

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

S14 (SANGER 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 2:21:34PM

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
874328	WALLACE MARINE INC/LJH CORP	11/1/2010	PN	SQ: 87120.00 AC: 17.3750		0		428,227	0	0.00	0.00	428,227	120,000	1.0000	3.5686	3.5686
Deed Info: 6/21/2010						0										
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
169306	R A0792A-000-0042-0001	A0792A J. MORTON, TR 42, 19.375 ACRES					FM 455 & FM 2164 TX			19.3750	0.0000	A0792A	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%:		Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
860685	JIANG, ZHIHUA/FIRST UNITED BANK & TRUST	3/8/2010	6	SQ: 9100.00	230	1980	84,524	45,500	2,130	61.04	58.69	130,024	125,000	0.3500	0.3640	1.0402
Deed Info: 3/8/2010						1978										
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
78603	R SS0010A-0000011-0000-0004-0	ELM STREET ADDN BLK 1 LOT 4					403 N STEMMONS ST TX 76266-9373			0.2089	0.0000	SS0010A	I%-100 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	84,524	Imp 2 Value:		Imp 3 Value:		Appraiser:	SHELLYA					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	VIDEO & SUBS	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	55.00															
884348	ILES, ICY ANN HERITAGE TRUST & ICY A ILES TR/RIO VISTA HOMES INC	3/11/2011	6	SQ: 2482.92	130	2009	292,000	9,932	4,950	61.00	59.60	301,932	295,000	0.0300	0.0337	1.0235
Deed Info: 3/11/2011						1900										
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
619778	R SS0024A-000011-0000-0014-0	O T SANGER BLK 11 LOT 14					212 BOLIVER TX			0.0570	0.0000	SS0024A	I%-100 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	292,000	Imp 2 Value:		Imp 3 Value:		Appraiser:	SHELLYA					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	APARTMENTS	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
869627	MACCAMP LTD/POINTBANK	6/29/2010	6	AC: 55.1920	2010	2001	1,205,244	544,756	45,130	38.78	38.78	1,750,000	1,750,000	0.3100	0.3113	1.0000
Deed Info: 6/29/2010						2001										
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
59764	R A0801A-000-0023-0000	A0801A WM MASON, TR 23, 55.192 ACRES					13037 135 TX 76266-8004			55.1920	0.0000	A0801A	I%-100 L%-100			
MA Econ%:	70.00	Land Econ%:		Imp 1 Value:	632,058	Imp 2 Value:		Imp 3 Value:	61,664	Appraiser:	SHELLYA					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	OFFICE/MEETING ROOMS	Imp 2 Desc:	WHSE	Imp 3 Desc:	METAL BUILDING							
MA Func%:	100.00	Land Func%:														
MA Base%:	72.00															

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	
860717	DORRELL, LETICIA/CRAWFORD, JAMES W & CATHERINE J	3/11/2010	8		8	2001	87,896	34,422	1,491	82.04	84.51	122,318	126,000	0.2800	0.2732	0.9708	
Deed Info: 3/5/2010		SL															
St Cd: A1		Schl: S14		City: C16		Sale Type: I		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
220300	R	SS0192A-00000A-0000-0001-0	SOUTHWEST ESTATES PH 1 BLK A LOT 1					809 MESA DR	76266-5060	0.2621	0.0000	SS0192A	I%-100	L%-100	DC16001	I%-98	L%-100
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	86,463	Imp 2 Value:	1,433	Imp 3 Value:	Appraiser: COREYK									
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	STORAGE	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:															
MA Base%:	94.00																
866798	PRATER, LARRY M/GOODNER-PARRAMORE, WYONA G	5/7/2010	8		1	1970	17,615	16,192	840	40.25	40.48	33,807	34,000	0.4800	0.4762	0.9943	
Deed Info: 5/7/2010		SS															
St Cd: A1		Schl: S14		City: C16		Sale Type: I		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
60150	R	A0029A-000-0166-0000	A0029A R. BEBEE, TR 166, .206 ACRES, OLD					204 SMITH ST	76266-9566	0.2060	0.0000	A0029A	I%-100	L%-100	DC16003	I%-100	L%-100
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	17,615	Imp 2 Value:		Imp 3 Value:	Appraiser: COREYK									
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:															
MA Base%:	39.00																
881675	GIPSON, CHRISTOPHER M/SMITH, LOUELLA M, LIFE EST	1/21/2011	8		6	1990	48,065	13,511	900	68.42	71.11	61,576	64,000	0.2200	0.2111	0.9621	
Deed Info: 1/21/2011		SL															
St Cd: A1		Schl: S14		City: C16		Sale Type: I		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
59003	R	SS0024A-000037-0000-0000-0	O T SANGER BLK 37					107 5TH ST		0.1723	0.0000	SS0024A	I%-100	L%-100	DC16005B	I%-110	L%-100
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	48,065	Imp 2 Value:		Imp 3 Value:	Appraiser: COREYK									
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENCE	Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:															
MA Base%:	76.00																
858282	PIERCY, EDDIE D JR/LOPEZ, PHILIP & ELVA	1/8/2010	8		7	1995	65,987	18,450	1,075	78.55	78.09	84,437	83,947	0.2200	0.2198	1.0058	
Deed Info: 1/8/2010		SL															
St Cd: A1		Schl: S14		City: C16		Sale Type: I		Ratio Type: V									
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
58567	R	SS0012A-000004-0000-0002-0	V H WARD BLK 4 LOT 2					108 JACKILUE ST		0.2353	0.0000	SS0012A	I%-100	L%-100	DC16005B	I%-110	L%-100
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	65,987	Imp 2 Value:		Imp 3 Value:	Appraiser: COREYK									
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENCE	Imp 2 Desc:		Imp 3 Desc:										
MA Func%:	100.00	Land Func%:															
MA Base%:	86.00																

2011-15297

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
857244	WALKER, MARTY & HEATHER/UNDERWOOD, TODD D Deed Info: 1/13/2010	1/13/2010	8		7	1985 1985	64,453	14,400	1,092	72.21	73.26	78,853	80,000	0.1800	0.1800	0.9857
						St Cd: A1		Schl: S14		City: C16		Sale Type: I		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
111228	R SS0022A-000002-0000-0001-0 SA03	W B SHIRLEY BLK 2 LOT 1A					106 MARSHALL ST TX 76266-5617			0.1836	0.0000	SS0022A	I%-100 L%-100 DC16005B I%-110 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	64,453	Imp 2 Value:		Imp 3 Value:		Appraiser: COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	74.00															
858412	WALTERS, PEGGY LEE & MICHAEL DAN WALTERS/MCILROY. Deed Info: 2/2/2010	2/2/2010	8		7+	1995 1983	68,962	10,980	1,171	68.27	70.45	79,942	82,500	0.1400	0.1331	0.9690
						St Cd: A1		Schl: S14		City: C16		Sale Type: I		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
98473	R SS0022A-000002-0000-0006-0 SA03	W B SHIRLEY BLK 2 LOT 6					102 MARSHALL ST 76266-5617			0.1400	0.0000	SS0022A	I%-100 L%-100 DC16005B I%-110 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	68,962	Imp 2 Value:		Imp 3 Value:		Appraiser: COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	86.00															
871759	COST, DONNA L/CARTY, HEATHER Deed Info: 8/2/2010	6/30/2010	8		7	2003 2003	80,509	33,921	1,267	90.32	90.77	114,430	115,000	0.3000	0.2950	0.9950
						St Cd: A1		Schl: S14		City: C16		Sale Type: I		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
249230	R SS0216A-00000A-0000-0005-0 SA03	TIFFANYS ADDN BLK A LOT 5					511 OAK ST 76266-5320			0.3243	0.0000	SS0216A	I%-100 L%-100 DC16005B I%-110 L%-100			
MA Econ%:	90.00	Land Econ%:		Imp 1 Value:	80,153	Imp 2 Value:		Imp 3 Value:		Appraiser: COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:	STORAGE	Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	95.00															
873808	HEARD, VIRGIL GALE & PATRICIA ANN/DEUTSCHE BANK NAT TRST CO TRSEE Deed Info: 8/13/2010	8/13/2010	1		7	1971 1971	28,738	26,989	2,266	24.59	25.60	55,727	58,000	0.4800	0.4653	0.9608
						St Cd: A1		Schl: S14		City: C16		Sale Type: FI		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
56983	R A1241A-000-0259-0000 SA03	A1241A TIERWESTER, TR 259, .436 ACRES, OLD DCAD SHT 2, TR 90					707 S 5TH ST 76266-5503			0.4360	0.0000	A1241A	I%-100 L%-100 DC16005B I%-110 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	28,118	Imp 2 Value:		Imp 3 Value:		Appraiser: COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:	BARN	Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	49.00															

HOUSE NEEDED LOTS OF REPAIRS AT TIME OF SALE

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	
877217	JONES, HUNTER HAMILTON & MELANIE KIRKLAND Deed Info: 10/29/2010	10/29/2010 SL	8		2	1975 1969	32,171	12,636	1,062	42.19	41.90	44,807	44,500	0.2800	0.2840	1.0069	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
58296 R		SS0015A-000000-0000-0000-0 SA03	SULLIVAN WEST BLK 11(E60' OF N117')			902 PECAN ST 76266-4211			0.1612	0.0000	SS0015A	I%-100 L%-100		DC16005F		I%-96 L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		32,171	Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENCE	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 48.00																	
870258	SPRINGER, JOHN D/SECRETARY OF HOUSING/URBAN DEV Deed Info: 7/7/2010	7/7/2010 SS	8		3	1965 1961	18,990	16,010	1,128	31.03	31.03	35,000	35,000	0.4600	0.4574	1.0000	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
58660 R		SS0024A-000049-0000-0000-0 SA03	O T SANGER BLK 49 LOT 1(N66.7' OF E75')			604 PLUM ST 76266-4213			0.1149	0.0000	SS0024A	I%-100 L%-100		DC16005F		I%-96 L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		26,652	Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 39.00																	
882837	ARMSTRONG, EVERETT & SARA E/VAN HORN, ROBERT A Deed Info: 2/17/2011	2/17/2011 SL	8		3	1980 1953	45,556	16,466	1,248	49.70	48.08	62,022	60,000	0.2700	0.2744	1.0337	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
130302 R		SS0024A-000056-0000-0002-0 SA03	O T SANGER BLK 56 LOT 2A			612 LOCUST ST 76266-4610			0.1040	0.0000	SS0024A	I%-100 L%-100		DC16005F		I%-96 L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		45,556	Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 64.00																	
130305	R	SS0024A-000056-0000-0002-0 SA03	O T SANGER BLK 56 LOT 2B						0.1060	0.0000	SS0024A	I%-100 L%-100		DC16005		I%-100 L%-100	
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:			Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:			Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 100.00																	

hse in poor cond-needs repairs-to be used as rent hse

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	
876845	SONMEZLER, WESTON S/FANNIE MAE	10/21/2010	8		3	1985 1966	70,381	11,569	1,334	61.43	58.85	81,950	78,500	0.1400	0.1474	1.0440	
Deed Info: 10/21/2010		SL				St Cd: A1	Schl: S14	City: C16			Sale Type: FI			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
193805	R	SS0165A-00000A-0000-0003-0	BROWN ADDN BLK A LOT 3 SA03					1108 BOLIVAR ST 76266-4628		0.1475	0.0000	SS0165A	I%-100	L%-100	DC16005F	I%-96	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	70,381	Imp 2 Value:		Imp 3 Value:		Appraiser:	COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	74.00																
873653	KILLGO, BILLY J. JR./KILLGO, VIRGINIA PEARL	8/31/2010	8		3	1990 1962	72,458	20,093	1,896	48.81	50.11	92,551	95,000	0.2200	0.2115	0.9742	
Deed Info: 8/31/2010		SL				St Cd: A1	Schl: S14	City: C16			Sale Type: I			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
58217	R	A1241A-000-0366-0000	A1241A TIERWESTER, TR 366, .26 ACRES, OLD DCAD SHT 2, TR 44 SA03					219 S 6TH ST 76266-5317		0.2600	0.0000	A1241A	I%-100	L%-100	DC16005F	I%-96	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	72,161	Imp 2 Value:		Imp 3 Value:		Appraiser:	COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENCE	Imp 2 Desc:	297	Imp 3 Desc:	DETACHED GARAGE								
MA Func%:	100.00	Land Func%:															
MA Base%:	80.00																
878817	GRAY, DON J & PAMELA J/FEDERAL NATIONAL MTG ASSOC	11/19/2010	8		3	1970 1951	50,498	37,530	2,450	35.93	35.10	88,028	86,000	0.4300	0.4364	1.0236	
Deed Info: 11/19/2010		SL				St Cd: A1	Schl: S14	City: C16			Sale Type: FI			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
58045	R	SS0015A-000001-0000-0000-0	SULLIVAN WEST BLK 1(S PT) SA03					703 N 7TH ST TX 76266-9334		0.7048	0.0000	SS0015A	I%-100	L%-100	DC16005F	I%-96	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	48,910	Imp 2 Value:		Imp 3 Value:		Appraiser:	COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENCE	Imp 2 Desc:	1,588	Imp 3 Desc:	BARN								
MA Func%:	100.00	Land Func%:															
MA Base%:	47.00																
<i>HOME IN POOR COND AT TIME OF SALE. APPROVED FOR HOMEPATH RENOVATION</i>																	
863407	MCNAIR, THOMAS L/SPARKMAN, JANE	4/12/2010	8		7+	1990 1983	80,334	17,911	1,215	80.86	80.04	98,245	97,250	0.1800	0.1842	1.0102	
Deed Info: 4/12/2010		SL				St Cd: A1	Schl: S14	City: C16			Sale Type: I			Ratio Type: V			
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood					
78481	R	SS0031A-00000A-0000-0024-0	GATEWAY ADDN 2 BLK A LOT 24 SA03					223 DAVID DR 76266-9420		0.2148	0.0000	SS0031A	I%-100	L%-100	DC16006	I%-120	L%-100
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	80,334	Imp 2 Value:		Imp 3 Value:		Appraiser:	COREYK						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		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	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
864944	ELLER, DAVID G II/LUMSDEN, CAROLYN L	4/29/2010	8		7	1985 1985	62,235	15,000	1,330	58.07	56.34	77,235	74,928	0.1900	0.2002	1.0308
Deed Info: 4/29/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
112813	R SS0036A-00000A-0000-0007-0 SA03	ROBERTS PARK BLK A LOT 7					1603 FAIRFIELD CIR 76266-9274			0.1377	0.0000	SS0036A	I%-100 L%-100 DC16009 I%-106 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	62,235	Imp 2 Value:		Imp 3 Value:		Appraiser:	CHERYLM					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	74.00															
862468	MURRELL, MARCIA L/SECRETARY OF HOUSING/URBAN DEV	4/1/2010	8		7	1987 1975	50,962	18,578	1,215	57.23	57.61	69,540	69,992	0.2700	0.2654	0.9935
Deed Info: 4/2/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
58017	R SS0009A-000001-0000-0001-0 SA03	SANGER SOUTH BLK 1 LOT 1					101 SOUTHLAND DR 76266-9699			0.2295	0.0000	SS0009A	I%-100 L%-100 DC16011 I%-97 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	50,679	Imp 2 Value:		Imp 3 Value:		Appraiser:	COREYK					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENCE	Imp 2 Desc:	STORAGE	283	Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	77.00															
OUTLIER IN PROFILE. DOES NOT FIT OTHER FORECLOSURE SALES																
879289	TENNISON, VICKI/FIRST UNITED METHODIST CHURCH	12/10/2010	IL		7-	1985 1983	65,490	27,917	1,568	59.57	56.76	93,407	89,000	0.3000	0.3137	1.0495
Deed Info: 12/10/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
58527	R SS0029A-00000F-0000-0013-0 SA03	HILLCREST SEC 2 BLK F LOT 13					104 DIANE DR 76266-5515			0.2378	0.0000	SS0029A	I%-100 L%-100 DC16022 I%-110 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	65,490	Imp 2 Value:		Imp 3 Value:		Appraiser:	COREYK					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	74.00															
857739	GUZMAN, DOMINGO & DOLORES/WICKWOOD DEVELOPMENT	1/20/2010	8		7	2009 2009	69,297	22,388	1,246	73.58	72.15	91,685	89,900	0.2400	0.2490	1.0199
Deed Info: 1/20/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
269439	R SS0232A-00000A-0000-0015-0 SA03	SERENDIPITY PLACE PH 2 BLK A LOT 15					1127 SERENDIPITY CIR TX 76266-4008			0.2056	0.0000	SS0232A	I%-100 L%-100 DC16025 I%-82 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	69,297	Imp 2 Value:		Imp 3 Value:		Appraiser:	COREYK					
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/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
873267	COZAD, MICHAEL L/SCHAFFER, LEILANI L	8/27/2010	8		7E	2003	89,883	20,980	1,510	73.42	76.16	110,863	115,000	0.1900	0.1824	0.9640	
Deed Info: 8/27/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
235936	R	SS0202A-00000A-0000-0002-0 SA03	SERENDIPITY PLACE PH 1 BLK A LOT 2			1103 SERENDIPITY CIR 76266-4008			0.1927	0.0000	SS0202A	I%-100	L%-100	DC16025 I%-82 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	89,883	Imp 2 Value:	Imp 3 Value:	Appraiser:			COREYK							
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																
861246	BAKER, JESSE M SR & SUSANA P/SECRETARY OF HOUSING/URBAN DEV	3/17/2010	8		7	2005	87,349	29,403	1,601	72.92	68.08	116,752	109,000	0.2500	0.2698	1.0711	
Deed Info: 3/16/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
270781	R	SS0234A-00000A-0000-0006-0 SA03	LAKE RIDGE ESTATES PH 1 BLK A LOT 6			2003 LAKE RIDGE DR 76266-5751			0.1500	0.0000	SS0234A	I%-100	L%-100	DC16071 I%-88 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	87,349	Imp 2 Value:	Imp 3 Value:	Appraiser:			COREYK							
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																
873535	MISTER INVESTOR LLC/KNOWLTON, LARRY	9/2/2010	8		7	2005	95,385	29,403	1,750	71.31	74.29	124,788	130,000	0.2400	0.2262	0.9599	
Deed Info: 9/2/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
270813	R	SS0234A-00000E-0000-0015-0 SA03	LAKE RIDGE ESTATES PH 1 BLK E LOT 15			3004 WATERFRONT DR 76266-5759			0.1500	0.0000	SS0234A	I%-100	L%-100	DC16071 I%-88 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	95,385	Imp 2 Value:	Imp 3 Value:	Appraiser:			CHERYLM							
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																
879707	BURGESS, DAVID M/JONES, RICHARD W & BRANCH, JULIE K	12/17/2010	8		8	2005	110,325	40,198	1,872	80.41	83.87	150,523	157,000	0.2700	0.2560	0.9588	
Deed Info: 12/17/2010		SL															
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
281880	R	SS0243A-00000N-0000-0005-0 SA03	SABLE CREEK ADDN BLK N LOT 5			50 N HIGHLAND DR			0.1927	0.0000	SS0243A	I%-100	L%-100	DC16072 I%-86 L%-100			
MA Econ%:	105.00	Land Econ%:	Imp 1 Value:	110,325	Imp 2 Value:	Imp 3 Value:	Appraiser:			MARILYNM							
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

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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	
872921	WHITE, JOEL/BRADLEY, KAREN	8/20/2010	8		8	2006	131,976	43,772	2,496	70.41	69.71	175,748	174,000	0.2500	0.2516	1.0101	
	SL					2006											
	Deed Info: 8/19/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
281854	R	SS0243A-00000L-0000-0013-0	SABLE CREEK ADDN BLK L LOT 13 SA03					10 CHUKAR LN 76266-5761			0.2602	0.0000	SS0243A	I%-100 L%-100 DC16072 I%-86 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	131,976	Imp 2 Value:	Imp 3 Value:	Appraiser: COYJ										
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																
862617	SMITH, CORY & RANDA/SANGER BANK	4/5/2010	8		8	2008	107,429	32,290	1,681	83.12	80.31	139,719	135,000	0.2300	0.2392	1.0350	
						2008											
	Deed Info: 4/5/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
307179	R	SS0253A-00000A-0000-0001-0	SABLE CREEK ADDN PH II BLK A LOT 1 SA03					1 PLEASANT VLY TX 76266-5784			0.1525	0.0000	SS0253A	I%-100 L%-100 DC16072N I%-95 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	107,429	Imp 2 Value:	Imp 3 Value:	Appraiser: COREYK										
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																
865305	LATZER, RANDALL & CRISTIE/WHITAKER CUSTOM HOMES LLC	5/3/2010	8		8	2008	136,390	39,410	2,341	75.10	75.10	175,800	175,800	0.2200	0.2242	1.0000	
	SS					2008											
	Deed Info: 5/3/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
307287	R	SS0253A-000000-0000-0009-0	SABLE CREEK ADDN PH II BLK O LOT 9 SA03					49 KRAMER LN TX 76266-5782			0.1862	0.0000	SS0253A	I%-100 L%-100 DC16072N I%-95 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	143,839	Imp 2 Value:	Imp 3 Value:	Appraiser: COYJ										
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																
858670	TIPPS, CHRISTOPHER & JENNIFER/RIO VISTA HOMES INC	2/4/2010	8		8	2009	162,949	40,012	2,819	72.00	72.69	202,961	204,917	0.2000	0.1953	0.9905	
	SL					2009											
	Deed Info: 2/4/2010																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
307296	R	SS0253A-000000-0000-0018-0	SABLE CREEK ADDN PH II BLK O LOT 18 SA03					31 KRAMER LN SANGER, TX 76266			0.1892	0.0000	SS0253A	I%-100 L%-100 DC16072N I%-95 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	162,949	Imp 2 Value:	Imp 3 Value:	Appraiser: COREYK										
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
861667	WANG, JONATHAN T/TRIBOND DEVELOPMENT LP Deed Info: 2/20/2010	2/1/2010 SL	8		8	2009 2009	128,118	24,311	1,991	76.56	77.85	152,429	155,000	0.1600	0.1569	0.9834
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
258038 R		SS0222A-000006-0000-0006-0 SA05	SANGER TRAILS PH 2B BLK 6 LOT 6				4013 WAGON WHEEL DR 76266-3285		0.1691	0.0000	SS0222A	I%-100 L%-100		DC16073 I%-96 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		128,118	Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK				
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																
860200	CARNEY, LOREN & BRANDI/MACK PROFESSIONALS INC Deed Info: 2/26/2010	2/26/2010 SL	8		8	2006 2006	143,834	25,416	2,364	71.59	69.80	169,250	165,000	0.1500	0.1540	1.0258
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
258032 R		SS0222A-000006-0000-0001-0 SA05	SANGER TRAILS PH 2B BLK 6 LOT 1				4023 WAGON WHEEL DR 76266-3285		0.1994	0.0000	SS0222A	I%-100 L%-100		DC16073 I%-96 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		143,834	Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 98.00																
860431	GEROS, ROBERT J/BRICKEY, ALLAN A SR & BEVERLY Deed Info: 3/4/2010	3/4/2010	1	AC: 1.4300	7	1985 1973	90,465	25,025	2,404	48.04	47.84	115,490	115,000	0.2200	0.2176	1.0043
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
56731 R		A1241A-000-0226-0000 SA03	A1241A TIERWESTER, TR 226, 1.43 ACRES, OLD DCAD SHT 3, TR 66				1100 KEATON RD S 76266-8787		1.4300	0.0000	A1241A	I%-100 L%-100		DC16075 I%-90 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		89,687	Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		STORAGE								
MA Func%: 100.00		Land Func%:														
MA Base%: 74.00																
881398	GENNEKEN, JAMES TRS OF JAMES GENNEKEN & ARLENE S Deed Info: 1/21/2011	1/21/2011	PI	AC: 20.0000		0 0	157,500	0	0	0.00	0.00	157,500	160,000	1.0000	0.9844	0.9844
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
209184 R		A1065A-000-0012-00C2 KS03	A1065A RUIZ, TR 12C(1),12E,12F,12I, 20.0 ACRES				BERNARD DR		20.0000	0.0000	A1065A	I%-100 L%-100		DR14KS03 I%-100 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:			Imp 2 Value:		Imp 3 Value:		Appraiser:		DAVIDP				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:			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	Imp 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
867547	NAMBO, ENRIQUE M & BRAULIO/WEBB, JERRY	6/3/2010	1	AC: 3.1585	7	1969	21,723	60,277	1,758	46.64	46.64	82,000	82,000	0.7400	0.7351	1.0000
Deed Info: 6/3/2010		SS														
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location			Legal Acreage		Eff Size		Subdv		Neighborhood		
57400	R	A1061A-000-0108-0000 KS03	A1061A J. RUDDPELL, TR 108, 3.1585 ACRES, OLD DCAD TR 4-15		507 MICHAEL RD 76266			3.1585		9.1585		A1061A I%-100 L%-100		DR14KS03B I%-99 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		44,011		Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK			
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Residential		Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00		Land Func%:														
MA Base%: 45.00																
865514	ELROD, MINDY & SHERYL	4/30/2010	PI	AC: 7.9940	6	1985	56,279	97,532	3,666	41.96	39.55	153,811	145,000	0.6300	0.6726	1.0608
Deed Info: 4/30/2010		SS														
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location			Legal Acreage		Eff Size		Subdv		Neighborhood		
57414	R	A1061A-000-0093-0000 KS03	A1061A J. RUDDPELL, TR 93, 7.994 ACRES, OLD DCAD TR 4(18A)		7319 MICHAEL RD 76266-2264			7.9940		0.0000		A1061A I%-100 L%-100		DR14KS03B I%-99 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		53,996		Imp 2 Value:		Imp 3 Value:		Appraiser:		VEROR			
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL		Imp 2 Desc:		BARN/STORAGE							
MA Func%: 100.00		Land Func%:														
MA Base%: 68.00																
860849	FERGASON, LISA W/DORRELL, LETICIA	3/8/2010	1	AC: 4.9321	7+	1992	84,175	53,075	1,452	94.52	96.42	137,250	140,000	0.3900	0.3791	0.9804
Deed Info: 3/8/2010		SS														
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location			Legal Acreage		Eff Size		Subdv		Neighborhood		
159029	R	A0771A-000-0001-000A SA01	A0771A LYNDE, TR 1A, 1.5107 ACRES, OLD DCAD TR 1E(2)		LOIS RD TX			1.5107		4.9321		A0771A I%-100 L%-100		DR14SA01 I%-100 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		DAVIDP					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
159030	R	A0771A-000-0001-000B SA01	A0771A LYNDE, TR 1B, 1.7107 ACRES, OLD DCAD TR 1E(3)		LOIS RD TX			1.7107		4.9321		A0771A I%-100 L%-100		DR14SA01 I%-100 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		DAVIDP					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
159031	R	A0771A-000-0001-000C SA01	A0771A LYNDE, TR 1C, 1.7107 ACRES, OLD DCAD TR 1E(4)		7577 W LOIS RD 76266-2169			1.7107		4.9321		A0771A I%-100 L%-100		DR14SA01B I%-103 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		84,175		Imp 2 Value:		Imp 3 Value:		Appraiser:		DAVIDP			
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																

Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp 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
879968	TURNER, TYREL JAMES, SHAWNA REESE & JAY W & PAMELA A Deed Info: 12/20/2010	12/21/2010	1	AC: 2.0200	7+	2000 1985	93,908	40,393	2,009	66.85	68.69	134,301	138,000	0.3000	0.2927	0.9732
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size	Subdv	Neighborhood					
122618 R		A0731A-000-0069-0000 SA01	A0731A LYNDE, TR 69, 2.02 ACRES, OLD DCAD TR 4AA		8920 CHISUM RD 76266-2947		2.0200		0.0000	A0731A	I%-100	L%-100	DR14SA01B		I%-103	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	88,871	Imp 2 Value:	439	Imp 3 Value:	4,598	Appraiser:	COREYK						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	STORAGE	Imp 3 Desc:	BARN								
MA Func%:	100.00	Land Func%:														
MA Base%:	92.00															
876913	THOMPSON, TROY/FEDERAL NATIONAL MTG ASSOC Deed Info: 10/8/2010	10/8/2010	PI	AC: 15.0000	7	1980 1977	66,679	105,000	2,959	58.02	57.11	171,679	169,000	0.6100	0.6213	1.0159
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size	Subdv	Neighborhood					
57725 R		A0771A-000-0011-0000 SA01	A0771A LYNDE, TR 11, 15.0 ACRES, OLD DCAD TR 1G		5644 FOSSIL RDG TX 76266-5162		15.0000		0.0000	A0771A	I%-100	L%-100	DR14SA01B		I%-103	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	64,919	Imp 2 Value:	692	Imp 3 Value:	356	Appraiser:	VEROR						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	BARN	Imp 3 Desc:	BARN								
MA Func%:	100.00	Land Func%:														
MA Base%:	64.00															
868659	BRENNAN, ALYSE KING/PRALLE, THOMAS B & MYRA K Deed Info: 6/11/2010	6/8/2010	3	AC: 3.3100	5	2002 2002	142,636	48,204	2,275	83.89	84.18	190,840	191,500	0.2500	0.2517	0.9966
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size	Subdv	Neighborhood					
227838 R		SS0196A-000000A-0000-0006-0 SA01	CHISUM BEND ADDN BLK A LOT 6		12857 FM 2450 TX 76266-7934		3.3100		0.0000	SS0196A	I%-100	L%-100	DR14SA01F		I%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	119,865	Imp 2 Value:	15,000	Imp 3 Value:	7,771	Appraiser:	COREYK						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	SWIMMING POOL	Imp 3 Desc:	WORK/TACK ROOM								
MA Func%:	100.00	Land Func%:														
MA Base%:	95.00															
873607	DEORNELLAS, KATHY L/GUICE, DAVID & LINDA Deed Info: 8/30/2010	8/30/2010	PI	AC: 5.0410	2	1988 1988	99,361	45,348	7,872	18.38	18.04	144,709	142,000	0.3100	0.3194	1.0191
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size	Subdv	Neighborhood					
168306 R		A0199A-000-0009-000B SA02	A0199A B.B.B. & C. RR CO., TR 9B, 5.041 ACRES		5643 HOEHN RD TX 76266-3069		5.0410		0.0000	A0199A	I%-100	L%-100	DR14SA02F		I%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	85,949	Imp 2 Value:	921	Imp 3 Value:	1,459	Appraiser:	VEROR						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential/MODULAR HOM	Imp 2 Desc:	BARN	Imp 3 Desc:	BARN								
MA Func%:	100.00	Land Func%:														
MA Base%:	73.00															

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
859940	PICHARDO, MARIO & YENI/POPE, JOE R	2/18/2010	1	AC: 2.0000	7	1985	92,361	50,000	1,423	100.04	101.34	142,361	144,200	0.3500	0.3467	0.9873
		SL														
		Deed Info: 2/26/2010														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
57016	R A0765A-000-0010-0000 SA04	A0765A LINK, TR 10, 2.0 ACRES, OLD DCAD TR 2D			577 GRIBBLE SPRINGS RD SANGER, TX 76266			2.0000	0.0000	A0765A	I%-100	L%-100	DR14SA04B	I%-99	L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	82,461	Imp 2 Value:	9,900	Imp 3 Value:	Appraiser:		COREYK						
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%:	74.00															
862490	MCALISTER, ALLEN E & NANCY D/WEBB, LELA	4/1/2010	1	AC: 5.5250	8	1995	178,984	107,447	5,029	56.96	55.08	286,431	277,000	0.3800	0.3879	1.0341
		SL														
		Deed Info: 4/1/2010														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
155285	R A1238A-000-0025-000A SA04	A1238A W. A. THOMPSON, TR 25A, 5.525 ACRES, OLD DCAD TR 6(1B)			10786 FM 2153 TX 76266-6930			5.5250	0.0000	A1238A	I%-100	L%-100	DR14SA04B	I%-99	L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	170,414	Imp 2 Value:	2,719	Imp 3 Value:	Appraiser:		COREYK						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	STORAGE	Imp 3 Desc:	BARN								
MA Func%:	100.00	Land Func%:														
MA Base%:	89.00															
885259	CASTILLO, REYNA & MARTIN CASTILLO/KELSOE, JERRY	3/28/2011	1	AC: 1.5000	3	1967	60,396	22,500	2,909	28.50	36.78	82,896	107,000	0.2700	0.2103	0.7747
		SL														
		Deed Info: 3/28/2011														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
57430	R A0870A-000-0002-0000 SA04	A0870A MYERS, TR 2, 1.5 ACRES, OLD DCAD TR 1			FM 2164 TX			1.5000	0.0000	A0870A	I%-100	L%-100	DR14SA04F	I%-100	L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	58,581	Imp 2 Value:	1,815	Imp 3 Value:	Appraiser:		DAVIDP						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENCE	Imp 2 Desc:	GARAGE	Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	42.00															
881107	HULL, ROBERT A & DONNA M/HOLCOMB, TERRY L & RITA K	1/12/2011	8			0		96,454	0	0.00	0.00	96,454	103,000	1.0000	0.9365	0.9365
		SL														
		Deed Info: 1/12/2011														
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
199435	R SS0171A-000000-0000-0006-0 SA05	TRINITY COVE LOT 6			SWITZER RD			3.5500	0.0000	SS0171A	I%-100	L%-100	DR14SA05C	I%-100	L%-100	
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:	Appraiser:		COREYK						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:		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
868297	PURSUR, LOGAN & DAVID/PERSHOUSE, JONATHAN & LAURA Deed Info: 6/11/2010	6/11/2010 SL	3	AC: 2.8500	2	1964 1964	39,038	36,646	2,052	36.88	36.55	75,684	75,000	0.4800	0.4886	1.0091
						St Cd: A1		Schl: S14		City:		Sale Type: I		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
75838	R A0029A-000-0075-0000 SA05	A0029A R. BEBEE, TR 75, 2.85 ACRES, OLD DCAD SHT 3, TR 40					11548 MARION RD TX 76266-3235			2.8500	0.0000	A0029A	I%-100 L%-100 DR14SA05F I%-97 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		39,038	Imp 2 Value:	Imp 3 Value:			Appraiser: COREYK						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:			Imp 3 Desc:							
MA Func%:	100.00	Land Func%:														
MA Base%:	34.00															
860067	STACHYRA, LESZEK H & CHELSEA A/SUMEER HOMES INC Deed Info: 2/26/2010	2/26/2010 SS	1		8	2009 2009	123,288	36,712	2,028	78.90	78.90	160,000	160,000	0.2300	0.2295	1.0000
						St Cd: A1		Schl: S14		City:		Sale Type: I		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
257977	R SS0224A-00000A-0000-0011-0 SA02	REDWING HEIGHTS PH 5 BLK A LOT 11					10105 KILDEE TRL TX			1.0000	0.0000	SS0224A	I%-100 L%-100 DS14005B I%-96 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		127,641	Imp 2 Value:	Imp 3 Value:			Appraiser: COREYK						
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															
HUD-1																
873494	FRAZIER, WESLEY & DEBBIE/SUMEER HOMES INC Deed Info: 8/30/2010	8/30/2010 SL	8		8	2010 2010	128,930	36,712	2,028	81.68	80.40	165,642	163,050	0.2200	0.2252	1.0159
						St Cd: A1		Schl: S14		City:		Sale Type: I		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
257996	R SS0224A-00000B-0000-0030-0 SA02	REDWING HEIGHTS PH 5 BLK B LOT 30					10024 KILDEE TRL TX			1.0000	0.0000	SS0224A	I%-100 L%-100 DS14005B I%-96 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		128,930	Imp 2 Value:	Imp 3 Value:			Appraiser: COREYK						
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															
859220	SOMERS, KEVIN J & CATHERINE A/SUMEER HOMES INC Deed Info: 2/16/2010	2/16/2010 SS	1		8	2009 2009	136,788	36,712	2,258	76.84	76.84	173,500	173,500	0.2100	0.2116	1.0000
						St Cd: A1		Schl: S14		City:		Sale Type: I		Ratio Type: V		
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood			
257976	R SS0224A-00000A-0000-0010-0 SA02	REDWING HEIGHTS PH 5 BLK A LOT 10					10101 KILDEE TRL TX			1.0000	0.0000	SS0224A	I%-100 L%-100 DS14005B I%-96 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		140,973	Imp 2 Value:	Imp 3 Value:			Appraiser: COREYK						
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

864449 FAUBLE, STEPHEN & CAROLYN/FAUBLE, CHAD 4/21/2010 8 MS3 1995 20,321 20,020 1,304 30.94 30.67 40,341 40,000 0.5000 0.5005 1.0085

Deed Info: 4/21/2010
 Prop ID / Type: 112843 R
 Geo ID / Map ID: SS0034A-000000-0000-0003-0 SA04
 Legal Description: QUAIL RIDGE ESTATES LOT 3 SN#1 HUD# TEX0168675
 Situs Location: 9003 BRITTANY HILL DR SANGER, TX 76266
 Legal Acreage: 0.8838
 Eff Size Subdv: 0.0000 SS0034A I%-100 L%-100
 Neighborhood: DS14006 I%-97 L%-100
 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 15,669 Imp 2 Value: 4,652 Imp 3 Value:
 MA Phy%: 100.00 Land Phy%: Imp1 Desc: Mobile Home Imp 2 Desc: SHOP Imp 3 Desc:
 MA Func%: 100.00 Land Func%: Appraiser: PAULD
 MA Base%: 51.00

860176 WEBER, ROBERT & SUSAN/FEDERAL NATIONAL MORTGAGE 2/25/2010 3 8 1991 114,203 38,115 2,567 59.34 59.60 152,318 153,000 0.2500 0.2491 0.9955

Deed Info: 2/25/2010
 Prop ID / Type: 112921 R
 Geo ID / Map ID: SS0107A-000000-0000-0003-0 SA01
 Legal Description: DOVE BRANCH LOT 3 ACRES 2.50
 Situs Location: 21626 QUAIL RUN RD 76266-5105
 Legal Acreage: 2.5000
 Eff Size Subdv: 0.0000 SS0107A I%-100 L%-100
 Neighborhood: DS14018 I%-109 L%-100
 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 111,064 Imp 2 Value: 3,139 Imp 3 Value:
 MA Phy%: 100.00 Land Phy%: Imp1 Desc: RESIDENTIAL Imp 2 Desc: BARN Imp 3 Desc:
 MA Func%: 100.00 Land Func%: Appraiser: COREYK
 MA Base%: 84.00

ALSO SEE DOC 2010-25279

Sale left in, this foreclosure seems to have sold for market. Sale was above Orig List Price

875011 WIMBERLY, NANCY & LARRY G WIMBERLY/CAPPS. 9/24/2010 3 8 1991 107,761 38,115 2,831 51.53 50.87 145,876 144,000 0.2600 0.2647 1.0130

Deed Info: 9/24/2010
 Prop ID / Type: 112936 R
 Geo ID / Map ID: SS0107A-000000-0000-0018-0 SA01
 Legal Description: DOVE BRANCH LOT 18 ACRES 2.50
 Situs Location: 21791 QUAIL RUN RD 76266-5113
 Legal Acreage: 2.5000
 Eff Size Subdv: 0.0000 SS0107A I%-100 L%-100
 Neighborhood: DS14018 I%-109 L%-100
 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 98,367 Imp 2 Value: 9,394 Imp 3 Value:
 MA Phy%: 100.00 Land Phy%: Imp1 Desc: RES Imp 2 Desc: BARN Imp 3 Desc:
 MA Func%: 100.00 Land Func%: Appraiser:
 MA Base%: 84.00

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/	Land/	Land/	Ratio			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
866871	FRANSLER, MYRON D/COON, MICHAEL	5/26/2010	8		MD3	1995	49,277	23,106	1,456	49.71	49.45	72,383	72,000	0.3200	0.3209	1.0053	
		SL															
		Deed Info: 5/26/2010															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
113312	R SS0113A-000000-0000-0023-0 SA04	PONDEROSA ADDN LOT 23 SN#1 CE13038A HUD# TEX0265891			736 LITTLE JOE RD TX 76266-6979			0.5001	0.0000	SS0113A	I%-100	L%-100	DS14021	I%-142	L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	49,277	Imp 2 Value:	Imp 3 Value:	Appraiser:	COREYK									
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Mobile Home	Imp 2 Desc:	Imp 3 Desc:											
MA Func%:	100.00	Land Func%:															
MA Base%:	65.00																
113313	R SS0113A-000000-0000-0024-0 SA04	PONDEROSA ADDN LOT 24			LITTLE JOE RD			0.5001	0.0000	SS0113A	I%-100	L%-100	DS14021	I%-142	L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	COREYK										
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:	Imp 3 Desc:												
MA Func%:	100.00	Land Func%:															
MA Base%:	100.00																
554802	GRUBBS, ALBERT III & DEBORAH J/GRUBBS, ALBERT III & DEBORAH J	5/3/2010	3	AC: 5.2100	g	1998	172,896	87,104	4,134	62.89	62.89	260,000	260,000	0.3400	0.3350	1.0000	
		FEE															
		Deed Info: 12/30/1899															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
205239	R SS0184A-00000A-0000-0010-0 KS03	CREEK VIEW ADDN PH I BLK A LOT 10			6412 STAGS LEAP RD TX 76266-2272			5.2100	0.0000	SS0184A	I%-100	L%-100	DS14023	I%-104	L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	169,977	Imp 2 Value:	Imp 3 Value:	Appraiser:	CHERYLM									
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RES	Imp 2 Desc:	BARN	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:															
MA Base%:	91.00																
866756	GRIFFIN, DON A/SMITH, JON MICHAEL	5/20/2010	8		3	1995	86,704	19,602	1,708	62.24	60.89	106,306	104,000	0.1800	0.1885	1.0222	
		SL															
		Deed Info: 5/20/2010															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
123761	R SS0062A-000000-0000-0017-0 KS03	DENTON NORTHWEST ESTATES UNIT I PLAT 4 LOT 17			7821 JANE LONG RD TX 76266-4138			1.0000	0.0000	SS0062A	I%-100	L%-100	DS14027F	I%-97	L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	86,704	Imp 2 Value:	Imp 3 Value:	Appraiser:	COREYK									
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																

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
873574	DAVIDSON, DONNA/MARKOWSKI, CRAIG Deed Info: 8/23/2010	8/23/2010 SL	1		MS2	1984 1984	10,017	27,080	1,064	34.87	33.57	37,097	35,714	0.7300	0.7583	1.0387
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
75944 R		SS0050A-00000J-0000-0021-0 KS03	DENTON NORTHWEST ESTATES UNIT I PLAT 3 BLK J LOT 21 SN#1 15542 HUD# TEX0310664			7224 JANE LONG RD TX 76266-7199			2.0900	0.0000	SS0050A	I%-100	L%-100	DS14027MH I%-126		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		10,017	Imp 2 Value:		Imp 3 Value:		Appraiser:		COREYK				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		MOBILE HOME	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 31.00																
879233	EDENS, DAVID ALLEN/KEPPLE PROPERTIES LLC Deed Info: 11/1/2010	11/1/2010	8		MS3	1995 1981	27,376	19,602	1,092	43.02	45.79	46,978	50,000	0.4200	0.3920	0.9396
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
123764 R		SS0062A-000000-0000-0020-0 KS03	DENTON NORTHWEST ESTATES UNIT I PLAT 4 LOT 20 SN#1 C3308T HUD# TEX0187381			7949 JANE LONG RD 76266-7190			1.0000	0.0000	SS0062A	I%-100	L%-100	DS14027MH I%-126		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		27,376	Imp 2 Value:		Imp 3 Value:		Appraiser:						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		MOBILE HOME	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 51.00																
881659	WILLIAMS, STANLEY B & REBECCA L/JONAS, RB JR & CARLA K Deed Info: 1/21/2011	1/21/2011 SL	PI	AC: 7.6200	8	1999 1999	217,588	93,254	4,753	65.40	63.12	310,842	300,000	0.3000	0.3109	1.0361
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
112883 R		SS0038A-00000C-0000-0003-0 KS03	CLEAR CREEK AIR ESTATES PH 3 BLK C LOT 3			5681 CROW WRIGHT RD 76266-2280			7.6200	0.0000	SS0038A	I%-100	L%-100	DS14028 I%-115 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		186,199	Imp 2 Value:		31,389		Appraiser:		COREYK				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RES	Imp 2 Desc:		SHOP W/LIVING AREA								
MA Func%: 100.00		Land Func%:														
MA Base%: 92.00																
884347	FORBESS, JAMES H & ULANDA/HASTEN, WILLIAM H & TERI L Deed Info: 3/11/2011	3/11/2011 SL	PI	AC: 6.1900	10A	2004 2004	329,559	102,578	6,113	70.69	71.16	432,137	435,000	0.2400	0.2358	0.9934
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood				
255183 R		SS0220A-00000B-0000-0009-0 KS03	CREEK VIEW ADDN PH III BLK B LOT 9R			6281 DEER RUN RD TX 76266-8212			6.1900	0.0000	SS0220A	I%-100	L%-100	DS14051 I%-109 L%-100		
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		262,076	Imp 2 Value:		21,800		Appraiser:		COREYK				
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		POOL		SHOP						
MA Func%: 100.00		Land Func%:														
MA Base%: 97.00																

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
880018	SANDERS, KENNETH & PHYLLIS/SECRETARY OF VETERANS AFFAIRS Deed Info: 12/22/2010	12/22/2010	8		9	2000 2000	215,883	42,633	3,157	81.89	77.29	258,516	244,000	0.1600	0.1747	1.0595
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
221148 R		SS0153A-00000A-0000-0029-0 SA01	SPRINGER ACRES BLK A LOT 29R				8172 COUNTRY VIEW LN TX 76266-5158		2.0600	0.0000	SS0153A	I%-100 L%-100		DS14054 I%-96 L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	201,483	Imp 2 Value:	14,400	Imp 3 Value:	Appraiser:		COREYK					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RES	Imp 2 Desc:	SWIMMINGPOOL	Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	93.00															
864812	COX, MAI-LING/DENTON AFFORDABLE HOUSING CORP Deed Info: 4/26/2010	4/26/2010	8		7	2004 2004	72,221	25,751	1,421	68.95	71.71	97,972	101,900	0.2600	0.2527	0.9615
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
257166 R		SS0223A-00000A-0000-0009-0 SA03	QUAIL RUN PH 1(SANGER) BLK A LOT 9				318 DEER RUN DR 76266-6605		0.1539	0.0000	SS0223A	I%-100 L%-100		DS14056 I%-82 L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	72,221	Imp 2 Value:		Imp 3 Value:	Appraiser:		COREYK					
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															
865225	AELING, ANDREA, JOHN S & TAMMY L CARROLL/HSBC BANK USA Deed Info: 3/11/2010	4/29/2010	8		7	2004 2004	76,705	26,957	1,596	64.95	58.90	103,662	94,000	0.2600	0.2868	1.1028
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
257235 R		SS0223A-00000D-0000-0006-0 SA03	QUAIL RUN PH 1(SANGER) BLK D LOT 6				122 MANED DR 76266-6617		0.1736	0.0000	SS0223A	I%-100 L%-100		DS14056 I%-82 L%-100		
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	76,705	Imp 2 Value:		Imp 3 Value:	Appraiser:		COREYK					
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															
873865	GRAY, JOHN W & MISTY D/MUNHOLLON, SHANE & AMANDA S Deed Info: 9/2/2010	9/3/2010	8		7	2005 2005	83,144	24,192	1,760	60.99	60.36	107,336	106,233	0.2300	0.2277	1.0104
Prop ID / Type		Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood				
267053 R		SS0230A-00000G-0000-0019-0 SA03	QUAIL RUN PH 2(SANGER) BLK G LOT 19				106 PINTAIL LN 76266-6623		0.1446	0.0000	SS0230A	I%-100 L%-100		DS14056 I%-82 L%-100		
MA Econ%:	95.00	Land Econ%:		Imp 1 Value:	83,144	Imp 2 Value:		Imp 3 Value:	Appraiser:		COREYK					
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 2:21:34PM

Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	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

881014 HELAL, JASON R/MAGGARD, KENNETH R 1/10/2011 8 7 2007 82,115 26,808 1,954 55.74 51.18 108,923 100,000 0.2500 0.2681 1.0892

Deed Info: 1/10/2011
 Prop ID / Type: Geo ID / Map ID: Legal Description: Situs Location: Legal Acreage: Eff Size Subdv: Neighborhood:
 267100 R SS0230A-000000H-0000-0043-0 SA03 QUAIL RUN PH 2(SANGER) BLK H LOT 43 141 PINTAIL LN 76266-6624 0.1700 0.0000 SS0230A I%-100 L%-100 DS14056 I%-82 L%-100
 MA Econ%: 90.00 Land Econ%: Imp 1 Value: 82,115 Imp 2 Value: Imp 3 Value: Appraiser: COREYK
 MA Phy%: 100.00 Land Phy%: Imp1 Desc: RESIDENTIAL Imp 2 Desc: Imp 3 Desc:
 MA Func%: 100.00 Land Func%:
 MA Base%: 98.00

866911 BARRETT, MARK & NICOLA/HAMILTON HOMES 5/24/2010 1 9 2009 139,120 37,026 1,809 97.37 96.96 176,146 175,400 0.2100 0.2111 1.0043

Deed Info: 5/24/2010
 Prop ID / Type: Geo ID / Map ID: Legal Description: Situs Location: Legal Acreage: Eff Size Subdv: Neighborhood:
 583193 R SS0267A-000000G-0000-0030- KS03 STONE GATE RANCH BLK G LOT 30 7120 MILLCREEK CT SANGER, TX 76266 1.0000 0.0000 SS0267A I%-100 L%-100 DS14076 I%-101 L%-100
 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 139,120 Imp 2 Value: Imp 3 Value: Appraiser: COREYK
 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

Grand Total:			Land Sale Ratio Mean:	0.3666	Avg Absolute Deviation:	0.0660	Pop Variance:	0.1016	Wt Mean	1.0341
Grand Total Count:	66		Land Sale Ratio Median:	0.2651	Median	1.0043	Standard Deviation:	0.3188	Avg Mean	1.0414
			Land Market Ratio Mean:	0.3276	Coefficient of Dispersion:	6.5690	PRD:	1.0070	Max Ratio	3.5686
			Land Market Ratio Median:	0.2621					Min Ratio	0.7747