

## 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 (Y - YES)

IPC - IPC (IPC - IMP PARTIAL COMPLETE)

### Search by School Code

S13 (PONDER 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 2:20:36PM

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		
875791	PONDER ECONOMIC DEVELOPMENT CORPORATION/KLEMENT, SL Deed Info: 9/24/2010	9/24/2010	PI	AC: 100.4660		0				885,005	0	0.00	0.00	885,005	670,000	1.0000	1.3209	1.3209
						0												
						0												
							St Cd: D2	Schl: S13	City: C15			Sale Type: I			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
45150	R A0371A-000-0060-0000	A0371A F. DAVIS, TR 60, 100.466 ACRES, OLD DCAD TR #4				FM 2449 76259			100.4660	0.0000	A0371A	I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	VEROR							
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:																
MA Base%:	100.00																	
881365	KRESS, DANIEL R & LAURA L TR OF KRESS FAMILY LV TR Deed Info: 1/19/2011	1/19/2011	6	SQ: 87294.00	920	2001	68,850	65,471	2,000	67.16	68.50	134,321	137,000	0.4900	0.4779	0.9805		
						2001												
							St Cd: F1	Schl: S13	City:			Sale Type: I			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
215772	R SP0070A-000000-0000-0008-0	STONEY POINT FARMS LOT 8				AMANDA CT			2.0040	0.0000	SP0070A	I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	68,850	Imp 2 Value:		Imp 3 Value:		Appraiser:	SHELLYA							
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	WAREHOUSE	Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:																
MA Base%:	90.00																	
880478	AIRCRAFT CARBURETOR & INJECTION SERVICE OF TX, LLC/CASE, MARTIN V. Deed Info: 12/22/2010	12/22/2010	6	AC: 0.9990	1030	1987	128,731	12,987	6,325	22.41	22.13	141,718	140,000	0.0900	0.0928	1.0123		
						1986												
							St Cd: F1	Schl: S13	City: C42			Sale Type: I			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
112314	R A1423A-000-0011-0000	A1423A E. WILLIAMS, TR 11, .999 ACRES, OLD DCAD TR #1A(11)				EAKIN CEMETERY RD			0.9990	0.0000	A1423A	I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	125,135	Imp 2 Value:		Imp 3 Value:		Appraiser:	SHELLYA							
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	HANGER	Imp 2 Desc:	CONCRETE PAVING	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:																
MA Base%:	52.00																	
												PURCHASE PRICE INCLD \$10,000 IN BPP.			PURCHASE PRICE INCLD \$10,000 IN BPP.			
879881	ORR, RONDA K/US BANK NATIONAL ASSOCIATION Deed Info: 12/15/2010	12/17/2010	8		2	1990	8,330	30,375	912	42.44	41.56	38,705	37,900	0.7800	0.8015	1.0212		
						1985												
							St Cd: A1	Schl: S13	City: C15			Sale Type: FI			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
45159	R SP0004A-000007-0000-0001-0	O T PONDER BLK 7 LOT 1,2(N90')				507 FREDERICK ST 76259-7531			0.3719	0.0000	SP0004A	I%-100 L%-100 DC15002 I%-105 L%-100						
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	8,330	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%:	76.00																	

hse o market 168 days, unable to sell at original listing \$65K - had been vacant.

# 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/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
878400	HOFF, GUSTAV F/HILGER, KENNETH	11/24/2010	8		2	1990 1950	100,936	41,175	2,331	60.97	64.35	142,111	150,000	0.2900	0.2745	0.9474
Deed Info: 11/24/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
67727	R SP0004A-000013-0000-0000-0	O T PONDER BLK 13 LOT 1(W16.5'),2					207 W BAILEY ST TX			0.6302	0.0000	SP0004A	I%-100 L%-100 DC15002 I%-105 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	30,816	Imp 2 Value:		42,037	Imp 3 Value:		28,083	Appraiser:	MARGARETV			
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		RES	Imp 3 Desc:		RES					
MA Func%:	100.00	Land Func%:														
MA Base%:	76.00															
867152	DENTEX PROPERTIES INC/PONDER UNITED METHODIST CHURCH	5/28/2010	8		3	1960 1950	63,511	25,798	3,776	23.65	19.86	89,309	75,000	0.2900	0.3440	1.1908
Deed Info: 5/28/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
73620	R SP0004A-000006-0000-0000-0	O T PONDER BLK 6 LOT 5,6(S90' OF EACH)					112 JAMES ST			0.2369	0.0000	SP0004A	I%-100 L%-100 DC15002 I%-105 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	62,998	Imp 2 Value:		513	Imp 3 Value:			Appraiser:	MARGARETV			
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	COMMERCIAL	Imp 2 Desc:		STG	Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	30.00															
879200	GARCIA, RUBY/HOUSING & URBAN DEV	12/10/2010	8		8	1994 1991	53,522	34,956	1,153	76.74	71.47	88,478	82,400	0.4000	0.4242	1.0738
Deed Info: 12/9/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
153405	R SP0022A-000000-0000-0024-0	HIGH MEADOWS ADDN LOT 24					323 MEADOW LN 76259-9778			0.5000	0.0000	SP0022A	I%-100 L%-100 DC15007 I%-100 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	53,522	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%:	88.00															
										per listing photos, needed some work - appliances missing, walls needed painting/replace wallpaper, etc.			per listing photos, needed some work - appliances missing, walls needed painting/replace wallpaper, etc.			
857310	WASHBURN, ADRIAN W/THOMPSON, DONNA R	1/8/2010	8		7	2008 2000	86,861	22,661	1,411	77.62	83.63	109,522	118,000	0.2100	0.1920	0.9282
Deed Info: 1/8/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
222760	R SP0072A-000004-0000-0020-0	REMINGTON PARK PH 1 BLK 4 LOT 20					407 LONESTAR PARK LN 76259-8472			0.1380	0.0000	SP0072A	I%-100 L%-100 DC15009 I%-95 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	86,861	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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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
883549	MCQUEEN, GARRETT & CALI/WOOLAVER, CALVIN	2/25/2011	8		7	2000 2000	89,805	22,661	1,624	69.25	65.89	112,466	107,000	0.2000	0.2118	1.0511
Deed Info: 2/25/2011																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
222744	R SP0072A-000004-0000-0005-0	REMINGTON PARK PH 1 BLK 4 LOT 5					601 LONESTAR PARK LN 76259-8476		0.1380	0.0000	SP0072A	I%-100 L%-100 DC15009 I%-95 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	89,805	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%:	92.00															
MLS 11523479 option at \$108K. No sale price. Need closing stmt. Listed Jan. 4 2011 as newly remodelled with paint/carept/tile/ new appliances; textured garage.																
864538	HVP INVESTMENTS LTD/WYATT, CHRISTOPHER R & CHRISTOPHER R & Deed Info: 4/29/2010	4/29/2010	8		7	2004 2004	102,872	24,795	1,913	66.74	66.39	127,667	127,000	0.1900	0.1952	1.0053
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
261068	R SP0083A-000006-0000-0011-0	REMINGTON PARK PH 2 BLK 6 LOT 11					525 CANTEBURY PARK LN 76259-8492		0.1510	0.0000	SP0083A	I%-100 L%-100 DC15009 I%-95 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	102,872	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%:	96.00															
878476	SULZMAN, LAURA & PHILIP/POWERS, MARTHA Deed Info: 11/19/2010	11/19/2010	8		7	2006 2006	114,400	35,393	2,086	71.81	69.46	149,793	144,900	0.2400	0.2443	1.0338
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
265946	R SP0086A-00000E-0000-0009-0	STEAMBOAT ESTATES PH 1 BLK E LOT 9					213 KING GEORGE RD 76259-6024		0.2500	0.0000	SP0086A	I%-100 L%-100 DC15010 I%-91 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	113,865	Imp 2 Value:		Imp 3 Value:		Appraiser:	MARGARETV					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:	STORAGE	535								
MA Func%:	100.00	Land Func%:														
MA Base%:	98.00															
866000	WYATT, CHRISTOPHER & LINDSEY GREEN-WYATT/FLORES, Deed Info: 5/13/2010	5/13/2010	8		7+	2004 2004	117,349	36,408	2,112	72.80	75.76	153,757	160,000	0.2400	0.2276	0.9610
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
265887	R SP0086A-00000B-0000-0005-0	STEAMBOAT ESTATES PH 1 BLK B LOT 5					206 SOUTHPEAK LN 76259-6015		0.2990	0.0000	SP0086A	I%-100 L%-100 DC15010 I%-91 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	116,943	Imp 2 Value:		Imp 3 Value:		Appraiser:	MARGARETV					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	STORAGE	406								
MA Func%:	100.00	Land Func%:														
MA Base%:	96.00															

# 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
861888	MCDANIEL, ALLEN N & CONNIE D/CROUCH, LINDA M	3/25/2010	8		7	2006	132,361	35,393	2,219	75.60	76.61	167,754	170,000	0.2100	0.2082	0.9868
Deed Info: 3/25/2010		SL														
St Cd: A1		Schl: S13	City: C15		Sale Type: I		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
265950	R SP0086A-00000E-0000-0013-0	STEAMBOAT ESTATES PH 1 BLK E LOT 13					205 KING GEORGE RD 76259-6024			0.2500	0.0000	SP0086A	I%-100 L%-100 DC15010 I%-91 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	123,261	Imp 2 Value:		9,100	Imp 3 Value:		Appraiser:	MARGARETV				
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															
870248	MARION, SANDRA/ERICKSON, CHARLES L & KIMBERLY D	7/9/2010	8		7	2005	130,823	36,674	2,500	67.00	64.10	167,497	160,250	0.2200	0.2289	1.0452
Deed Info: 7/9/2010		SL														
St Cd: A1		Schl: S13	City: C15		Sale Type: I		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
265858	R SP0086A-00000A-0000-0003-0	STEAMBOAT ESTATES PH 1 BLK A LOT 3					224 SOUTHPEAK LN 76259-6015			0.3178	0.0000	SP0086A	I%-100 L%-100 DC15010 I%-91 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	130,823	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%:	97.00															
857000	PONDER ENTERPRISES/THE SECRETARY OF HOUSING	1/11/2010	8		MD3	2005	26,491	31,799	1,568	37.17	25.51	58,290	40,000	0.5500	0.7950	1.4573
Deed Info: 1/8/2010		SS														
St Cd: A2		Schl: S13	City:		Sale Type: FI		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
239118	R SP0069A-000006-0000-0019-0	LONGHORN MEADOWS PH10 BLK 6 LOT 19 SN#1 TXFL512A45638AV11 HUD# PFS0893166					8523 ANGUS DR 76247-6927			1.0000	0.0000	SP0069A	I%-100 L%-100 DC42001MH I%-64 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	26,491	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%:	90.00															
861528	LEFEBVRE, RUTHANN & ALVIN E	3/12/2010	8		MD4	2006	45,851	31,799	2,128	36.49	41.82	77,650	89,000	0.4100	0.3573	0.8725
Deed Info: 3/12/2010		CHANDLER/LONGTIDE														
St Cd: A2		Schl: S13	City:		Sale Type: I		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
239097	R SP0069A-000002-0000-0023-0	LONGHORN MEADOWS PH10 BLK 2 LOT 23 SN#1 TXFL412A43934FE11 HUD# PFS0852752					8503 BRAHMA DR 76247-6918			1.0000	0.0000	SP0069A	I%-100 L%-100 DC42001MH I%-64 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	45,851	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%:	93.00															

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Buyer/Seller		Sale Date	Land	Imp	E-Blit	Imp	Land	Imp Living	Avg Price/	Avg Price/	Sale		Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
871527	ALONZO, LINDA LEE/SECRETARY OF HOUSING/URBAN DEV Deed Info: 7/29/2010	7/30/2010 SL	8		MD3	2004 2004	33,318	31,799	2,128	30.60	26.32	65,117	56,000	0.4900	0.5678	1.1628	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
239121 R		SP0069A-000006-0000-0022-0	LONGHORN MEADOWS PH10 BLK 6 LOT 22 SN#1 TXFL484A21549CY11 HUD# PFS0874145				8511 ANGUS DR 76247-6927		1.0000	0.0000	SP0069A	I%-100	L%-100	DC42001MH		I%-64	L%-100
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		33,318	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%: 88.00																	
864293	RANDALL, BRANDIE M/FRAZIER, ROBERT D & DELLA Deed Info: 4/20/2010	4/21/2010 SL	8		MD3	1997 1997	26,530	31,799	2,304	25.32	27.78	58,329	64,000	0.5500	0.4969	0.9114	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
195856 R		SP0045A-000001-0000-0018-0	LONGHORN MEADOWS BLK 1 LOT 18 SN#1 MP154665A HUD# PFS0438458				8519 LONGHORN DR		1.0000	0.0000	SP0045A	I%-100	L%-100	DC42001MH		I%-64	L%-100
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		23,964	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		MOBILE HOME	Imp 2 Desc:		BRN									
MA Func%: 100.00		Land Func%:															
MA Base%: 70.00																	
874680	BINA, DANIEL J & KENNETH D WEBER/TEXAS MASTER Deed Info: 9/13/2010	9/15/2010 SL	8		8	2010 2010	138,070	41,164	1,642	109.16	107.13	179,234	175,900	0.2300	0.2340	1.0190	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
304143 R		SP0091A-00000A-0000-0012-0	WESTOVER RANCH BLK A LOT 12				5400 WILTON TER TX 76247-6937		1.0500	0.0000	SP0091A	I%-100	L%-100	DC42004		I%-116	L%-100
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		138,070	Imp 2 Value:		Imp 3 Value:		Appraiser:		KYLEW					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:											
MA Func%: 100.00		Land Func%:															
MA Base%: 100.00																	
873058	RINCON, JESUS & GENOVEVA MARTINEZ/KNABE INV Deed Info: 8/19/2010	8/19/2010 SL	8		MS1	1985 1985	4,986	26,659	924	34.25	30.30	31,645	28,000	0.8400	0.9521	1.1302	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
205278 R		SP0061A-000002-0000-0009-0	CINNAMON RIDGE ADDN PH II BLK 2 LOT 9 SN#1 KBTXSN1802191 HUD# TEX0168718				11985 KNIGHT LN 76259-5155		1.0200	0.0000	SP0061A	I%-100	L%-100	DS13003		I%-75	L%-100
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		4,986	Imp 2 Value:		Imp 3 Value:		Appraiser:		MARGARETV					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		MOBILE HOME	Imp 2 Desc:											
MA Func%: 100.00		Land Func%:															
MA Base%: 24.00																	

# 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
878308	URBANO, RAUL & CAROL/KNABE INVESTMENTS INC Deed Info: 11/17/2010	11/17/2010 SL	8		MD3	2005 2000	37,389	26,136	1,792	35.45	38.50	63,525	69,000	0.4100	0.3788	0.9207
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
205288 R		SP0061A-000003-0000-0005-0	CINNAMON RIDGE ADDN PH II BLK 3 LOT 5 SN#1 CW2007486TXA HUD# HWC0303463			11748 PEPPERMINT LN 76259-5183			1.0000	0.0000	SP0061A	I%-100 L%-100 DS13003 I%-75 L%-100				
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	37,389	Imp 2 Value:			Imp 3 Value:	Appraiser:		PAULD					
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	MOBILE HOME		Imp 2 Desc:			Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	90.00															
858276	HAY, RAYMONDD & MARGARET C/SECRETARY OF HOUSING/URBAN DEV Deed Info: 1/12/2010	1/14/2010 SL	8		MD4	2007 2007	53,231	26,136	1,960	40.49	26.02	79,367	51,000	0.3300	0.5125	1.5562
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
205293 R		SP0061A-000003-0000-0010-0	CINNAMON RIDGE ADDN PH II BLK 3 LOT 10 SN#1 TXFL612A49063CG12 HUD# PFS1001019			11751 CINNAMON LN 76259-5189			1.0000	0.0000	SP0061A	I%-100 L%-100 DS13003 I%-75 L%-100				
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	53,231	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%:	96.00															
878844	PONDER RIDGE RANCH, LLC/FRITZ, BOBBY J Deed Info: 12/3/2010	12/3/2010	8	AC: 4.0000	MD4	1995 1985	81,505	78,667	6,018	26.62	28.25	160,172	170,000	0.4900	0.4628	0.9422
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
77884 R		SP0006A-000002-0000-0008-0	EAST PONDER ESTATES BLK 2 LOT 8 ACRES 4.000			SEABORN RD			4.0000	0.0000	SP0006A	I%-100 L%-100 DS13006 I%-112 L%-100				
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	62,651	Imp 2 Value:	4,378		Imp 3 Value:	8,807	Appraiser:		MARGARETV				
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	MOBILE HOME		Imp 2 Desc:	BARN		Imp 3 Desc:	BARN						
MA Func%:	100.00	Land Func%:														
MA Base%:	69.00															
872533	JONES, DALE T & GINA G/LAUGHLIN, WILLIAM D & LINDA S Deed Info: 8/16/2010	8/16/2010 SL	8		8+	1992 1987	185,391	108,860	3,220	91.38	99.38	294,251	320,000	0.3700	0.3402	0.9195
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
145910 R		SP0018A-000000-0000-0009-0	JUSTIN RANCH ESTATES LOT 9			5832 SADDLE CT 76247-3071			6.0450	0.0000	SP0018A	I%-100 L%-100 DS13007 I%-100 L%-100				
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	165,297	Imp 2 Value:	10,000		Imp 3 Value:	10,094	Appraiser:		MARGARETV				
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES		Imp 2 Desc:	POOL		Imp 3 Desc:	STABLES						
MA Func%:	100.00	Land Func%:														
MA Base%:	85.00															

# 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	
858751	EDWARDS, GREGORY B & MARCY D & DAVID B/MCCONOUGHHEY, Deed Info: 2/3/2010	2/3/2010	8	AC: 1.2400	8	2001	98,498	39,370	1,416	97.36	98.16	137,868	139,000	0.2900	0.2832	0.9919	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
211364	R	SP0064A-00000A-0000-0034-0	HILL COUNTRY WAY ESTATES BLK A LOT 34				11491 HILL COUNTRY CIR 76259-6157		1.2400	0.0000	SP0064A	I%-100	L%-100	DS13008	I%-118	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		98,498	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%: 94.00																	
863699	SCOTT, DAVID I & TRINA A/BROOKS, ERIC	4/15/2010	8	AC: 1.2400	8+	2002	169,776	39,370	2,201	95.02	93.14	209,146	205,000	0.1900	0.1921	1.0202	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
211363	R	SP0064A-00000A-0000-0033-0	HILL COUNTRY WAY ESTATES BLK A LOT 33				11511 HILL COUNTRY CIR 76259-6116		1.2400	0.0000	SP0064A	I%-100	L%-100	DS13008	I%-118	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		169,776	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%: 95.00																	
870014	KORTE, SHAWN & SHANNON SUCRE/DEAVER, JAMES L	7/1/2010	PI	AC: 4.8474	9	2005	179,917	60,715	2,956	81.40	82.88	240,632	245,000	0.2500	0.2478	0.9822	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
199851	R	SP0046A-00000B-0000-0011-0	OLD STONEY EST BLK B LOT 11				621 OLD STONEY CT 76259-4430		4.8474	0.0000	SP0046A	I%-100	L%-100	DS13009	I%-113	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		164,525	Imp 2 Value:		4,092	Imp 3 Value:		11,300	Appraiser:		MARGARETV			
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Residential	Imp 2 Desc:		BARN	Imp 3 Desc:		POOL						
MA Func%: 100.00		Land Func%:															
MA Base%: 97.00																	
880039	COPE, DAVID M/AUSTIN, DUSTIN	12/21/2010	8	AC: 2.1000	10C	2010	470,832	52,430	3,882	134.79	141.68	523,262	550,000	0.1000	0.0953	0.9514	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
215037	R	SP0068A-00000C-0000-0045-0	PONDEROSA VALLEY PH III BLK C LOT 45				11853 CARTWRIGHT TRL TX		2.1000	2.1000	SP0068A	I%-100	L%-100	DS13013	I%-100	L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		440,832	Imp 2 Value:		30,000	Imp 3 Value:		Appraiser:		MARGARETV				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		POOL	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	
884825	COLLINS, CURTIS C/VACHHER, MARGARET M Deed Info: 3/18/2011	3/18/2011	PI			0 0	24,062	0		0.00	0.00	24,062	25,000	1.0000	0.9625	0.9625	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
203527 R		SP0059A-000003-0000-0005-0	SUNNY RANCHES PH 2 BLK 3 LOT 5				OLD STONEY RD TX		1.0618	0.0000	SP0059A	I%-100 L%-100		DS13032		I%-95 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																	
858169	COMADOLL, THEADORE/HAMPTON, JUSTIN W & PAMELA G Deed Info: 1/27/2010	2/1/2010	8		MD2	2001 2001	29,666	29,764	1,568	37.90	22.96	59,430	36,000	0.5000	0.8268	1.6508	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
203519 R		SP0059A-000002-0000-0027-0	SUNNY RANCHES PH 2 BLK 2 LOT 27 SN#1 AH010212477B HUD# PFS0715005				11689 OLD STONEY RD 76259-4288		1.0193	0.0000	SP0059A	I%-100 L%-100		DS13032		I%-95 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: MOBILE HOME		Imp 2 Desc:		Imp 3 Desc:										
MA Func%: 100.00		Land Func%:															
MA Base%: 70.00																	
875484	BADKE, JEFFRY J & DOROTHY G/COFER, CHRISTOPHER E & JAYNE SL Deed Info: 10/4/2010	10/4/2010	PI	AC: 6.1700	10+	2005 2005	393,832	80,843	5,845	81.21	84.69	474,675	495,000	0.1700	0.1633	0.9589	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
202334 R		SP0057A-00000A-0000-0018-0	AMYX RANCH ESTATES BLK A LOT 18				3021 AMYX HILL RD 76259-8043		6.1700	0.0000	SP0057A	I%-100 L%-100		DS13033		I%-115 L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		VEROR						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc: POOL		Imp 3 Desc: BARN										
MA Func%: 100.00		Land Func%:															
MA Base%: 98.00																	
MRS. BADKE VERIFIED LIVING SF JUST UNDER 3900 - MISSING GAMEROOM.																	
875501	WALLACE, JERRY FRANCIS/HUDSON, JOHN SL Deed Info: 10/1/2010	10/1/2010	8	AC: 1.0000	MD4	2003 2003	60,911	22,500	1,568	53.20	54.01	83,411	84,695	0.2700	0.2657	0.9848	
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
242417 R		SP0079A-000003-0000-0002-0	STONE VALLEY FARM PH ONE BLK 3 LOT 2 SN#1 MP1511549A HUD# PFS0797581				151 STONE RAIL DR 76259-5489		1.0000	0.0000	SP0079A	I%-100 L%-100		DS13034		I%-90 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: MOBILE HOME		Imp 2 Desc:		Imp 3 Desc:										
MA Func%: 100.00		Land Func%:															
MA Base%: 87.00																	

# 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
860729	CLAYTON, CODY & ELIZABETH/SECRETARY OF HOUSING/URBAN DEV	2/3/2010	8	AC: 1.0000	MD3	2008 2008	48,928	22,500	1,920	37.20	25.38	71,428	48,738	0.3200	0.4617	1.4656
Deed Info: 3/9/2010		SL					St Cd: A2	Schl: S13	City:	Sale Type: FI		Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
242403	R SP0079A-000001-0000-0017-0	STONE VALLEY FARM PH ONE BLK 1 LOT 17 SN#1 MP1514883A HUD# PFS1032677					251 SPLIT RAIL CIR TX 76259-5491			1.0000	0.0000	SP0079A	I%-100	L%-100	DS13034 I%-90 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	48,928	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%:	97.00															
861868	ZIMMERER, JARED & JESSICA/SECRETARY OF HUD	3/26/2010	8	AC: 1.0110	MD2	2004 2001	37,063	22,748	2,128	28.11	25.85	59,811	55,000	0.3800	0.4136	1.0875
Deed Info: 3/25/2010		SL					St Cd: A2	Schl: S13	City:	Sale Type: FI		Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
242406	R SP0079A-000002-0000-0002-0	STONE VALLEY FARM PH ONE BLK 2 LOT 2 SN#1 AHO10212634A HUD# PFS0721726					341 STONE RIDGE DR 76259-5496			1.0110	0.0000	SP0079A	I%-100	L%-100	DS13034 I%-90 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	37,063	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%:	80.00															
872331	FRAILEY, LESTER/SECRETARY OF HOUSING/URBAN DEV	8/12/2010	3	AC: 3.0800	MD4	2003 2003	29,834	35,537	1,725	37.90	35.43	65,371	61,111	0.5400	0.5815	1.0697
Deed Info: 8/12/2010		SS					St Cd: A2	Schl: S13	City:	Sale Type: FI		Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
281926	R A0991A-000-0065-00C1	A0991A E. PIZANO, TR 65C1, 3.08 ACRES, SN#1 12336764A, SN#2 12336764B					9414 PR 5908 TX			3.0800	0.0000	A0991A	I%-100	L%-100	DS13040MH I%-110 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	29,834	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%:	87.00															
(HUD-1)																
872688	DUNN, LARRY & MICHELE A/CHILDRESS, MICHAEL J	8/10/2010	8	AC: 12.0000	4	1990 1983	147,931	139,200	4,141	69.34	67.86	287,131	281,000	0.4800	0.4954	1.0218
Deed Info: 8/10/2010		SL					St Cd: E1	Schl: S13	City:	Sale Type: I		Ratio Type: V				
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
64216	R A0387A-000-0006-0000	A0387A I. ELDE, TR 6, 12.0 ACRES, OLD DCAD TR #2B					8853 BLAIR RD 76247-3060			12.0000	0.0000	A0387A	I%-100	L%-100	DS13047 I%-102 L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	112,812	Imp 2 Value:	Imp 3 Value:	Appraiser:		MARGARETV							
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	SWIMMING POOL	10,200	Imp 3 Desc:	STABLE	24,919						
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	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
867456	BROOKS, RUSSELL W/ASHFORD, SHIRLEY & STEGALL, KIM Deed Info: 5/26/2010	5/26/2010	3	AC: 7.0500	MD4	2001 1999	78,718	69,344	4,384	33.77	33.65	148,062	147,500	0.4700	0.4701	1.0038
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
208277 R		A1482A-000-0013-00A2	A1482A C. MILLS, TR 13A & 13A(2), 7.05 ACRES			8358 EAKIN CEMETERY RD 76247-3082			7.0500	0.0000	A1482A	I%-100 L%-100		DS13047 I%-102 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		68,118	Imp 2 Value:		5,489	Imp 3 Value:		1,707	Appraiser: DAVIDP				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: MOBILE HOME				Imp 2 Desc: SHOP		Imp 3 Desc: STORAGE							
MA Func%: 100.00		Land Func%:														
MA Base%: 82.00																

880751	PONDER ENTERPRISES INC/WALBERT, JANET & TONY COWELL Deed Info: 11/5/2010	11/17/2010			MS3	1995 1995	9,122		728	12.53	3.09	9,122	2,249			4.0560
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
522776 M		M1059-000200-2006	DOUBLE ROCK SPACE 200, SN#1 TEX0542924			12523307 HUD# 4208 S DOUBLE ROCK RD 76259-8435			0.0000	0.0000		MHPARKS I%-65 L%-100				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		9,122	Imp 2 Value:				Appraiser: MARYLOUC						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: MOBILE HOME													
MA Func%: 100.00		Land Func%:														
MA Base%: 51.00																

2011 ROSTER				IMPROVEMENT ONLY							
Grand Total:		38		Land Sale Ratio Mean:	0.4158	Avg Absolute Deviation:	0.1898	Pop Variance:	0.2681	Wt Mean:	1.0440
				Land Sale Ratio Median:	0.3506	Median:	1.0156	Standard Deviation:	0.5178	Avg Mean:	1.1489
Grand Total Count:				Land Market Ratio Mean:	0.3807	Coefficient of Dispersion:	18.6843	PRD:	1.1005	Max Ratio:	4.0560
				Land Market Ratio Median:	0.3222					Min Ratio:	0.8725