399

	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: 9399

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	88.84%	\$270,000.00	\$270,000.00	\$284,703.00
High Value	113.22%	\$340,000.00	\$340,000.00	\$350,490.00
Median	98.78%	\$320,000.00	\$320,000.00	\$311,440.00
Mean	99.83%	\$315,926.47	\$315,926.47	\$314,407.12
Weighted Mean	99.52%			
Standard Deviation	7.32	19,186.94	19,186.94	16,091.17
Coefficient of Dispersion	5.82			
Coefficient of Variation	7.34			

Neighborhood: 9458

	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	96.30%	\$295,850.00	\$295,850.00	\$308,156.00
High Value	107.88%	\$335,000.00	\$335,000.00	\$350,012.00
Median	102.12%	\$324,000.00	\$324,000.00	\$328,454.00
Mean	102.23%	\$322,031.82	\$322,031.82	\$329,081.82
Weighted Mean	102.19%			
Standard Deviation	3.18	10,578.57	10,578.57	10,971.63
Coefficient of Dispersion	2.41			
Coefficient of Variation	3.11			

Report Totals

	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

Report Totals				
	Assessment Ratio	SalesPrice	Adjusted Sale Price	Value
Low Value	81.78%	\$75,000.00	\$75,000.00	\$75,598.00
High Value	124.08%	\$795,000.00	\$795,000.00	\$832,562.00
Median	100.79%	\$309,990.00	\$309,990.00	\$309,089.00
Mean	100.25%	\$321,350.16	\$321,345.67	\$321,983.45
Weighted Mean	100.20%			
Standard Deviation	6.51	115,622.71	115,624.17	118,113.04
Coefficient of Dispersion	4.95			
Coefficient of Variation	6.50			

Sales Ratio Report

As Of: 3/18/2026

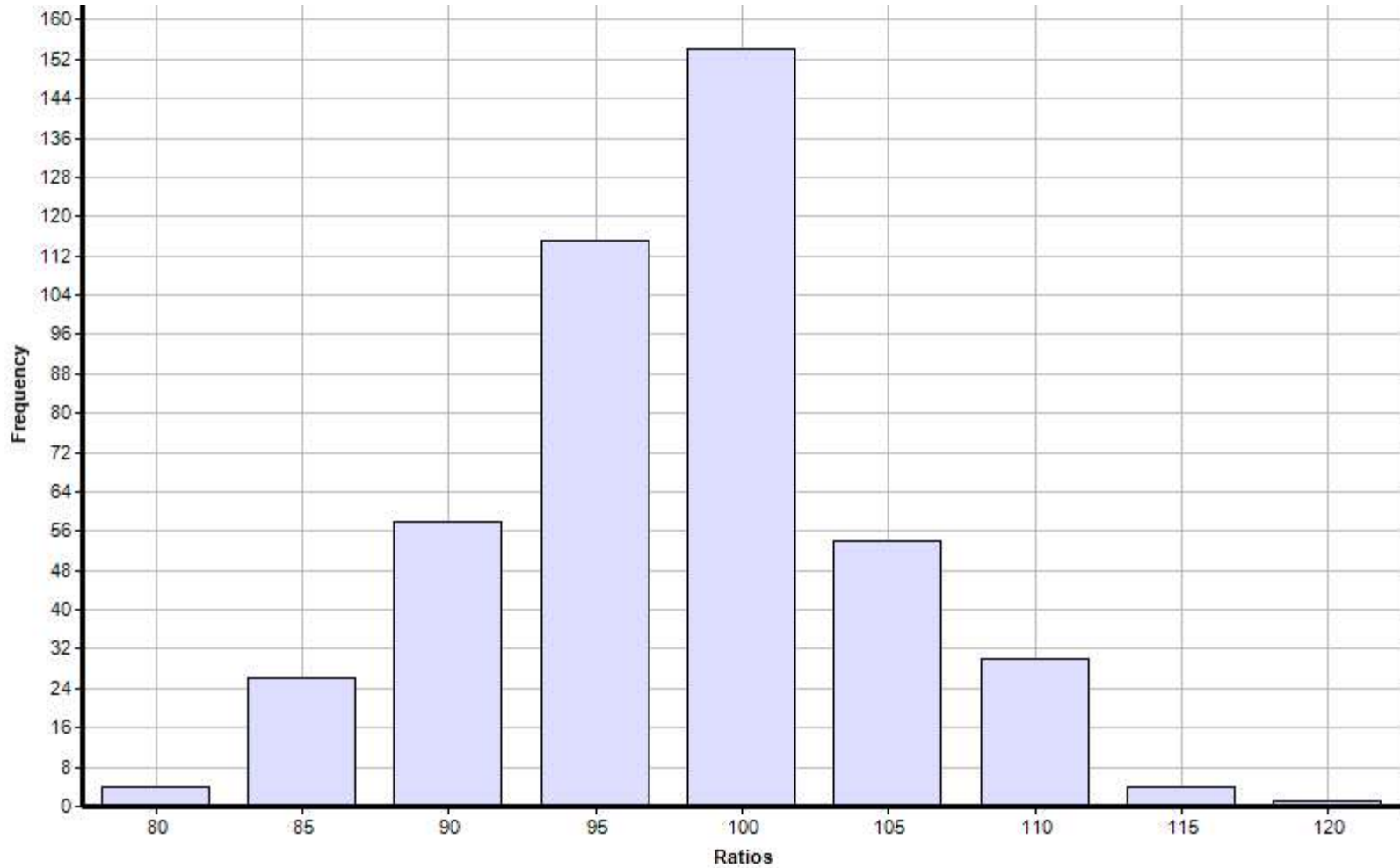
Tax Year: 2026

Values - Final

Sale Price - Actual

APPRAISAL

Histogram of Sales Ratios for Report Totals
Number of Sales = 446 Mean = 100.25 Median = 100.79



Sales Ratio Report

As Of: 3/18/2026

Tax Year: 2026

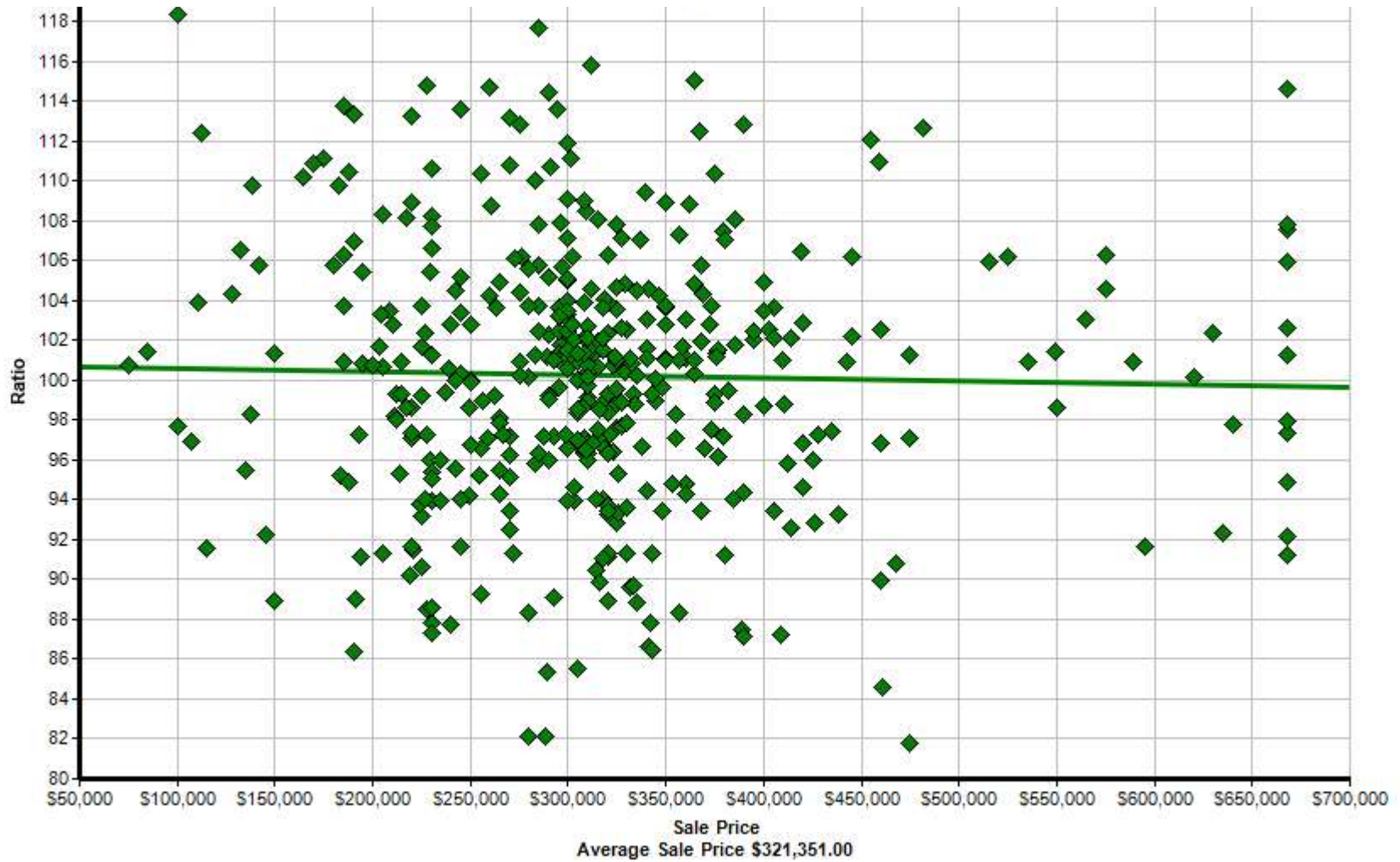
Values - Final

Sale Price - Actual

APPRAISAL

Sales Ratio by Price with Trendline for Report Totals

PRD = 100.053



Sales Ratio Report

As Of: 3/18/2026

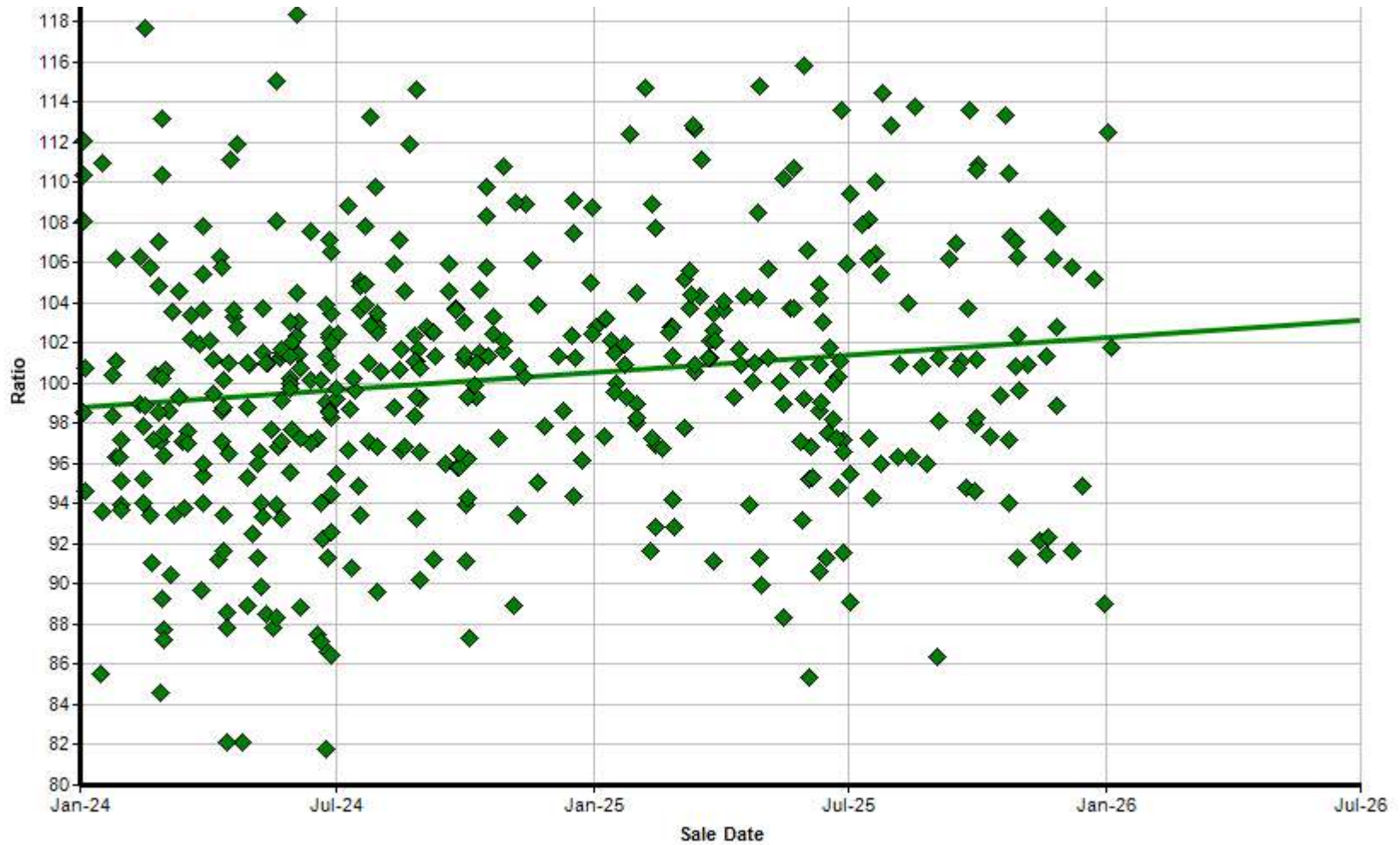
Tax Year: 2026

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 : Townhome

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

Reporting Thresholds: 1
Statistics: Standard

Run Totals

Sales Considered: 446

Sales Used 446

By Validity Code VTVSP: 446

By Sale Type
RSLN: 5
RSLR: 7
VRN: 146
VRR: 288