

## Sales Ratio Report Parameters

### Search by Sale Date

From: 01/01/2010

To: 12/31/2011

### Search by Sale Type Code

A - A (A - APPRAISAL)

F - F (FORECLOSURE)

FCI - FCI (CONFIDENTIAL FORECLOSURE W/IMPROVEMENT)

FI - FI (FORECLOSURE WITH IMPROVEMENT)

I - I (IMPROVEMENT SALE)

Y (Y - YES)

IPC (IPC - IMP PARTIAL COMPLETE)

### Search by School Code

S01 (ARGYLE ISD)

### Search by Ratio Type

V - V (VALID)

### Sort By

Neighborhood Code

Living Area

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2011

Report Type: Improved Property

**Excludes Confidential Sales.**

# Sales Ratio Report

5/4/2011 1:15:21PM

														Sale		
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
867310	BARKER, BRADLEY T & ALICIA H TR OF BARKER LIVING TRUST/HOMER. Deed Info: 5/22/2010	5/22/2010	8	AC: 5.8980			0		0	0.00	0.00		220,000			
<p style="text-align: center;"> <b>St Cd: C1    Schl: S01    City: C26    Sale Type: I    Ratio Type: V</b> </p>																
<b>Prop ID / Type</b>	<b>Geo ID / Map ID</b>	<b>Legal Description</b>				<b>Situs Location</b>			<b>Legal Acreage</b>	<b>Eff Size</b>	<b>Subdv</b>	<b>Neighborhood</b>				
169178 R	SG0063A-000000-0000-0003-0	E W YECK LOT 3R-1				FM 407 76226			2.9490	5.8980	SG0063A	I%-100 L%-100				
<b>MA Econ%:</b>	100.00	<b>Land Econ%:</b>		<b>Imp 1 Value:</b>		<b>Imp 2 Value:</b>		<b>Imp 3 Value:</b>		<b>Appraiser:</b>	CHERYLM					
<b>MA Phy%:</b>	100.00	<b>Land Phy%:</b>		<b>Imp1 Desc:</b>		<b>Imp 2 Desc:</b>		<b>Imp 3 Desc:</b>								
<b>MA Func%:</b>	100.00	<b>Land Func%:</b>														
<b>MA Base%:</b>	100.00															
169179 R	SG0063A-000000-0000-0003-0	624 FM 407 TX 76226							2.9490	5.8980	SG0063A	I%-100 L%-100				
<b>MA Econ%:</b>	100.00	<b>Land Econ%:</b>		<b>Imp 1 Value:</b>		<b>Imp 2 Value:</b>		<b>Imp 3 Value:</b>		<b>Appraiser:</b>	CHERYLM					
<b>MA Phy%:</b>	100.00	<b>Land Phy%:</b>		<b>Imp1 Desc:</b>		<b>Imp 2 Desc:</b>		<b>Imp 3 Desc:</b>								
<b>MA Func%:</b>	100.00	<b>Land Func%:</b>														
<b>MA Base%:</b>	100.00															
<b>** This sale will not be included in the summary calculations **</b>																
884198	ARGYLE, CITY OF/LYNCH, WALLACE C	3/7/2011	IL	AC: 0.0460			0		2,272	0	0.00	0.00	2,272	4,500	1.0000	0.5049 0.5049
<p style="text-align: center;"> <b>St Cd: C1    Schl: S01    City: C26    Sale Type: I    Ratio Type: V</b> </p>																
<b>Prop ID / Type</b>	<b>Geo ID / Map ID</b>	<b>Legal Description</b>				<b>Situs Location</b>			<b>Legal Acreage</b>	<b>Eff Size</b>	<b>Subdv</b>	<b>Neighborhood</b>				
468973 R	A0308A-000-0057-0000	A0308A S.A. CHAMBERS, TR 57(ROW), 0.046							0.0460	7.0000	A0308A	I%-100 L%-100				
<b>MA Econ%:</b>	100.00	<b>Land Econ%:</b>		<b>Imp 1 Value:</b>		<b>Imp 2 Value:</b>		<b>Imp 3 Value:</b>		<b>Appraiser:</b>	DAVIDP					
<b>MA Phy%:</b>	100.00	<b>Land Phy%:</b>		<b>Imp1 Desc:</b>		<b>Imp 2 Desc:</b>		<b>Imp 3 Desc:</b>								
<b>MA Func%:</b>	100.00	<b>Land Func%:</b>														
<b>MA Base%:</b>	100.00															
<i>PURCHASE OF RIGHT-OF-WAY</i>																
876203	EIFLER, GEORGE A/BENNETT, ROYCE D & ELIZABETH J Deed Info: 10/13/2010	10/13/2010	8		10B		2005	275,219	83,041	2,785	128.64	123.88	358,260	345,000	0.2300	0.2407 1.0384
<p style="text-align: center;"> <b>St Cd: A1    Schl: S01    City: C05    Sale Type: I    Ratio Type: V</b> </p>																
<b>Prop ID / Type</b>	<b>Geo ID / Map ID</b>	<b>Legal Description</b>				<b>Situs Location</b>			<b>Legal Acreage</b>	<b>Eff Size</b>	<b>Subdv</b>	<b>Neighborhood</b>				
195132 R	SG0166A-00000A-0000-0039-0 DC03	THE HILLS OF ARGYLE PH I BLK A LOT 39				2005 CHRISTINA CT 76226-1534			1.0305	0.0000	SG0166A	I%-100 L%-100 DC05052 I%-95 L%-100				
<b>MA Econ%:</b>	100.00	<b>Land Econ%:</b>		<b>Imp 1 Value:</b>	275,219	<b>Imp 2 Value:</b>		<b>Imp 3 Value:</b>		<b>Appraiser:</b>	BECKEYG					
<b>MA Phy%:</b>	100.00	<b>Land Phy%:</b>		<b>Imp1 Desc:</b>	RES	<b>Imp 2 Desc:</b>		<b>Imp 3 Desc:</b>								
<b>MA Func%:</b>	100.00	<b>Land Func%:</b>														
<b>MA Base%:</b>	98.00															

# Sales Ratio Report

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Sale																
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
878532	THIEL, RODNEY N & JANET R/KING, DIANNE S	11/30/2010	8		10B	2005	295,523	81,393	3,029	124.44	126.77	376,916	384,000	0.2200	0.2120	0.9816
Deed Info: 11/29/2010		SL														
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
239807	R	SG0211A-00000A-0000-0003-0 DC03	HILLS OF ARGYLE PH III BLK A LOT 3				2713 KERRY CT 76226-1599			1.0100	0.0000	SG0211A	I%-100	L%-100	DC05052 I%-95 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	295,523	Imp 2 Value:				Imp 3 Value:	Appraiser:		BECKEYEG				
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:				Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	98.00															
875474	ESTRADA, AARON/WORLEY, THOMAS W & JAMIE L	9/24/2010	8		10A	2005	316,949	108,671	3,530	120.57	123.23	425,620	435,000	0.2600	0.2498	0.9784
Deed Info: 10/1/2010		SL														
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
253988	R	SG0217A-000002-0000-0050-0 DC03	COUNTRY CLUB VILLAGE PH 1A BLK 2 LOT 50				3333 CLUB VIEW DR 76226-2113			0.4235	0.0000	SG0217A	I%-100	L%-100	DC05288 I%-94 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	298,149	Imp 2 Value:	18,800			Imp 3 Value:	Appraiser:		BECKEYEG				
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	POOL			Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	98.00															
880194	LEDET, ELWOOD JOSEPH & CAROLYN F/DR HORTON TEXAS LTD	12/29/2010	8		8	2010	108,617	36,000	1,562	92.58	93.58	144,617	146,175	0.2500	0.2463	0.9893
Deed Info: 12/29/2010		SL														
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
308102	R	SG0242A-00000D-0000-0004-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK D LOT 4				4512 LACEWOOD DR 76226-2486			0.1377	0.0000	SG0242A	I%-100	L%-100	DC07079 I%-99 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	108,617	Imp 2 Value:				Imp 3 Value:	Appraiser:		BECKEYEG				
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:				Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
858759	TURNBULL, GARY & KARIN/DR HORTON TEXAS LTD	2/3/2010	8		8	2009	104,475	36,000	1,571	89.42	89.42	140,475	140,475	0.2600	0.2563	1.0000
Deed Info: 2/3/2010		SL														
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
308119	R	SG0242A-00000E-0000-0008-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK E LOT 8				3304 STONECROP TRL 76226-2494			0.1377	0.0000	SG0242A	I%-100	L%-100	DC07079 I%-99 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	108,086	Imp 2 Value:				Imp 3 Value:	Appraiser:		BECKEYEG				
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:				Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	99.00															

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Sale		Land/	Land/	Ratio		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
869951	MONING, STEVEN & IRIS JOHNSON/DR HORTON TEXAS LTD	6/30/2010	8		8	2009	117,038	36,000	1,737	88.10	92.44	153,038	160,567	0.2400	0.2242	0.9531	
Deed Info: 6/30/2010		SL				2009	St Cd: A1	Schl: S01	City: C05			Sale Type: I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308096	R SG0242A-00000C-0000-0019-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK C LOT 19			3209 BUCKTHORN LN 76226-2471			0.1377	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	117,038	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	99.00																
879138	SICKING, BRENT/DR HORTON TEXAS LTD	12/9/2010	8		8	2009	116,138	36,000	1,737	87.59	84.94	152,138	147,545	0.2400	0.2440	1.0311	
Deed Info: 12/9/2010		SL				2009	St Cd: A1	Schl: S01	City: C05			Sale Type: I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308091	R SG0242A-00000C-0000-0014-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK C LOT 14			3229 BUCKTHORN LN TX 76226-2471			0.1377	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	116,138	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	99.00																
879760	MURPHY, MICHAEL JAMES & MARY MARGARET/DR HORTON TEXAS LTD	12/20/2010	8		8	2010	118,220	38,014	1,737	89.94	88.08	156,234	153,000	0.2400	0.2485	1.0211	
Deed Info: 12/20/2010		SL				2010	St Cd: A1	Schl: S01	City: C05			Sale Type: I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308089	R SG0242A-00000C-0000-0012-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK C LOT 12			3237 BUCKTHORN LN 76226-2471			0.1763	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	118,220	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	100.00																
867212	GUERRERO, JOSE A & ELIZA/DR HORTON TEXAS LTD	5/28/2010	8		8	2010	125,926	36,000	1,872	86.50	83.39	161,926	156,108	0.2200	0.2306	1.0373	
Deed Info: 5/28/2010		SL				2010	St Cd: A1	Schl: S01	City: C05			Sale Type: I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308108	R SG0242A-00000D-0000-0010-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK D LOT 10			4509 SHAGBARK DR 76226-2489			0.1377	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	125,926	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	100.00																

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Sale		Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
867221	HANKINS, LAURA/DR HORTON TEXAS LTD	5/28/2010	8		8	2010	124,736	36,005	1,872	85.87	91.05	160,741	170,454	0.2200	0.2112	0.9430	
		SL															
		Deed Info: 5/28/2010															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308142	R SG0242A-00000F-0000-0007-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK F LOT 7			3332 HORNBEAM ST 76226-2478			0.1378	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	124,736	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	100.00																
878807	JONES, TODD/DR HORTON TEXAS LTD	12/3/2010	8		8	2010	125,926	36,005	1,872	86.50	86.44	161,931	161,815	0.2200	0.2225	1.0007	
		SL															
		Deed Info: 12/3/2010															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308137	R SG0242A-00000F-0000-0002-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK F LOT 2			3412 HORNBEAM ST 76226-2480			0.1378	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	125,926	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	100.00																
879070	AILOR, BLAKE KENDALL & KIMBERLY FAYE/DR HORTON TEXAS LTD	12/9/2010	8		8	2010	125,926	36,712	1,872	86.88	88.80	162,638	166,231	0.2300	0.2209	0.9784	
		SL															
		Deed Info: 12/9/2010															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308105	R SG0242A-00000D-0000-0007-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK D LOT 7			4500 LACEWOOD DR 76226-2486			0.1514	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	125,926	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	100.00																
882159	BUCKLEW, JERRY & TERESA/MCSPEDDEN, JUSTIN & KELLI	2/8/2011	8		8	2007	122,240	38,473	1,872	85.85	87.34	160,713	163,500	0.2400	0.2353	0.9830	
		SL															
		Deed Info: 2/8/2011															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
308170	R SG0242A-00000G-0000-0020-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK G LOT 20			3236 BUCKTHORN LN 76226-2470			0.1851	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	122,240	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	98.00																

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
858706	INGRAM, DEBORAH S/DR HORTON TEXAS LTD	2/4/2010	8		8	2009	132,633	36,005	2,020	83.48	81.87	168,638	165,375	0.2100	0.2177	1.0197
		SL				2009										
		Deed Info: 2/4/2010														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
308143	R SG0242A-00000F-0000-0008-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK F LOT 8			3328 HORNBEAM ST TX 76226-2478			0.1378	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	132,633	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	99.00															
862531	BALDERA, LOUIS ALBERT & MARIBEL RODRIGUEZ/DR HORTON	3/31/2010	8		8	2009	143,783	36,005	2,576	69.79	71.04	179,788	182,999	0.2000	0.1968	0.9825
		SS				2009										
		Deed Info: 3/31/2010														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
308144	R SG0242A-00000F-0000-0009-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK F LOT 9			3324 HORNBEAM ST TX 76226-2478			0.1378	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100	
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	143,783	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	99.00															
865605	JONES, MARILYN KAY/DR HORTON TEXAS LTD	5/7/2010	8		8	2009	143,719	36,005	2,576	69.77	64.98	179,724	167,380	0.2000	0.2151	1.0738
		SL				2009										
		Deed Info: 5/7/2010														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
308148	R SG0242A-00000F-0000-0013-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK F LOT 13			3308 HORNBEAM ST TX 76226-2478			0.1378	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100	
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	143,719	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	99.00															
869508	ALEXANDER, LINDA J & JOHN M/DR HORTON TEXAS LTD	6/29/2010	8		8	2010	153,788	43,544	2,719	72.58	77.10	197,332	209,647	0.2200	0.2077	0.9413
						2010										
		Deed Info: 6/29/2010														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
308059	R SG0242A-00000A-0000-0007-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK A LOT 7			3520 HORNBEAM ST 76226-2482			0.2821	0.0000	SG0242A	I%-100	L%-100	DC07079	I%-99	L%-100	
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	153,788	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
877533	ALLISON, ANGELA J & COURTNEY ALLISON/DR HORTON TEXAS LTD	11/9/2010	8		8	2010	152,004	37,098	2,737	69.09	69.01	189,102	188,888	0.2000	0.1964	1.0011
Deed Info: 11/9/2010		SL				2010	St Cd: A1	Schl: S01	City: C05			Sale Type: I			Ratio Type: V	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
308080	R SG0242A-00000C-0000-0003-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK C LOT 3					3405 BUCKTHORN LN 76226-2475		0.1587	0.0000	SG0242A	I%-100 L%-100 DC07079 I%-99 L%-100				
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	152,004	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
878759	STEWART, HENRY H/DR HORTON TEXAS LTD	12/1/2010	8		8	2010	161,395	38,162	3,003	66.45	61.74	199,557	185,395	0.1900	0.2058	1.0764
Deed Info: 12/1/2010		SL				2010	St Cd: A1	Schl: S01	City: C05			Sale Type: I			Ratio Type: V	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
308086	R SG0242A-00000C-0000-0009-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK C LOT 9					3301 BUCKTHORN LN 76226-2473		0.1791	0.0000	SG0242A	I%-100 L%-100 DC07079 I%-99 L%-100				
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	161,395	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	PLAN MEDINA FALLS	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
879808	MICHALIK, ANGELA/DR HORTON TEXAS LTD	12/20/2010	8		8	2010	161,381	36,000	3,003	65.73	61.44	197,381	184,500	0.1800	0.1951	1.0698
Deed Info: 12/20/2010		SL				2010	St Cd: A1	Schl: S01	City: C05			Sale Type: I			Ratio Type: V	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
308107	R SG0242A-00000D-0000-0009-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK D LOT 9					4505 SHAGBARK DR 76226-2489		0.1377	0.0000	SG0242A	I%-100 L%-100 DC07079 I%-99 L%-100				
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	161,381	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
871735	GOODPASTER, JOHN F III & JENNIFER K/DR HORTON TEXAS LTD	8/3/2010	8		8	2010	175,123	44,758	3,303	66.57	68.42	219,881	226,000	0.2000	0.1980	0.9729
Deed Info: 8/3/2010		SL				2010	St Cd: A1	Schl: S01	City: C05			Sale Type: I			Ratio Type: V	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
308116	R SG0242A-00000E-0000-0005-0 DC03	MEADOWS AT HICKORY CREEK PH ONE BLK E LOT 5					3316 STONECROP TRL TX 76226		0.3053	0.0000	SG0242A	I%-100 L%-100 DC07079 I%-99 L%-100				
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	175,123	Imp 2 Value:		Imp 3 Value:		Appraiser:	BECKEYEG					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															

# Sales Ratio Report

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															Sale			
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/			Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio		
868373	BERGSTROM, JO ELLEN/FORSYTHE, JUDITH R Deed Info: 6/10/2010	6/10/2010	8		10A	2005 1995	301,220	98,514	3,350	119.32	123.88	399,734	415,000	0.2500	0.2374	0.9632		
					St Cd:	A1	Schl:	S01	City:	C26	Sale Type:		I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
134668	R	SG0079A-000002-0000-0002-0	SHADOW WOOD ESTATES BLK 2 LOT 2					108 SHADOW WOOD DR 76226-5123			1.2850	0.0000	SG0079A	I%-100	L%-100	DC26004	I%-100	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	301,220	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:																
MA Base%:	98.00																	
878085	PETERSON, LARS A & ALLISON C/FOSTER, CHARLES R Deed Info: 11/18/2010	11/18/2010	8		10A	2002 1994	389,117	107,053	4,694	105.70	102.26	496,170	480,000	0.2200	0.2230	1.0337		
					St Cd:	A1	Schl:	S01	City:	C26	Sale Type:		I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
134638	R	SG0079A-000001-0000-0006-0	SHADOW WOOD ESTATES BLK 1 LOT 6					301 SHADOW WOOD DR 76226-5128			1.5360	0.0000	SG0079A	I%-100	L%-100	DC26004	I%-100	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	357,183	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARCM						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	POOL	Imp 3 Desc:	STABLE									
MA Func%:	100.00	Land Func%:																
MA Base%:	96.00																	
864930	LINTON, LARRY & MYREEL/ALLISON, DAVID III & TAMMRA Deed Info: 4/15/2010	4/15/2010	8		10	2002 1999	374,673	185,130	4,602	121.64	121.69	559,803	560,000	0.3300	0.3306	0.9997		
					St Cd:	A1	Schl:	S01	City:	C26	Sale Type:		I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
192263	R	SG0162A-00000A-0000-0002-0	HICKORY HILL EST BLK A LOT 2					519 E HICKORY RIDGE CIR 76226-3944			2.5000	0.0000	SG0162A	I%-100	L%-100	DC26005	I%-102	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	374,673	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:																
MA Base%:	96.00																	
868179	DESILET, DENISE/JDR-NOBLE PARTNERS LTD Deed Info: 6/10/2010	6/10/2010	8		5BE	2007 2007	254,131	63,525	2,374	133.81	139.01	317,656	330,000	0.2000	0.1925	0.9626		
					St Cd:	A1	Schl:	S01	City:	C26	Sale Type:		I	Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
66904	R	SG0012A-000020-0000-0000-0	O T ARGYLE BLK 20 LOT 7					421 DALLAS ST			0.1607	0.0000	SG0012A	I%-100	L%-100	DC26006A	I%-106	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	254,131	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:																
MA Base%:	99.00																	

# Sales Ratio Report

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															Sale			
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio		
864219	MARRS, JOSEPH F & GAY D/BUGALA, STANLEY J	4/22/2010	8		9	1990	198,817	152,460	3,048	115.25	112.20	351,277	342,000	0.4300	0.4458	1.0271		
		SL																
		Deed Info: 4/22/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
67404	R	SG0055A-000003-000R-0004-0	SKYLINE PARK BLK 3R LOT 4					902 SKYLINE DR 76226-1708			2.5000	0.0000	SG0055A	I%-100	L%-100	DC26008	I%-102	L%-100
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	198,817	Imp 2 Value:	Imp 3 Value:	Appraiser: MARGARETV											
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	Imp 3 Desc:												
MA Func%:	100.00	Land Func%:																
MA Base%:	83.00																	
DROPPED FROM \$389 TO \$342 - 32 DAYS ON MARKET.										<i>appeared to be quick sale - DOM 32 - dropped from \$389K to sale price in that timeframe</i>								
866419	SCHNEIDERMAN, DANIEL L & RONA/GRAY, RALPH L	5/17/2010	8		4+	1995	152,749	150,131	2,634	114.99	118.64	302,880	312,500	0.5000	0.4804	0.9692		
		SL																
		Deed Info: 5/14/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
122288	R	SG0067A-000003-0000-0005-0	THE SETTLEMENT 2 BLK 3 LOT 5					814 PIONEER CIR E 76226-6734			1.8630	0.0000	SG0067A	I%-100	L%-100	DC26009	I%-96	L%-100
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	152,749	Imp 2 Value:	Imp 3 Value:	Appraiser: MARGARETV											
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	Imp 3 Desc:												
MA Func%:	100.00	Land Func%:																
MA Base%:	86.00																	
used as comp in fee appraisal for 76231										<i>used as comp in fee appraisal for 76231</i>								
863763	MOORE, SHANE A & LAURA ANN/INGRAM, DEBORAH SUE	4/14/2010	1		9.	1995	143,004	227,692	2,700	137.29	137.23	370,696	370,525	0.6100	0.6145	1.0005		
		SL																
		Deed Info: 4/14/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
101496	R	SG0114A-000002-0000-0008-0	THE SETTLEMENT BLK 2 LOT 8					419 FOREST TRL 76226-6710			5.0570	0.0000	SG0114A	I%-100	L%-100	DC26009	I%-96	L%-100
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	140,129	Imp 2 Value:	Imp 3 Value:	Appraiser: MARGARETV											
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	BARN												
MA Func%:	100.00	Land Func%:																
MA Base%:	89.00																	

# Sales Ratio Report

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Sale																
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
882155	SCHMIDT, RONALD H & MICHELLE R/LEX SPECIAL ASSETS Deed Info: 1/26/2011	1/31/2011	8		5+	1998 1994	35,114	185,069	4,829	45.60	45.54	220,183	219,900	0.8400	0.8416	1.0013
		SL					St Cd: A1	Schl: S01	City: C26			Sale Type: FI	Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
169031	R SG0067A-000001-0000-0020-0	THE SETTLEMENT 2 BLK 1 LOT 20R					1003 PRAIRIE TRL TX 76226-6740			3.9620	0.0000	SG0067A	I%-100 L%-100 DC26009 I%-96 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	31,209	Imp 2 Value:	2,266	Imp 3 Value:	855	Appraiser:	MARGARETV						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	POOL	Imp 3 Desc:	GARAGE/SHOP								
MA Func%:	100.00	Land Func%:														
MA Base%:	91.00															
<p>LEX Specialists, an Arizona REO speciality group, purchased this at sheriff's sale for \$325,529.79 June 2010 then relisted it for \$219,900. Per Realtor, the hse ended up being uninhabitable, something unknown at sheriff's sale. Fixtures and appliances were removed, wiring damaged, pool damaged, New owners slowly repairing. Did not qualify for FHA, convential loans due to damages per realtor.</p>																
<p>LEX Specialists, an Arizona REO speciality group, purchased this at sheriff's sale for \$325,529.79 June 2010 then relisted it for \$219,900. Per Realtor, the hse ended up being uninhabitable, something unknown at sheriff's sale. Fixtures and appliances were removed, wiring damaged, pool damaged, New owners slowly repairing. Did not qualify for FHA, convential loans due to damages per realtor.</p>																
881568	WHITING, ANTHONY B & NANCY J/OSUNDEKO, OLUSOLA Deed Info: 1/20/2011	1/20/2011	8		7+	2006 2006	114,412	39,028	2,333	65.77	63.87	153,440	149,000	0.2500	0.2619	1.0298
		SL					St Cd: A1	Schl: S01	City: C26			Sale Type: I	Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
203893	R SG0001A-000003-0000-0008-0	JOHNSON ACRES BLK 3 LOT 8R2					121 JOYCE DR 76226-5811			0.6900	0.0000	SG0001A	I%-100 L%-100 DC26019N I%-100 L%-100			
MA Econ%:	90.00	Land Econ%:	Imp 1 Value:	114,412	Imp 2 Value:		Imp 3 Value:		Appraiser:	MARGARETV						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	90.00	Land Func%:														
MA Base%:	98.00															
<p>Deed \$153,899. Listed at \$199K, 175 DOM, pictures indicate no issues evident. per realtor, location of hse on lot, plus location against rr tracks plus lack of fence/sprinkler system contributed to issues with sale. no issues with house. previous owner had leased it 2 years and was having problems leasing it again.</p>																
<p>Deed \$153,899. Listed at \$199K, 175 DOM, pictures indicate no issues evident.</p>																
872910	DAHMS, TRACY L & MARY B/ZIMMERMAN, LISA A Deed Info: 8/23/2010	8/23/2010	1		10A	1982 1976	416,094	185,565	5,533	108.74	108.44	601,659	600,000	0.3100	0.3093	1.0028
		SL					St Cd: A1	Schl: S01	City: C26			Sale Type: I	Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
67476	R SG0051A-000000-0000-0015-0	COUNTRY CLUB ESTATES 3 LOT 15					1094 THORNRIIDGE CIR 76226-2525			4.2600	0.0000	SG0051A	I%-100 L%-100 DC26024 I%-105 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	405,069	Imp 2 Value:	11,025	Imp 3 Value:		Appraiser:	MARGARETV						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	SWIMMING POOL	Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	80.00															

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Sale		Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
868178	RAMSEY, FREDDIE EFFTON/JB SANDLIN REAL EST INC Deed Info: 6/9/2010	6/9/2010	8		g	2010 2010	172,585	66,859	2,387	100.31	109.46	239,444	261,285	0.2800	0.2559	0.9164	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
523776 R		SG0249A-0000003-0000-0011-	COUNTRY LAKES PH 3B BLK 3 LOT 11				305 CREEKSIDE TRL TX 76226		0.2305	0.0000	SG0249A	I%-100	L%-100	DC26041	I%-100	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		172,585	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 100.00																	
878632	SKR PROPERTIES LLC/Ryon, JOLLETE J Deed Info: 11/30/2010	11/30/2010	8		g	2004 2004	171,958	55,955	2,483	91.79	92.59	227,913	229,900	0.2500	0.2434	0.9914	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
237041 R		SG0203A-000001-0000-0016-0	COUNTRY LAKES BLK 1 LOT 16				328 CREEKSIDE TRL 76226-2209		0.2315	0.0000	SG0203A	I%-100	L%-100	DC26041	I%-100	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		171,958	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 97.00																	
864436	HANKINS, JAMES S/BROWN, STEVEN S & MARY JO Deed Info: 4/19/2010	4/19/2010	8		g	2007 2007	184,751	55,994	2,692	89.43	83.58	240,745	225,000	0.2300	0.2489	1.0700	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
278014 R		SG0233A-000005-0000-0033-0	COUNTRY LAKES PH 2B BLK 5 LOT 33				311 WOODDED CT 76226-4234		0.2316	0.0000	SG0233A	I%-100	L%-100	DC26041	I%-100	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		184,751	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 98.00																	
857210	GRAY, BRANDON S & LISA L/GRAHAM HART LTD Deed Info: 1/8/2010	1/12/2010	8		g	2009 2009	199,934	55,500	2,864	89.19	94.62	255,434	271,000	0.2200	0.2048	0.9426	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
277955 R		SG0233A-000004-0000-0023-0	COUNTRY LAKES PH 2B BLK 4 LOT 23				306 HIDDEN TRL TX 76226		0.2296	0.0000	SG0233A	I%-100	L%-100	DC26041	I%-100	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		199,934	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 99.00																	

# Sales Ratio Report

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														Sale		
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/			Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
869468	STEELY, GARLAND D & JODI M/ROBERTSON, GREG & TRACY Deed Info: 6/29/2010	6/29/2010	1		10B+	2005 2005	466,203	250,721	3,838	186.80	191.25	716,924	734,000	0.3500	0.3416	0.9767
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
267638 R		SG0222A-000001-0000-0004-0		TUSCANY HILL BLK 1 LOT 4			831 CAUBLESTONE HILL DR 76226-6871			2.5100		0.0000 SG0222A I%-100 L%-100		DC26049 I%-106 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		434,403		Imp 2 Value:		31,800		Imp 3 Value:		Appraiser: COREYK		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RES				Imp 2 Desc: POOL				Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 98.00																
832149	WATSON, STEVE/STEVE WATSON CUSTOM HOMES INC Deed Info: 12/10/2008	4/6/2010	8		10C	2009 2009	655,388	159,612	5,498	148.24	150.05	815,000	825,000	0.2000	0.1935	0.9879
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
304577 R		SG0241A-00000C-0000-0002-0		LIBERTY CROSSING BLK C LOT 2			1121 TATE LN TX 76226-6882			1.1070		0.0000 SG0241A I%-100 L%-100		DC26049 I%-106 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		625,264		Imp 2 Value:		33,708		Imp 3 Value:		Appraiser: MARGARETV		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RES				Imp 2 Desc: POOL W/TP				Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 99.00																
866421	HAIRE, RODNEY W & ANDREA M/SYNERGY BANK SSB Deed Info: 5/17/2010	5/17/2010	8		10D	2008 2008	765,671	184,392	5,811	163.49	163.48	950,063	950,000	0.1900	0.1941	1.0001
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
238932 R		SG0207A-00000A-0000-0012-0		FRENCHTOWN MANOR BLK A LOT 12			737 MANOR DR TX 76226-5921			4.2810		0.0000 SG0207A I%-100 L%-100		DC26049 I%-106 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		765,671		Imp 2 Value:				Imp 3 Value:		Appraiser: MARGARETV		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RES				Imp 2 Desc:				Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 99.00																
CONTRACT TO COMPLETE SECURED W/ PURCHASE - \$237k - FOR TOTAL LOAN OF \$1,127,758 TO SYNERGY BANK PER DEED. SEE DOCS.																
879897	CULLUM, DEE WAYNE & KAMI/NORTHSTAR BANK OF TEXAS Deed Info: 12/22/2010	12/22/2010	PI		10DE	2007 2007	1,081,047	250,470	10,042	132.59	121.99	1,331,517	1,225,000	0.1900	0.2045	1.0870
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
267654 R		SG0222A-000003-0000-0003-0		TUSCANY HILL BLK 3 LOT 3			900 GENOA CT TX 76226-6877			2.5000		0.0000 SG0222A I%-100 L%-100		DC26049 I%-106 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		1,056,879		Imp 2 Value:		24,168		Imp 3 Value:		Appraiser: MARGARETV		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential				Imp 2 Desc: OUTBUILDING/WORKS				Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 99.00																

sold at listed price 8 dom. Previously listed at \$1.9 million by owner prior to foreclosure.

sold at listed price 8 dom. Previously listed at \$1.9 million by owner prior to foreclosure.

# Sales Ratio Report

5/4/2011 1:15:21PM

Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
884192	COSTON, STEPHEN & ROSANA/DAVIDSON, JAY C	4/3/2011	8		MS2	1983 1983	23,118	52,053	1,064	32.25	7.72	75,171	18,000	0.6900	2,8918	4.1762
Deed Info: 3/11/2011																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
73093	R SG0022A-00000C-0000-0005-0 BV01	BRASHER ESTATES BLK C LOT 5					1209 REDBUD DR 76226-6927			0.2157	0.0000	SG0022A	I%-100	L%-100	DC31003MH I%-118	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	10,127	Imp 2 Value:		360	Imp 3 Value:		Appraiser:	BECKEYEG				
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Mobile Home	Imp 2 Desc:	OUT BLDG			Imp 3 Desc:						
MA Func%:	100.00	Land Func%:														
MA Base%:	31.00															
149198	R SG0022A-00000C-0000-0006-0 BV01															
Deed Info: 8/25/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
73030	R SG0022A-00000A-0000-0023-0 BV01	BRASHER ESTATES BLK A LOT 23 SN#1					1200 PECAN DR 76226-6924			0.2404	0.0000	SG0022A	I%-100	L%-100	DC31003MH I%-118	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	16,506	Imp 2 Value:			Imp 3 Value:		Appraiser:	TAMARAHH				
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Mobile Home	Imp 2 Desc:				Imp 3 Desc:						
MA Func%:	100.00	Land Func%:														
MA Base%:	34.00															
875783	EDMONDSON, LESLIE EUGENE & DEBORA WHIPPLE/STANFIELD, Deed Info: 10/12/2010	10/12/2010	IL		MS2	1995 1995	22,477	25,168	1,216	39.18	45.23	47,645	55,000	0.5300	0,4576	0.8663
Deed Info: 10/12/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
101912	R SG0022A-00000A-0000-0018-0 BV01	BRASHER ESTATES BLK A LOT 18 SN#1					1210 PECAN DR 76226-6924			0.2101	0.0000	SG0022A	I%-100	L%-100	DC31003MH I%-118	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	22,477	Imp 2 Value:			Imp 3 Value:		Appraiser:	TAMARAHH				
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	MOBILE HOME	Imp 2 Desc:				Imp 3 Desc:						
MA Func%:	100.00	Land Func%:														
MA Base%:	50.00															

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	Ratio			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio		
873259	PHILLIPS, SUSAN/BOND, JOHN U	8/27/2010	8		10B	2000	423,042	174,936	4,629	129.18	128.54	597,978	595,000	0.2900	0.2940	1.0050		
		SL				2000												
	Deed Info: 8/27/2010																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
205857	R	SG0173A-00000C-0000-0005-0	SADDLEBROOK ESTATES PH 1 BLK C LOT 5					1205 FOX RUN 76226-6389			2.0080	0.0000	SG0173A	I%-100	L%-100	DC31006	I%-100	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	386,044	Imp 2 Value:		30,000	Imp 3 Value:		6,998	Appraiser:	KATIEM					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:	POOL		Imp 3 Desc:	METAL WORKSHO								
MA Func%:	100.00	Land Func%:																
MA Base%:	95.00																	
877356	BOOK, DONNA K/JUSTIN STATE BANK	11/5/2010	8		10A	2007	384,157	90,282	4,084	116.17	110.19	474,439	450,000	0.1900	0.2006	1.0543		
		SL				2007												
	Deed Info: 11/4/2010																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
523937	R	SG0251A-00000M-0000-0001-0	KINSY III AT BRIARCREEK BLK M LOT 1R					1765 KAREN LN 76226-2969			2.0416	0.0000	SG0251A	I%-100	L%-100	DS01001	I%-105	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	384,157	Imp 2 Value:			Imp 3 Value:			Appraiser:	MARGARETV					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:			Imp 3 Desc:									
MA Func%:	100.00	Land Func%:																
MA Base%:	99.00																	
	on market for 377 days, unable to sell at \$539K																	
859448	CROMER, CHRISTOPHER & WENLI LIU/KIM, DONG H & ESTHER	2/17/2010	8		10B	2005	679,250	195,750	7,503	116.62	116.62	875,000	875,000	0.2200	0.2237	1.0000		
		SL				2005												
	Deed Info: 2/11/2010																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
176138	R	SG0146A-000006-0000-0018-0	THE ESTATES AT TOUR 18 SEC 3 BLK 6 LOT 18					5704 LIGHTHOUSE DR 75022-6472			1.5003	0.0000	SG0146A	I%-100	L%-100	DS01004	I%-90	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	643,404	Imp 2 Value:		27,000	Imp 3 Value:			Appraiser:	KATIEM					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:	POOL		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:																
MA Base%:	98.00																	
858601	PONDS, JOSEPH M/SULLIVAN, CHRISTOPHER C	1/28/2010	8		10D	2000	750,433	278,485	5,969	172.38	181.77	1,028,918	1,085,000	0.2700	0.2567	0.9483		
		OTHER				1996												
	Deed Info: 1/28/2010																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
176170	R	SG0146A-000008-0000-0005-0	THE ESTATES AT TOUR 18 SEC 3 BLK 8 LOT 5					5900 SOUTHERN HILLS DR 75022-6537			1.7990	0.0000	SG0146A	I%-100	L%-100	DS01004GC	I%-100	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	700,433	Imp 2 Value:		50,000	Imp 3 Value:			Appraiser:	KATIEM					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	SWIMMING POOL		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:																
MA Base%:	95.00																	

# Sales Ratio Report

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															Sale		
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/			Land/	Land/				
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
860460	SMITH, FRANK P & JUDITH/THORNBURY CUSTOM HOMES INC	3/25/2010	8		11	2008	1,216,280	312,230	7,703	198.43	187.22	1,528,510	1,442,190	0.2000	0.2165	1.0599	
Deed Info: 2/25/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
176172	R	SG0146A-000008-0000-0007-0 FM02	THE ESTATES AT TOUR 18 SEC 3 BLK 8 LOT 7			6000 SOUTHERN HILLS DR TX 75022-6539			1.8617	0.0000	SG0146A	I%-100	L%-100	DS01004GC I%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:	1,216,280	Imp 2 Value:			Imp 3 Value:	Appraiser:		KATIEM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:			Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 99.00																	
BATH HOUSE ADDED AFTER PURCHASE, SALE PRICE ADJUSTED																	
879739	GOODWIN, BARRETT/LEWIS, WILLIAM C & SANDRA	12/16/2010	1	AC: 1.2300	9E	2002	184,240	74,415	2,048	126.30	132.32	258,655	271,000	0.2900	0.2746	0.9545	
Deed Info: 12/16/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
65665	R	A1164A-000-0039-0000	A1164A JAMES SEVERE, TR 39, 1.23 ACRES, OLD DCAD TR #1(17C)			900 BRUSH CREEK RD 76226-1511			1.2300	0.0000	A1164A	I%-100	L%-100	DS01006B I%-103 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:	163,640	Imp 2 Value:	20,600	Imp 3 Value:	Appraiser:		MARGARETV							
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:	RESIDENCE	Imp 2 Desc:	POOL	Imp 3 Desc:										
MA Func%: 100.00		Land Func%:															
MA Base%: 95.00																	
869168	NAJERA, J REFUGIO & MARIZELA/CONN, BILLY	6/17/2010	8		MS1	1974	1,395	6,011	672	11.02	11.01	7,406	7,397	0.8100	0.8126	1.0012	
Deed Info: 6/17/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
65443	R	SG0009A-000000-0000-0084-0	STONECREST LOT 84 SN#1 WU56122FKF1052059 HUD# DLS0061419			MEADOWVIEW DR 76226			0.1939	0.0000	SG0009A	I%-100	L%-100	DS01015MH I%-155			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:	1,395	Imp 2 Value:			Imp 3 Value:	Appraiser:		MARGARETV						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:	MOBILE HOME	Imp 2 Desc:			Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 17.00																	
conditional issues evident - see images 2008/2011. possible land sale																	
880388	BECHTEL, DEREK J/THOMPSON, CLAY	12/30/2010	8		10A	2001	367,019	90,605	3,713	123.25	112.31	457,624	417,000	0.2000	0.2173	1.0974	
Deed Info: 12/30/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
212139	R	SG0178A-000000-0000-0035-0	STEEPLECHASE ADDN LOT 35			7849 STEEPLCHASE CIR 76226-6335			1.0000	0.0000	SG0178A	I%-100	L%-100	DS01017 I%-107 L%-100			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:	345,619	Imp 2 Value:	21,400	Imp 3 Value:	Appraiser:		KYLEW							
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	POOL	Imp 3 Desc:										
MA Func%: 100.00		Land Func%:															
MA Base%: 95.00																	
seller motivated, offered and sold at same price, 13 DOM. Noble classic home - no cond. issues																	

# Sales Ratio Report

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Sale																
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
858676	VALENTINO, TROY & EMILY/MURPHY, SHANE & DENISE Deed Info: 2/5/2010	2/5/2010	8		10	2000 2000	365,755	90,605	4,114	110.93	112.30	456,360	462,000	0.2000	0.1961	0.9878
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
212131 R		SG0178A-000000-0000-0027-0		STEEPLECHASE ADDN LOT 27			8299 STEEPLCHASE CIR 76226-6376			1.0000		0.0000 SG0178A I%-100 L%-100		DS01017 I%-107 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		333,655		Imp 2 Value:		32,100		Imp 3 Value:		Appraiser: MARGARETV		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		RESIDENTIAL		Imp 2 Desc:		SWIMMING POOL		Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 95.00																
873956	LOWE, MARY & KELLY/MODENA VENTURES INC Deed Info: 8/31/2010	8/31/2010	8			0 0	153,903	0	0	0.00	0.00	153,903	150,000	1.0000	1.0260	1.0260
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
526331 R		SG0253A-000000-0000-0009-		NORMANDY PLACE LOT 9			8631 NORMANDY WAY TX			1.1804		0.0000 SG0253A I%-100 L%-100		DS01028 I%-102 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:				Imp 2 Value:				Imp 3 Value:		Appraiser: MARGARETV		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:				Imp 2 Desc:				Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
870648	KLINGSEISEN, ELIZABETH L & JOHN S/MS HAMILTON & ASSOC LLC Deed Info: 7/9/2010	7/9/2010	8		10C+	2009 2009	520,673	113,448	4,235	149.73	150.89	634,121	639,000	0.1800	0.1775	0.9924
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
526610 R		SG0253A-000000-0000-0016-		NORMANDY PLACE LOT 16			700 CORSICA CT TX			1.0017		0.0000 SG0253A I%-100 L%-100		DS01028 I%-102 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		488,237		Imp 2 Value:		32,436		Imp 3 Value:		Appraiser: MARGARETV		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		RES		Imp 2 Desc:		POOL W/ SPA		Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 99.00																
873094	GALLAGHER, DENNIS P & TAMMY LYNN/HENSON, ANN E Deed Info: 8/20/2010	8/20/2010	3	AC: 2.9000	5A+	2003 2003	249,782	149,205	3,268	122.09	122.09	398,987	399,000	0.3700	0.3740	1.0000
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
64802 R		A1079A-000-0013-0000		A1079A M. ROGERS, TR 13, 2.9 ACRES			9285 HILLTOP RD 76226-5015			2.9000		0.0000 A1079A I%-100 L%-100		DS01029 I%-100 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		249,782		Imp 2 Value:				Imp 3 Value:		Appraiser: MARGARETV		
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		RES		Imp 2 Desc:				Imp 3 Desc:				
MA Func%: 100.00		Land Func%:														
MA Base%: 97.00																

# Sales Ratio Report

5/4/2011 1:15:21PM

Buyer/Seller		Sale Date	Land		Imp	E-Bit	Imp	Land	Imp	Sale				Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio
<b>Grand Total:</b>							<b>Land Sale Ratio Mean:</b>	<b>0.3516</b>		<b>Avg Absolute Deviation:</b>	<b>0.1004</b>		<b>Pop Variance:</b>	<b>0.1909</b>	<b>Wt Mean</b>	<b>1.0096</b>
<b>Grand Total Count:</b>							<b>Land Sale Ratio Median:</b>	<b>0.2374</b>			<b>Median</b>	<b>1.0000</b>	<b>Standard Deviation:</b>	<b>0.4369</b>	<b>Avg Mean</b>	<b>1.0519</b>
							<b>Land Market Ratio Mean:</b>	<b>0.3197</b>		<b>Coefficient of Dispersion:</b>	<b>10.0350</b>		<b>PRD:</b>	<b>1.0418</b>	<b>Max Ratio</b>	<b>4.1762</b>
							<b>Land Market Ratio Median:</b>	<b>0.2352</b>							<b>Min Ratio</b>	<b>0.5049</b>