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Wichita Appraisal District

2023 Mass Appraisal Report

INTRODUCTION

Scope of Responsibility

The Wichita Appraisal District has prepared and published a reappraisal plan and this appraisal report to provide our Board of Directors, citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report contains several parts: a general introduction and several sections describing the appraisal effort by the appraisal district.

The Wichita Appraisal District (CAD) is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code (TPTC) govern the legal, statutory, and administrative requirements of the appraisal district. A nine-member Board of Directors, appointed by the taxing units within the boundaries of Wichita County, and the County Tax Assessor-Collector, an ex-officio director, constitute the district's governing body. The chief appraiser, appointed by the Board of Directors, is the chief administrator and chief executive officer of the appraisal district.

The appraisal district is responsible for local property tax appraisal and exemption administration for twelve jurisdictions or taxing units in the county. Each taxing unit, such as the county, city, school district, hospital district, etc., sets its own tax rate to generate revenue to pay for such things as police and fire protection, public schools, road and street maintenance, courts, water and sewer systems, and other public services. Property appraisals by the appraisal district allocate the year's tax burden on the basis of each taxable property's market value. The district also determines eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, charitable or religious organizations as well as special valuations such as agricultural productivity.

Except as otherwise provided by the Texas Property Tax Code (TPTC), Section 23.01 indicates that all taxable property is appraised at its "market value" as of January 1st. Section 1.04(7) defines "market value" as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

- Exposed for sale in the open market with a reasonable time for the seller to find a purchaser;
- Both the seller and the buyer know of all the uses and purposes to which the property is adapted and for which it is capable of being used and of the enforceable restrictions on its use, and;
- Both the seller and buyer seek to maximize their gains and neither is in a position to take advantage of the exigencies of the other.

The Texas Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 21.03). The owner of property inventory may elect to have the inventory appraised at its market value as of September 1st of the year preceding the tax year to which the appraisal applies by filing an application with the chief appraiser requesting that the inventory be appraised as of September 1st.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy follows the reappraisal plan as adopted by the Board of Directors.

The appraised value of real estate is calculated using specific information about each property. Using computer-assisted mass appraisal programs and recognized appraisal methods and techniques, the district compares that information with the data for similar properties with recent cost and market data. The district follows the standards of the International Association of Assessing Officers (IAAO) regarding its appraisal practices and procedures, and subscribes to the standards published by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable.

Personnel Resources

The office of the Chief Appraiser is primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The administration department's function is to plan, organize, direct and control the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The appraisal department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal, mineral, utilities, and industrial. The district's appraisers are subject to the provisions of the Property Taxation Professional Certification Act and must be duly registered with the Texas Department of Licensing & Regulation. Administrative support functions include records maintenance, information and assistance to property owners, ARB hearings and other activities as needed.

The appraisal district staff consists of 20 employees with the following classifications:

- 2 Official/Administrator (executive level administration)
- 3 Professional (supervisory and management)
- 8 Technicians (appraisers and network support)
- 7 Administrative Support (customer service, clerical and other)

Staff Education and Training

All personnel that are performing appraisal work are registered with the Texas Department of Licensing & Regulation and are required to successfully complete appraisal courses to achieve the status of Registered Professional Appraiser within five years of employment as an appraiser. After they are awarded their license, they must receive additional training of a minimum of 30 hours of continuing education units every two years. Failure to meet these minimum standards results in the termination of the employee.

In addition, all appraisal personnel receive extensive training in data gathering processes including data entry into electronic devices used in on-site inspections and statistical analyses of all types of property to ensure equality and uniformity of appraisal. Supervisors provide on-the-job training for new appraisers. Supervisors meet regularly with staff to introduce new procedures and regularly monitor appraisal activity to ensure that all personnel are following standardized appraisal procedures.

Data

The district is responsible for establishing and maintaining data on approximately 80,000 real and personal property accounts covering 634 square miles within Wichita County. This data includes property characteristics, ownership, and exemption information. Property characteristic data on new construction is updated through an annual on-site inspection effort; existing property data is maintained through on-site inspection and aerial review. Real property transfers within the district are reviewed and analyzed to determine if the terms and conditions under which they occurred fall within the parameters of "market value" as defined by the Texas Property Tax Code (TPTC), Section 1.04(7). The analysis includes, but is not limited to, review of surveys submitted by buyers and sellers, documents filed for record, and data provided by third party sources when considered reliable. General trends in employment, interest rates, new construction trends, costs and market data are acquired through various

sources, including internally generated questionnaires to buyers and sellers, university research centers, and market data centers and vendors.

The district has a geographic information system (GIS) that maintains cadastral maps and various layers of data and aerial photography. The district's website makes a broad range of information available for public access, including information on the appraisal process, property characteristics data, certified values, protests and appeal procedures. Downloadable files of related tax information, including exemption applications and business personal property renditions are also available.

Information Systems

The information technology department and the computer mapping department manage and maintain the district's data processing facility, software applications, Internet website, and geographical information system. The district operates from a SQL server database with cooperative data sharing with the City of Wichita Falls, Wichita-Wilbarger 9-1-1, and other city and county agencies. The district utilizes a Dell Power Edge T640 Server with support for four virtual servers. The software is Property Appraisal & Collection System (PACS) developed by Harris Govern. Harris Govern provides and updates software as necessary for appraisal and administrative applications.

INDEPENDENT PERFORMANCE TEST

According to Chapter 5 of the TPTC and Section 403.302 of the Texas Government Code, the State Comptroller's Property Tax Assistance Division (PTAD) conducts a biennial property value study (PVS) of each Texas school district and each appraisal district. As part of this study, the code requires the Comptroller to: use generally accepted sampling, standard valuation, statistical compilation and analysis techniques; ensure that different levels of appraisal on sold and unsold property do not adversely affect the accuracy of the study and that different levels of appraisal resulting from protests determined by the appraisal review board on the grounds of market or appraised value or unequal appraisal (Tax Code Sections 41.41(a)(1) or (2)) are appropriately adjusted in the study; and test the validity of taxable values and presume that local value represents taxable value when local value is determined to be valid. The methodology used in the property value study includes stratified samples to improve sample representation and techniques or procedures of measuring uniformity. This study utilizes statistical analyses of sold properties (sale ratio studies) and appraisals of unsold properties (appraisal ratio studies) as a basis for assessment ratio reporting. For appraisal districts, the reported measures include median level of appraisal, coefficient of dispersion (COD), the percentage of properties within 10% of the median, the percentage of properties within 25% of the median, and price-related differential (PRD) for properties overall and by state category.

Additionally, Tax Code Section 5.102 requires the Comptroller's office to perform a review of the governance, taxpayer assistance and operating and appraisal standards, procedures and methodology in each CAD at least once every two years. This review process – the Methods and Assistance Program (MAP) – has been designed to determine whether CADs are meeting minimum requirements for performing statutory and appraisal duties. Results of the most recent studies of the Wichita Appraisal District can be found on the website www.wadtx.com.

There are six independent school districts in Wichita CAD for which appraisal rolls are annually developed. The preliminary results of the PVS are released February 1 in the year following the year of appraisal. The final results of this study are certified to the Education Commissioner of the Texas Education Agency (TEA) the following July of each year. This outside (third party) ratio study provides additional assistance to the CAD in determining areas of market activity or changing market conditions.

Appraisal Activities

INTRODUCTION

Appraisal Responsibilities

The appraisal staff was responsible for collecting and maintaining property characteristic data for classification, valuation, and other purposes. Accurate valuation of real and personal property by any method requires a comprehensive physical description of personal property, land and improvement characteristics. The appraisal staff was responsible for administering, planning and coordinating all activities involving data collection and maintenance of all commercial, residential and personal property types located within the boundaries of Wichita County. The data collection effort involved the on-site inspection of real and personal property accounts, as well as data entry of all data collected into the existing information system.

Appraisal Resources

- Personnel The appraisal activities were conducted by eleven appraisers
- Data The data used by appraisers included the existing property characteristic information contained in CAMA
 (Computer Assisted Mass Appraisal System) from the district's computer system. The data was either printed on a
 property card or accessed from an electronic device. Other data used included maps, sales data, fire and damage
 reports, building permits, sales tax permits, assumed name fillings, business publications, photos and actual cost and
 market information. Additional information was gathered using reciprocal relationships with other participants in the real
 estate market place. The district cultivated sources and gathered information from both buyers and sellers participating
 in the real estate market.

Appraisal Frequency and Method Summary

- Residential Property Residential properties were appraised using the most current data on file. Every neighborhood was statistically analyzed using sales ratios. Appropriate adjustments, where necessary, were made to neighborhoods using the process outlined in detail in the Residential Appraisal section of this report. Appraisers performed on-site inspections of the scheduled residential properties to update file data on property use, improvement quality, improvement condition and document changes in physical characteristics since the previous inspection. Appraisers also completed the verification of number and size of improvements on the residential properties scheduled for review by aerial photography. The group of residential properties scheduled for on-site inspections and verification using aerial photography with the dates completed was recorded on the Pacsserver/Residential Appraisal/Reappraisal Checklist/2023/ Aerial or On-Site.
- Commercial Property Commercial and Industrial real properties were appraised using the most current data on file.
 Every market area/category of property was statistically tested using sales ratios and/or market income analysis.
 Appraisers performed on-site inspections of the scheduled commercial and industrial properties to update file data on property use, improvement quality, improvement condition and document changes in physical characteristics since the previous inspection. Appraisers also completed the verification of number and size of improvements on the properties scheduled for review by aerial photography. The group of commercial and industrial properties scheduled for on-site inspections and verification using aerial photography with the dates completed was recorded on the Pacsserver/Commercial Appraisal/Reappraisal 2023/ Tracking/Appraisal Schedule 2023.

- Business Personal Property The scheduled business personal property accounts received on-site inspections and values were tested against quality/density schedules, ranking tables or other comparative information. Approximately one-third of the accounts that had a fixed location were inspected this year. Tracking of the inspections were filed on the Pacsserver/Commercial Appraisal/Reappraisal 2023/ Tracking/Appraisal Schedule 2023. An additional review of individual accounts occurred when a rendition was filed with the district. A rendition form was mailed to all known businesses to be completed and returned to the district by April 15th. Business personal property accounts were categorized using SIC codes and further defined by business type codes.
- Minerals The mineral valuation department of Pritchard & Abbott, Inc. developed values for mineral interest (full or fractional/percentage ownership of oil and gas leasehold interest, the amount and type of which are legally and/or contractually created and specified through deeds and leases, etc.) associated with producing (or capable of producing) leases. Typically, all the mineral interests that apply to a single producing lease were consolidated by type (working vs. royalty) with each type then appraised at full value which was then distributed to the various fractional/decimal interest owners pro-rata to their individual type and percentage amount.
- Utilities and Pipelines Utility companies and pipelines were appraised considering all three approaches to value.
 Where the utility/pipeline had assets in multiple counties or states a unit appraisal was considered, a unit or fractional method was utilized as determined appropriate by the chief appraiser. Utility and Pipeline accounts were appraised by the utility and pipeline department of Pritchard & Abbott, Inc.

PRELIMINARY ANALYSIS

Data Collection/Validation

Data collection for real property involves recording and maintaining specific characteristics of the property in the Computer Assisted Mass Appraisal (CAMA) system. The CAMA system software is developed and maintained by Harris Govern. A diligent effort was made to assure the characteristics accurately reflect the current status of the property. To effectively evaluate the quality of existing data, on-site reviews were conducted during the reappraisal cycle. The information contained in the CAMA includes site characteristics, such as land size, improvement data, square footage of improvement area, year built, quality of construction, and condition. Other characteristics include but are not restricted to the type of foundation, type of roof, type of heating and cooling system, number of baths, number of units, number of rooms, or leasable area. Characteristics are a direct reflection of the improvements. Appraisers are required to use a property classification system and all properties are coded according to a specific classification. This classification system is very similar to the classification system used by national building codes and published cost guides. References to the district's classifications are found in the Residential or Commercial Field Guides. The approaches to value are structured and calibrated on this coded system and the characteristics. The field guides were used for both training and on-site inspections. In-office preparation, training of staff, entry and validation of data, and quality control were carefully planned and executed.

The types of information recorded and maintained for Business Personal Property include situs, type, kind, quality and density of inventory, furniture and fixtures, machinery and equipment. Texas Department of Transportation records are obtained annually through a vendor who provides a list of potential commercial use vehicles within the district. The appraisers that conducted onsite inspections used a personal property classification system as a guide to correctly list all personal property that was taxable.

Sources of Data

The sources of data included on-site inspections of newly constructed and existing improvements, sales validation efforts, assignment of address from Wichita / Wilbarger 9-1-1, Wichita Health Department final inspections, appraisal review board hearings, property owner correspondence, newspapers and publications, and correspondence with taxpayers and business

owners. Another principal source of data was building permits received from tax jurisdictions that require property owners to obtain a building permit prior to construction activity. Permits (new construction, remodeling, and relocation of improvements, etc.), demolition reports, fire reports, and mechanic liens are received on a regular basis and matched with the property identification number for data entry. In addition to the above, improvement cost data was gathered from published cost guides and local building contractors.

Property managers and owners provide income and expense information as well as occupancy levels. This information was used in the appraisal of investment and income producing real property. Various publications and on-line sources were studied regularly in an effort to obtain additional knowledge of other aspects of these properties. These included but were not limited to: Texas Real Estate Market Reports, Source Strategies (a Hotel Performance Factbook), Times & Record News, Assessment Journal-IAAO, Marcus & Millichap, Loopnet, CoStar, etc.

Sources of data for business personal property included on-site inspections, annual renditions, sales tax permits, assumed name filings, business publications, building permits, business licensing by the State of Texas, newspaper articles and other information provided by public and private interest. Various publications and on-line sources were studied regularly in an effort to obtain additional knowledge of specific types of business personal property. These include but were not limited to: Aircraft Blue Book, price guide resources for equipment, Price Guide Digest Auto/Truck/Mobile Home Guide.

Data review of entire neighborhoods and categories of business are generally a good source for data collection. In real estate, the sales validation effort involved on-site inspection and/or in office review of market data information by appraisers to verify the accuracy of the property characteristics and/or research to confirm the sales price and terms.

Property owners are one of the best sources for identifying incorrect data. Property owner calls/letters regarding accuracy of physical characteristics in the records generate an on-site inspection. As the district has increased the amount of information available on the Internet, property owners have the opportunity to review information on their property. Accuracy in property details and characteristics data is one of the highest priorities and is stressed throughout the appraisal process from year to year.

Data Collection Procedures

Residential appraisers and commercial appraisers are assigned specific neighborhoods within the district to conduct inspections. These areas of responsibility are maintained for several years to enable the appraiser assigned to that area or category to become knowledgeable of all the factors that influence value for that market area and/or for that specific property type. Appraisers of real estate and business personal property conducted on-site inspections and recorded information using a property card or electronic device that accessed or listed file data on the property and allowed the appraiser to make corrections and additions to the records during the inspection.

The quality of the data is extremely important in determining market values of taxable property. While work performance standards are established and upheld for the various data collection activities, quality of data is emphasized as the goal and responsibility of each appraiser. New appraisers were trained in the specifics of data collection and property classification. Experienced appraisers received regular formal and in-house continuing education on listing procedures prior to major projects such as on-site inspections of new construction, sales validation or data review. A quality assurance process assists supervisory review of the work being performed by the appraisers to ensure that appraisers follow listing procedures, to identify training issues, and to provide uniform training throughout the appraisal staff.

All activities above are listed in the "Calendar of Key Events" located in the mass appraisal plan and were monitored carefully. Property characteristics were continually updated during the cycle.

Data Maintenance

The appraiser was responsible for the entry of his/her file data updates into the CAMA system. This responsibility included not only data entry, but also quality assurance. Data updates, file modification for property descriptions, and input accuracy were the responsibility of the appraiser and appraisal supervisors.

INDIVIDUAL VALUE REVIEW PROCEDURES

On-site Review

The date of last inspection and the appraiser responsible are listed in the CAMA records. If a property owner or jurisdiction disputes the district's records concerning this data during a hearing, via a telephone call or other correspondence received, the record may be corrected based on the evidence provided or an on-site inspection may be conducted. When necessary, an on-site inspection was performed to verify the information for the current year's valuation or for the next year's valuation.

Office Review

Office reviews were completed on selected properties and the physical characteristics verified and/or updated. When the property data was verified in this manner, and considered accurate and correct, on-site inspections were not required. The appraisal district mailed property rendition forms in January of this year to assist in the annual review of the property.

Performance Test

Appraisers were responsible for conducting ratio studies and comparative analysis in their assigned market areas (neighborhoods) or property categories. Comparative analysis was utilized to determine characteristics that affect market value. The analysis included a study of the ratio of the appraised value of property to the sale price indicating the accuracy of the level of appraisal for each assigned area. This information was the basis for updating property values for the selected market areas. Appraisers, in many cases, conducted on-site inspections and/or in-office reviews of market data information to assure the accuracy of the property characteristics at the time of sale for this study. This inspection or review was to assure that the ratios produced were accurate for the property sold and that appraised values utilized in the study were based on accurate property data characteristics observed at the time of sale. Property inspections or reviews were performed to determine property characteristics as of the sale date. Appraised value to sale price ratios were based on the current year modeled value of the property and the negotiated and agreed sale price of the property. Properly performed ratio studies are a good reflection of the level of appraisal for the district.

Residential Valuation Process

INTRODUCTION

Scope of Responsibility

The residential appraisers were responsible for estimating equal and uniform market values for residential improved and vacant property. There are approximately 44,500 residential improved single and multiple family parcels and farm or ranch improvements in addition to 5,700 vacant residential properties in Wichita County.

Appraisal Resources

• **Personnel -** The residential appraisal staff included eight appraisers. The following appraisers were responsible for estimating the market value of residential property:

Dan Conatser, RPA, CAE - Director of Appraisal
Monty Toliver, RPA, RES - Director of Residential Appraisal
Steve Raines, RPA, RES - Senior Residential Appraiser
Tia Segler, RPA - Residential Appraiser
Westly Garcia, RPA Residential Appraiser
Rebecca Collins, Residential Appraiser
Brian Peterson, RPA - Senior Commercial Appraiser
Dent Keltner, RPA - Director of Operations

• **Data** - An individualized set of data characteristics for each residential dwelling and multiple family unit in the district were collected and data entered into the computer system. The property characteristic data drives the application of computer-assisted mass appraisal (CAMA) under the Cost, Market, and Income Approaches to property valuation.

VALUATION APPROACH

Land Analysis

Residential land valuation analysis was conducted prior to neighborhood sales analysis. The value of the land component to the property was estimated based on available market sales for comparable and competing land under similar usage. A comparison and analysis of comparable land sales was conducted based on a comparison of land characteristics found to influence the market price of land located in the neighborhood. Specific land influences were considered, where necessary, and depending on neighborhood and individual lot or tract characteristics, to adjust parcels outside the neighborhood norm for such factors as access, view, shape, size, and topography. When necessary, the appraisers used abstraction and allocation methods to assure that estimated land values best reflect the contributory market value of the land to the overall property value. The land-to-property value ratio was used to determine market value and assure equity.

Area Analysis

Data on regional economic forces such as demographic patterns, regional locational factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs were collected from private vendors and public sources. This information provided the appraiser a current economic outlook on the real estate market.

Neighborhood and Market Analysis

Neighborhood analysis involved the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces were used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. A residential valuation and a neighborhood analysis were conducted on scheduled market areas. Analysis of comparable market sales formed the basis of estimating market activity and the level of supply and demand affecting market prices for any given market area, neighborhood or district. Market sales indicate the effects of these market forces and were interpreted by the appraiser into an indication of market price ranges. Cost and Market Approaches to estimate value were the basic techniques utilized to interpret these sales. For multiple family properties the Income Approach to value was utilized to estimate an opinion of value for investment level residential property.

The first step in neighborhood analysis was the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the geographic grouping of properties where the property's physical, economic, governmental and social forces are generally similar and uniform. Geographic stratification accommodates the local supply and demand factors that vary across a jurisdiction. Once a neighborhood with similar characteristics was identified, the next step was to define its boundaries. This process is known as delineation. Some factors used in neighborhood delineation include location, sales price range, lot size, age of dwelling, quality of construction and condition of dwellings, square footage of living area, and story height. Delineation can involve the physical drawing of neighborhood boundary lines on a map, but it can also involve statistical separation or stratification based on attribute analysis. Part of neighborhood analysis is the consideration of discernible patterns of growth that influence the individual properties within the neighborhood. Few neighborhoods are fixed in character. Each neighborhood may be characterized as being in a stage of growth, stability or decline. The growth period is a time of development and construction. As new neighborhoods in a community are developed, they compete with existing neighborhoods. An added supply of new homes tends to induce population shift from older homes to newer homes. In the period of stability, or equilibrium, the forces of supply and demand are about equal. Generally, in the stage of equilibrium, older neighborhoods can be more desirable due to the stability of residential character and proximity to the workplace and other community facilities. The period of decline reflects diminishing demand or desirability. During decline, general property use may change from residential to a mix of residential and commercial uses. Declining neighborhoods may also experience renewal, reorganization, rebuilding, or restoration, which promotes increased demand and economic desirability.

Neighborhood identification and delineation are the cornerstones of the residential valuation system at the district. All of the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are inspected and delineated based on observable aspects of homogeneity. Neighborhoods are periodically reviewed to determine if further delineation is warranted. Neighborhoods involve similar properties in the same location; a neighborhood group is simply defined as similar neighborhoods in similar locations. Each residential neighborhood was assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in areas of limited or no sales, or use in direct sales comparison analysis. Neighborhood groups, or clustered neighborhoods, increase the available market data by linking comparable properties outside a given neighborhood. A sales ratio analysis, discussed below, was performed on a neighborhood basis, and, in areas with limited sales, on a neighborhood group basis.

Highest and Best Use Analysis

The market value of a residence homestead was determined solely on the basis of the property's value as a residence homestead, regardless of whether the residential use of the property by the owner is considered to be the highest and best use of the property as required by the TPTC.

For all residential non-homestead property, the highest and best use of property is the reasonable and probable use that supports the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legal,

financially feasible, and productive to its maximum. The highest and best use of residential property is normally its current use. This is due in part to the fact that residential development, in many areas, through use of deed restrictions and zoning, precludes other land uses. Residential valuation undertakes reassessment of highest and best use in transition areas and areas of mixed residential and commercial use. In transition areas the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion was reached that the highest and best use remains residential, further highest and best use analysis testing was conducted to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area (where older houses are being torn down to make way for new construction), that older houses are economic misimprovements, and the highest and best use of such property is the construction of new dwellings. In areas of mixed residential and commercial use, the appraiser reviews properties in these areas on a periodic basis to determine if changes in the real estate market require reassessment of the highest and best use of a select population of properties.

VALUATION AND STATISTICAL ANALYSIS (Model Calibration)

Cost Schedules

All residential parcels in the district were valued with a replacement cost estimated from cost schedules based on the improvement classification system using a comparative unit method. The district's residential cost schedules were developed using nationally recognized cost guides. These cost estimates were compared to actual costs of similar improvements obtained from local builders. Adjustments were made as necessary to reflect local market costs.

The district performed a review of the residential cost schedule. As part of this review and evaluation process of the estimated replacement cost, newly constructed sold properties representing various levels of quality of construction in district were considered. The property data characteristics of these properties were verified and photographs taken of the samples. District replacement costs were compared to several nationally recognized cost guides, and the indicated replacement cost abstracted from the market sales of comparable structures. The results of this comparison were analyzed using statistical measures, including stratification by class, quality and reviewing estimated building costs plus land to sales prices. As a result of this analysis, base costs were updated or a local modifier/economic index factor was developed for use in the district's cost tables.

Sales Information

Sales data is maintained for real property in the CAMA system. Residential improved and vacant land sales were collected from a variety of sources, including: surveys submitted by buyers and sellers, personal interviews, information presented in protest proceedings, documents filed for record, and data provided by third party sources when considered reliable. A system of type, source, validity and verification codes have been established to define salient facts relating to a property's purchase or transfer and to help determine relevant market sale prices. The effect of time as an influence on price was considered as indicated. Neighborhood sales reports were generated as an analysis tool for the appraiser in the development and estimation of market price ranges and property component value estimates. Abstraction and allocation of property components based on sales of similar property is an important analysis tool to interpret market sales under the cost and market approaches to value. These analysis tools helped determine and estimate the effects of change, with regard to price, as indicated by sale prices for similar property within the current market.

Monthly time adjustments were estimated using the sales ratio trend analysis method. The sales ratio trend analysis involves the analysis of sales ratios over time.

Statistical Analysis

The residential appraisers performed statistical analysis to evaluate whether estimated values were equitable and consistent with the market. Ratio studies were conducted on each of the residential neighborhoods in the district to judge the two primary aspects of mass appraisal - accuracy level and uniformity of value. Appraisal statistics of central tendency generated from sales ratios were evaluated and analyzed for each neighborhood. The results of these studies were stored in the RESIDENTIAL file on Pacsserver in the Residential Analysis folder by year by appraiser. The level of appraised values was determined by the weighted mean ratio or the median ratio for sales of individual properties within a neighborhood.

The appraisers, through the sales ratio analysis process, reviewed every neighborhood. The first phase involved neighborhood ratio studies that compared the appraised values of recently sold properties to their sales prices. This set of ratio studies afforded the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser, based on the sales ratio statistics and designated parameters for valuation update, made a preliminary decision as to whether the value level in a neighborhood needed to be updated or whether the level of market value in a neighborhood was at an acceptable level.

Market and Cost Reconciliation and Valuation

Neighborhood analysis of market sales to achieve an acceptable sale ratio or level of appraisal is also the reconciliation of the market and cost approaches to valuation. Market factors were developed from appraisal statistics provided from market analyses and ratio studies and used to assure that estimated values were consistent with the market and were also used to reconcile cost indicators. The district's primary approach to the valuation of residential property was through the use of a hybrid cost-sales comparison approach. This type of approach accounted for neighborhood market influences not particularly specified in a purely cost model.

The following equation denotes the basic hybrid model used:

$$MV = LV + (RCN - D)$$

Whereas, in accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less depreciation (D). As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable standard as indicated by market sales. Thus, demand side economic factors and influences were observed and considered. These market or location adjustments, may be abstracted and applied uniformly within neighborhoods to account for locational variances between market areas or across a jurisdiction. This analysis for the hybrid model was based on both the cost and market approaches as a correlation of indications of property valuation.

When the appraiser analyzed a neighborhood, the appraiser reviewed and evaluated a ratio study that compared current sales prices of properties, within a delineated neighborhood, to the value of the properties' based on the estimated depreciated replacement cost of improvements plus land value. Other sales appropriately adjusted for the effects of time were considered within a delineated neighborhood. The measures of central tendency were reviewed with emphasis placed on the median to indicate the neighborhood level of appraisal based on sold properties. This ratio was compared to the acceptable appraisal ratio indicating market value to determine appropriate adjustments for each neighborhood. If the level of appraisal for the neighborhood was outside the acceptable range of ratios, adjustments to the neighborhood were made. The model was specified and calibrated in compliance with The IAAO Standard on Automated Valuation Models (July 2018).

The following equation denotes the expanded hybrid model:

If reappraisal of the neighborhood was indicated, the appraiser analyzed available market sales, appropriately adjusted for the apparent effects of time, using a ratio study. These studies developed the adjustments needed to bring the median within the acceptable range. The results of these studies were stored in the RESIDENTIAL file on Pacsserver in the Residential Analysis folder by year by appraiser. Therefore, based on analysis of recent sales located within a given neighborhood, estimated property values reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The estimated property values calculated for each updated neighborhood was based on market indicated factors applied uniformly to all properties within a neighborhood. Finally, with all the market-trend factors applied, a final ratio study was generated comparing recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser judged the appraisal level and uniformity in both updated and non-updated neighborhoods and verified appraised values against overall trends as exhibited by the local market, and finally, for the school district as a whole.

SPECIAL APPRAISAL PROVISIONS

Appraisal of Residential Homesteads

Beginning in 1998, the State of Texas implemented a constitutional classification scheme concerning the appraisal of residential property that receives a residence homestead exemption. Under that law, beginning in the second year a property receives a homestead exemption; increases in the assessed value of that property are "capped." The value for tax purposes (assessed value) of a gualified residence homestead will be the LESSER of:

- The market value of the property for the most recent tax year that the market value was determined by the appraisal office; or
- The sum of:
 - (A) 10 percent of the appraised value of the property for the preceding tax year;
 - (B) the appraised value of the property for the preceding tax year; and
 - (C) the market value of all new improvements to the property.

Assessed values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1st of the year following sale of the property and the property is assessed at its market value

Residential Inventory

Section 23.12 of the Texas Property Tax Code provides the definition of market value for inventory. Inventory includes residential real property that has never been occupied as a residence and held for sale in the ordinary course of business, if the property is unoccupied, is not leased or rented, and produces no revenue.

Residential inventory was appraised at market value. The market value of residential inventory is the price at which it would sell as a unit to a purchaser who would continue the business. The appraisers applied the same generally accepted appraisal techniques to determine the market value of residential real property inventory. The income approach, including discounted cash flow, is the most common method used by the Wichita Appraisal District.

Agricultural Appraisal

The Texas Constitution permits certain kinds of agricultural land to be appraised for tax purposes at a productivity value, rather than at market value. This special appraisal value is based on the typical cash lease amount for similar land in Wichita County.

Property qualifying for agricultural appraisal will have a substantial reduction in taxes, based on the difference in special agricultural appraisal and the market value of the property. At the time of use change, taxes are recaptured for up to three previous years, based on the difference in what was paid based on agricultural appraisal, and what would have been paid based on the market value of the property. Procedures for implementing this appraisal are based on the guidelines published in the Manual for the Appraisal of Agricultural Land, printed 1990 and updated January 2017. A copy may be obtained from the State Comptroller of Public Accounts.

The State Property Tax Code requires an application before land is considered for agricultural valuation. The deadline for filing a timely application was before May 1. Late agricultural valuation applications may be filed up to the time the appraisal roll is certified, however a penalty is imposed for late filing. After an application was filed, the property was inspected to determine its qualification.

INDIVIDUAL VALUE REVIEW PROCEDURES

The appraiser identified individual properties in need of review through sales ratio analysis. Sold properties received on-site inspections to verify physical characteristics or were reviewed in-office using market data deemed reliable to update file information.

On-Site Review

On-site reviews of all residential properties are scheduled and conducted on a four-year cycle. Additional inspections on individual properties were made when requested by a property or when additional information is needed on physical characteristics of a property. During the on-site review appraisers gathered data and updated file information on physical characteristics including quality of construction, condition, and noted additional physical, functional and economic obsolescence. Information on neighborhood characteristics and factors contributing significantly to the market value of the property.

Office Review

Once on-site review was completed, the appraiser conducted a routine valuation review, often referred to as analysis, of all properties as outlined in the discussion of ratio studies and market analysis. In addition to ratio studies, the other reports generated include: Gain/Loss, Neighborhood Summary with Map, Detail Type Spreadsheet showing the Adjustments for each account, and Time Adjustment Study. These reports and spreadsheets were stored in Pacsserver/Residential Appraisal/Analysis/2023. The percentage of value difference was noted for each property within a delineated neighborhood allowing the appraiser to identify, research, and resolve value anomalies before final appraised values were released. Properties for which value in the previous year was determined under Subtitle F, TPTC, were reviewed to determine eligibility for a value change under Section 23.01 (e), TPTC. Once the appraiser determined that the level and uniformity of value for each neighborhood was within an acceptable range, the estimates of value were reviewed by management.

PERFORMANCE TESTS

Sales Ratio Studies

The primary analytical tool used by the appraisers to measure and improve performance was the ratio study. The district ensured that the appraised values it produced met the standards of accuracy in several ways. Overall sales ratios were generated for each neighborhood to allow the appraiser to review general market trends within their area of responsibility, and provide an indication of market appreciation or market depreciation over a specified period of time. The ratio studies were designed to emulate the findings of the state comptroller's annual property value study for category A properties. A final ratio, a neighborhood summary and a gain/loss report were compiled for each reappraised neighborhood. In addition, appraisers test for

price related bias in neighborhoods with diverse quality classes, conditions, sizes, or range in values. These were all retained on Pacsserver under Residential Appraisal/Analysis/Year/Appraiser Name/Neighborhood.

Management Review Process

After the appraisers proposed value estimates were finalized, the analyses and value estimates were reviewed by the supervisors and/or the Chief Appraiser to verify the report results met the established appraisal guidelines appropriate for the tax year 2023. Once the values were approved, they were prepared for mailing the notice of appraised value.

See Exhibit A (1-11) for an example of the work file for a residential neighborhood along with the ratio study for all neighborhoods. These work files can be accessed as follows: My computer / d on 'Pacsserver (Network Drive) / Residential Appraisal / Analysis / 2023/ Appraiser Name for his/her assigned neighborhood / Listing of neighborhoods.

Commercial and Industrial Property Valuation Process

INTRODUCTION

Appraisal Responsibility

This mass appraisal assignment includes all of the commercial real property which falls within the responsibility of the commercial valuation appraisers of the district. Commercial appraisers appraised the fee simple interest of properties according to statute and court decisions. However, the effect of easements, restrictions, encumbrances, leases, contracts or special assessments were considered on an individual basis, as was the appraisement of any non-exempt taxable fractional interests in real property (i.e., certain multi-family housing projects or private possessory interests in exempt property). Fractional interests or partial holdings of real property were appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

Appraisal Resources

• **Personnel** - The improved real property appraisal responsibilities were categorized according to major property type and market area, such as multi-family (greater than four family) or apartment, office, retail, warehouse, special use (i.e., hotels, hospitals and, nursing homes), highway corridor, and central business district.

The following appraisers were responsible for estimating the market value of commercial and industrial property:

Dan Conatser, RPA, CAE - Director of Appraisal Brian Peterson, RPA - Senior Commercial Appraiser Dent Keltner, RPA - Director of Operations Eric Beesinger, RPA - Commercial Appraiser Clay Cowan, RPA - Commercial Appraiser Leslie Dunn, RPA - Commercial Appraiser

• Data - The data used by the commercial appraisers included verified sales of vacant land and improved properties and the pertinent data obtained from each (sales price levels, capitalization rates, income multipliers, equity dividend rates, marketing period, etc.). Other data used by the appraisers included actual income and expense data, actual contract rental data, leasing information (lease rates, commissions, tenant finish, length of terms, etc.), and actual construction cost data. In addition to the actual data obtained from specific properties, market data publications were also reviewed to provide additional support for market trends.

PRELIMINARY ANALYSIS

Market Study

The district studied the market including the historical and potential forces of supply and demand that affected properties in Wichita County and local conditions that affected specific areas and specific commercial and industrial property types.

Market information was gathered and recorded on improved property to determine current market level for rents and for sales prices of commercial and industrial real property. Comparable rent/sale studies and ratio studies on representative samples of sold properties were observed to determine the accuracy of the district models. Models were calibrated based on the findings of

these studies to assure that values fell within an acceptable range. The appraiser used generally accepted mass appraisal methods and techniques when developing cost approach, market approach, and income approach models.

Interviews and data exchanges with other Texas appraisal districts were conducted to assure compliance with state statutes. In addition, the district's administration and personnel interacted with other assessment officials through professional organizations including the International Association of Assessing Officers (IAAO), Texas Association of Appraisal Districts (TAAD), and its subchapter Texas Metropolitan Association of Appraisal Districts (METRO), and the Texas Association of Assessing Officers (TAAO). The district staff continued to develop appraisal skills and maintain a high degree of professionalism through participation in continuing education in the form of seminars and workshops that were offered through the organizations shown above and Property Tax Education Coalition (PTEC) courses approved by the Property Tax Assistance Division (PTAD) of the Comptroller's Office.

VALUATION APPROACH

Land Value

Commercial land was analyzed to compare values generated by district models with recent sales of land in the market area. If the appraised value to sale price ratio was not within an acceptable range, adjustments were made to all land in that market area. If there was not a representative sample of vacant land sales, then additional land sales prices were estimated by the process of abstraction using sales of improved commercial properties. Commercial land was appraised on a price per square foot basis unless analysis of the market indicated a different unit of comparison was more appropriate. Additional adjustments were considered for individual properties based on corner influence, depth of site, shape of site, easements across site, and other factors that may have influenced value. The land was valued as though vacant at the highest and best use unless otherwise stipulated in the Tax Code.

Area Analysis

Area data on regional economic forces such as demographic patterns, regional location factors, employment and income patterns, general trends in real property prices and rents, interest rate trends, availability of vacant land, and construction trends and costs were collected from private vendors and public sources.

Market Area Analysis

The market areas include vacant commercial land and land with commercially classed improvements. These areas consist of a wide variety of property types including multiple-family residential, commercial and industrial. Market areas were identified by observing the differences in which market forces affect the rent levels and sales prices of properties located within the geographic boundaries of the appraisal district. Market area analysis involved the examination of how physical, economic, governmental and social forces and other influences affect property values within subgroups or property locations. The effects of these forces were used to identify, classify, and organize comparable properties into smaller, manageable subsets of the universe of properties known as market areas. In the mass appraisal of commercial and industrial properties these subsets of a universe of properties are generally referred to as market areas or economic areas.

The market areas are groupings of properties that experience similar physical, economic, governmental, and social forces including but not limited to geographic location, rental rate, class of improvement (aka building class), improvement age, condition, and overall market activity. Income model valuation (income approach to value estimates) grouped properties with similar use to ensure equity within categories of property. Economic areas are periodically reviewed to determine if realignment is required. Geographic boundaries, occupancy levels, income and expense levels, age of the improvements, and capitalization rates were considered in identifying market areas of properties that were valued with weight given to the income approach to value.

Highest and Best Use Analysis

The highest and best use is the most reasonable and probable use that generates the highest net to land and present value of the real estate as of the date of valuation. The highest and best use of any given property must be physically possible, legally permissible, financially feasible, and maximally productive. For improved properties, highest and best use was tested as improved and as if the site were vacant. This perspective assisted in determining whether the existing improvements had a conforming use, transitional use, interim use, nonconforming use, multiple uses, speculative use, or a different optimum use compared to the sites highest and best use if the site were vacant. In addition, land area in excess, required for highest and best use, was identified. For vacant tracts of land within this jurisdiction, the highest and best use was considered speculative based on the surrounding land uses. Improved properties reflect a wide variety of highest and best uses which included, but were not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses.

This analysis assured an accurate estimate of market value in exchange. Market value in exchange is the most probable sales price under the following assumptions: (i) no coercion or undue influence over the buyer or seller in an attempt to force the purchase or sale, (ii) well-informed buyers and sellers acting in their own best interests, (iii) a reasonable time for the transaction to take place, and (iv) payment in cash or its equivalent. Market value in use represents the value of a property to a specific user for a specific purpose. If the properties current use is its highest and best use, then value in exchange and value in use are equivalent.

Market Analysis

A market analysis relates directly to examining market forces affecting supply and demand. This study involves the relationships between social, economic, environmental, governmental, and site conditions. Current market activity including sales of commercial properties, new construction, new leases, lease rates, absorption rates, vacancies, allowable expenses (inclusive of replacement reserves), expense ratio trends, capitalization rate studies were analyzed to determine market ranges in price, operating costs and investment return expectations. This information is stored on Pacsserver/Commercial Appraisal/Market Analysis.

VALUATION ANALYSIS

Model calibration involved the process of adjusting the results of the mass appraisal model to reflect current local market conditions. Once the models underwent the specification process, adjustments were made to reflect new construction procedures, materials and/or costs, which can vary from year to year. The basic structure of the mass appraisal model can be valid over an extended period of time, with trending factors utilized for updating the data to the current market conditions. However, at some point, if the adjustment process becomes too involved, the model calibration technique can mandate new model specifications or a revised model structure.

Cost Schedules

The cost approach to value was applied to improved real property utilizing the comparative unit method. This methodology involved the utilization of national cost data reporting services as well as actual cost information on local comparable properties whenever possible. Cost models are typically developed based on published cost guides, which provide estimated hard or direct costs of various improvement types. Cost models estimate the replacement cost new (RCN) of all improvements located on a specific property. The RCN model used comparative base rates, per unit adjustments and lump sum adjustments for variations in property description, design, and type of improvement construction to estimate a normal level of direct and indirect cost. Evaluating market sales of newly developed improved property was an important part of understanding total replacement cost of improvements. What total costs may be involved in the development of the property, as well as any portion of cost attributed to entrepreneurial profit can only be revealed by market analysis of pricing acceptance levels. In addition, market related land

valuation for the underlying land value was important in understanding and analyzing improved sales for all development costs and for the abstraction of improvement costs for construction and development. Time and location modifiers were necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. The national cost service information was used as a basis for the cost models including local multipliers that were necessary to adjust the base costs specifically for various types of improvements located in Wichita County. Additional local modifiers were applied as necessary if the RCN developed from the cost service varied significantly from actual Wichita County costs. Estimated replacement cost new reflected all costs of construction and development for various improvements located in the district as of the date of appraisal.

Appraisal depreciation is loss in value from all causes affecting the property. In relation to the improvements, it is the measured loss against replacement cost new taken from all forms of physical deterioration, functional and external obsolescence. Appraisal depreciation was estimated and developed based on losses typical for each property type at that specific age. Depreciation estimates were implemented for what is typical of each major class of commercial property by economic life categories. Estimates of appraisal depreciation were calculated for improvements using age/life ratio with consideration given to remaining economic life expectancy, condition, and actual and effective age. These estimates were continually tested to ensure they are reflective of current market conditions. The actual and effective ages of improvements are noted in the CAMA system. Effective age estimates were based on the utility of the improvements relative to where the improvement lies on the scale of its total economic life and its competitive position in the marketplace. Effective age estimates were considered when effective age and actual age differ.

Additional forms of depreciation such as external and/or functional obsolescence were applied if observed. A depreciation calculation override was used if the condition or effective age of a property varies from the norm by appropriately noting the physical condition and functional utility ratings on the property data characteristics. These adjustments were typically applied to a specific condition adequacy or deficiency, property type or location and can be developed via ratio studies or other market analyses.

The result of estimating appraisal depreciation and deducting that from the estimated replacement cost new of improvements indicates the estimated contributory value of the improvements. Adding the estimated land value, as if vacant, to the contributory value of the improvements, indicates a property value by the cost approach. Given relevant cost estimates and market related measures of appraisal depreciation, the indicated value of the property by the cost approach becomes a very reliable valuation technique.

Income Models

The income approach to value was applied to those real properties which are typically viewed by market participants as "income producing", and for which the income methodology is considered a leading value indicator. The first step in the income approach involves the estimation of market rent on a per unit basis. This was derived primarily from actual rent data furnished by property owners and from local market surveys conducted by the district and by information from area rent study reviews. The results of these studies were filed on Pacsserver/Commercial Appraisal/Market Analysis. The annual per unit rental rate multiplied by the number of units results in the estimate of potential gross income.

A vacancy and collection loss allowance was the next item considered in the income approach. The projected vacancy and collection loss allowance was established from actual data furnished by property owners and local market survey trends. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. This feature may also provide for a reasonable lease-up period for multi-tenant properties, where applicable.

Next, secondary income was considered and, if applicable, calculated as a percentage of stabilized potential gross income. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate was derived from actual data collected and available market

information. The annual potential gross income estimate less market derived stabilized vacancy and collection loss allowance with the secondary income added (if present) gives a reliable estimate of effective gross income.

Expense ratio estimates were developed assuming prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements were included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Relevant expense ratios were developed for different types of commercial property based on use and market experience. For instance, retail properties are most frequently leased on a triple-net basis, where the tenant is responsible for all operating expenses, such as ad valorem taxes, insurance, and common area and property maintenance. In comparison, a general office building is most often leased on a base year expense stop. This lease type stipulates that the owner is responsible for all expenses incurred during the term of the lease. As a result, expense ratios were implemented and estimated based on observed market experience in operating various types of commercial property.

Another form of allowable expense is the replacement of short-lived items (such as roof or floor coverings, air conditioning or major mechanical equipment or appliances) requiring expenditures of lump sum costs. These capital expenditures are analyzed for consistency, adjusted, annualized, and considered as a component of the stabilized expenses. This component is also known as replacement reserves. For some types of property, typical management does not reflect expensing reserves and is dependent on local and industry practices.

Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves when applicable) from the annual effective gross income provided an estimate of annual net operating income to the property.

Return rates and income multipliers were used to convert operating income expectations into an estimate of market value for the property under the income approach. These included income multipliers, overall capitalization rates, and discount rates. Each of these multipliers or return rates were considered and used in specific applications. Rates and multipliers may vary between property types, as well as by location, quality, condition, design, age, and other factors. Therefore, the application of the various rates and multipliers was based on a thorough analysis of the market for individual income property types and uses. These procedures were supported and documented based on analysis of market sales for these property types.

Rates for the direct capitalization method were derived from market data, when available, or national publications that track sales data by category of property and market size. The district adjusted cap rates acquired from national publications to consider local market forces. In addition, a discounted cash flow analysis was also used to determine market value in cases where market influences were anticipated to change significantly over time. Capitalization rate studies were stored in electronic format on Pacsserver under Commercial Appraisal/Cap Rate/Year.

Rent loss concessions were estimated for specific properties with vacancy problems. A rent loss concession accounts for the impact of lost rental income while the building is moving toward stabilized occupancy. The rent loss was calculated by multiplying the rental rate by the percent of the difference between the stabilized occupancy and the actual occupancy of the property. Build out allowances for first generation space or retrofit/second generation space as appropriate and leasing expenses were added to the rent loss estimate. The total adjusted loss from these real property operations was discounted using an acceptable risk rate. The discounted value (inclusive of rent loss due to extraordinary vacancy, build out allowances and leasing commissions) became the rent loss concession and was deducted from the value indication of the property at stabilized occupancy. A variation of this technique allowed a rent loss deduction to be estimated for every year that the property's actual occupancy was less than stabilized market occupancy.

Final Valuation Schedules

Based on the market data analysis and review discussed previously, the appraiser considered the cost, income, and sales comparison approach to value for each property type. The hybrid cost/sales comparison and income models were then calibrated. Market factors reflected within the cost and income approaches were determined based on validated sales of

commercial and industrial properties. The final valuation of a property was determined by reconciling these indications of value considering the weight of the information available for development of each approach.

Statistical and Capitalization Analysis

Statistical analysis of final values was an essential component of quality control. This methodology represents a comparison of the final value against the standard and provides a concise measurement of the appraisal performance. Statistical comparisons of many different standards were used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis.

Measures of central tendency and dispersion were generated from sales ratios based on relevant property characteristics. These summary statistics provided the appraisers an analytical tool by which to determine both the level and uniformity of appraised value. These ratios were filed on Pacsserver/ Commercial Appraisal/ Reappraisal *Year* / by neighborhood.

This set of ratio studies afforded the appraiser an excellent means of judging the present level of appraised value and uniformity of the appraised values.

Potential gross rent estimates, occupancy levels, secondary income, allowable expenses (inclusive of non-recoverable and replacement reserves), net operating income and capitalization rate and multipliers were continuously reviewed. Income model estimates and conclusions were compared to actual information obtained on individual commercial and industrial income properties during the protest hearings process, as well as with information from published sources and area property managers and owners.

Sales Comparison (Market) Approach

Although all three of the approaches to value are based on market data, the Sales Comparison Approach is most frequently referred to as the Market Approach. This approach was utilized not only for estimating land value but also in comparing sales of similarly improved properties to parcels on the appraisal roll. As previously discussed in the Data Collection / Validation section of this report, pertinent data from actual sales of properties, both vacant and improved was gathered and recorded throughout the year in order to obtain relevant information which was used in all aspects of valuation. Sales of similarly improved properties provided a basis for the depreciation schedules in the Cost Approach, rates and multipliers used in the Income Approach, and as a direct comparison in the Sales Comparison Approach. Improved sales were also used in ratio studies, which afforded the appraiser an excellent means of judging the present level and uniformity of the appraised values.

Market and Cost Reconciliation and Valuation

Market area analysis and/or category analysis of valid sales determine whether the base model produces credible results. Calibrating the model using sales ratio studies assures accuracy and uniformity of the valuation. Market factors are developed from appraisal statistics provided from market analyses and ratio studies and are used to assure that estimated values are consistent with the market and are also used to reconcile cost indicators. The district's primary approach to the valuation of commercial properties uses a hybrid cost-sales comparison approach. This type of approach accounts for local area market influences not particularly specified in a purely cost model.

The following equation denotes the basic hybrid model used:

$$MV = LV + (RCN - D)$$

Whereas, in accordance with the cost approach, the estimated market value (MV) of the property equals the land value (LV) plus the replacement cost new of property improvements (RCN) less depreciation (D). As the cost approach separately estimates both land and building contributory values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values may be needed to bring the level of appraisal to an acceptable

standard as indicated by market sales. Thus, demand side economic factors and influences were considered as observed. These adjustments were abstracted and applied uniformly within market areas or categories to account for variances such as condition, construction class, location or other market influences. This analysis for the hybrid model was based on both the cost and market approaches as a correlation of indications of property valuation.

The appraiser's review of a market area or category included a ratio study that compared current sales prices of properties to the model value of the properties which was based on the estimated depreciated replacement cost of improvements plus land value. If there was not a statistically valid sample of comparable sales within the market area or category then the appraiser used appropriately adjusted sales from other areas. The calculated ratio of the sold properties' appraised value to the sales prices indicated the level of appraisal. This ratio was compared to the acceptable appraisal ratio to determine the level of appraisal for each market area or category. If the level of appraisal for the market area or category was outside the acceptable range, adjustments were applied to the market area or category. The model was specified and calibrated in compliance with The IAAO Standard on Automated Valuation Models (July 2018).

The following equation denotes the expanded hybrid model:

Where reappraisal of the market area or category was indicated, appraisers analyzed available market data to develop adjustments needed to bring the measures of central tendency within an acceptable range. Therefore, based on analysis of recent sales located within a given market area or category, estimated property values reflect the market influences and conditions only for the specified market area or category, thus producing more representative and supportable values. The estimated property values calculated for each updated market area or category were based on market indicated factors applied uniformly to all properties within a market area or category. Finally, with all the market-trend factors applied, a final ratio study was generated comparing recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser judged the appraisal level and uniformity in both updated and non-updated market areas and categories and verified appraised values against overall trends as exhibited by the local market, and finally, for the school district as a whole.

Market Adjustments

Market adjustments were used as described in the expanded hybrid model above to bring appraised values into an acceptable range. The district used a specific process to arrive at these market adjustments. The district started by gathering all commercial sales within a given time period. Ideally, sales within the previous two years of the assessment date are used to develop market adjustments. However, due to the low volume of commercial sales in Wichita County, it was necessary to collect sales up to four and five years prior in order to obtain enough sales for a statistically valid sample. Appraisers begin by analyzing the sales to determine which sales met the conditions listed in the definition of market value found in section 1.04(7) of the Texas Property Tax Code (or could be adjusted to reflect the conditions) and were valid for use in the study. In some situations, sales required adjustments to remove business personal property value or business enterprise value in order to determine the sales price for the real estate. Sales were removed from the study for reasons such as family transaction, buyer owned adjacent property, sale between tax exempt entities, property not listed on the open market, buyer/seller under duress, and/or sale as an outlier for reasons that could not be identified. The valid sales were determined to be indicative of a fair market transaction and were relied upon to produce credible results in this mass appraisal process.

In order to test for changing market conditions over the period of time the sales occurred, a time adjustment study was conducted. If a change occurred in market condition between the date of sale and the assessment date an adjustment was applied to the sale price to adjust the sale prices forward to the current appraisal date. The new time adjusted sales price allowed older sales to be used as if they sold at the time of appraisal.

Test for Change in Market Condition Time Adjustment

Market conditions can change over time. The effective date of the appraisal is a specific point in time so sales that occur prior or subsequent to the effective date of the mass appraisal must be examined and adjusted to reflect any changes that may have occurred in the interim. the sale prices of the comparable properties will reflect the market conditions as of the date they sold and not as of the effective date of the appraisal. Although the adjustment for changing market conditions is referred to as a time adjustment, it should be noted that it is not time that makes an adjustment necessary, but shifts in the market. Even if considerable time has elapsed since the sale of the comparable, market conditions may not have changed. In this case no adjustment is required. If a representative sample of current sales is available the need for time adjusted sales is diminished.

Acceptable methods of calculating time adjustments include the Paired Sales Analysis, Sales Ratio Trend Analysis, and Unit Value Comparison. While the Paired Sales Analysis is not considered efficient for mass appraisal purposes, the Sales Ratio Trend Analysis and the Unit Value Comparison can be effective in identifying change in market conditions over time.

Appraisers considered changing market conditions as part of the valuation process. When sufficient current comparable sales were not available, appraisers analyzed sales from previous years recognizing location, condition, size, age, use, and other groupings where market trends can be identified.

WAD typically uses the Sales Ratio Trend Analysis to identify the need to adjust sales prices for changing market conditions from the date of sale to the effective date of the appraisal. The sold properties to be used as comparable were appraised using the mass appraisal model for the current year. The sale price to appraisal ratio was calculated for each sold property. The sale to appraisal ratio was calculated by dividing the sale price by the current appraised value of the sold property. Each Sale Price to Appraised Value Ratio was plotted on a graph with the sale date as the X-axis and the Sale to Appraisal ratio as the Y-axis. Observing trend lines revealed market condition changes over the time period between the sale dates and the effective date of the appraisal. An inclining trend line over time indicates the need for a positive adjustment. A declining trend line indicates the need for a negative adjustment. The overall change in prices can be determined by comparing the beginning and ending S/A ratios. The formula for overall change is (end of period ratio – beginning of period ratio) divided by beginning of period ratio equals percentage of change for the period. Dividing the total percentage of change by the total number of months over which the total change occurred will identify monthly change. A level trend line indicates no adjustments to sales are needed. Once the level of change in market conditions over time is identified, and any necessary adjustments are in place, the comparable sales are ready to be used in the mass appraisal process.

Adjustment Process

Once the time adjustment study was completed and sales were adjusted forward to the current appraisal date, the appraisers had an updated commercial sales file with time adjusted sale prices that was ready to be used in the analysis. The appraiser selected the neighborhood and/or category of sales for a specific neighborhood or category in order to start the analysis. If enough sales from that neighborhood/category were not available, other sales from similar neighborhoods or categories were added until enough sales information was available for an analysis. It may have been necessary to use additional sales from areas experiencing similar market forces in order to obtain enough information for a meaningful analysis.

The analysis to determine if market adjustments were needed consisted of the sales gathered for the neighborhood analysis, time adjusted sales price, current appraised value, current land value, current improvement value, time adjusted allocated improvement value, replacement cost new less depreciation, and indicated market adjustment. The sales, grouped by geographical/market location, were arrayed by condition. Indicated market adjustments were calculated by subtracting the land

value from the time adjusted sales price and then dividing the result by replacement cost new less depreciation. MA = (TASP-LV)/RCNLD where MA is market adjustment, TASP is time adjusted sale price, LV is land value, and RCNLD is replacement cost new less depreciation from the model. Once the indicated market adjustments were determined for each individual property, the appraiser analyzed the measures of central tendency. A mean, median, and weighted mean market adjustment was calculated for each condition in the neighborhood. These measures of central tendency helped the appraiser determine the market adjustment that produced the most credible appraised values for the category of properties appraised.

After reasonable market adjustments were determined, they were applied using the PACS software mass update feature or to the individual accounts. A data sheet was prepared that included a market adjustment for each main improvement listed based on property characteristics. After adjustments were applied the properties, values were recalculated and a ratio study was used to determine if the appraisal level and uniformity were within acceptable parameters. The analysis, adjustment, and testing process continue until the measures of central tendency reach acceptable ranges.

INDIVIDUAL VALUE REVIEW PROCEDURES

On-site Review

The date of last inspection, extent of that inspection, and the Wichita CAD appraiser responsible are listed in the CAMA system. If a property owner disputed the physical characteristics of the property listed in the district's records, an on-site check was performed to verify this information for the current year's valuation or for the next year's valuation. In addition, if a building permit was filed for a particular property indicating a change in characteristics, an on-site inspection was performed.

In property types or economic areas experiencing large numbers of remodels, renovations, or retrofits, changes in occupancy levels or rental rates, new leasing activity, new construction, or wide variations in sale prices, inspections may have been necessary. On-site review of real property accounts often was accomplished in conjunction with business personal property inspections. Appraisers conducted on-site inspections to verify and record physical characteristics such as building class, quality of construction, condition, and market area indicators for functional and economic obsolescence factors that significantly influence the market value of the property. In some cases, on-site reviews were warranted when sharp changes in occupancy or rental rate levels occurred across property categories or between economic areas. With preliminary estimates of value in these targeted areas, the appraisers compared model values with recent sale prices. The appraisers physically inspected sold and unsold properties for comparability and consistency of values.

Office Review

Appraisers used statistical analysis to compare model values to current market sales. Appraisers relied on ratio studies of property by market area or property type to provide an indication of the level and uniformity of the values. Additional tests summarized the pertinent data of each property as well as compared the previous value to the proposed value conclusions using a gain/loss comparison report. The appraiser's market data, analysis, and conclusions were documented in a workfile for the market area and stored on the Pacsserver under COMMERCIAL APPRAISAL/Reappraisal *year*/by market area. Properties for which value in the previous year was determined under Subtitle F, TPTC, were reviewed to determine eligibility for a value change under Section 23.01 (e). TPTC.

Once the appraiser determined that the level and uniformity of value for each commercial property/neighborhood was within an acceptable range, the estimates of value were reviewed by management.

Performance Test

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market prices. In the sales ratio study, the sale prices of sold properties are compared to the indications of value produced by the mass appraisal model. If available, independent single property appraisals are also used to represent sale prices. If there are not enough examples of market price in a market area or category to provide a statistically valid representative sample, then similar market areas or categories were combined. This is particularly useful for commercial or industrial real property types or areas in which sales are limited.

Sales Ratio Studies

Sales ratio studies are an integral part of estimating equitable and accurate market values, and ultimately property assessments for the taxing jurisdictions. The primary uses of sale ratio studies include the determination of a need for general reappraisal; prioritizing selected groups of property types for reappraisal; identification of potential problems with appraisal procedures; assist in market analyses; and, to calibrate models used to estimate appraised values during valuation or reappraisal cycles. However, these studies were not used to judge the accuracy of an individual property appraised value.

Overall sales ratios were generated to allow appraisers to review general market trends in their area of responsibility. The appraisers utilized the application Excel to evaluate subsets of data by economic area, property type, or a specific and unique data item. This was customized and performed by building class, age, condition, etc. In many cases, on-site checks were conducted to assure the ratios produced were accurate and the appraised values utilized were based on accurate property data characteristics. These ratio studies aided the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or depreciation).

Comparative Appraisal Analysis

The appraiser may have performed an average unit value comparison in addition to a traditional ratio study. If so, studies were performed by property use type (such as apartment, office, retail and warehouse, or special use). The purpose of this test was to determine equity between sold and unsold properties. Appraisers compared the average appraised value per unit of the sold properties with the average appraised value per unit of the unsold properties to determine equity. These studies were conducted on substrata such as building class and on properties located within various economic areas. In this way, overall appraisal performance was evaluated geographically, by specific property type to discern whether sold parcels had been selectively appraised. When sold parcels and unsold parcels are appraised equally, the average unit values are similar. These equity studies were performed prior to final appraisal and to annual noticing and were filed under Pacsserver/Commercial Appraisal/Reappraisal by year and market area or property type.

See Exhibit B (1-9) for examples of documents used in establishing appraisal value for Commercial Properties.

Management Review Process

After the appraisers proposed value estimates were finalized, the analyses and value estimates were reviewed by the supervisors and/or the Chief Appraiser to verify the report results met the established appraisal guidelines appropriate for the tax year 2023. Once the values were approved, they were prepared for mailing the notice of appraised value.

See Exhibit B (1-9) for an example of the work file for a commercial neighborhood. The workfiles are stored on Pacsserver/Commercial Appraisal/ Reappraisal 2023/ (Neighborhood Code).

Business Personal Property Valuation Process

INTRODUCTION

Appraisal Responsibility

There were five different personal property types appraised by the district's commercial section: Business Personal Property accounts; leased assets; vehicles and aircraft; multi-location assets, and Special Inventory/Dealers Inventory accounts.

• **Personnel** - The personal property staff consisted of six appraisers.

Dan Conatser, RPA, CAE - Director of Appraisal

Eric Beesinger, RPA - Commercial Appraiser

Clay Cowan, RPA - Commercial Appraiser

Leslie Dunn, RPA - Commercial Appraiser

Brian Peterson, RPA - Senior Commercial Appraiser

Dent Keltner, RPA - Director of Operations

Data - A common set of data characteristics for each personal property account in the district has been collected during
on-site inspections and entered into the records using an electronic device or a property card. The property
characteristic data drives the computer-assisted personal property appraisal (CAPPA) system. The commercial
appraisers collect the data and maintain electronic property files making updates and changes gathered from on-site
inspections, newspapers, property renditions, sales tax permit listings, filed documents, and interviews with property
owners.

VALUATION APPROACH

SIC Code Analysis

Business personal property was classified utilizing a four-digit numeric code, called Standard Industrial Classification (SIC), developed by the federal government to describe property. Personal property is also assigned a business type code to further describe business activity.

Accurate and uniform identification is the cornerstone of the personal property valuation system at the district. Personal property analysis was performed considering business type as well as other relevant property characteristics. SIC codes and business type codes were assigned based on observable aspects of homogeneity and business activity.

Highest and Best Use Analysis

The highest and best use of property is the legal, reasonable and probable use that supports the greatest income and the highest present value as of the date of the appraisal. The highest and best use must be physically possible, legally permissible, financially feasible, and productive to its maximum. The highest and best use of personal property is normally its current use.

DATA COLLECTION/VALIDATION

Data Collection Procedures

Personal property data collection procedures were published and distributed to all appraisers involved in the appraisal and valuation of personal property. The appraisal procedures were reviewed and revised to meet the changing requirements of onsite data collection.

Sources of Data

The district's property characteristic data has been collected over a period of years through on-site inspections, property owner renditions, and other available data sources. Appraisers conducted inspections on the scheduled properties to interview owners and gather additional data and also reviewed renditions, price guides, and local market data.

Leased and Multi-Location Assets

The primary source of leased and multi-location assets is property owner renditions. Other sources of data include lessee renditions and on-site inspections.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Cost Schedules

Cost data from property owner renditions, hearings, state schedules, and published cost guides were used to develop the district's cost schedules. The cost schedules were reviewed as necessary to conform to changing market conditions. The schedules are typically in a price per square foot or price per unit format, depending on SIC Code/business type.

Statistical Analysis

The value indicated by a property owner's rendition was compared to the typical value per unit of the appropriate WAD schedule and/or to an appropriately adjusted group of comparable properties to determine level and uniformity.

Depreciation Schedule and Trending Factors:

The district's primary approach to the valuation of business personal property was the cost approach. The replacement cost new (RCN) was developed from property owners reporting historical cost or from CAD developed valuation models. The trending factors used by the CAD to develop RCN were based on published valuation guides. The percent good factors used by the district were also based on published valuation guides. The trending factors and percent good factors were used to develop present value factors (PVF), by year of acquisition, as follows:

PVF = INDEX FACTOR x PERCENT GOOD FACTOR

The PVF was used as an express calculation in the cost approach. The PVF was applied to reported historical cost as follows:

MARKET VALUE ESTIMATE = PVF x HISTORICAL COST

This mass appraisal PVF schedule was used to ensure that estimated values were uniform and consistent within the market and reflect current economic pressures of supply and demand.

See attached Exhibits C-1, C-2 and C-4 for examples of the Business Personal Property Reappraisal Reports.

Computer Assisted Personal Property Appraisal (CAPPA)

The automated valuation process has two main objectives: 1) Use PACS software to analyze and adjust estimated asset cost with existing models. 2) Develop new models for business classifications not previously integrated into PACS. The process

involved recording and analyzing relevant physical characteristics such as SIC/business type, square footage, data from on-site inspections, and original cost information.

The data sampling process was conducted in the following order: 1) Prioritizing Standard Industrial Classification (SIC) codes for model analysis. 2) Compiling the data and developing the reports. 3) On-site checks of the selected samples. The models were then tested against the previous year's data. The typical RCN per square foot (or applicable unit) was determined by a statistical analysis of the available data.

CAPPA model values were used in the general business personal property valuation program to estimate the value of new accounts for which no property owner's rendition was filed. Model values were also used to establish tolerance parameters for testing the valuation of property for which prior years' data exist or for which current year rendered information was available. The calculated current year value or the prior year's value was compared to the indicated model value by the valuation program. If the value being tested was within an established acceptable percentage tolerance range of the model value, the account passed that range check and moved to the next valuation step. If the account fails the tolerance range check, it was flagged for individual review. Allowable tolerance ranges may be adjusted from year to year depending on the analysis of the results of the prior year.

Vehicles

Value estimates for vehicles were based on published price guide values or depreciated cost, with consideration for high mileage or atypical condition if information is provided.

Leased and Multi-Location Assets

Leased and multi-location assets were valued using the PVF schedules mentioned above or published price guide values.

Dealers Inventory

Qualifying Inventory of motor vehicle dealers, vessel and outboard motor dealers, heavy equipment dealers, and retail manufactured housing dealers were appraised according to Sections 23.121, 23.124, 23.1241, and 23.127, of the Texas Property Tax Code.

INDIVIDUAL VALUE REVIEW PROCEDURES

Office Review

Accounts with changes in location, size, or business volume were reviewed and updated as needed. Accounts with fixed locations were reviewed and the values tested for level and uniformity using the districts schedules. The district schedules were developed using information on renditions from property owners, information recorded during on-site inspections, information provided at hearings and published cost guides. Additional schedules were developed from the verified values from groups of similar business types. Accounts were established for new businesses and accounts for closed business with no assets are set inactive.

See Exhibit C-3 through C-6 for examples of documents used in establishing appraisal value for Business Personal Properties.

Utility Property Valuation Process

INTRODUCTION

Appraisal Responsibility

Utility properties are the tangible assets of various businesses including gas/electric transmission, and distribution companies, railroads, petroleum product gathering and delivery pipelines, telephone and communication providers and others. The valuation of these properties is considered to be complex due to the involvement of both tangible and intangible property elements that comprise these businesses and due to the size of some of the utilities that are regional and national companies. The appraisal of these companies becomes complex when considering the valuation of the property as a unit in place, and evaluating the property by the approaches to value at the company level. Once the estimated value of the unit was completed, the estimated market value was allocated based on the tangible property assets that are located within Wichita CAD. Some utility property received a fractional appraisal as determined appropriate by the chief appraiser.

Appraisal Resources

Personnel - The utility property staff consisted of five appraisers:

Dan Conatser, RPA, CAE - Director of Appraisal

Eric Beesinger, RPA - Commercial Appraiser

Clay Cowan, RPA - Commercial Appraiser

Brian Peterson, RPA - Senior Commercial Appraiser

Leslie Dunn, RPA - Commercial Appraiser

In addition to staff appraisers Wichita Appraisal District contracts with Pritchard & Abbott, Inc.

Data - A common set of data characteristics for each utility property account in the district was collected from the various government regulatory agency records, on-site inspections, and property owner renditions. This data was entered into the district's computer system. Individual company financial information was gathered through industry specific governmental filings such as Federal Energy Regulatory Commission Reports, Securities and Exchange Commission 10-k filings, and Public Utility Commission publications. Other company information was gathered from annual reports, internal appraisals, and other in-house and industry publications. Property owner renditions were requested to document and list property owned and located in the district's jurisdiction (i.e.: track mileage, number of meters, pipeline size and mileage, substation and transmission capacity, etc.). The property characteristic data drives the computer-assisted appraisal of the property.

VALUATION AND STATISTICAL ANALYSIS (model calibration)

Approaches to Valuation, Reconciliation

While all three approaches to value were considered, valuation of tangible assets for utility companies relied primarily on indications of value based on the cost and income approaches to value. The quantity and quality of the available information was considered to determine the weight given to the results of the approaches. In situations where sufficient data to complete a unit appraisal was not on file a fractional appraisal was used.

Please refer to the 2021 and 2023 Biennial Reappraisal Plan that was developed by Pritchard & Abbott, Inc. Reappraisal of Utility and Related Personal Property can be found on Pages 23 thru 27 of the report (Exhibit D).

Value Review Procedures

Review of the valuation of utility property was based on verifying economic and financial factors as well as physical plant. Value estimates for each company were developed and then compared on a per unit basis to similar companies to ensure uniformity. The PTAD estimates the value of utility properties and the results, when compared to the appraisal valuation estimated by the district for these properties yield ratios.

Minerals (Oil and Gas Reserves) Valuation Process

Wichita Appraisal District contracts with Pritchard & Abbott, Inc. of Fort Worth, Texas for the valuation of minerals within the boundaries of the appraisal district. Please refer to the 2021 and 2023 Biennial Reappraisal Plan that was developed by Pritchard & Abbott, Inc. Mass Appraisal of Mineral Interests can be found on Pages 17 thru 22 of the report (Exhibit D).

LIMITING CONDITIONS

The appraised value estimates provided by the district are subject to the following conditions:

The appraisals were prepared exclusively for ad valorem tax purposes.

The property characteristic data upon which the appraisals were based was assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed. Some interior inspections of property appraised were performed at the request of the property owner and required by the district for clarification purposes and to correct property descriptions.

Sales data obtained from third party vendors was considered reliable. Sales data obtained through questionnaires to buyer and seller, telephone survey and on-site review was considered reliable unless otherwise noted.

I have attached a list of staff providing significant mass appraisal assistance to the person signing this certification.

Certification Statement:

"I, Lisa Stephens-Musick, Chief Appraiser for the Wichita Appraisal District, solemnly swear that I made or caused to be made a diligent effort to ascertain all property in the district subject to appraisal by me. I included in the records all property of which I am aware at an appraised value which, to the best of my knowledge and belief, was determined as required by law."

Lisa Stephens-Musick, RPA Chief Appraiser

STAFF PROVIDING SIGNIFICANT MASS APPRAISAL ASSISTANCE

NAME	TITLE	TDLR NUMBER	TYPE OF ASSISTANCE
Dan Conatser, RPA, CAE	Director of Appraisal	68192	Supervises and Performs Data Collection and Valuation Correlation
Dent Keltner, RPA	Director of Operations	70391	Data Collection and Valuation Correlation
Brian Peterson, RPA	Senior Commercial Appraiser	70073	Data Collection and Valuation Correlation
Monty Toliver, RPA, RES	Director of Residential Appraisal	70895	Supervises and Performs Data Collection and Valuation Correlation
Steve Raines, RPA, RES	Senior Residential Appraiser	67770	Data Collection and Valuation Correlation
Eric Beesinger, RPA	Commercial Appraiser	72982	Data Collection and Valuation Correlation
Clay Cowan, RPA	Commercial Appraiser	74572	Data Collection and Valuation Correlation
Tia Segler, RPA	Residential Appraiser	75114	Data Collection and Valuation Correlation
Leslie Dunn, RPA	Commercial Appraiser	75772	Data Collection and Valuation Correlation
Westly Garcia, RPA	Residential Appraiser	75771	Data Collection and Valuation Correlation
Rebecca Collins	Residential Appraiser	76503	Data Collection and Valuation Correlation
Lisa Stephens-Musick, RPA	Chief Appraiser	69813	Supervises and Performs Data Collection and Valuation Correlation

EXHIBITS

A - Residential Exhibits

- 1. Sales Ratio by Neighborhood
- 2. List of Neighborhoods per Appraiser
- 3. Listing of Work File Documents
- 4. Market Adjustment Request
- 5. Neighborhood 36 Ratio Study
- 6. Gain Loss Report Neighborhood 36
- 7. Neighborhood Summary
- 8. Map Neighborhood 36
- 9. Time Adjustment Study
- 10. Value Analysis Neighborhood 36
- 11. Sales Ratio Before and After Adjustments

B - Commercial Exhibits

- 1. Reappraisal Tracking
- 2. Neighborhood Summary Report
- 3. Property Card
- 4. Commercial Market Adjustment
- 5. Sales and Adjustments by Age, Neighborhood and Size
- 6. Neighborhood Ratio Study
- 7. Valuation by Property Type
- 8. Spreadsheet Analysis
- 9. Appraisal Model Examples

C - Business Personal Property Exhibits

- 1. Appraisal Activity
- 2. Appraisal Tracking
- 3. Density Schedule
- 4. Property Card
- 5. Present Value Factor Table
- 6. Category Description

D - Mineral & Utility Exhibit

1. Pritchard & Abbott, Inc. Reappraisal Plan – Appraisal Report

E - Neighborhood Key

Sales Ratio Study by neighborhood 2023

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Drive year	NBHD	LY AP	AP	Number of ACCTS	Number of Sales	Number of Imp.Prop	% of Sales	Sale Date Range	Sale Types	COD	PRD	Preliminary Median	/ Avg. Mean	Wt Mean	COD	PRD	Final Median	Avg. Mean	Wt Mean
partial every year	MHUP	SR	MT	670	13	670	1.94%	1/1/2022 - 3/20/2023	VM,VL,VMM,LVM	NA	NA	0.51	0.97	1.02	NA	NA	0.93	0.96	0.98
partial every year	MH NIP	SR	TS	1685	57	1685	3.38%	2/1/2021 - 3/21/202	VM,VL,VMM,LVM	20.30	1.00	1.12	1.10	1.10	17.84	1.00	1.01	1.02	1.02
2022	4,4A,4B,4C,4D	SR	WG	3758	13	1742	0.75%	1/11/2022 - 9/6/2022	VM,VL,VMM,LVM	10.54	1.01	0.90	0.90	0.89	10.47	1.01	1.01	1.01	1.00
2020	104	MT	MT	234	11	230	4.78%	1/1/2022 - 2/16/2023	VM,VL,VMM,LVM	10.39	1.01	0.97	0.97	0.95	9.62	1.00	1.00	1.00	1.00
2020 2020	105 105A	MT MT	MT MT	87	3	87	3.45% 11.54%	1/1/2022 - 2/17/2023 1/1/2022 - 2/17/2023	VM,VL,VMM,LVM VM,VL,VMM,LVM	4.33 18.11	0.99 1.02	1.03 0.82	0.99 0.95	0.99 0.97	4.33 18.74	0.99 1.02	1.03 0.92	0.99	0.99 1.09
2020	105A 7	RC	RC	26 128	3 21	26 94	22.34%	1/1/2022 - 2/11/2023	VM,VL,VMM,LVM	10.11	1.02	0.82	0.95	TRENDED WI	16.74 TH 7A & 7B	1.02	0.92	1.06	1.09
2020	, 7A	RC	RC	152	6	148	4.05%	1/1/2022-3/16/2023	VM,VL	13.57	1.00	1.00	1.03	1.02	11.16	1.02	1.00	1.04	1.02
2020	7B	RC	RC	529	10	523	1.91%	1/1/2022-3/16/2023	VM,VL	13.57	1.00	1.00	1.03	1.02	11.16	1.02	1.00	1.04	1.02
2023	26	RC	RC	135	5	135	3.70%	1/1/2022-3/17/2023	VM	5.04	1.00	0.91	0.88	0.87	3.98	1.00	0.99	1.02	1.01
2023	27	RC	RC	448	19	431	4.41%	1/1/2022-3/15/2023	VM	11.99	1.01	0.94	0.93	0.92	9.75	1.01	1.00	1.03	1.02
2020	49	RC	RC	313	9	292	3.08%	1/1/2022-3/16/2023	VM VM	4.18 7.99	1.00	0.77	0.77	0.78	3.43	1.00	1.00	1.00	1.00
2020 2023	50 59	RC RC	RC RC	88 201	3 11	88 201	3.41% 5.47%	1/1/2022-3/16/2023 1/1/2022-2/28/2023	VM,VDT	6.56	1.03 0.99	0.76 0.88	0.80 0.89	0.78	7.59 6.15	1.03 0.99	1.00 1.01	1.05 1.05	1.03 1.06
2023	60	RC	RC	112	9	112	8.04%	1/1/2022-3/14/2023	VM	9.66	1.00	0.90	0.91	0.91	10.10	1.01	1.00	1.01	0.99
2023	61	RC	RC	123	5	122	4.10%	1/1/2022-3/1/2022	VM	3.36	1.00	0.84	0.85	0.84	1.41	0.99	1.00	1.00	1.00
2023	62	RC	RC	437	20	437	4.58%	1/1/2022-3/8/2023	VM	5.30	1.00	0.82	0.84	0.84	3.57	1.00	1.00	1.03	1.02
2023	63	RC	RC	126	3	126	2.38%	1/1/2022-3/14/2023	VM					OMBINED WI	TH NBHD 60				
2023	64	RC	RC	121	3	121	2.48%	1/1/2022-3/9/2023	VM	3.29	0.99	0.84	0.86	0.86	3.48	0.99	0.94	0.96	0.96
2023	72	RC	RC	316	17	309	5.50%	1/1/2022-3/16/2023	VM,VL	5.90	0.99	1.03	1.02	1.02	4.22	1.00	1.02	1.02	1.02
2023 2023	73 75	RC RC	RC RC	112 104	9	112 104	8.04% 3.85%	1/1/2022-3/16/2023 1/1/2022-3/16/2023	VM VM	5.83 14.47	1.00 1.05	1.01 0.90	1.01 0.98	1.01 0.94	5.03 14.28	1.00 1.05	1.00 1.00	1.02 1.09	1.02 1.03
2020	96	RC	RC	100	5	100	5.00%	1/1/2022-3/16/2023	VM,VL	3.72	1.00	0.85	0.83	0.83	2.49	1.03	1.00	1.00	0.99
2020	107	RC	RC	632	6	444	1.35%	1/1/2022-3/16/2023	VM,VL	12.45	1.01	0.99	0.99	0.98	12.45	1.01	0.99	0.99	0.98
2020	110	RC	RC	493	15	459	3.27%	1/1/2022-3/16/2023	VM	15.39	1.01	0.81	0.82	0.81	14.99	1.01	0.96	0.97	0.96
2020	113	RC	RC	336	9	301	2.99%	6/1/2021-3/16/2023	VMM,VL,VDT	8.25	1.00	0.93	0.90	0.89	8.25	1.03	1.01	0.98	0.95
2021	500	RC	RC	1070	26	928	2.80%	1/1/2022-3/17/2023	VM,VL,VDT,VMM	15.49	1.05	0.94	1.00	0.95	12.26	1.03	1.00	1.04	1.00
2021	501	RC	RC	449	24	446	5.38%	1/1/2022-3/16/2023	VM	7.15	1.00	0.78	0.78	0.78	6.98	1.00	1.00	1.02	1.01
2021	503	RC	RC	177	14	165	8.48%	1/1/2022-3/16/2023	VM,VL	5.25	1.00	0.79	0.80	0.80	5.51	1.00	1.00	1.00	1.00
2021 2022	504 505	RC RC	RC RC	52 535	5 27	52 524	9.62% 5.15%	1/1/2022-3/16/2023 1/1/2022-3/16/2023	VM,VMM VM,VDT	5.73 7.19	1.00 1.00	0.79 1.00	0.81 1.00	0.81 1.00	3.61 7.07	1.00 1.00	1.00 1.00	1.00 1.01	1.00 1.01
2022	507	RC	RC	313	29	284	10.21%	1/1/2022-3/17/2023	VM	7.17	1.00	0.84	0.85	0.85	7.99	0.99	1.00	1.01	1.01
2022	508	RC	RC	369	15	339	4.42%	1/1/2022-3/16/2023	VM,VL	6.61	1.00	0.78	0.81	0.81	6.74	1.00	1.00	1.04	1.03
2022	509	RC	RC	514	33	465	7.10%	1/1/2022-3/17/2023	VM,VL	7.88	1.01	0.93	0.95	0.94	7.60	1.01	1.00	1.02	1.01
2022	510	RC	RC	230	5	139	3.60%	1/1/2022-3/16/2023	VM	5.28	1.00	0.98	0.98	0.98	4.93	0.99	0.99	0.99	0.99
2022	511	RC	RC	869	14	487	2.87%	1/1/2022-2/27/2023	VL,VM,VMM	4.67	1.00	1.08	1.09	1.08	5.43	1.00	1.02	1.02	1.02
2022	512	RC	RC	97	4	95	4.21%	1/1/2022-2/21/2023	VM	2.65	1.01	0.93	0.94	0.93	2.35	1.00	1.01	1.02	1.01
2022 2021	513 500A	RC RC	RC RC	61 102	1 32	61 85	1.64% 37.65%	1/1/2022-3/17/2023 1/1/2022-3/17/2023	VM VM				'	RENDED WIT)			
2021	500A 500B	RC	RC	120	32	26	123.08%	1/1/2022-3/17/2023	VM				Т	RENDED WIT)			
2021	500C	RC	RC	40	32	40	80.00%	1/1/2022-3/17/2023	VM					RENDED WIT					
2021	500E	RC	RC	81	32	68	47.06%	1/1/2022-3/17/2023	VM					RENDED WIT					
2021	500F	RC	RC	66	32	62	51.61%	1/1/2022-3/17/2023	VM				T	RENDED WIT	H NBHD 500)			
2022	505A	RC	RC	157	8	155	5.16%	1/1/2022-3/16/2023	VM	2.12	0.99	0.93	0.92	0.93	5.75	0.99	1.00	0.95	0.96
2022	505B	RC	RC	27	2	21	9.52%	1/1/2022-3/16/2023	VM	2.44	1.00	1.01	1.01	1.01	2.44	1.00	1.01	1.01	1.01
2023	63A	RC	RC	379	12 4	379	3.17%	1/1/2022-3/7/2023	VM VM	5.42	1.00	0.87	0.87	0.87	5.16	1.00	1.00	0.99	0.99
2023 2023	63B 63C	RC RC	RC RC	108 219	4 12	108 219	3.70% 5.48%	1/1/2022-3/6/2023 1/1/2022-3/2/2023	VM	2.72 5.37	1.00 1.00	1.01 0.92	1.02 0.92	1.01 0.92	2.72 3.54	1.00 1.00	1.01 1.00	1.02 1.00	1.01 1.00
2022	3	SR	SR	612	29	571	4.20%	1/1/2022 - 1/18/2023	VM	7.09	1.01	1.00	1.01	1.01	7.09	1.01	1.00	1.01	1.01
2019	17	SR	SR	315	23	313	7.35%	5/1/2022 - 3/7/2023	VM	6.20	1.00	1.03	1.03	1.03	4.69	1.00	1.01	1.01	1.00
2019	18	TS	SR	196	16	190	8.42%	1/1/2022 - 3/2/2023	VM	6.13	1.00	0.90	0.91	0.91	5.21	1.00	1.00	1.01	1.01
2019	19	SR	SR	47	2	46	4.35%	1/2/2022 - 3/15/2023	VM	1.69	1.00	1.05	1.05	1.05	0.11	1.00	1.00	1.00	1.00
2019	28	SR	SR	447	25	447	5.59%	1/1/2022 - 3/14/2023	VM	6.46	1.00	1.05	1.07	1.07	5.79	1.00	1.01	1.00	0.99
2019	33	SR	SR	441	24	441	5.44%	1/1/2022 - 3/16/2023	VM	7.38	1.00	1.11	1.14	1.14	7.32	1.00	1.00	1.02	1.02
2020 2019	37 47	SR SR	SR SR	237 246	19 10	214 239	8.88% 4.18%	1/1/2022 - 3/3/2023 1/1/2022 - 3/14/2023	VL,VM VM	12.43 5.39	0.99 1.00	1.15 1.15	1.19 1.14	1.20 1.14	3.64 3.90	1.00 1.01	1.01 1.01	1.01 1.03	1.01 1.03
2019	47 51	SR SR	SR SR	622	10 7	239 518	4.18% 1.35%	1/1/2022 - 3/14/2023	VL. VM. VMM	9.87	1.00	0.98	1.14	0.98	3.90 8.30	1.01	1.01	1.03	0.99
2022	57	SR	SR	398	23	390	5.90%	1/1/2022 - 2/23/2023	VM, VL	9.77	1.04	1.01	1.00	0.97	7.65	1.02	1.01	1.02	1.00
2020	65	SR	SR	514	12	481	2.49%	1/1/2022 - 2/21/2023	VM	6.76	1.01	0.88	0.90	0.89	6.30	1.01	1.00	1.02	1.01
2020	69	SR	SR	421	15	321	4.67%	6/1/2021 - 2/17/2022	VM,VMM	6.62	0.99	0.96	0.96	0.97	6.72	0.99	1.01	1.01	1.02
2021	71	SR	SR	326	16	296	5.41%	1/1/2022 - 2/3/2023	VM	8.35	1.01	0.93	0.94	0.93	8.37	1.01	1.01	1.01	1.00
2019	76	SR	SR	77	4	76	5.26%	1/1/202 - 3/13/2023	VM	1.15	1.00	0.95	0.95	0.95	1.64	1.00	0.99	0.99	0.99
2022 2022	77 78	SR SR	SR SR	102 154	6 7	90 149	5.55% 4.70%	1/1/2022 - 1/19/2023 1/1/2022 - 1/19/2023	VM VM	9.08 3.31	1.01 1.00	1.02 1.04	1.00 1.05	1.00 1.05	9.09 3.30	1.01 1.00	1.01 1.01	0.99 1.02	0.98 1.02
2022 2022	78 79	SR SR	SR SR	154	7	135	4.70%	1/1/2022 - 1/19/2023 1/1/2022 - 1/20/2023	VM VM	3.31 4.99	1.00	1.04	1.05	1.05	3.30 5.07	1.00	1.01	1.02	1.02
2022	87	SR	SR	43	4	38	10.53%	12/1/2021 - 3/13/2023	VM	6.74	1.02	1.00	1.00	1.00	6.74	1.02	1.00	1.02	1.00
20.7	٠,	٥.,	0	43			10.0070	12/1/2021 0/10/2020	****	J., .		1.00			0.7 .				

2019	90	SR	SR	65	5	63	7.94%	6/1/2021	VL,VM	1.50	1.00	0.91	0.92	0.92	1.67	1.00	1.00	1.01	1.01
2019	100	SR	SR	71	0	56	0.00%	1/1/2022 - 1/20/2023					SALES IN THIS		UP - COMPA			& NBHD 8	
2020	108	SR	SR	69	3	50	6.00%	8/1/2021 - 2/23/2023	VM	6.50	1.00	1.10	1.09	1.09	6.47	1.00	1.04	1.04	1.04
2020	700	SR	SR	2660	31	1314	2.36%	6/1/2021 - 3/24/2023	VM, VL, VDT	11.14	1.00	1.02	1.01	1.01	5.72	1.01	1.05	1.06	1.05
2019	103A	TS	SR	188	14	182	7.69%	1/1/2022 - 3/10/2023	VM, VL, VDT	6.24	1.00	1.15	1.16	1.16	3.83	1.00	1.01	1.01	1.02
2019	17A	SR	SR	263	15	261	5.75%	4/1/2022 - 3/8/2023	VM	4.58	1.00	1.02	1.02	1.02	2.26	1.00	1.01	1.00	1.00
2019	33N	SR	SR	444	31	440	7.05%	1/1/2022 - 3/14/2023	VM, VL	8.27	1.00	1.11	1.10	1.10	7.99	1.01	1.01	1.02	1.01
2022	51A	SR	SR	213	10	207	4.83%	10/1/2021 - 2/22/2023	VM	8.80	1.01	1.00	1.02	1.00	8.80	1.01	1.00	1.02	1.00
2020	65C	SR	SR	949	21	886	2.37%	1/1/2022 - 2/21/2023	VM,VL	8.99	1.01	1.04	1.03	1.02	8.95	1.01	1.01	1.00	1.00
2020	69A	SR	SR	476	15	395	3.80%	1/1/2021 - 2/16/23	VM,VL,VR	8.40	1.01	0.92	0.91	0.90	8.10	1.01	1.00	0.98	0.97
2020	69B	SR	SR	519	20	451	4.43%	10/1/2021 - 2/17/2023	VM, VL	6.40	1.00	0.99	1.00	1.00	6.37	1.00	1.01	1.02	1.01
2020	70C	SR	SR	756	37	754	4.91%	1/1/2022 - 2/15/2023	VL, VM	8.83	1.00	0.93	0.95	0.95	8.80	1.00	1.00	1.01	1.02
2022	6	TS	TS	722	14	769	1.82%	1/1/23- 2/7/23	VM,VL	8.90	0.99	0.99	0.99	0.99	8.90	0.99	0.99	0.99	0.99
2022	6B	TS	TS	318	14	235	5.96%	W/NBHD 6		W/NBHD 6									
2020	11	TS	TS	49	3	49	6.12%	1/1/23-2/6/23	VM	3.02	0.99	0.97	0.97	0.97	3.02	0.99	1.00	0.99	0.99
2020	13	TS	TS	210	10	212	4.72%	12/1/21-1/30/23	VL,VM	5.13	1.00	0.99	1.03	1.03	5.13	1.00	1.00	1.04	1.04
2020	14	TS	TS	40		40	0.00%	1/1/2022 - 1/20/2023	*2,****	TRENDED \		13 AND 15		1.00	0.10	1.00	1.00	1.01	1.01
2020	15	TS	TS	91	6	93	6.45%	1/1/22-2/2/23	VM	5.59	0.99	0.95	0.93	0.93	5.71	0.99	1.00	0.98	0.98
2023	20	TS	TS	36	2	37	5.41%	1/1/2022-3/7/2023	VM	0.09	1.00	0.93	0.73	0.93	0.09	1.00	1.00	1.00	1.00
				271	_														
2023	21	TS	TS		23	231 507	9.96%	1/1/22-3/8/23	VM,VL	6.23	1.00	1.02 0.94	1.04 0.97	1.03	5.40	1.00	1.01	1.01	1.00
2023	25	TS	TS	537	27		5.33%	1/1//22-2/23/23	VM,VL	9.46	1.01			0.96	7.95	1.00	1.00	1.01	
2023	38	TS	TS	81	6	81	7.41%	1/1/2022-3/14/2023	VM	6.50	1.00	0.81	0.81	0.81	6.55	1.00	1.02	1.02	1.02
2023	42	TS	TS	177	10	171	5.85%	1/1/2022-3/10/2023	VM	5.29	0.99	0.91	0.90	0.90	4.17	0.99	1.01	1.00	1.00
2023	45	TS	TS	91	5	88	5.68%	1/1/2022-3/10/2023	VM	3.31	0.99	0.94	0.95	0.95	5.17	1.00	1.01	0.99	0.99
2023	46	SR	TS	222	22	232	9.48%	1/1/2022-3/10/2023	VM	8.22	1.01	0.85	0.85	0.84	8.08	1.02	1.00	1.02	1.00
2020	55	TS	TS	296	13	297	4.38%	1/1/232/7/23	VM,VL	8.07	1.01	0.93	0.96	0.95	8.10	1.01	1.00	1.03	1.02
2023	58	TS	TS	293	19	303	6.27%	1/1/2022-3/13/2023	VM,VL	8.89	1.01	0.80	0.85	0.84	6.84	1.00	1.00	1.03	1.02
2020	68	TS	TS	299	21	287	7.32%	1/1/22-2/20/23	VM,VL	9.76	1.03	0.90	0.92	0.89	9.65	1.02	1.00	1.02	0.99
2020	81	TS	TS	351	23	340	6.76%	1/1/221/19/23	VM,VL	8.56	1.00	0.86	0.84	0.84	8.56	1.00	1.00	0.99	0.98
2020	82	TS	TS	84	4	78	5.13%	1/1/22- 2/20/23	VM	9.20	1.02	1.02	1.07	1.04	9.21	1.02	1.00	1.05	1.03
2020	83	TS	TS	126	12	128	9.38%	1/1/22- 1/25/23	VM	5.91	0.99	0.98	0.99	0.99	4.07	1.00	1.00	1.01	1.00
2020	95	TS	TS	77	7	77	9.09%	1/1/2022-2/2/23	VM	9.96	1.01	1.03	1.07	1.05	9.96	1.01	1.00	1.03	1.02
2023	97	TS	TS	41	3	41	7.32%	1/1/22-3/9/23, ALSO TRENDED W NBHD 17	VM	4.05	1.00	0.79	0.79	0.79	4.01	1.00	0.93	0.93	0.93
2023	103	TS	TS	250	21	224	9.38%	1/1/2022-3/10/2023	VM	3.76	1.00	0.93	0.95	0.94	4.12	1.00	1.01	1.01	1.01
2020	111	TS	TS	592	25	564	4.43%	1/1/22- 2/7/23	VM.VL	12.93	1.03	0.95	0.99	0.95	12.94	1.03	1.00	1.03	1.00
2021	600	TS	TS	876	25	896	2.79%	1/1/22-2/9/23	VM.VL	13.67	1.02	0.99	1.06	1.04	13.69	1.02	1.00	1.07	1.05
2021	601	TS	TS	928	54	947	5.70%	1/1/22-2/15/23	VM.VL	110.22	1.03	1.01	1.04	1.01	10.22	1.03	1.00	1.03	1.00
2021	602	TS	TS	285	17	285	5.96%	1/1//22-2/15/23	VM	9.40	1.00	1.00	1.00	1.00	9.40	1.00	1.00	1.00	1.00
2021	603	TS	TS	68	6	68	8.82%	1/1/22-2/15/23	VM	9.84	1.02	1.01	1.04	1.01	9.83	1.02	1.00	1.03	1.00
2021	604	TS	TS	396	16	431	3.71%	1/1/22-2/15/23	VM,VL	8.07	1.02	1.03	1.04	1.03	8.08	1.02	1.00	1.03	1.00
2021	605	TS	TS	51	3	49	6.12%	1/1/22-2/15/23	VM.VDT	3.75	1.00	0.88	0.88	0.87	3.64	1.00	1.00	1.00	1.00
2022	606	TS	TS	810	-	297	8.75%		VM.VL.VMM	7.26	1.04	0.88	0.88	0.87	7.28	1.00	1.00	1.00	0.98
2022	608	TS	TS	772	26 8	347	2.31%	1/1/22-2/20/23		10.06	1.04	1.05	1.04	1.02		1.04	1.00	1.02	0.98
					8			1/1/22- 2/20/23	VMM,VLM,VM					1.02	10.52	1.02	1.00	1.00	0.98
2022	609	TS	TS	824		530	0.00%				WITH NBH								
2022	609E	TS	TS	528		304	0.00%				WITH NBH								
2023	21A	TS	TS	168	14	168	8.33%	6/1/2022-3/8/2023	VM	4.38	1.00	1.04	1.04	1.04	3.29	1.00	1.00	1.02	1.02
2023	25C	TS	TS	667	37	664	5.57%	1/1/2022-3/10/2023	VM,VL	10.89	1.01	0.99	1.01	1.00	8.84	1.01	0.99	1.00	0.99
2023	25D	TS	TS	30		30	0.00%				WITH NBHD								
2023	25E	TS	TS	25		26	0.00%				NITH NBHD	25, 25C, 2	5FP						
2023	25FP	TS	TS	100	37	98	37.76%			COMBINED	WITH 25C								
2023	46A	SR	TS	152	12	151	7.95%	1/1/2023-3/10/2023	VM,VL	10.50	1.00	0.89	0.92	0.91	6.99	1.00	1.00	1.03	1.03
2022	70A	TS	TS	343	18	339	5.31%	1/1/22-2/7/23	VM	11.09	1.01	1.01	1.03	1.01	11.09	1.01	1.00	1.02	1.00
2020	81A	TS	TS	144	7	135	5.19%	1/1/22- 1/19/23	VM	5.05	0.99	0.86	0.85	0.85	5.08	0.99	1.00	0.99	0.99
2020	82A	TS	TS	94	5	95	5.26%	1/1/22- 1/20/23	VM	4.55	0.99	0.87	0.85	0.85	4.62	0.99	1.00	0.97	0.97
2020	82B	TS	TS	24	3	24	12.50%	1/1/23- 1/20/23	VM	9.22	1.02	0.71	0.75	0.73	6.30	1.02	1.00	1.06	1.03
2020	83A	TS	TS	10		10	0.00%	TENDED WITH NBHDS 83 AND 82A	TRENDF	WITH NBHD	83 AND 82								
2020	84A1	TS	TS	149	12	150	8.00%	1/1/22 1/25/23	VM	5.27	1.00	0.99	0.99	0.99	5.27	1.00	1.00	1.00	1.01
2020	84A2	TS	TS	37		37	0.00%	TRENDED WITH NBD 84A1	****		NITH NBHD								
2022	1	WG	WG	450	34	388	8.76%	1/1/2022 - 2/28/2023	VM	7.45	1.01	1.00	1.02	1.02	6.56	1.01	1.01	1.04	1.03
2022	2	WG	WG	620	41	612	6.70%	1/14/2022 - 3/9/2023	VM, VL	6.93	1.01	1.02	1.02	1.02	6.37	1.01	1.01	1.04	1.03
				259	9		3.50%		VIVI, VL VM				1.03	1.03	0.37	1.01	1.01	1.02	1.01
2023	8 9	WG	WG		,	257 179		1/14/2022 - 10/21/2022			NITH NBHD		0.74	0.74	7 44	1.00	1.00	1.01	1.01
2023		WG	WG	180	10		5.59%	1/14/2023 - 2/9/2023	VM	7.24	1.00	0.76	0.76	0.76	7.44	1.00	1.00	1.01	
2023	10	WG	WG	129	11	126	8.73%	1/16/2022 - 2/15/2023	VM	6.30	1.00	0.93	0.94	0.94	6.15	1.00	1.00	1.00	1.00
2022	16	WG	WG	159	5	155	3.23%	5/6/2022 - 12/27/2022	VM	TRENDED \		7, 7A, 7B	4.00	1.04	0.40	4.04	1.00	4.04	401
2023	22	WG	WG	182	5	180	2.78%	5/3/2022 - 9/12/2022	VM	9.20	1.01	1.00	1.02	1.01	9.18	1.01	1.03	1.04	1.04
2023	23	WG	WG	110	6	110	5.45%	2/11/2022 - 11/23/2022	VM	8.75	0.99	1.05	1.04	1.05	8.72	0.99	1.01	1.00	1.01
2023	30	WG	WG	129	6	129	4.65%	3/24/2022 - 3/3/2023	VM	5.65	1.01	0.84	0.86	0.85	5.60	1.01	1.00	1.02	1.01
2023	32	WG	WG	44	3	42	7.14%	1/25/2022 - 8/24/2022	VM	6.11	1.00	1.09	1.13	1.12	6.08	1.00	1.00	1.04	1.03
	35	WG	WG	54	7	54	12.96%	5/9/2022 - 9/21/2022	VM	5.07	1.01	0.83	0.84	0.84	4.97	1.00	1.01	1.01	1.00
2023	36	WG	WG	219	15	173	8.67%	1/14/2022 - 1/9/2023	VM	5.80	1.01	0.92	0.92	0.91	5.81	1.01	1.01	1.00	0.99
2023 2021	30		WG	56	2	56	3.57%	1/11/2022 - 8/12/2022	VM	TRENDED \	WITH NBHD	20 AND 21	l						
	39	WG	WG	30															
2021		WG WG	WG	247	11	185	5.95%	2/16/2022 - 12/9/2022	VM	9.87	0.99	1.00	1.03	1.04	9.87	0.99	1.00	1.03	1.04

2023	44	WG	WG	69	5	69	7.25%	1/28/2022 - 2/13/2023	VM	11.02	0.99	0.86	0.92	0.93	9.94	0.99	1.01	1.06	1.07
2023	48	WG	WG	96	9	96	9.38%	1/28/2022 - 2/13/2023	VM	3.02	1.00	0.80	0.92	0.93	2.86	1.00	1.01	1.00	1.07
2020	52	WG	WG	51	3	46	6.52%	5/9/2022 - 1/3/2023	VM	0.23	1.00	0.86	0.86	0.86	0.44	1.00	1.00	1.00	1.00
2022	53	WG	WG	244	13	236	5.51%	1/14/2022 - 1/20/23	VM	6.65	1.01	0.92	0.93	0.92	6.33	1.01	1.00	1.01	1.00
2022	54	WG	WG	245	19	241	7.88%	2/17/2022 - 3/10/2023	VM	7.74	1.00	0.88	0.89	0.89	7.56	1.00	1.00	1.01	1.01
2020	56	WG	WG	350	24	305	7.87%	1/3/2022 - 3/10/2023	VM	8.73	1.01	0.80	0.81	0.81	8.43	1.00	0.99	1.02	1.02
2020	66	WG	WG	143	2	137	1.46%	2/8/2022 - 1/12/2023	VM		/ITH NBHD		0.01	0.01	0.43	1.00	0.77	1.02	1.02
2020	67	WG	WG	289	13	283	4.59%	1/27/2022 - 11/21/2022	VM	7.69	1.02	1.07	1.05	1.06	7.68	1.02	1.00	1.02	1.00
2021	70	WG	WG	331	13	322	4.04%	3/30/2022 - 2/21/2023	VM	12.90	1.00	0.73	0.76	0.76	11.11	1.01	1.01	1.08	1.07
2020	88	WG	WG	46	2	36	5.56%	1/12/2022 - 7/1/2022	VM	9.58	0.99	0.95	0.95	0.96	9.55	0.99	1.00	1.00	1.01
2020	89	WG	WG	150	12	149	8.05%	1/24/2022 - 3/10/2023	VM	7.45	1.00	0.84	0.82	0.82	6.54	1.00	1.00	0.99	0.99
2023	91	WG	WG	56	7	55	12.73%	1/20/2022 - 2/24/2023	VM	8.71	1.01	0.99	0.99	0.98	8.71	1.01	1.00	1.00	1.00
2023	93	WG	WG	223	8	212	3.77%	4/1/2022 - 12/22/2022	VM	12.74	1.00	0.78	0.82	0.81	9.34	1.00	1.00	1.01	1.01
2020	94	WG	WG	23	1	23	4.35%		VM	TRENDED V									
2020	99	WG	WG	27	0	20	0.00%		0	TRENDED V	/ITH 108. 5	3.54							
2020	102	WG	WG	205	16	204	7.84%	1/31/2022 - 2/27/2023	VM	8.01	1.01	1.01	1.04	1.03	8.09	1.00	1.01	1.03	1.02
2019	106	WG	WG	93	0	39	0.00%	0	0	TRENDED V	/ITH NBHD	107							
2021	109	WG	WG	32	0	19	0.00%	0	0	JUST LAND									
2023	112	WG	WG	181	14	165	8.48%	4/7/2022 - 2/15/2023	VM	4.22	1.01	0.97	0.97	0.96	4.24	1.01	1.00	1.00	0.99
2023	114	WG	WG	86	10	70	14.29%	1/25/2022 - 3/1/2023	VM	1.14	1.00	0.88	0.89	0.89	3.38	1.01	1.01	1.00	0.99
2021	900	WG	WG	309	18	178	10.11%	1/17/2022 - 2/27/2023	VM, VMM	9.20	1.00	1.02	0.99	0.99	7.39	1.00	1.02	1.03	1.02
2021	950	WG	WG	163	14	137	10.22%	1/26/2022 - 12/15/2022	VM, VMM	10.61	1.03	0.98	1.00	0.97	10.54	1.03	1.00	1.02	0.99
2020	102A	WG	WG	35	1	31	3.23%	9/29/2022	VM	TRENDED V	/ITH 102 AI	ND 102B							
2020	102B	WG	WG	51	16	51	31.37%	1/31/2022 - 2/27/2023	VM	8.01	1.01	1.01	1.04	1.03	8.09	1.00	1.01	1.03	1.02
2022	1A	WG	WG	24	1	24	4.17%	4/1/2022	VM	TRENDED V	/ITH NBHD	1							
2023	25A	WG	WG	349	24	343	7.00%	2/1/20022 - 2/23/2023	VM, VL	7.84	1.01	0.83	0.84	0.83	7.56	1.01	1.01	1.02	1.01
2023	42B	WG	WG	241	18	241	7.47%	1/31/2022-11/15/2023	VM	8.53	1.01	0.76	0.79	0.78	8.40	1.01	1.00	1.03	1.02
2023	42M	WG	WG	281	16	281	5.69%	2/11/2022-2/3/2023	VM	6.82	1.01	0.93	0.94	0.93	6.83	1.01	1.01	1.02	1.01
2020	52A	WG	WG	54	19	53	35.85%	1/7/2022 - 3/10/2023	VM	1.05	1.00	1.05	1.07	1.06	9.20	1.01	1.00	1.03	1.02
2020	52B	WG	WG	15	19	15	126.67%	1/7/2022 - 3/10/2023	VM	1.05	1.00	1.05	1.07	1.06	9.20	1.01	1.00	1.03	1.02
2020	52C	WG	WG	46	19	22	86.36%	1/7/2022 - 3/10/2023	VM	1.05	1.00	1.05	1.07	1.06	9.20	1.01	1.00	1.03	1.02
2020	52D	WG	WG	197	19	194	9.79%	1/7/2022 - 3/10/2023	VM	1.05	1.00	1.05	1.07	1.06	9.20	1.01	1.00	1.03	1.02
2020	52E	WG	WG	36	19	35	54.29%	1/7/2022 - 3/10/2023	VM	1.05	1.00	1.05	1.07	1.06	9.20	1.01	1.00	1.03	1.02
2020	52F	WG	WG	56	19	51	37.25%	1/7/2022 - 3/10/2023	VM	1.05	1.00	1.05	1.07	1.06	9.20	1.01	1.00	1.03	1.02
2020	52G	WG	WG	21	19	21	90.48%	1/7/2022 - 3/10/2023	VM	1.05	1.00	1.05	1.07	1.06	9.20	1.01	1.00	1.03	1.02
2020	65N	WG	WG	614	19	562	3.38%	1/1/2022 - 1/6/2023	VM, VMM	12.40	1.02	0.78	0.82	0.80	12.50	1.02	1.00	1.05	1.03
2020	65S	WG	WG	352	9	332	2.71%	1/10/2022 - 1/27/2023	VM	8.55	0.98	0.83	0.88	0.80	8.70	0.98	1.02	0.96	0.98
2023	88A	WG	WG	58	2	57	3.51%	11/4/2022 - 1/1/2023	VM	0.00	1.00	0.96	0.96	0.96	5.41	1.01	1.01	1.01	1.01
partial every year	800	MT	MT	595	25	595	4.20%	1/1/2022 - 2/20/23	VM,VL,VMM,VLM	14.45	1.00	1.03	1.06	1.06	14.45	1.00	1.00	1.03	1.03
2023	88B	WG	WG	69	5	68	7.35%	4/11/2022 - 13/20/2022	VM	8.50	1.01	0.94	1.01	1.00	6.06	1.01	1.00	1.06	1.05
2021	950NE	WG	WG	267	14	228	6.14%	1/26/2022 - 12/15/2022	VM, VMM	10.61	1.03	0.98	1.00	0.97	10.54	1.03	1.00	1.02	0.99
2021	950SE	WG	WG	86	14	83	16.87%	1/26/2022 - 12/15/2022	VM, VMM	10.61	1.03	0.98	1.00	0.97	10.54	1.03	1.00	1.02	0.99
2021	950SW	WG	WG	354	18	319	5.64%	1/17/2022 - 2/27/2023	VM, VMM	9.20	1.00	1.02	0.99	0.99	7.39	1.00	1.02	1.03	1.02

ACSSERVER > d > IBM > d > RESIDENTIAL APPRAISAL > ANALYSIS > 2023 > STEVE > COST CALIBRATION

Name	Date modified	Туре	Size
NBHD 3	5/1/2023 1:56 PM	File folder	
NBHD 51	3/29/2023 5:03 PM	File folder	
NBHD 51A	3/23/2023 10:21 AM	File folder	
NBHD 57	3/21/2023 3:42 PM	File folder	
NBHD 65	3/17/2023 2:18 PM	File folder	
NBHD 65C	3/21/2023 2:26 PM	File folder	
NBHD 69	3/30/2023 11:17 AM	File folder	
NBHD 69A	3/8/2023 2:21 PM	File folder	
NBHD 69B	3/24/2023 1:14 PM	File folder	
NBHD 70C	5/17/2023 1:16 PM	File folder	
NBHD 71	3/9/2023 1:37 PM	File folder	
NBHD 76	6/5/2023 4:19 PM	File folder	
NBHD 77	5/22/2023 2:48 PM	File folder	
NBHD 78	3/29/2023 5:10 PM	File folder	
NBHD 79	6/5/2023 5:07 PM	File folder	
NBHD 87	3/14/2023 4:37 PM	File folder	
NBHD 108	3/20/2023 8:21 AM	File folder	

Organize New Open Select

ACSSERVER > d > IBM > d > RESIDENTIAL APPRAISAL > ANALYSIS > 2023 > STEVE > NBHD 17

Name	Date modified	Туре	Size
1. SALE RATIO REPORT - ALL SALES	3/7/2023 11:11 AM	Microsoft Edge P	46 KB
1. SALE RATIO REPORT - EARLIER CONST	3/7/2023 11:13 AM	Microsoft Edge P	41 KB
1. SALE RATIO REPORT - LATER CONSTRU	3/7/2023 11:15 AM	Microsoft Edge P	23 KB
2. SALE RATIO REPORT - ALL SALES	3/7/2023 5:00 PM	Microsoft Edge P	46 KB
2. SALE RATIO REPORT - EARLIER CONST	3/7/2023 5:02 PM	Microsoft Edge P	41 KB
2. SALE RATIO REPORT - LATER CONSTRU	3/7/2023 1:24 PM	Microsoft Edge P	23 KB
GAIN LOSS REPORT & TRENDLINE CHARTS	3/8/2023 9:53 AM	Microsoft Excel W	95 KB
MAP - EARLIER CONSTRUCTION	2/22/2019 8:58 AM	Microsoft Edge P	332 KB
MAP - LATER CONSTRUCTION	2/22/2019 8:59 AM	Microsoft Edge P	221 KB
MAP	3/7/2023 12:45 PM	Microsoft Edge P	1,401 KB
MARKET ADJ	3/8/2023 1:52 PM	Microsoft Excel W	41 KB
NBHD SUMMARY	3/8/2023 9:53 AM	Microsoft Excel W	17 KB

MARKET ADJUSTMEN	TS	
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Neighborhood Market		Neighborhood Market
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Sales Ratio Report Parameters

Profile

Search by Sale Date From: 05/01/2022 To: 07/01/2023 Search by State Code A1 (SINGLE FAMILY Search by Sale Type VM (VERIFIED MULTIPLE LISTING) VL (VERIFIED SALES LETTER) VA (VERIFIED APPRAISAL) VDT (VERIFIED DEED OF TRUST) VLM (VERIFIED LETTER MULTI PARCEL) VMM (VERIFIED MLS MULTI PARCEL) VLS (VERIFIED LETTER SUPPRESS) VMS (VERIFIED MULTI LISTING SUPPRESSED) VR (VERIFIED REPO SALE) VRS (VERIFIED REPO SALE SUPPRESS) Search by Sale Ratio Code R (SINGLE FAMILY IMPROVED) R (SINGLE FAMILY IMPROVED)

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Includes Confidential Sales.

Sales Ratio Report 3/7/2023 4:59:49PM

MA Base%: 78.00

3/1/20)23 4:59:49P	'IVI								S	Sale					
	Buyer/Seller	Sale Date	Land		Imp	E-Blt	Imp	Land	Imp Living	Avg Price/ A	lvg Price/			Land/	Land/	
Sale #	Deed	Confirm	Туре	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
466117	BARNES	6/30/2022	A1	SQ: 7379.06 AC: 0.1694	WV	1985	145,433	22,000	1,024	163.51	186.52	167,433	191,000	0.1300	0.1152	0.8766
	MEREDITH/PITMAN CAROLYN C Deed Info: 6/30/2022	VM		FF: 60.00 DEPTH: 123.00)	1985	St Cd: A1	So	hl: 02	City : 01		Sale	e Type: VM	Ra	tio Type: R	
Prop ID /			Legal D	escription			Situs Locat	tion		Legal Acreage		Eff Size Subdv		Neig	hbrhood	
10704	4 R 34710360000		LOT	2 BLK 4 SUMMERFIELD	EST 2		11 WHITE	ROCK	CT	0.1694		0.0000 3471	I%-100 L%-100	17	l%-100 L%-100	1
MA Econ MA Phy% MA Func	: 100.00 Land	Econ%: Phy%: Func%:		Imp 1 Value: Imp1 Desc: SINGLE FAMI	145, ILY		Imp 2 Value: Imp 2 Desc:			Imp 3 Value: Imp 3 Desc:			Appraiser: SR			
MA Base	%: 78.00															
469732	HARRIS HALEY/BERNARI	D 1/9/2023	A1	SQ: 12087.90 AC: 0.2775	WV	1985	251,414	22,000	1,880	145.43	130.32	273,414	245,000	0.0800	0.0898	1.1160
107702	ZACHARY & HEATHER BERNARD Deed Info: 1/9/2023	VM		FF: 93.00 DEPTH: 130.00	130.00		St Cd: A1	Sc	hl: 02	City : 01		Sale	e Type: VM	Ra	tio Type: R	
Prop ID /	Type Geo ID / Map ID		Legal D	escription			Situs Locat	ion		Legal Acreage		Eff Size Subdv		Neig	hbrhood	
10704	B R 34710400000		LOT	6 BLK 4 SUMMERFIELD	EST 2		7 WHITE	ROCK C	Γ	0.2775		0.0000 3471	I%-100 L%-100	17	l%-100 L%-100	ł
MA Phy%	: 100.00 Land	Econ%: Phy%: Func%:		Imp 1 Value: Imp1 Desc: SINGLE FAMI	251, ILY		Imp 2 Value: Imp 2 Desc:			Imp 3 Value: Imp 3 Desc:			Appraiser: SR			
MA Base	%: 78.00															
468310	LAWLEY LONE STAR LLC	C 10/12/2022	A1	SQ: 8398.37 AC: 0.1928	WV	1985	164,834	22,000	1,166	6 160.23	156.09	186,834	182,000	0.1200	0.1209	1.0266
1000.0	SERIES K-4 WHITE ROCK/SPEAR MISTI J Deed Info: 10/12/2022	VM		FF: 70.00 DEPTH: 120.00)	1985	St Cd: A1	Sc	hl: 02	City : 01		Sale	e Type: VM	Ra	tio Type: R	
Prop ID /	Type Geo ID / Map ID		Legal D	Pescription			Situs Locat	ion		Legal Acreage		Eff Size Subdv		Neig	hbrhood	
10705	1 R 34710430000		LOT	9 BLK 4 SUMMERFIELD	EST 2		4 WHITE	ROCK C	Γ	0.1928		0.0000 3471	I%-100 L%-100	17	l%-100 L%-100	i
MA Phy%	: 100.00 Land	Econ%: Phy%: Func%:		Imp 1 Value: Imp1 Desc: SINGLE FAMI	164, ILY		Imp 2 Value: Imp 2 Desc:			Imp 3 Value: Imp 3 Desc:			Appraiser: SR			

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Sales Ratio Report 3/7/2023 4:59:49PM

MA Base%: 78.00

3/7/2023 4:59:49PN	M								;	Sale					
Buyer/Seller	Sale Date	Land		Imp	E-Blt	Imp	Land	lmp Living	Avg Price/	Avg Price/			Land/	Land/	
Sale # Deed	Confirm	Туре	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
465104 TILALA NIL/WESLEY	5/3/2022	A1	SQ: 6599.34 AC: 0.1515	WV	1986	183,474	22,000	1,159	177.29	167.82	205,474	194,500	0.1100	0.1131	1.0564
FELTON DARNELL Deed Info: 5/3/2022	VM		FF: 55.00 DEPTH: 120.00		1986	St Cd: A1	Sc	hl: 02	City: 01		Sal	e Type: VM	Ra	tio Type: R	
Prop ID / Type Geo ID / Map ID 107057 R 34710490000		•	Description 15 BLK 2 SUMMERFIEL	D EST 2		Situs Locat 5003 SILV		E DR	Legal Acreage 0.1515		Eff Size Subdv 0.0000 3471	I%-100 L%-100	_	nbrhood %-100 L%-100	
MA Econ%: 100.00 Land Ec MA Phy%: 100.00 Land Ph MA Func%: 100.00 Land Fu	hy%:		Imp 1 Value: Imp1 Desc: SINGLE FAMIL	183, _Y	474	Imp 2 Value: Imp 2 Desc:			Imp 3 Value: Imp 3 Desc:			Appraiser: SR			
MA Base%: 78.00															
465599 DIKO MALTON/SPIKES	6/1/2022	A1	SQ: 8189.28 AC: 0.1880	WV	1986	176,884	22,000) 1,272	156.36	158.41	198,884	201,500	0.1100	0.1092	0.9870
JENNA C & MICHAEL C BOWMAN	VM		FF: 63.00 DEPTH: 130.00	***	1986	St Cd: A1	Sc	hl: 02	City : 01		Sal	e Type: VM	Ra	tio Type: R	
Deed Info: 6/1/2022 Prop ID / Type Geo ID / Map ID		Legal D	Description			Situs Locat	tion		Legal Acreage		Eff Size Subdy		Neig	hbrhood	
106421 R 34710620000		LOT	14 BLK 1 SUMMERFIEL	D EST U	NIT 3	4915 BAY	BERRY I	DR	0.1880		0.0000 3471	I%-100 L%-100) 17	l%-100 L%-100	
MA Econ%: 100.00 Land Econ MA Phy%: 100.00 Land Ph MA Func%: 100.00 Land Fu	h y %:		Imp 1 Value: Imp1 Desc: SINGLE FAMIL	176, _Y	884	Imp 2 Value: Imp 2 Desc:			Imp 3 Value: Imp 3 Desc:			Appraiser: SR			
MA Base%: 78.00															
468756 HIBBS STEPHEN	11/3/2022	A1	SQ: 7296.30 AC: 0.1675	WV	1986	161,722	22,000	1,099	167.17	172.88	183,722	190,000	0.1200	0.1158	0.9670
MICHAEL/MAGANA DERRICK M Deed Info: 11/3/2022	VM		FF: 64.00 DEPTH: 114.00		1986	St Cd: A1	Sc	hl: 02	City : 01		Sal	e Type: VM	Ra	tio Type: R	
Prop ID / Type Geo ID / Map ID		•	Description			Situs Locat			Legal Acreage		Eff Size Subdy		Neig	hbrhood	
106430 R 34710710000		LOT	17 BLK 2 SUMMERFIEL	D EST U	NIT 3	5007 SILV	VER SAG	E DR	0.1675		0.0000 3471	I%-100 L%-100) 17	l%-100 L%-100	
MA Econ%: 100.00 Land Ec MA Phy%: 100.00 Land Ph MA Func%: 100.00 Land Fu	hy%:		Imp 1 Value: Imp1 Desc: SINGLE FAMIL	161, _Y	722	Imp 2 Value: Imp 2 Desc:			Imp 3 Value: Imp 3 Desc:			Appraiser: SR			
MA Base%: 78.00															
					4000										
465155 CASTANEDA SHELBY/KAPPES JOHN A	5/9/2022	A1	SQ: 6599.34 AC: 0.1515 FF: 60.00 DEPTH: 110.00	WV	1986 1986	165,484	22,000		157.15	142.50	187,484	170,000	0.1200	0.1294	1.1029
Deed Info: 5/9/2022	VM					St Cd: A1	Sc	hl: 02	City : 01		Sal	e Type: VM	Ra	tio Type: R	
Prop ID / Type Geo ID / Map ID 106453 R 34710920000		_	Description 6 BLK 6 SUMMERFIELD	EST UN	IIT 3	Situs Locat 5311 LON		DR	Legal Acreage 0.1515		0.0000 3471	I%-100 L%-100	_	h brhood 1%-100 L%-100	
MA Econ%: 100.00 Land Econ MA Phy%: 100.00 Land Phy MA Func%: 100.00 Land Fu	hy%:		Imp 1 Value: Imp1 Desc: SINGLE FAMIL	165, _Y	484	Imp 2 Value: Imp 2 Desc:			Imp 3 Value: Imp 3 Desc:			Appraiser: SR			

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3/7/2023

Prop ID / Type

MA Econ%: 100.00

MA Phy%: 100.00

MA Func%: 100.00 MA Base%: 78.00

105258

Geo ID / Map ID

Land Econ%:

Land Phy%:

Land Func%:

R 34711510000

Legal Description

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Imp1 Desc:

LOT 14 BLK 7 SUMMERFIELD EST 4C

SINGLE FAMILY

212.401

Imp 2 Value:

Imp 2 Desc:

26 30 Page: 4:59:49PM Sale Imp **Buyer/Seller** Sale Date Avg Price/ Avg Price/ Land/ Land Imp E-Blt Imp Land Living Land/ Confirm Sale # Deed Type Dimensions Class Y-Blt Value Value Area Sqft Sqft Market Sale Price Market Sale Price Ratio 1988 469747 EDWARDS RONALD D Α1 SQ: 11125.22 AC: 0.2554 220,603 22,000 1.701 142.62 126.40 242,603 215,000 0.0900 0.1023 1.1284 1/12/2023 WV ETUX ALICE F/EVANS FF: 89.00 DEPTH: 125.00 1988 RONNIE ETUX RENEE VM St Cd: A1 Schl: 02 Citv: 01 Sale Type: VM Ratio Type: R Deed Info: 1/12/2023 Eff Size Subdy Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Neighbrhood R 34711080000 LOT 31 BLK 6 SUMMERFIELD EST 4 7 TUMBLEWEED CT 0.2554 105805 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 220,603 Imp 2 Value: Imp 3 Value: Annraiser: SR Land Phy%: MA Phy%: 100.00 Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: MA Func%: 100.00 Land Func%: MA Base%: 78.00 1989 22,000 466139 FLEMING BRENT/DUNN Α1 SQ: 11970.29 AC: 0.2748 W/V 214,326 1,612 146.60 139.58 236,326 225,000 0.0900 0.0978 1.0503 7/1/2022 JUDSON SCOTT FF: 90.00 DEPTH: 133.00 1989 VM St Cd: A1 Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 7/1/2022 Legal Acreage Prop ID / Type Geo ID / Map ID Legal Description Situs Location Eff Size Subdy Neighbrhood R 34711090000 LOT 32 BLK 6 SUMMERFIELD EST 4 8 TUMBI FWFFD CT 0.2748 105806 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 214,326 Imp 2 Value: Imp 3 Value: Appraiser: MA Phy%: 100.00 Land Phy%: Imp1 Desc: Imp 2 Desc: Imp 3 Desc: SINGLE FAMILY Land Func%: MA Func%: 100.00 MA Base%: 78.00 1992 470316 VASTA PAUL M/LILJEBERG 2/13/2023 Α1 202,837 22,000 1,531 146.86 146.96 224,837 225,000 0.1000 0.0978 0.9993 SQ: 6899.90 AC: 0.1584 DAVID & KURT LILJEBERG FF: 60.00 DEPTH: 115.00 1992 St Cd: A1 Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 2/13/2023 Eff Size Subdy Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Neighbrhood LOT 18 BLK 6 SUMMERFIELD EST 4C 105237 R 34711300000 5322 SPINDLETREE DR 0.1584 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ% Imp 1 Value: 202,837 Imp 2 Value: Imp 3 Value: Appraiser: SR MA Phy%: 100.00 Land Phy%: Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: Land Func%: MA Func%: 100.00 MA Base%: 78.00 1992 470326 TRAN TA & NGOC 2/14/2023 Α1 SQ: 8049.89 AC: 0.1848 212.401 22,000 1,642 142.75 138.25 234,401 227.000 0.0900 0.0969 1.0326 HOANG/SWEENEY FF: 70.00 DEPTH: 115.00 1992 MICHELLE RENEE VM St Cd: A1 Ratio Type: R **Schl**: 02 **City**: 01 Sale Type: VM Deed Info: 2/14/2023

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R 34711900000

Land Econ%:

Land Phy%:

Land Func%:

104557

MA Econ%: 100.00

MA Phy%: 100.00

MA Func%: 100.00 MA Base%: 79.00 LOT 10 BLK 9 SUMMERFIELD EST UNIT 5A

SINGLE FAMILY

225.289

Imp 2 Value:

Imp 2 Desc:

Imp 1 Value:

Imp1 Desc:

3/7/2023

4:59:49PM

Sale Imp **Buyer/Seller** Sale Date Avg Price/ Avg Price/ Land/ Land Imp E-Blt Imp Land Living Land/ Sale # Deed Confirm Type Dimensions Class Y-Blt Value Value Area Sqft Sqft Market Sale Price Market Sale Price Ratio 1993 466474 LATIMER Α1 SQ: 7409.56 AC: 0.1701 190,735 22,000 1,393 152.72 164.03 212,735 228,500 0.1000 0.0963 0.9310 7/25/2022 WV FF: 65.00 DEPTH: 114.00 BRITTANY/PETERSON 1993 VM St Cd: A1 Schl: 02 01 Sale Type: VM Ratio Type: R KELLIE Citv: Deed Info: 7/25/2022 Geo ID / Map ID Eff Size Subdy Prop ID / Type Legal Description Situs Location Legal Acreage Neighbrhood R 34711570000 LOT 2-B BLK 2 SUMMERFIELD EST 4A 4930 BAYBERRY DR 104931 0.1701 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 190,735 Imp 2 Value: Imp 3 Value: Annraiser: SR Land Phy%: MA Phy%: 100.00 Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: MA Func%: 100.00 Land Func%: MA Base%: 78.00 1993 469487 THOMPSON NEKETA Α1 SQ: 6899.90 AC: 0.1584 211,385 22,000 1,652 141.27 134.69 233,385 222,500 0.0900 0.0989 1.0489 12/17/2022 **ETVIR** FF: 60.00 DEPTH: 115.00 1993 VM St Cd: A1 CHARLES/VELASOUEZ Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 12/17/2022 Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Eff Size Subdy Neighbrhood R 34711630000 LOT 19 BLK 1 SUMMERFIELD EST 4A 4925 BAYBERRY DR 104937 0.1584 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 211,385 Imp 2 Value: Imp 3 Value: Appraiser: Imp 2 Desc: MA Phy%: 100.00 Land Phy%: Imp1 Desc: Imp 3 Desc: SINGLE FAMILY Land Func%: MA Func%: 100.00 MA Base%: 78.00 1995 467610 ROMERO JOIE & JENNIFER 9/6/2022 Α1 214,506 22,000 1,542 153.38 155.64 236,506 240,000 0.0900 0.0917 0.9854 SQ: 7200.47 AC: 0.1653 ROMERO/HENNING DEVIN FF: 60.00 DEPTH: 120.00 1995 JOSEPH St Cd: A1 Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 9/6/2022 Eff Size Subdy Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Neighbrhood LOT 6 BLK 9 SUMMERFIELD EST UNIT 5A R 34711860000 5311 BLUE STEM DR 104553 0.1653 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: Imp 2 Value: Imp 3 Value: 214.506 Appraiser: SR MA Phy%: 100.00 Land Phy%: Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: Land Func%: MA Func%: 100.00 MA Base%: 80.00 1994 Α1 SQ: 7200.47 AC: 0.1653 225,289 22,000 1,508 163.98 175.73 247,289 265,000 0.0900 0.0830 0.9332 465997 MORGAN 7/1/2022 TESHA/THONTON GAREY FF: 60.00 DEPTH: 120.00 1994 VM St Cd: A1 WADE & SHELLY Ratio Type: R Schl: 02 **City**: 01 Sale Type: VM Deed Info: 7/1/2022 Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Eff Size Subdy Neighbrhood

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Imp 3 Desc:

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Appraiser:

SR

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4:59:49PM 3/7/2023 Sale Imp **Buyer/Seller** Sale Date Avg Price/ Avg Price/ Land Imp E-Blt Imp Land Living Land/ Land/ Sale # Deed Confirm Type Dimensions Class Y-Blt Value Value Area Sqft Sqft Market Sale Price Market Sale Price Ratio 1993 465847 STOKES LACEY & MARY M 6/15/2022 Α1 SQ: 8999.50 AC: 0.2066 197,255 22,000 1,504 145.78 163.10 219,255 245,300 0.1000 0.0897 0.8938 WV FF: 72.00 DEPTH: 125.00 GANT/HOPPES RANDY 1993 ETUX TAYLOR St Cd: A1 Schl: 02 Citv: 01 Sale Type: VM Ratio Type: R Deed Info: 6/15/2022 Geo ID / Map ID Eff Size Subdy Prop ID / Type Legal Description Situs Location Legal Acreage Neighbrhood R 34712230000 LOT 34 BLK 7 SUMMERFIELD EST UNIT 5A 10 BASSWOOD DR 104590 0.2066 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 197,255 Imp 2 Value: Imp 3 Value: Annraiser: SR Land Phy%: MA Phy%: 100.00 Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: MA Func%: 100.00 Land Func%: MA Base%: 78.00 1996 SQ: 11778.62 AC: 0.2704 WV 466866 HADDEN BRAD ETUX 8/16/2022 Α1 260,451 22,000 2,046 138.05 136.85 282,451 280,000 0.0800 0.0786 1.0088 KATIE/AINSWORTH FF: 76.00 DEPTH: 155.00 1996 STEVEN MICHAEL & VM St Cd: A1 Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 8/16/2022 Legal Acreage Prop ID / Type Geo ID / Map ID Legal Description Situs Location Eff Size Subdy Neighbrhood R 34712310000 LOT 42 BLK 7 SUMMERFIELD ESTATES 5-B 13 PERIWINKI F DR 103480 0.2704 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 260,451 Imp 2 Value: Imp 3 Value: Appraiser: Imp 2 Desc: MA Phy%: 100.00 Land Phy%: Imp1 Desc: Imp 3 Desc: SINGLE FAMILY Land Func%: MA Func%: 100.00 MA Base%: 80.00 1996 468536 BROWN STEVEN Α1 216,555 22,000 1,634 145.99 153.00 238,555 250,000 0.0900 0.0880 0.9542 10/28/2022 SQ: 7200.47 AC: 0.1653 FF: 60.00 DEPTH: 120.00 WAYNE/NGUYEN HUONG 1996 St Cd: A1 Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 10/28/2022 Eff Size Subdy Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Neighbrhood

LOT 3 BLK 9 SUMMERFIELD ESTATES 5-B R 34712590000 5305 BLUE STEM DR 103508 0.1653 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: Imp 2 Value: Imp 3 Value: 216.555 Appraiser: SR MA Phy%: 100.00 Land Phy%: Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: Land Func%: MA Func%: 100.00 MA Base%: 80.00 1998 466595 WOOD CHRISTIAN DAVID Α1 SQ: 7801.60 AC: 0.1791 255,037 22,000 1,676 165.30 166.47 277,037 279,000 0.0800 0.0789 0.9930 8/1/2022 ETUX KATELYNN FF: 60.00 DEPTH: 130.00 1998 VM St Cd: A1 ANNE/NGUYEN LONG & Ratio Type: R Schl: 02 **City**: 01 Sale Type: VM Deed Info: 8/1/2022 Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Eff Size Subdy Neighbrhood 102756 R 34712630000 LOT 38 BLK 1 SUMMERFIELD EST SEC 5C 5027 BAYBERRY DR 0.1791 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100

Imp 3 Value:

Imp 3 Desc:

MA Func%: 100.00 MA Base%: 82.00

MA Econ%: 100.00

MA Phy%: 100.00

Land Econ%:

Land Phy%:

Land Func%:

Imp 1 Value:

Imp1 Desc:

255.037

SINGLE FAMILY

Imp 2 Value:

Imp 2 Desc:

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Appraiser:

SR

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29 30 Page: 4:59:49PM Sale Imp **Buyer/Seller** Sale Date Avg Price/ Avg Price/ Land Imp E-Blt Imp Land Living Land/ Land/ Sale # Deed Confirm Type Dimensions Class Y-Blt Value Value Area Sqft Sqft Market Sale Price Market Sale Price Ratio 1999 465178 TANG PHUONG Α1 SQ: 9361.04 AC: 0.2149 233,966 22,000 1,558 164.29 163.67 255,966 255,000 0.0900 0.0863 1.0038 5/6/2022 WV FF: 60.00 DEPTH: 156.00 MAI/ALLEN LOGAN CREED 1999 & MADISON MICHELLE St Cd: A1 Schl: 02 Citv: 01 Sale Type: VM Ratio Type: R Deed Info: 5/6/2022 Geo ID / Map ID Eff Size Subdy Prop ID / Type Legal Description Situs Location Legal Acreage Neighbrhood R 34712720000 LOT 46 BLK 1 SUMMERFIELD EST SEC 5C 5043 BAYBERRY DR 102765 0.2149 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 233,966 Imp 2 Value: Imp 3 Value: Annraiser: SR MA Phy%: 100.00 Land Phy%: Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: MA Func%: 100.00 Land Func%: MA Base%: 83.00 1998 22,000 468551 MARTZ JONOTHAN & Α1 SQ: 6899.90 AC: 0.1584 212,975 1,378 170.52 169.01 234,975 232,900 0.0900 0.0945 1.0089 11/1/2022 **FATEMA** FF: 60.00 DEPTH: 115.00 1998 TAHAN/NICHOLSON TREY VM St Cd: A1 Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 11/1/2022 Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Eff Size Subdy Neighbrhood R 34712880000 LOT 2 BLK 10 SUMMERFIELD EST SEC 5C 5502 LONG LEAF DR 102781 0.1584 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: 212,975 Imp 2 Value: Imp 3 Value: Appraiser: Imp 2 Desc: MA Phy%: 100.00 Land Phy%: Imp1 Desc: Imp 3 Desc: SINGLE FAMILY Land Func%: MA Func%: 100.00 MA Base%: 82.00 1997 466883 RIVERA WILFREDO & 1.0291 Α1 237,321 22,000 1,582 163.92 159.29 259,321 252,000 0.0800 0.0873 8/12/2022 SQ: 9748.73 AC: 0.2238 FF: 75.00 DEPTH: 130.00 JESSICA 1997 VM RIVERS/SHEPPARD St Cd: A1 Sale Type: VM Ratio Type: R Schl: 02 **City:** 01 Deed Info: 8/12/2022 Eff Size Subdy Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Neighbrhood LOT 20 BLK 9 SUMMERFIELD EST SEC 5C 102790 R 34712970000 5312 PEPPERBUSH DR 0.2238 0.0000 3471 I%-100 L%-100 17 I%-100 L%-100 MA Econ%: 100.00 Land Econ%: Imp 1 Value: Imp 2 Value: Imp 3 Value: 237.321 Appraiser: SR Land Phy%: Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: Land Func%: MA Func%: 100.00

MA Phy%: 100.00

MA Base%: 81.00

1989 466677 TERRY KIMBERLY Α1 SQ: 6899.90 AC: 0.1584 174.094 22,000 1,325 148.00 147.17 196,094 195,000 0.1100 0.1128 1.0056 7/26/2022 DIANN/MCGINN FF: 60.00 DEPTH: 115.00 1989 CATHERINE I. VM St Cd: A1 Ratio Type: R Schl: 02 **City**: 01 Sale Type: VM Deed Info: 7/26/2022 Prop ID / Type Geo ID / Map ID Legal Description Situs Location Legal Acreage Eff Size Subdy Neighbrhood

106071 R 41710120000 LOT 12 BLK 1 WINDCHIME SEC 1 5302 LANGEORD LN 0.1584 0.0000 4171 I%-100 L%-100 17 I%-100 L%-100

MA Econ%: 100.00 Land Econ%: Imp 1 Value: 174.094 Imp 2 Value: Imp 3 Value: Appraiser: SR MA Phy%: 100.00 Land Phy%: Imp1 Desc: SINGLE FAMILY Imp 2 Desc: Imp 3 Desc: Land Func%: MA Func%: 100.00

MA Base%: 78.00

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3/7/2023

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Imp 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 Sqft Sqft Market Sale Price Market Sale Price Ratio 0.0989 0.0472 0.0041 1.0046 Land Sale Ratio Mean: Avg Absolute Deviation: Pop Variance: Wt Mean Land Sale Ratio Median: 0.0969 1.0056 0.0639 1.0060 **Grand Total:** Median Standard Deviation: Avg Mean Max Ratio 23 Land Market Ratio Mean: 0.0985 4.6887 PRD: 1.0015 1.1284 **Grand Total Count:** Coefficient of Dispersion: Min Ratio Land Market Ratio Median: 0.0939 0.8766

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Sale

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hood_cd p	rop_id SITUS	Sale_Date	Adj_Sale_/L	.YV	APV \$	S/SF II	IC PO	CT_INC COMMENTS	SC	LY_SC	sc	QFT LYS	SF COND	LYC	PC	LYPC	PCT GOO	D TYPE	SCD	yr_blt EYI	R BLT p	rop_val_yr
17	105812 14 TUMBLEWEED CT	5/19/2008	110000	216147	258689	188	42542	19.68 POOL IS 100% COMPLETE		4.5	4.5	1376	1376 GOOD	GOOD		100		3 A1	VM	1989	1989	2023
17	105234 5336 LONG LEAF DR	9/21/2016	156500	217973	259149	159.57	41176	18.89 NEW SOLAR DEVICE '23		4.5	4.5	1624	1624 GOOD	GOOD		100	100 7	3 A1	VM	1992	1992	2023
17	107064 5203 LANGFORD LN	7/24/2015	96662	167590	193766	179.75	26176	15.62 LARGE COV PATIO PICKED UP		4.5	4.5	1078	1078 GOOD	GOOD				3 A1	VDT	1985	1985	2023
17	104568 5406 LONG LEAF DR	4/26/2021	60000	185722	213272	146.78	27550	14.83 REPAIR ADJUSTMENT REMOVED		4.5	4.5	1453	1453 GOOD	GOOD				9 A1	VMS	1994	1994	2023
17	103486 7 PERIWINKLE DR	3/6/2009	140500	252573	289268 174909	189.31	36695 21970	14.53 POOL IS 100% COMPLETE		4.5	4.5	1528 1424	1528 GOOD	GOOD				D A1	VM	1996 1986	1996 1986	2023
17 17	107056 5001 SILVER SAGE DR 105804 6 TUMBLEWEED CT	4/26/2016 8/7/2020	0	152939 165770	174909	122.83 130.48	23431	14.37 MARKET-RELATED INC, VALUE OK 14.13 REPAIR ADJUSTMENT REMOVED		4.5 4.5	4.5 4.5	1424	1424 AVG 1450 AVG	AVG AVG			, ,	0 A1 2 A1	N	1986	1986	2023 2023
17	106069 5306 LANGFORD LN	3/8/2019	0	158791	179454	156.18	20663	13.01 REDUCED 2022 PROTEST PERIOD		4.5	4.5	1149	1450 AVG 1149 GOOD	GOOD				2 A I 3 A I	N	1989	1989	2023
17	107065 5205 LANGFORD LN	12/5/2014	100778	200076	225531	130.16	25455	12.72 ADDITION 100% COMPLETE '23		4.5	4.5	1733	1733 GOOD	GOOD		100		3 A1	VM	1985	1985	2023
17	107003 3203 DANGI OKD EN	7/6/2018	112000	153999	173082	165.15	19083	12.39 COVERED PATIO PICKED UP		4.5	4.5	1048	1048 GOOD	GOOD				3 A1	VM	1985	1985	2023
17	107037 5303 LANGFORD LN	3/5/2018	0	153917	172981	165.69	19064	12.39 REDUCED 2022 PROTEST PERIOD		4.5	4.5	1044	1044 GOOD	GOOD				3 A1	N	1985	1985	2023
17	106074 5208 LANGFORD LN	7/1/2002	75000	170153	190467	145.84	20314	11.94 REDUCED 2022 PROTEST PERIOD		4.5	4.5	1306	1306 GOOD	GOOD				3 A1	VM	1988	1988	2023
17	107041 5311 LANGFORD LN	6/23/2022	0	169223	188895	165.12	19672	11.62 ORUB PICKED UP		4.5	4.5	1144	1144 GOOD	GOOD		100	100 7	3 A1	N	1985	1985	2023
17	107053 2 WHITE ROCK CT	9/1/1998	66000	161652	179465	169.63	17813	11.02 MARKET-RELATED INCREASE		4.5	4.5	1058	1058 GOOD	GOOD		100	100 7	3 A1	VM	1985	1985	2023
17	105249 5309 SPINDLETREE DR	8/9/2017	0	201000	223100	145.44	22100	11 REDUCED 2022 PROTEST PERIOD		4.5	4.5	1534	1534 GOOD	GOOD		100	100 7	3 A1	N	1992	1992	2023
17	105247 5305 SPINDLETREE DR	10/20/2021	0	204941	226335	142.35	21394	10.44 SMALL ADDITION '23		4.5	4.5	1590	1474 GOOD	GOOD		100	100 7	3 A1	1	1992	1992	2023
17	107028 7 BAYBERRY CT	2/1/1986	50800	156719	172916	166.91	16197	10.34 COV. PATIO SIZE CORRECTED		4.5	4.5	1036	1036 GOOD	GOOD				3 A1	ID	1985	1985	2023
17	106450 5305 LONG LEAF DR	6/27/2014	94990	188314	207596	154.46	19282	10.24 COV PATIO PICKED UP		4.5	4.5	1344	1344 GOOD	GOOD				3 A1	VRS	1986	1986	2023
17	106073 5210 LANGFORD LN	3/24/2021	164000	202721	222940	149.83	20219	9.97 COV PATIO PICKED UP		4.5	4.5	1488	1488 GOOD	GOOD				3 A1	VM	1987	1987	2023
17	105802 4 TUMBLEWEED CT	10/15/2015	116525	190885	209536	155.21	18651	9.77 COV PATIO PICKED UP		4.5	4.5	1350	1350 GOOD	GOOD				3 A1	VM	1989	1989	2023
17	107024 3 BAYBERRY CT	1/16/2020	133000	181857	199585	153.17	17728	9.75 REDUCED 2022 PROTEST PERIOD		4.5	4.5	1303	1303 GOOD	GOOD				3 A1	VM	1986	1986	2023
17 17	107177 8 NORTH SHORE CIR 107067 5209 LANGFORD LN	8/12/2019 7/29/2020	158000 0	187102 152688	204228 166555	151.96 157.87	17126 13867	9.15 COV PATIO PICKED UP 9.08		4.5 4.5	4.5 4.5	1344 1055	1344 GOOD 1055 GOOD	GOOD GOOD				3 A1 3 A1	VM	1990 1985	1990 1985	2023 2023
17	107067 5209 LANGFORD LN 107031 10 BAYBERRY CT	9/1/1985	51000	151042	164604	162.17	13562	9.08 8.98		4.5	4.5	1055	1055 GOOD	GOOD				8 A1	VI	1985	1985	2023
17	107044 11 WHITE ROCK CT	6/30/2022	191000	153666	167433	163.51	13767	8.96		4.5	4.5	1013	1013 GOOD	GOOD				3 A1	VM	1985	1985	2023
17	106428 4904 BAYBERRY DR	3/28/2019	0	171000	186284	138.81	15284	8.94		4.5	4.5	1342	1342 AVG	AVG) A1	ID	1986	1986	2023
17	105806 8 TUMBLEWEED CT	7/1/2022	225000	217111	236326	146.6	19215	8.85		4.5	4.5	1612	1612 GOOD	GOOD				3 A1	VM	1989	1989	2023
17	106427 4906 BAYBERRY DR	7/30/2018	120000	168288	183053	159.32	14765	8.77		4.5	4.5	1149	1149 GOOD	GOOD				3 A1	VM	1986	1986	2023
17	103484 9 PERIWINKLE DR	8/6/2009	130000	227355	247198	144.14	19843	8.73		4.5	4.5	1715	1715 GOOD	GOOD		100		1 A1	VM	1997	1997	2023
17	105810 12 TUMBLEWEED CT	3/31/2015	123500	183617	199557	156.27	15940	8.68		4.5	4.5	1277	1277 GOOD	GOOD		100	100 7	3 A1	VM	1989	1989	2023
17	107042 5313 LANGFORD LN	1/3/2022	180000	164435	178713	163.66	14278	8.68		4.5	4.5	1092	1092 GOOD	GOOD		100	100 7	3 A1	VM	1985	1985	2023
17	106449 5303 LONG LEAF DR	5/24/2021	138000	164828	179089	159.05	14261	8.65		4.5	4.5	1126	1126 GOOD	GOOD		100	100 7	3 A1	VM	1986	1986	2023
17	106429 5005 SILVER SAGE DR	4/14/2008	106000	165713	179942	160.38	14229	8.59		4.5	4.5	1122	1122 GOOD	GOOD				3 A1	VM	1986	1986	2023
17	105495 5329 LONG LEAF DR	2/15/2019	132650	184999	200740	161.76	15741	8.51		4.5	4.5	1241	1241 GOOD	GOOD				3 A1	VM	1990	1990	2023
17	106454 5313 LONG LEAF DR	3/1/1997	66500	166786	180905	151.01	14119	8.47		4.5	4.5	1198	1198 GOOD	GOOD				3 A1	VM	1987	1987	2023
17	106430 5007 SILVER SAGE DR	11/3/2022	190000	169394	183722	167.17	14328	8.46		4.5	4.5	1099	1099 GOOD	GOOD				3 A1	VM	1986	1986	2023
17 17	107016 4903 BAYBERRY DR 107066 5207 LANGFORD LN	9/7/2017 7/15/2016	121180 116740	166658 170646	180760 185054	159.26 160.78	14102 14408	8.46 8.44		4.5 4.5	4.5 4.5	1135 1151	1135 GOOD 1151 GOOD	GOOD				3 A1 3 A1	VM VM	1985 1985	1985 1985	2023 2023
17	106447 5324 LONG LEAF DR	5/1/1987	51650	166237	180236	167.51	13999	8.42		4.5	4.5	1076	1076 GOOD	GOOD				3 A1	ID	1987	1987	2023
17	107015 4901 BAYBERRY DR	7/25/2007	108500	173672	188279	159.69	14607	8.41		4.5	4.5	1179	1179 GOOD	GOOD				3 A1	VM	1986	1986	2023
17	107052 3 WHITE ROCK CT	9/1/1985	54000	168554	182714	169.34	14160	8.4		4.5	4.5	1079	1079 GOOD	GOOD				3 A1	VI	1985	1985	2023
17	107039 5307 LANGFORD LN	11/1/1994	50460	166445	180406	167.04	13961	8.39		4.5	4.5	1080	1080 GOOD	GOOD				3 A1	ID	1986	1986	2023
17	106068 5308 LANGFORD LN	5/1/1988	60000	247508	268237	188.5	20729	8.38		4.5	4.5	1423	1423 GOOD	GOOD		100	100 7	3 A1	VD	1988	1988	2023
17	106432 5011 SILVER SAGE DR	7/1/1986	57000	168047	182136	161.04	14089	8.38		4.5	4.5	1131	1131 GOOD	GOOD				3 A1	VA	1986	1986	2023
17	107032 11 BAYBERRY CT			170208	184433	162.35	14225	8.36		4.5	4.5	1136	1136 GOOD	GOOD		100	100 7	3 A1		1985	1985	2023
17	107045 10 WHITE ROCK CT	3/1/1992	57000	175718	190398	166.43	14680	8.35		4.5	4.5	1144	1144 GOOD	GOOD		100	100 7	3 A1	VM	1985	1985	2023
17	106066 5312 LANGFORD LN	1/1/2000	71000	181897	197068	156.4	15171	8.34		4.5	4.5	1260	1260 GOOD	GOOD				3 A1	VM	1990	1990	2023
17	105795 5015 SILVER SAGE DR	7/3/2020	0	171172	185430	156.75	14258	8.33		4.5	4.5	1183	1183 GOOD	GOOD				3 A1	1	1989	1989	2023
17	107038 5305 LANGFORD LN	5/3/2016	0	168047	181991	167.12	13944	8.3		4.5	4.5	1089	1089 GOOD	GOOD				3 A1	N	1986	1986	2023
17	106453 5311 LONG LEAF DR	5/9/2022	170000	173130	187484	157.15	14354	8.29		4.5	4.5	1193	1193 GOOD	GOOD				3 A1	VM	1986	1986	2023
17 17	107051 4 WHITE ROCK CT 106457 5319 LONG LEAF DR	10/12/2022 4/1/1999	182000 77750	172529 178972	186834 193765	160.23 160.4	14305 14793	8.29 8.27		4.5 4.5	4.5 4.5	1166 1208	1166 GOOD 1208 GOOD	GOOD GOOD				3 A1 3 A1	VM VM	1985 1987	1985 1987	2023 2023
17	105496 5331 LONG LEAF DR	8/13/2020	11130	176070	190627	152.87	14793	8.27		4.5	4.5	1200	1247 GOOD	GOOD				3 A1	N	1990	1990	2023
17	106071 5302 LANGEORD LN	7/26/2022	195000	181221	196094	148	14873	8.21		4.5	4.5	1325	1325 GOOD	GOOD				3 A1	VM	1989	1989	2023
17	105494 5327 LONG LEAF DR	4/1/1994	61500	174327	188640	156.68	14313	8.21		4.5	4.5	1204	1204 GOOD	GOOD				3 A1	ID	1990	1990	2023
17	106456 5317 LONG LEAF DR	4/1/1998	69000	176096	190527	157.33	14431	8.19		4.5	4.5	1211	1211 GOOD	GOOD				3 A1	VL	1987	1987	2023
17	107036 5301 LANGFORD LN	11/1/1985	55900	176748	191202	164.55	14454	8.18		4.5	4.5	1162	1162 GOOD	GOOD		100	100 7	3 A1	VM	1985	1985	2023
17	107046 9 WHITE ROCK CT	10/24/2016	107350	176582	191029	158.01	14447	8.18		4.5	4.5	1209	1209 GOOD	GOOD		100	100 7	3 A1	VM	1985	1985	2023
17	106444 5318 LONG LEAF DR	4/6/2020	139800	177205	191674	157.63	14469	8.17		4.5	4.5	1216	1216 GOOD	GOOD		100		3 A1	VM	1986	1986	2023
17	107026 5 BAYBERRY CT	12/20/2021	0	177525	191970	158.26	14445	8.14		4.5	4.5	1213	1213 GOOD	GOOD				3 A1	N	1986	1986	2023
17	106448 5301 LONG LEAF DR	8/24/2016	119700	175184	189437	155.66	14253	8.14		4.5	4.5	1217	1217 GOOD	GOOD				3 A1	VM	1986	1986	2023
17	107018 4907 BAYBERRY DR	6/23/2009	0	175591	189845	157.29	14254	8.12		4.5	4.5	1207	1207 GOOD	GOOD				3 A1	1	1985	1985	2023
17	106063 5318 LANGFORD LN	12/21/2007	123900	184917	199921	148.75	15004	8.11		4.5	4.5	1344	1344 GOOD	GOOD				3 A1	VM	1989	1989	2023
17	107019 4909 BAYBERRY DR	2/1/1991	56360 50500	187217	202298 195842	147.45	15081	8.06		4.5	4.5	1372 1199	1372 GOOD 1199 GOOD	GOOD		100	,	3 A1	VD	1985 1985	1985 1985	2023
17	107043 12 WHITE ROCK CT	6/1/1986		181230		163.34	14612	8.06		4.5	4.5							3 A1	VM			2023
17 17	107047 8 WHITE ROCK CT 105497 5333 LONG LEAF DR	4/16/2009 6/1/2014	106000 109730	179651 182672	194113 197333	161.76 157.74	14462 14661	8.05 8.03		4.5 4.5	4.5 4.5	1200 1251	1200 GOOD 1251 GOOD	GOOD				8 A1 8 A1	VM VDT	1985 1991	1985 1991	2023 2023
17	105491 5328 LONG LEAF DR	2/1/1996	78000	187227	202243	149.37	15016	8.02		4.5	4.5	1354	1354 GOOD	GOOD				3 A1	VM	1990	1990	2023
17	105491 5328 LUNG LEAF DR 107030 9 BAYBERRY CT	2/1/1996	78000	188277	202243	185.38	15016	8.02		4.5	4.5	1097	1097 GOOD	GOOD				3 A1	l I	1990	1985	2023
17	105809 11 TUMBI FWFFD CT	11/1/2000	87000	187154	203364	148.31	14999	8.01		4.5	4.5	1363	1363 GOOD	GOOD				3 A1	VM	1989	1989	2023
17	106446 5322 LONG LEAF DR	10/29/2021	174900	183822	198523	155.34	14701	8		4.5	4.5	1278	1278 GOOD	GOOD				3 A1	VM	1987	1987	2023
17	107068 5211 LANGFORD LN	9/28/2007	106000	183667	198362	154.49	14695	8		4.5	4.5	1284	1284 GOOD	GOOD				3 A1	VM	1985	1985	2023
17	107050 5 WHITE ROCK CT	10/1/1985	54390	183997	198702	154.51	14705	7.99		4.5	4.5	1286	1286 GOOD	GOOD		100	100 7	3 A1	VD	1985	1985	2023
17	106455 5315 LONG LEAF DR	3/4/2022	0	185189	199938	153.21	14749	7.96		4.5	4.5	1305	1305 GOOD	GOOD		100	100 7	3 A1	1	1987	1987	2023
17	107020 4911 BAYBERRY DR	6/1/1990	54500	184961	199654	156.22	14693	7.94		4.5	4.5	1278	1278 GOOD	GOOD		100	100 7	3 A1	VM	1985	1985	2023
17	106061 5322 LANGFORD LN	11/17/2017	127500	190248	205334	149.01	15086	7.93		4.5	4.5	1378	1378 GOOD	GOOD		100	100 7	3 A1	VM	1990	1990	2023

17	105492 5330 LONG LEAF DR	6/4/2018	117000	183957	198553	151.45	14596	7.93	4.5	4.5	1311	1311 GOOD	GOOD	100	100	78 A1	VLS	1990	1990	2023
17	106435 5304 LONG LEAF DR	10/27/2022	0	187442	202270	155	14828	7.91	4.5	4.5	1305	1305 GOOD	GOOD	100	100	78 A1	N	1986	1986	2023
17	106431 5009 SILVER SAGE DR	8/7/2020	0	187365	202191	157.72	14826	7.91	4.5	4.5	1282	1282 GOOD	GOOD	100	100	78 A1	N	1986	1986	2023
17	106434 5302 LONG LEAF DR	2/28/2019	124650	185578	200257	159.06	14679	7.91	4.5	4.5	1259	1259 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	106441 5312 LONG LEAF DR	3/1/1988	63500	188476	203339	154.28	14863	7.89	4.5	4.5	1318	1318 GOOD	GOOD	100	100	78 A1	VL	1986	1986	2023
17	106067 5310 LANGFORD LN	4/1/1993	62000	182640	196980	154.98	14340	7.85	4.5	4.5	1271	1271 GOOD	GOOD	100	100	78 A1	VM	1988	1988	2023
17	106065 5314 LANGFORD LN	11/1/1989	59000	191123	206082	153.56	14959	7.83	4.5	4.5	1342	1342 GOOD	GOOD	100	100	78 A1	VA	1989	1989	2023
17	106452 5309 LONG LEAF DR	6/5/2020	150835	187587	202277	155.12	14690	7.83	4.5	4.5	1304	1304 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	105801 3 TUMBI FWEED CT	4/18/2016	119000	187295	201954	158.02	14659	7.83	4.5	4.5	1278	1278 GOOD	GOOD	100	100	78 A1	VM	1989	1989	2023
17	107040 5309 LANGFORD LN	3/1/1986	58000	189600	204419	161.34	14819	7.82	4.5	4.5	1267	1267 GOOD	GOOD	100	100	78 A1	VM	1985	1985	2023
17	107049 6 WHITE ROCK CT	1/31/2017	0	189886	204719	151.2	14833	7.81	4.5	4.5	1354	1354 GOOD	GOOD	100	100	78 A1	N	1987	1987	2023
17	106451 5307 LONG LEAF DR	8/9/2022	0	189558	204370	152.86	14812	7.81	4.5	4.5	1337	1337 GOOD	GOOD	100	100	78 A1	1	1986	1986	2023
17			-			158.99		7.8						100			1/0.4		1985	
	107023 2 BAYBERRY CT	8/9/2019	134000	190257	205103		14846		4.5		1290	1290 GOOD	GOOD		100	78 A1	VM	1985		2023
17	106070 5304 LANGFORD LN	11/1/1987	62800	192771	207785	152.56	15014	7.79	4.5	4.5	1362	1362 GOOD	GOOD	100	100	78 A1	VL	1987	1987	2023
17	107057 5003 SILVER SAGE DR	5/3/2022	194500	190617	205474	177.29	14857	7.79	4.5	4.5	1159	1159 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	106421 4915 BAYBERRY DR	6/1/2022	201500	184538	198884	156.36	14346	7.77	4.5	4.5	1272	1272 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	105501 5334 LONG LEAF DR	12/8/2016	0	194258	209324	152.9	15066	7.76	4.5	4.5	1369	1369 GOOD	GOOD	100	100	78 A1	N	1991	1991	2023
			-																	
17	106436 5306 LONG LEAF DR	8/23/2019	144800	197303	212549	149.68	15246	7.73	4.5	4.5	1420	1420 GOOD	GOOD	100	100	78 A1	VM	1987	1987	2023
17	105805 7 TUMBLEWEED CT	1/12/2023	215000	225213	242603	142.62	17390	7.72	4.5	4.5	1701	1701 GOOD	GOOD	100	100	78 A1	VM	1988	1988	2023
17	107017 4905 BAYBERRY DR	5/1/1997	0	193653	208600	147 73	14947	7.72	4.5	4.5	1412	1412 GOOD	GOOD	100	100	78 A1	NS	1986	1986	2023
17	106062 5320 LANGFORD LN	4/1/2004	108000	195484	210559	149.33	15075	7.71	4.5	4.5	1410	1410 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
																	VIVI			
17	105794 5013 SILVER SAGE DR	9/30/2013	0	196923	212078	148.62	15155	7.7	4.5	4.5	1427	1427 GOOD	GOOD	100	100	78 A1	1	1989	1989	2023
17	107029 8 BAYBERRY CT	4/1/1997	68000	197063	212224	164.77	15161	7.69	4.5	4.5	1288	1288 GOOD	GOOD	100	100	78 A1	VM	1985	1985	2023
17	105796 5017 SILVER SAGE DR	2/1/1996	75000	194221	209154	146.36	14933	7.69	4.5	4.5	1429	1429 GOOD	GOOD	100	100	78 A1	VM	1990	1990	2023
17	107033 12 BAYBERRY CT	8/16/2017	115055	181671	195601	163.96	13930	7.67	4.5	4.5	1193	1193 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	106443 5316 LONG LEAF DR	2/16/2023	209000	196335	211331	155.39	14996	7.64	4.5	4.5	1360	1360 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	106442 5314 LONG LEAF DR	12/1/1986	62500	194363	209207	148.8	14844	7.64	4.5	4.5	1406	1406 GOOD	GOOD	100	100	78 A1	VL	1986	1986	2023
17	106076 5204 LANGFORD LN	11/1/1987	69000	200432	215710	148.97	15278	7.62	4.5	4.5	1448	1448 GOOD	GOOD	100	100	78 A1	VL	1987	1987	2023
17	105493 5332 LONG LEAF DR	4/3/2018	0	200381	215656	146.41	15275	7.62	4.5	4.5	1473	1473 GOOD	GOOD	100	100	78 A1	ID	1991	1991	2023
17	106437 5308 LONG LEAF DR	6/24/2019	0	201143	216446	164.97	15303	7.61	4.5	4.5	1312	1312 GOOD	GOOD	100	100	78 A1	ID	1987	1987	2023
17	105490 5326 LONG LEAF DR			199381	214541	149.19	15160	7.6	4.5	4.5	1438	1438 GOOD	GOOD	100	100	78 A1		1990	1990	2023
17	107035 14 BAYBERRY CT	7/7/2020	0	195407	210238	149.96	14831	7.59	4.5	4.5	1402	1402 GOOD	GOOD	100	100	78 A1	1	1985	1985	2023
17	107054 1 WHITE ROCK CT	2/1/1988	56600	202418	217769	187.25	15351	7.58	4.5	4.5	1163	1163 GOOD	GOOD	100	100	78 A1	ID	1985	1985	2023
17	105808 10 TUMBLEWEED CT	3/20/2017	0	197797	212757	148.57	14960	7.56	4.5		1432	1432 GOOD	GOOD	100	100	78 A1	N	1990	1990	2023
17	106078 4821 WHISPER WIND	5/30/2008	100000	204361	219774	148.9	15413	7.54	4.5	4.5	1476	1476 GOOD	GOOD	100	100	78 A1	VM	1988	1988	2023
17	105498 5335 LONG LEAF DR	10/1/1995	80000	196625	211431	157.55	14806	7.53	4.5	4.5	1342	1342 GOOD	GOOD	100	100	78 A1	VM	1991	1991	2023
17	107014 5213 LANGEORD LN	8/9/2018	132500	203540	218849	171.24	15309	7.52	4.5	4.5	1278	1278 GOOD	GOOD	100	100	78 A1	VM	1985	1985	2023
17	105803 5 TUMBLEWEED CT	5/1/2001	90000	201135	216269	162.85	15134	7.52	4.5	4.5	1328	1328 GOOD	GOOD	100	100	78 A1	VM	1989	1989	2023
17	106425 4910 BAYBERRY DR	6/6/2019	0	204171	219501	150.03	15330	7.51	4.5	4.5	1463	1463 GOOD	GOOD	100	100	78 A1	N	1987	1987	2023
17	105800 2 TUMBLEWEED CT	3/9/2012	118405	206865	222371	166.2	15506	7.5	4.5	4.5	1338	1338 GOOD	GOOD	100	100	78 A1	VM	1989	1989	2023
17	106072 5300 LANGEORD LN	8/1/1999	97500	206531	222003	156.45	15472	7 49	4.5	4.5	1419	1419 GOOD	GOOD	100	100	83 A1	VI	1999	1999	2023
17	105797 5019 SILVER SAGE DR	4/1/1996	86000	208260	223810	144.3	15550	7.47	4.5	4.5	1551	1551 GOOD	GOOD	100	100	78 A1	VM	1989	1989	2023
17	106445 5320 LONG LEAF DR	4/27/2006	119000	206685	222125	170.34	15440	7.47	4.5	4.5	1304	1304 GOOD	GOOD	100	100	78 A1	VL	1986	1986	2023
17	105813 15 TUMBLEWEED CT	7/15/2016	112635	209244	224826	146.56	15582	7.45	4.5	4.5	1534	1534 GOOD	GOOD	100	100	78 A1	VLS	1989	1989	2023
17	103506 5301 BLUE STEM DR	1/24/2020	192120	242965	261053	165.85	18088	7.44	4.5	4.5	1574	1574 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
17	107025 4 BAYBERRY CT	10/1/1990	0	206618	221927	167.87	15309	7.41	4.5	4.5	1322	1322 GOOD	GOOD	100	100	78 A1	*101	1986	1986	2023
			_																	
17	105799 1 TUMBLEWEED CT	5/1/2015	0	212650	228353	152.13	15703	7.38	4.5	4.5	1501	1501 GOOD	GOOD	100	100	78 A1	N	1989	1989	2023
17	105798 5021 SILVER SAGE DR	12/16/2016	135000	214228	229988	141.62	15760	7.36	4.5	4.5	1624	1624 GOOD	GOOD	100	100	78 A1	VM	1989	1989	2023
17	107034 13 BAYBERRY CT	3/7/2016	122255	203949	218902	150.45	14953	7.33	4.5	4.5	1455	1455 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	103499 5005 BAYBERRY DR	7/29/2016	140500	212117	227523	150.98	15406	7.26	4.5	4.5	1507	1507 GOOD	GOOD	100	100	81 A1	VM	1997	1997	2023
17	107021 4913 BAYBERRY DR	6/30/2020	174900	209586	224775	148.66	15189	7.25	4.5	4.5	1512	1512 GOOD	GOOD	100	100	78 A1	VM	1985	1985	2023
17	106422 4917 BAYBERRY DR	3/1/1997	89900	219263	235117	160.27	15854	7.23	4.5	4.5	1467	1467 GOOD	GOOD	100	100	78 A1	VM	1987	1987	2023
17	106077 4823 WHISPER WIND	10/1/1996	87500	229116	245390	161.44	16274	7.1	4.5	4.5	1520	1520 GOOD	GOOD	100	100	78 A1	VM	1987	1987	2023
17	106438 5310 LONG LEAF DR	5/1/1998	0	220763	236436	136.75	15673	7.1	4.5	4.5	1729	1729 GOOD	GOOD	100	100	78 A1	NS	1987	1987	2023
17	106433 5300 LONG LEAF DR	7/15/2021	230000	229593	245818	142.09	16225	7.07	4.5		1730	1730 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	105807 9 TUMBLEWEED CT	12/1/1991	73480	233598	250028	158.05	16430	7.03	4.5	4.5	1582	1582 GOOD	GOOD	100	100	78 A1	VM	1988	1988	2023
17	107055 4902 BAYBERRY DR	5/1/1998	75500	233168	249318	142.55	16150	6.93	4.5	4.5	1749	1749 GOOD	GOOD	100	100	78 A1	VM	1986	1986	2023
17	106060 5324 LANGFORD LN	9/1/1988	66000	236671	253052	143.62	16381	6.92	4.5	4.5	1762	1762 GOOD	GOOD	100	100	78 A1	VL	1988	1988	2023
17	106426 4908 BAYBERRY DR	3/30/2021	169500	178973	191188	155.94	12215	6.83	4.5	4.5	1226	1226 GOOD	GOOD	100	100	78 A1	VM	1987	1987	2023
									4.5											
17	107048 7 WHITE ROCK CT	1/9/2023	245000	256200	273414	145.43	17214	6.72		4.5	1880	1880 GOOD	GOOD	100	100	78 A1	VM	1985	1985	2023
17	105255 5321 SPINDLETREE DR	11/30/2018	150000	209517	223603	147.79	14086	6.72	4.5	4.5	1513	1513 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
17	465825 14 BASSWOOD DR			213286	227507	149.28	14221	6.67	4.5	4.5	1524	1524 GOOD	GOOD	100	100	79 A1		1994	1994	2023
17	105252 5315 SPINDLETREE DR	4/1/1992	63000	205976	219630	151.16	13654	6.63	4.5	4.5	1453	1453 GOOD	GOOD	100	100	78 A1	VL	1992	1992	2023
17	107178 9 NORTH SHORE CIR	11/1/1989	67500	202136	215224	148.74	13088	6.47	4.5	4.5	1447	1447 GOOD	GOOD	100	100	78 A1	VL	1989	1989	2023
17	106064 5316 LANGFORD LN	9/14/2006	124000	202769	215641	149.03	12872	6.35	4.5	4.5	1447	1447 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	106075 5206 LANGFORD LN	10/25/2021	200000	205833	218839	153.46	13006	6.32	4.5	4.5	1426	1426 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	105236 5324 SPINDLETREE DR	11/13/2014	0	207880	220689	149.32	12809	6.16	4.5	4.5	1478	1478 GOOD	GOOD	100	100	78 A1	N	1992	1992	2023
17	107022 1 BAYBERRY CT	4/12/2022	232000	208389	221189	158.79	12800	6.14	4.5	4.5	1393	1393 GOOD	GOOD	100	100	78 A1	VM	1985	1985	2023
17	104929 4934 BAYBERRY DR	4/13/2021	190000	209835	222644	154.51	12809	6.1	4.5	4.5	1441	1441 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
17	107179 10 NORTH SHORE CIR	5/1/1990	70050	207179	219635	145.74	12456	6.01	4.5	4.5	1507	1507 GOOD	GOOD	100	100	78 A1	ID	1990	1990	2023
17	103507 5303 BLUE STEM DR	3/31/2022	232000	212694	225019	156.59	12325	5.79	4.5	4.5	1437	1437 GOOD	GOOD	100	100	80 A1	VM	1996	1996	2023
17	103483 10 PFRIWINKI F DR	11/15/2018	155505	227931	240933	166.62	13002	5.7	4.5	4.5	1446	1446 GOOD	GOOD	100	100	80 A1	VM	1996	1996	2023
17	103482 11 PERIWINKLE DR	3/13/2020	177500	218483	230934	150.84	12451	5.7	4.5	4.5	1531	1531 GOOD	GOOD	100	100	80 A1	VM	1996	1996	2023
17	105253 5317 SPINDLETREE DR	1/11/2023	0	196004	206950	153.18	10946	5.58	4.5	4.5	1351	1351 GOOD	GOOD	100	100	78 A1	N	1992	1992	2023
17	105254 5319 SPINDLETREE DR	2/11/2021	205200	208379	219976	153.72	11597	5.57	4.5	4.5	1431	1431 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
17	105256 5323 SPINDLETREE DR	7/20/2021	0	201440	212616	153.74	11176	5.55	4.5	4.5	1383	1383 GOOD	GOOD	100	100	78 A1	1	1992	1992	2023
	105240 5316 SPINDLETREE DR	8/1/1992	_	214241	226052	146.98	11811	5.51	4.5	4.5	1538	1538 GOOD	GOOD	100	100	78 A1	in	1992	1992	2023
17	100240 0310 SPINDLETKEE DR	8/1/1992	75937	214241	220002	140.98	11811	1 C.C	4.5	4.5	1338	1938 GOOD	GOOD	100	100	/8 A1	ID	1992	1992	2023

17	104564 5414 LONG LEAF DR	2/27/2015	0	204870	216164	140.46	11294	5.51	4.5	5 4	1.5	1539	1539 GOOD	GOOD	100	100	80 A1	ID	1995	1995	2023
17	105248 5307 SPINDLETREE DR	6/8/2021	0	201162	212232	149.78	11070	5.5	4.5		1.5	1417	1417 GOOD	GOOD	100	100	78 A1	i	1992	1992	2023
17	105257 5325 SPINDLETREE DR	8/3/2020	0	204930	216187	149.2	11257	5.49	4.5		1.5	1449	1449 GOOD	GOOD	100	100	78 A1	i	1992	1992	2023
		7/31/2013	_				11533	5.48		-	1.5	1468		GOOD					1995	1992	2023
17	103509 5307 BLUE STEM DR		0	210647	222180	151.35			4.5	-			1468 GOOD		100	100	80 A1	I			
17	104933 4926 BAYBERRY DR	12/30/2020	0	207351	218713	150.21	11362	5.48	4.5	-	1.5	1456	1456 GOOD	GOOD	100	100	78 A1	I	1992	1992	2023
17	104934 4924 BAYBERRY DR	11/20/2018	145250	211567	223139	146.32	11572	5.47	4.5	5 4	1.5	1525	1525 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
17	104554 5313 BLUE STEM DR	12/30/2019	0	208807	220233	156.53	11426	5.47	4.5	5 4	1.5	1407	1407 GOOD	GOOD	100	100	80 A1	1	1995	1995	2023
17	104579 5421 LONG LEAF DR	10/12/2010	133500	210759	222250	153.7	11491	5.45	4.5		1.5	1446	1446 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
17	105237 5322 SPINDI FTREE DR	2/13/2023	225000	213262	224837	146.86	11575	5.43	4.5		1.5	1531	1531 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
										-											
17	104584 4 BASSWOOD DR	2/1/1998	92900	212765	224323	147.78	11558	5.43	4.5	-	1.5	1518	1518 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
17	104582 2 BASSWOOD DR	11/1/1995	88000	227650	239995	160.53	12345	5.42	4.5	5 4	1.5	1495	1495 GOOD	GOOD	100	100	80 A1	ID	1995	1995	2023
17	105242 5312 SPINDLETREE DR	7/21/2009	0	214686	226319	158.6	11633	5.42	4.5	5 4	1.5	1427	1427 GOOD	GOOD	100	100	78 A1	N	1991	1991	2023
17	105243 5310 SPINDLETREE DR	2/1/1992	70000	213618	225195	149.93	11577	5.42	4.5	-	1.5	1502	1502 GOOD	GOOD	100	100	78 A1	VL	1991	1991	2023
		_, .,																			
17	104552 5309 BLUE STEM DR	3/16/2021	192500	215061	226700	148.17	11639	5.41	4.5		1.5	1530	1530 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
17	103503 5015 BAYBERRY DR	2/1/1996	63300	217991	229732	151.64	11741	5.39	4.5	5 4	1.5	1515	1515 GOOD	GOOD	100	100	80 A1	NS	1995	1995	2023
17	105241 5314 SPINDLETREE DR	3/2/2020	159375	205725	216815	146.6	11090	5.39	4.5	5 4	1.5	1479	1479 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
17	103497 5006 BAYBERRY DR	4/6/2016	127300	219430	231207	149.26	11777	5.37	4.5		1.5	1549	1549 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
							11498		4.5	-											
17	104583 3 BASSWOOD DR	8/30/2013	137000	214050	225548	154.48		5.37		-	1.5	1460	1460 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
17	104577 5417 LONG LEAF DR	10/17/2022	0	225085	237072	149.2	11987	5.33	4.5	5 4	1.5	1589	1589 GOOD	GOOD	100	100	80 A1	I	1995	1995	2023
17	105258 5327 SPINDLETREE DR	2/14/2023	227000	222546	234401	142.75	11855	5.33	4.5	5 4	1.5	1642	1642 GOOD	GOOD	100	100	78 A1	VM	1992	1992	2023
17	104926 5301 SPINDLETREE DR	11/1/1997	0	218112	229726	146.42	11614	5.32	4.5	5 4	1.5	1569	1569 GOOD	GOOD	100	100	78 A1	NS	1992	1992	2023
17	104553 5311 BLUE STEM DR	9/6/2022	240000	224614	236506	153.38	11892	5.29	4.5		1.5	1542	1542 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
																		VIVI			
17	104581 1 BASSWOOD DR	1/29/2021	0	234464	246691	150.79	12227	5.21	4.5		1.5	1636	1636 GOOD	GOOD	100	100	80 A1	I	1995	1995	2023
17	104578 5419 LONG LEAF DR	6/12/2007	0	225819	237582	122.28	11763	5.21	4.5		1.5	1943	1943 GOOD	GOOD	100	100	80 A1	NS	1995	1995	2023
17	104580 5423 LONG LEAF DR	12/16/2021	255000	263353	276868	139.69	13515	5.13	4.5	5 4	1.5	1982	1982 GOOD	GOOD	100	100	80 A1	VM	1995	1995	2023
17	103492 1 PERIWINKI F DR	8/28/2020	195000	235631	247433	150.87	11802	5.01	4.5	5 4	1.5	1640	1640 GOOD	GOOD	100	100	82 A1	VM	1998	1998	2023
17	107175 6 NORTH SHORE CIR	9/1/2021	260000	229168	240015	147.61	10847	4.73	4.5	-	1.5	1626	1626 GOOD	GOOD	100	100	78 A1	VM	1990	1990	2023
		9/ 1/2021	200000															VIVI			
17	107176 7 NORTH SHORE CIR			223961	234384	153.09	10423	4.65	4.5		1.5	1531	1531 GOOD	GOOD	100	100	78 A1		1993	1993	2023
17	104935 4922 BAYBERRY DR	2/16/2014	0	202255	211270	148.89	9015	4.46	4.5	5 4	1.5	1419	1419 GOOD	GOOD	100	100	78 A1	N	1993	1993	2023
17	104595 15 BASSWOOD DR	11/22/2013	123500	203435	212459	151	9024	4.44	4.5	5 4	1.5	1407	1407 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	104940 4931 BAYBERRY DR	1/7/2019	0	201649	210410	149.97	8761	4.34	4.5	5 4	1.5	1403	1403 GOOD	GOOD	100	100	78 A1	N	1993	1993	2023
17	104586 6 BASSWOOD DR	1/31/2008	124000	203746	212559	150.22	8813	4.33	4.5	-	1.5	1415	1415 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
										-											
17	105238 5320 SPINDLETREE DR	7/24/2009	132000	205741	214614	153.3	8873	4.31	4.5		1.5	1400	1400 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	105250 5311 SPINDLETREE DR	12/31/2008	120000	205408	214269	151	8861	4.31	4.5	5 4	1.5	1419	1419 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104930 4932 BAYBERRY DR	6/25/2018	145000	204154	212945	154.76	8791	4.31	4.5	5 4	1.5	1376	1376 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104927 5303 SPINDLETREE DR	4/21/2022	0	202542	211261	154.43	8719	4.3	4.5		1.5	1368	1368 GOOD	GOOD	100	100	78 A1	N	1993	1993	2023
			_																		
17	104596 16 BASSWOOD DR	6/28/2019	137400	201230	209884	155.01	8654	4.3	4.5		1.5	1354	1354 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	103491 2 PERIWINKLE DR	8/21/2007	132900	209914	218912	151.92	8998	4.29	4.5	5 4	1.5	1441	1441 GOOD	GOOD	100	100	80 A1	VM	1996	1996	2023
17	104571 5405 LONG LEAF DR	6/25/2021	192500	207507	216403	150.18	8896	4.29	4.5	5 4	1.5	1441	1441 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104944 4939 BAYBERRY DR	2/19/2009	0	206650	215521	148.84	8871	4.29	4.5		1.5	1448	1448 GOOD	GOOD	100	100	78 A1	N	1993	1993	2023
17	105251 5313 SPINDI ETREE DR	10/1/2004	117500	201316	209949	147.33	8633	4.29	4.5		1.5	1425	1425 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
.,	TOOLOT OUTO OF HADELTINEE DIX				20,,,,									0000		100			1770	.,,,	
17	104570 5402 LONG LEAF DR	1/31/2012	114000	208100	217005	149.35	8905	4.28	4.5		1.5	1453	1453 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104931 4930 BAYBERRY DR	7/25/2022	228500	203999	212735	152.72	8736	4.28	4.5	5 4	1.5	1393	1393 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104591 11 BASSWOOD DR	11/1/2004	114900	213654	222772	154.7	9118	4.27	4.5	5 4	1.5	1440	1440 GOOD	GOOD	100	100	81 A1	VM	1997	1997	2023
17	104936 4923 BAYBERRY DR	7/27/2007		209124	218047	150.27	8923	4.27	4.5	5 /	1.5	1451	1451 GOOD	GOOD	100	100	78 A1	1	1993	1993	2023
17	104945 5001 BAYBERRY DR	1/29/2020	0	204471	213211	150.04	8740	4.27	4.5		1.5	1421	1421 GOOD	GOOD	100	100	78 A1		1993	1993	2023
17	104939 4929 BAYBERRY DR	7/30/2021	177500	210067	219012	144.37	8945	4.26	4.5		1.5	1517	1517 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	103496 5008 BAYBERRY DR	9/27/2021	0	213090	222153	152.68	9063	4.25	4.5	5 4	1.5	1455	1455 GOOD	GOOD	100	100	80 A1	1	1996	1996	2023
17	104567 5408 LONG LEAF DR	7/1/1994	62000	210947	219908	149.6	8961	4.25	4.5	5 4	1.5	1470	1470 GOOD	GOOD	100	100	79 A1	ID	1994	1994	2023
17	104590 10 BASSWOOD DR	6/15/2022	245300	210308	219255	145.78	8947	4.25	4.5		1.5	1504	1504 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104575 5413 LONG LEAF DR	5/21/2018	150000	206080	214811	148.15	8731	4.24	4.5		1.5	1450	1450 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	104569 5404 LONG LEAF DR	7/1/2001	109900	213144	222163	144.54	9019	4.23	4.5	-	1.5	1537	1537 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104589 9 BASSWOOD DR	5/31/2006	125000	212499	221494	148.95	8995	4.23	4.5	5 4	1.5	1487	1487 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104572 5407 LONG LEAF DR	11/1/1993	39950	209797	218667	150.08	8870	4.23	4.5	5 4	1.5	1457	1457 GOOD	GOOD	100	100	78 A1	ID	1993	1993	2023
17	104938 4927 BAYBERRY DR	9/15/2017	123500	208542	217372	149.29	8830	4.23	4.5		1.5	1456	1456 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104556 5317 BLUE STEM DR	8/4/2005	124500	212156	221104	150.62	8948	4.22	4.5		1.5	1468	1468 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	103490 3 PERIWINKLE DR	12/1/2003	74000	210928	219825	156.35	8897	4.22	4.5	-	1.5	1406	1406 GOOD	GOOD	100	100	81 A1	ID	1997	1997	2023
17	103495 5010 BAYBERRY DR	7/12/2019	165163	219869	229127	153.78	9258	4.21	4.5	-	1.5	1490	1490 GOOD	GOOD	100	100	81 A1	VM	1997	1997	2023
17	105239 5318 SPINDLETREE DR	7/24/2006	118000	206454	215153	154.45	8699	4.21	4.5	5 4	1.5	1393	1393 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104932 4928 BAYBERRY DR	2/21/2020	0	241242	251363	158.79	10121	4.2	4.5	5 /	1.5	1583	1583 GOOD	GOOD	100	100	78 A1	N	1993	1993	2023
17	106424 4921 BAYBERRY DR	10/1/1997	13000	221885	231202	160.11	9317	4.2	4.5	-	1.5	1444	1444 GOOD	GOOD	100	100	82 A1	VM	1998	1998	2023
17										-				GOOD							
.,	104946 5003 BAYBERRY DR	8/10/2018	155000	217500	226638	145.65	9138	4.2	4.5		1.5	1556	1556 GOOD	0000	100	100	78 A1	VM	1993	1993	2023
17	104928 4936 BAYBERRY DR	9/1/1999	92500	215745	224811	153.66	9066	4.2	4.5		1.5	1463	1463 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	103494 5012 BAYBERRY DR	7/1/2013	130000	217759	226874	152.47	9115	4.19	4.5	5 4	1.5	1488	1488 GOOD	GOOD	100	100	81 A1	VM	1997	1997	2023
17	104943 4937 BAYBERRY DR	10/15/2021	0	225788	235218	163.12	9430	4.18	4.5	5 4	1.5	1442	1442 GOOD	GOOD	100	100	78 A1	1	1993	1993	2023
17	105246 5400 LONG LEAF DR	10/14/2021	203000	218834	227984	141.96	9150	4.18	4.5		1.5	1606	1606 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104576 5415 LONG LEAF DR	8/20/2021	198500	216520	225565	148.89	9045	4.18	4.5		1.5	1515	1515 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	104555 5315 BLUE STEM DR	1/11/2022	220000	217580	226663	146.33	9083	4.17	4.5	5 4	1.5	1549	1549 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	104593 13 BASSWOOD DR	11/15/2017	145850	213097	221986	151.84	8889	4.17	4.5	5 4	1.5	1462	1462 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	104560 5422 LONG LEAF DR	3/1/1998	109000	221752	230960	149.68	9208	4.15	4.5		1.5	1543	1543 GOOD	GOOD	100	100	81 A1	VM	1997	1997	2023
17	104573 5409 LONG LEAF DR	1/31/2012	120000	221658	230858	146.21	9200	4.15	4.5		1.5	1579	1579 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104563 5416 LONG LEAF DR	8/16/2019	167600	216352	225320	150.11	8968	4.15	4.5	-	1.5	1501	1501 GOOD	GOOD	100	100	80 A1	VM	1996	1996	2023
17	104587 7 BASSWOOD DR	1/13/2023	0	222391	231607	152.67	9216	4.14	4.5	5 4	1.5	1517	1517 GOOD	GOOD	100	100	82 A1	1	1998	1998	2023
17	104574 5411 LONG LEAF DR	12/9/2019	175000	218775	227841	146.05	9066	4.14	4.5	5 4	1.5	1560	1560 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	104937 4925 BAYBERRY DR	12/17/2022	222500	224125	233385	141.27	9260	4.13	4.5		1.5	1652	1652 GOOD	GOOD	100	100	78 A1	VM	1993	1993	2023
17	104597 17 BASSWOOD DR	3/5/2021	192000	221177	230318	149.27	9141	4.13	4.5		1.5	1543	1543 GOOD	GOOD	100	100	79 A1	VM	1994	1994	2023
17	103487 6 PERIWINKLE DR	3/15/2013	156000	238159	247961	162.28	9802	4.12	4.5	o 4	1.5	1528	1528 GOOD	GOOD	100	100	81 A1	VM	1997	1997	2023

NEIGHBORHOOD SUMMARY

NEIGHBORHOOD # 17]	Appraiser Date	SR 3/7/2023
NEIGHBORHOOD NAME:	SUMMERFIELD ESTATES		
# A 1 IMPROVED PROPERTIES	313 TYPICAL DAYS C	ON THE MARKET	10
MEDIAN AGE: 1993	SAMPLE SIZE: 2	23 SALES (7% OF TO	OTAL ACCOUNTS)

MEDIAN SIZE: 1,457 SF

CONDITION< POOR</th>POORFAIRAVGGOODEXCELLENTCOUNT3310

TIME ADJUSTMENT (YES OR NO): NO IF YES, MONTHLY RATE:

RANGE OF SALE DATES: 5/1/2022 - 3/7/2023

SALE PRICE RANGE: EARLIER CONSTRUCTION - \$170,000 TO \$280,000

LATER CONSTRUCTION - \$232,900 TO \$279,000

VALUE RANGE: EARLIER CONSTRUCTION - \$170,000 TO \$250,000 (GENERAL RANGE)

LATER CONSTRUCTION - \$230,000 TO \$290,000 (GENERAL RANGE)

MEDIAN VALUE: \$222,180 (\$154.49/SF)

RATIO STUDY RESULTS

MEDIAN	WEIGHTED	AVG	COD	PRD
	MEAN	MEAN		
1.0056	1.0046	1.0060	4.6887	1.0015

MARKET AD	JUSTMENTS									
Prior Year	2022	Curre	nt Year 2023							
Cost Calibrat	tion/MASS	Cost	Calibration/MASS							
	116		100							
Neighborhoo	d Market	Neigh	Neighborhood Market							
SUB DIV		Sub C	lass							
0 1111		• "								
Condition		Condi	tion							
										
Year Built		Year E):I4							
EARLIER	111	EARLI								
CONST	111	CONS								
CONST		CONS	1							
LATER	106	LATER	132							
CONST	100	CONS								
CONST		CONS	1							
(SEE MAP IN	ΛΝΛΙ VCIC Ε	OLDED) (CEE V	I							
(SLL IVIAP IIV	AINALISIS FI	OLDER) (SEE IV	VIAT IIV AIVALI 313 FULDEK)							

NEIGHBORHOOD SUMMARY

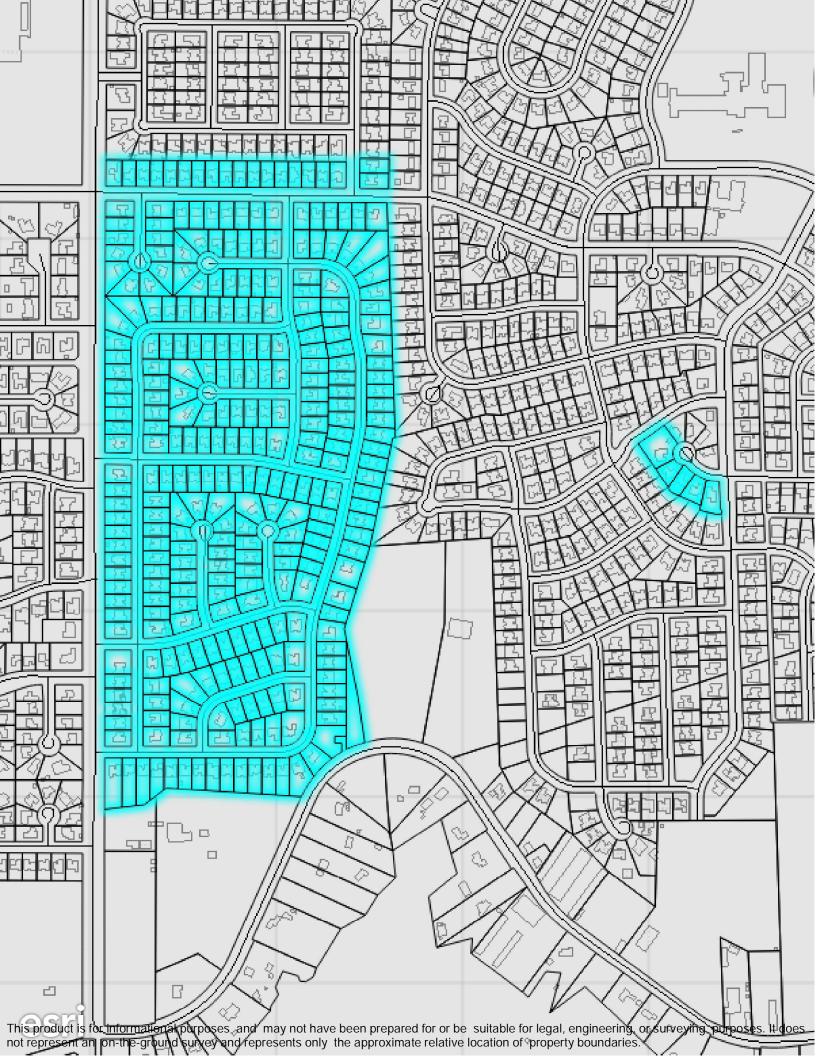
NEIGHBORHOOD SUMMARY/OBSERVATIONS:

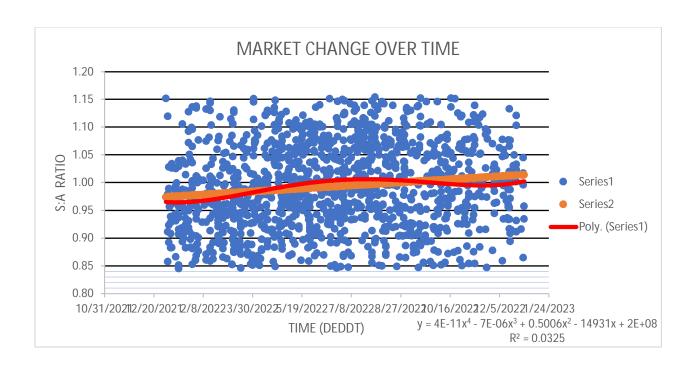
Land values were reappraised for 2023. Lot values were increased from \$13,000-\$17,000 up to \$22,000.

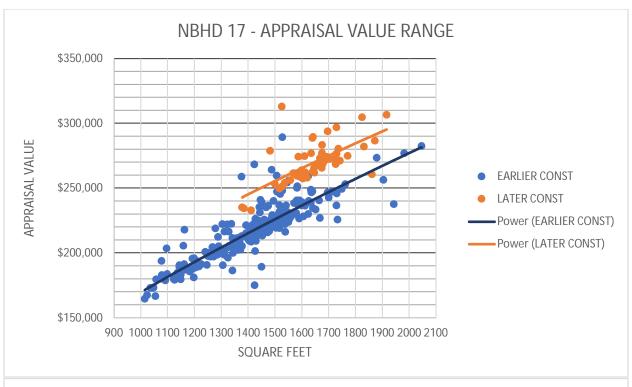
The market adjustments are divided into 2 groups, earlier construction and later construction. The decision to have two different market adjustments was made in 2019. The later construction area is located at the South end of the neighborhood and includes parts of Bayberry Drive, the 5500 block of Long Leaf Drive and Pepperbush Drive. The homes were built from 1997 to 2000. This section contains 55 accounts. A map in the analysis folder shows the location of the homes. The sales analysis contains 4 sales from the later construction area (about 7% of the total properties in the group.) The preliminary sales analysis showed that the 2 areas would require different market adjustments.

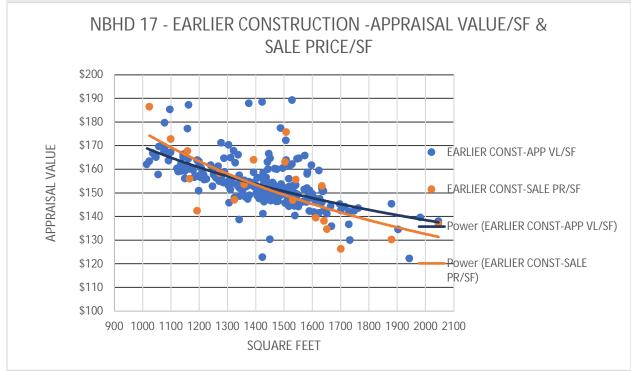
Earlier construction - 4% to 8% increase (\$8,000 - \$15,000 increase.)

Later construction - 15% - 17% increase (\$30,000 - \$40,000 increase.)









	Name	Date modified	Туре	Size
	0 1. SALE RATIO REPORT - ALL SALES	3/7/2023 11:11 AM	Microsoft Edge P	46 KB
*	🧰 1. SALE RATIO REPORT - EARLIER CONST	3/7/2023 11:13 AM	Microsoft Edge P	41 KB
×	🔯 1. SALE RATIO REPORT - LATER CONSTRU	3/7/2023 11:15 AM	Microsoft Edge P	23 KB
A.	🧰 2. SALE RATIO REPORT - ALL SALES	3/7/2023 5:00 PM	Microsoft Edge P	46 KB
A.	2. SALE RATIO REPORT - EARLIER CONST	3/7/2023 5:02 PM	Microsoft Edge P	41 KB
x	2. SALE RATIO REPORT - LATER CONSTRU	3/7/2023 1:24 PM	Microsoft Edge P	23 KB

EXHIBIT B-1

2023 Commercial and Business Personal Property Appraisal Schedule Field Inspect & Office Review (Pictometry)

				# of RE	RE	RE	Total RE	Start	Complete	%	# of BPP	BPP#	%
	Code	Neighborhood Name	Appraiser	Accounts	Visual	Virtual	Completed	Date	Date	Completed	Accounts	Completed	Completed
	354	Burkburnett	BP	460		460	460	10/6/22	10/21/22	100.00%	243	248	102.06%
	367	Iowa Park	BP	275		275	275	10/24/22	11/16/22	100.00%	177	177	100.00%
	308E	SE Wichita Falls	CC	220		220	220	10/21/22	12/12/22	100.00%	340	340	100.00%
	302C	Jacksboro Hwy Corridor	CC	169		169	169	10/10/22	11/22/22	100.00%	164	164	100.00%
	301M	Medical District	EB	169		169	169	10/21/22	11/14/22	100.00%	128	128	100.00%
	354R	Burkburnett Rural	EB	46		46	46	10/13/22	10/18/22	100.00%	56	56	100.00%
	305R	WF Rural East	EB	76		86	86	10/7/22	10/12/22	113.16%	74	74	100.00%
	306C	I-44 Corridor	LD	147		147	147	10/10/22	12/2/22	100.00%	92	92	100.00%
	310R	WF Rural West	LD	186		186	186	10/17/22	12/2/22	100.00%	135	135	100.00%
	367R	Iowa Park Rural	LD	158		158	158	11/3/22	11/28/22	100.00%	121	121	100.00%
											·		
Field	BL	Building List Inspections	EB/CC/LD	100						0.00%	1116		0.00%

1,906

1,530

3,436 Total Property Count (excluding BL Inspections)

Appraiser assigned to neighborhood will complete real and all BPP inspections.

BL - Visual inspections of BPP are performed on Specific accounts linked to Real Accounts

Real Accounts for BL are as follows:

159569 123567 159518 125369

159508 146216

159520

Wichita Appraisal District Commercial Department Reappraisal Summary Report

Work File Location x:\commercial appraisal\reappraisal 2023/301DT						
Region/Neighborhood	301DT					
Reappraisal Year	2023					
Appraiser	BP					
Date Completed	03/11/23					

	Condition	Year	Market Adjustment	2022 MA
Adjustments	<poor< td=""><td>All</td><td>0.19</td><td>0.19</td></poor<>	All	0.19	0.19
	Poor	All	0.28	0.28
	Fair	All	0.44	0.47
	Average	< 2000	0.68	0.72
	Average	2000-2017	0.70	0.75
	Good	2000-2017	0.85	0.85
		2017		0.90
	FIMA		0.46	0.46
	FIMA		0.63	0.63
	J5		0.57	0.57
	Parking Garage	Fair	0.35	0.35

Ratio Study Information:

Between 0.95 - 1.05

Recommended <20.00

Between 0.98 - 1.03

Pre Ratio	Study
Median	1.014
COD	17.907
PRD	0.990
WTD Mean	1.063
Min. Ratio	0.667
Max. Ratio	1.593

Final Ratio Study							
Median	0.962						
COD	16.558						
PRD	1.007						
WTD Mean	0.996						
Min. Ratio	0.669						
Max. Ratio	1.523						

Total 658 Land Only 97

Region Recap						
Number of Props	561					
Number of Sales	19					
% of Total Sold	3.39%					

TOTAL GAIN LOSS					
Last Yr Value	278,844,059				
This Yr Value	332,560,206				
Percent Change	19.26%				

NON EXEMPT GAIN LOSS						
Last Yr Value	73,060,481					
This Yr Value	92,846,924					
Percent Change	27.08%					

EXEMPT GAIN LOSS					
Last Yr Value	205,783,578				
This Yr Value	239,713,282				
Percent Change	16.49%				

Work File Documentation					
Document	Date				
Pre Gain Loss	02/27/23				
Sales & Market Adjustments	03/06/23				
Apply new MA's	03/07/23				
MA QC	03/08/23				
Final Ratio Study	03/08/23				
Final Gain Loss	03/11/23				
Reapp. Narrative Report	03/11/23				
Reapp. Summary Report	03/11/23				
County Wide Adjustments	03/06/23				

Wichita Appraisal District	PROPERTY APPRAISAL	INFORMATION 2023 Entities		Values	
PROPERTY 159567 R 01/21/2005	WNER ID JOHN W BRADLEY INC		00%	IMPROVEMENTS	345,581
Legal Description DBA 09/30/19 LOTS 1-2-3 BLK 166 ORIGINAL TOWN, WF	77381 700 LAMAR ST WICHITA FALLS, TX 76301	12 1	100%	LAND MARKET	+ 44,997
	WNERSHIP		00%	MARKET VALUE	= 390,578
	100.00%	HF 4	100%	PRODUCTIVITY LOSS	- 0
Ref ID1: 00205620000 Ref ID2: 301DT	ACRES: .5165			APPRAISED VALUE	= 390,578
00205620000 Map ID 301DT	EFF. ACRES:	* 159567*		HS CAP LOSS	- 0
SITUS 700 LAMAR ST	APPR VAL METHOD: Cost	137307		ASSESSED VALUE	= 390,578
GENERAL		ment #1 (OFFICE BUILDING)		EXEMPTIONS	223,012
UTILITIES SEWER WATER ELAESOTAPPR. BP TOPOGRAPHY LAST APPR. YR 2023 ROAD ACCESS CONCRETE_STREAST INSP. DATE 11/19/202 ZONING CBD - CENTRAL ENLESATINENSSEPDIDEATIREICT BUILDER	1	<u>58</u> <u>23</u> <u>5</u>			
NEXT REASON REMARKS MECHANICAL 8/18KM * Corrected paving size 8/12/14 BP COMM ROOFING 12/13SMS	<u>80</u>	MA	MA	L65,U35,R12,U80,R58,D23,L5	i,D92
		6630			
DINI DINO DEDMITO		92			
BUILDING PERMITS ISSUE DT PERMIT TYPE PERMIT AREA ST PERMIT VA	- <u>12</u>				
SALE DT PRICE GRANTOR DEED INFO	35				
04/01/2022 ***** BRADLEY JOHN W WD / / 12/31/2021 ***** 700 LAMAR LP WD / / 11/01/2002 ***** LANDMARK TITLE C WD / 2416 / 675		<u>65</u>			
SUBD: 0020 NBHD:301DT 100.00%	IMPROVEMENT INFORMATION			IMPROVEMENT FEAT	
	108.99 1 1960 1991 AVG 710,339 68 3.39 1 0 1991 AVG 44,070 40 23.50 1 1991 AVG 7,050 40 9.85 1 1991 AVG 11,820 40 Homesite: N 773,279	% 100% 100% 100% 100% 0.40 17.6 100% 100% 100% 100% 0.40 2.6 100% 100% 100% 0.40 4.7 100% 100% 100% 0.40 4.7 100%	031 528 320 728 207	OM ELEVATOR 6630 NC	ONE <u>-12,265</u> -12,265
SUBD: 0020 NBHD:301DT 100.00% L# DESCRIPTION CLS TABLE SC HS ME 1. 1-STORY OFFICE BLDG L 301DT - 2.0701\$N SQ Comment: [CONVERTED LAND SEGMENT 'FO1S' FROM ACCT 002056200	22,498.7400 SQ 2.00 44,99	IRR Wells: 0 Capacity: 0 IRR Acres: 0 E ADJ MASS ADJ VAL SRC 7 1.00 1.00 A 44,997 44,997		Oil Wells: 0 G CLASS AG TABLE AG UNIT F	PRC AG VALUE 0.00 0
Page 1 of 1	Effective Date of Appraisal: January 1 Date	Printed: 06/06/2023 05:24:56PM by Brians)		

NBHD	COND	MKT ADJ	# SALES	# IMPS	% SALE/IMP	NBHD	COND	MKT ADJ	# SALES	# IMPS	% SALE/IMP
301DT	Excel.					308C	Excel.	1.57	1	19	5.26%
	Good	0.54	2	10	20.00%		Good	1.01	3	42	7.14%
	Avg.	0.64	12	188	6.38%		Avg.	0.96	12	242	4.96%
	Fair	0.44	9	195	4.62%		Fair	0.42	1	32	3.13%
	Poor	0.07	1	41	2.44%		Poor			1	0.00%
	All	0.58	24	434	5.53%		All	0.90	17	336	5.06%
301E	Excel.					309	Excel.			2	
	Good			8	0.00%		Good			10	0.00%
	Avg.	0.75	4	115	3.48%		Avg.	0.56	17	196	8.67%
	Fair	0.47	9	234	3.85%		Fair	0.45	15	170	8.82%
	Poor	0.13	3	121	2.48%		Poor	0.59	1	25	4.00%
	All	0.49	16	478	3.35%		All	0.56	33	403	8.19%
301M	Excel.		Ι Ι	2		310R	Excel.			1	#DIV/0!
	Good	0.82	1	9	11.11%	0.011	Good		1	11	0.00%
	Avg.	0.46	5	74	6.76%		Avg.	0.84	1	60	1.67%
	Fair			27	0.00%		Fair	0.45	2	34	5.88%
	Poor			3	0.00%		Poor			14	0.00%
	All	0.58	6	115	5.22%	<u> </u>	All	0.46	3	119	2.52%
302	Excel.			1		354	Excel.			3	0.00%
302	Good		 	31	0.00%	354	Good	0.88	1	21	4.76%
	Avg.	0.90	8	241	3.32%		Avg.	0.50	10	167	5.99%
	Fair	0.50	8	97	8.25%		Fair	0.30	8	112	7.14%
	Poor	0.50	0	27	0.00%		Poor	0.46	3	32	9.38%
	All	0.60	16	397	4.03%		All	0.44	22	335	6.57%
		0.00		001	1.0070			0.11		000	0.01 70
302C	Excel.		-	0	0.000/	354R	Excel.		.	0	0.000/
	Good	0.07	1	9	0.00%		Good	0.40		8	0.00%
	Avg.	0.67 0.50	4	69	5.80%		Avg. Fair	0.43	1	17	5.88% 25.00%
	Fair Poor	0.50	6	64	9.38% 0.00%		Poor	1.08	1	4 2	0.00%
	All	0.53	10	2 144	6.94%		All	0.75	2	31	6.45%
	All	0.55	10	144	0.9478	<u></u>	All	0.73		31	0.4376
305R	Excel.					360	Excel.			1	
	Good			4	0.00%		Good			7	0.00%
	Avg.			21	0.00%		Avg.	0.50	3	69	4.35%
	Fair			23	0.00%		Fair	0.19	6	81	7.41%
	Poor			3	0.00%		Poor			54	0.00%
	All	0.00	0	51	0.00%		All	0.26	9	212	4.25%
306	Excel.			2		360R	Excel.				
	Good			10	0.00%		Good			1	
	Avg.	0.60	8	153	5.23%		Avg.			10	0.00%
	Fair	0.54	9	113	7.96%		Fair			8	0.00%
	Poor			37	0.00%		Poor			4	0.00%
	All	0.57	17	315	5.40%		All		1	23	0.00%
306C	Evaal			E		367	Evool			2	
306C	Excel.			5 2	0.00%	367	Excel. Good	0.51	1	2 20	5.00%
	Good	0.77	1	68	5.88%	-		0.69	1 8	105	7.62%
-	Avg.		4	23		-	Avg.	0.69	3	68	
-	Fair Poor	0.81	4	23	17.39% 0.00%	-	Fair Poor	0.45	3	7	4.41% 0.00%
<u> </u>	All	0.79	8	100	8.00%		All	0.59	12	202	5.94%
		00	<u> </u>		0.0070		-	0.00			0.0 . 70
308	Excel.		 _	8		367R	Excel.	1		1	
	Good	0.74	2	53	3.77%	<u> </u>	Good			12	0.00%
	Avg.	0.79	21	333	6.31%	<u> </u>	Avg.	0.71	2	57	3.51%
	Fair	0.50	3	63	4.76%	<u> </u>	Fair	0.35	2	48	4.17%
	Poor			5	0.00%		Poor			3	0.00%
	All	0.78	26	462	5.63%		All	0.52	4	121	3.31%

		MKT						MKT			
CITY	COND	ADJ	# SALES	# ACCTS	% SALE/IMP	ISD	COND	ADJ	# SALES	# ACCTS	% SALE/IMP

Wichita Falls

WF	Excel.	1.57	1	32	3.13%
	Good	0.91	8	152	5.26%
	Avg.	0.75	95	1,567	6.06%
	Fair	0.50	64	1,071	5.98%
	Poor	0.32	5	231	2.16%
		0.63	173	3053	5.67%

Wichita Falls ISD

WFISD Excel.	1.57	1	37	2.70%
Good	0.91	8	182	4.40%
Avg.	0.76	93	1,651	5.63%
Fair	0.50	61	1,029	5.93%
Poor	0.32	5	251	1.99%
	0.63	168	3150	5.33%

Burkburnett

BK	Excel.			3	0.00%
	Good	0.88	1	21	4.76%
	Avg.	0.50	10	167	5.99%
	Fair	0.31	8	112	7.14%
	Poor	0.46	3	32	9.38%
	_	0.44	22	335	6.57%

Burkburnett ISD

BISD	Excel.			3	0.00%
	Good	0.88	1	29	3.45%
	Avg.	0.48	11	209	5.26%
	Fair	0.38	9	121	7.44%
	Poor	0.46	3	36	8.33%
		0.44	24	398	6.03%

Iowa Park

ΙP	Excel.			2	
	Good			20	0.00%
	Avg.	0.69	8	105	7.62%
	Fair	0.45	3	68	4.41%
	Poor			7	0.00%
		0.67	11	202	5.45%

Iowa Park ISD

IPISD	Excel.			2	
	Good	0.51	1	32	3.13%
	Avg.	0.70	10	169	5.92%
	Fair	0.35	5	126	3.97%
	Poor			21	0.00%
		0.59	16	350	4.57%

Electra

EL	Excel.				
	Good			7	0.00%
	Avg.	0.50	3	69	4.35%
	Fair	0.19	6	81	7.41%
	Poor			54	0.00%
	All	0.31	9	211	4.27%

Electra ISD

EISD	Excel.			1	
	Good			8	0.00%
	Avg.	0.50	3	79	3.80%
	Fair	0.19	6	89	6.74%
	Poor			58	0.00%
		0.45	9	235	3.83%

Outside City Limits

Outon	40 O.L.J .				
RURAL	Excel.			1	
	Good	0.51	1	37	2.70%
	Avg.	0.71	4	159	2.52%
	Fair	0.44	5	117	4.27%
	Poor			26	0.00%
		0.61	10	340	2 94%

City View ISD

CVISD	Excel.			2	
	Good			4	0.00%
	Avg.	0.56	3	58	5.17%
	Fair	0.51	3	28	10.71%
	Poor			8	0.00%
		0.53	6	100	6.00%

Holliday ISD

HISD	Excel.				
	Good			2	0.00%
	Avg.			12	0.00%
	Fair	0.45	2	13	15.38%
	Poor			1	0.00%
		0.45	2	28	7.14%

MKT

AGE COND STUDY #1 ADJ # SALES # ACCTS % SALE/IMP

MKT AGE COND ADJ

STUDY #2

SALES # ACCTS % SALE/IMP

2000 - PRESENT

2000 +	Excel.	1.57	1	43	2.33%
	Good	0.94	8	214	3.74%
	Avg.	0.84	19	309	6.15%
	Fair			23	0.00%
	Poor			8	0.00%
	ALL	0.63	28	597	4.69%

2000 - PRESENT

2000 +	Excel.			#DIV/0!
	Good			#DIV/0!
	Avg.			#DIV/0!
	Fair			#DIV/0!
	Poor			#DIV/0!
-	ALI	0	0	#DIV/0!

1986 - 1999

86 - 99	Excel.			0	
	Good			18	0.00%
	Avg.	0.69	13	345	3.77%
	Fair	0.42	2	68	2.94%
	Poor			7	0.00%
	ALL	0.68	15	438	3.42%

1980 - 1999

80 - 99	Excel.			
	Good			#DIV/0!
	Avg.			#DIV/0!
	Fair			#DIV/0!
	Poor			#DIV/0!
	ALL	0	0	#DIV/0!

1970 - 1985

70 - 85	Excel.				
	Good			6	0.00%
	Avg.	0.71	51	704	7.24%
	Fair	0.45	30	363	8.26%
	Poor	0.29	2	37	5.41%
	ALL	0.54	83	1110	7.48%

1946 - 1979

46 - 79	Excel.			
	Good			#DIV/0!
	Avg.			#DIV/0!
	Fair			#DIV/0!
	Poor			#DIV/0!
	ALL	0	0	#DIV/0!

1946 - 1969

46 - 69	Excel.				
	Good			8	0.00%
	Avg.	0.68	22	362	6.08%
	Fair	0.47	37	563	6.57%
	Poor	0.46	3	143	2.10%
	ALL	0.50	62	1076	5.76%

1901 - 1945

01 - 45	Excel.			
	Good			#DIV/0!
	Avg.			#DIV/0!
	Fair			#DIV/0!
	Poor			#DIV/0!
	ΔΙΙ	0	Λ	#DI\//0I

1901 - 1945

01- 45	Excel.				
	Good	0.31	2	6	33.33%
	Avg.	0.74	15	165	9.09%
	Fair	0.45	16	315	5.08%
	Poor	0.32	3	169	1.78%
	ALL	0.50	36	655	5.50%

MKT

SIZE COND ADJ # SALES # ACCTS % SALE/IMP

Less Than 2,500 SF

< 2,500	Excel.			3	0.00%
	Good	0.38	1	42	2.38%
	Avg.	0.81	31	382	8.12%
	Fair	0.44	28	477	5.87%
	Poor	1.18	1	146	0.68%
	ALL	0.63	61	1050	5.81%

2,500 - 4,999 SF

2.5-4.9	Excel.			10	0.00%
	Good	0.99	4	55	7.27%
	Avg.	0.79	35	371	9.43%
	Fair	0.38	15	350	4.29%
	Poor	0.46	2	86	2.33%
	ALL	0.65	56	872	6.42%

5,000 <u>- 9,999 SF</u>

5.0-9.9	Excel.			12	
	Good	0.51	3	38	7.89%
	Avg.	0.67	33	297	11.11%
	Fair	0.48	20	252	7.94%
	Poor	0.30	3	64	4.69%
	ALL	0.54	59	663	8.90%

10,000 - 29,999 SF

10k +	Excel.	1.57	1	8	12.50%
	Good	1.04	2	33	6.06%
	Avg.	0.53	16	205	7.80%
	Fair	0.46	17	195	8.72%
	Poor	0.01	1	35	2.86%
	ALL	0.50	37	476	7.77%

Greater Than 30,000 SF

10k +	Excel.			5	0.00%
	Good			17	0.00%
	Avg.	0.72	4	169	2.37%
	Fair	0.44	4	55	7.27%
	Poor	0.32	1	8	12.50%
	ALL	0.46	9	254	3.54%

If Needed, < 10,000 vs. > 10,000 based on YB 1990 & Newer

Less than 10,000	0.75
Gr. Than 10,000	0.93

Adjustment	17.00%
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			SS DA 1/1/2023		MO. CHANGI	0.00530		GOAL RATIO	1.00					
NBHD PID PROP ADDRESS	CITY ISD TYPE CLASS YE	EFF SI	TYP MTHS		ADJ SALE	TIME	T.A.S.P. AP VALUE T.A.S.		ABS DE	EV LAND VAL IMP VAL L:I RATIO	SQFT COND	T.A.A.I.V.	RCNLD MKT ADJ	CATEGORY COUNT MEAN MEDIAN :IGHTED MEAN
301DT 159405 503 8TH ST	1 2 FO2S CCD	1909 1971 VL	5/23/2018 55	350,000	350,000	1.292	452,025 363,338 0.		6 0.04	30,279 333,059 1: 11.0	5,520 AVG	421,746	458,115 0.92	
301M 157475 1811 10TH ST 301DT 159325 1200 AUSTIN ST	1 2 FO2S CCD 1 2 FO2S CCD	1914 1963 VM 1915 1971 VM	3/31/2021 21 11/15/2018 50	105,000 80.000	105,000 80,000	1.111 1.265	116,687 208,171 1. 101,200 161,256 1.			12,750 195,421 1: 15.3 5,249 156,007 1: 29.7	2,842 AVG 3.968 AVG	103,937 95,951	247,368 0.42 218.865 0.44	
301DT 159682 709 INDIANA AVE	1 2 FO1S CCC	1919 1971 VL	6/21/2019 42	130,000	130,000	1.223	158,938 131,490 0 .			15,940 115,550 1: 7.2	2,118 AVG	142,998	160,486 0.89	
309 133492 1109 HARRISON ST	1 2 B14D CCD	1920 1970 VM	10/22/2021 14	485,000	485,000	1.074	520,987 407,000 0 .			8,000 399,000 1: 49.9	9,424 AVG	512,987	690,397 0.74	
301M 146874 1812 ROSE ST 308C 148314 2114 KEMP BLVD	1 2 FO2S CCD 1 2 FRGR CCD	1924 1974 VM 1925 1974 VM	10/16/2020 27 7/28/2020 29	189,000 115,000	189,000 115,000	1.143 1.154	216,046 415,519 1. 132,676 80,964 0.			14,000 401,519 1: 28.7 6,251 74,713 1: 12.0	5,652 AVG 1,136 AVG	202,046 126,425	503,219 0.40 77,024 1.64	
302 137924 2504 HOLLIDAY RD	1 2 FRGR CCD 1 2 FRS1 CCD	1925 1974 VM 1929 1977 VM	3/14/2019 46	45,000	45,000	1.154	55.971 60.689 1.			3.150 57.539 1: 18.3	1,136 AVG	126,425 52.821	77,024 1.64 92.254 0.57	
301DT 158863 1417 9TH ST	1 2 FO2S CCD	1930 1977 VM	11/1/2021 14	297,500	297,500	1.074	319,575 289,775 0	91 1.0	3 0.03	7,426 282,349 1: 38.0	3,824 AVG	312,149	388,268 0.80	
367 116823 215 N YOSEMITE	6 7 FO1S CCC	1930 1977 VM	10/18/2022 2 11/22/2019 37	95,000	95,000	1.011	96,007 164,986 1.			2,114 162,872 1: 77.0	4,100 AVG	93,893	191,975 0.49	
367 461420 121 W PARK 309 157503 1901 10TH ST	6 7 FO1S CCC 1 2 FO1S CCD	1930 1977 VL 1935 1979 VM	11/22/2019 37 5/7/2021 20	48,700 175,000	48,700 175,000	1.196 1.106	58,250 97,468 1. 193,550 332,812 1.			2,650 94,818 1: 35.8 32,219 300.593 1: 9.3	2,650 AVG 6.579 AVG	55,600 161,331	111,761 0.50 400,791 0.40	
309 145869 2610 GRANT ST	1 2 FRS2 CCC	1935 1979 VM	12/9/2019 37	120,000	120,000	1.196	143,532 128,504 0.			4,087 124,417 1: 30.4	3,750 AVG	139,445	165,889 0.84	
367 116732 211 S YOSEMITE	6 7 FEST CCD	1937 1979 VM		230,000	230,000	1.117	256,818 251,830 0 .			15,159 245,120 1: 16.2	8,058 AVG	241,659	297,765 0.81	CATEGORY COUNT MEAN MEDIAN WT. MEAN
308E 154149 2406 BROOK AVE	1 2 FRS1 CCD	1945 1984 VM	7/1/2019 42	177,500	177,500	1.223	217,012 134,065 0. 3,039,272	62 1.3	2 0.32	5,249 128,816 1: 24.5	2,160 AVG	211,763	155,200 1.36 4,159,377 11	1901 -1945 - AVG 15 0.75 0.74 0.69
						-	-,,					-	,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,,	
301DT 159453 918 LAMAR ST	1 2 FO1S CCC	1953 1986 VM	3/28/2022 9	750,000	750,000	1.048	785,775 991,241 1 .	26 0.7	6 0.24	20,700 970,541 1: 46.9	15,573 AVG	765,075	1,296,129 0.59	
306 125811 2812 IOWA PARK RD	1 2 FORE CCD	1954 1988 VL	5/1/2022 8	100,000	100,000	1.042	104,240 92,567 0.	89 1.0	8 0.08	17,576 74,991 1: 4.3	2,336 AVG	86,664	97,114 0.89	
306C 123649 3502 SHEPPARD ACCESS RD		1954 1988 VM	11/14/2019 38	127,664	127,664	1.201	153,376 161,599 1.			32,992 128,607 1: 3.9	3,520 AVG	120,384	162,794 0.74	
301DT 159008 1307 11TH ST 306 123711 2000 LOOP 11	1 2 FRS2 CCD 1 5 FEGO CCC	1955 1988 VM 1956 1988 VR	5/15/2020 32 8/14/2020 29	72,000 675.000	72,000 675.000	1.170 1.154	84,211 190,539 2. 778,748 953,796 1.			8,250 182,289 1: 22.1 375,240 578,556 1: 1.5	8,820 AVG 13.493 AVG	75,961 403,508	255,737 0.30 726,654 0.56	
309 125295 3701 SEYMOUR HWY	1 2 FAUS CCC	1956 1988 VM	9/13/2019 40	75,000	75,000	1.212	90,900 86,338 0.			15,872 70,466 1: 4.4	1,680 AVG	75,028	94,904 0.79	
309 154125 3004 9TH ST	1 2 FOCO CCD	1958 1983 VM	8/12/2022 5	80,000	80,000	1.027	82,120 114,249 1 .			11,252 102,997 1: 9.2	1,396 AVG	70,868	138,716 0.51	
309 148661 1803 KEMP BLVD	1 2 FAUS CCC 1 2 FRI1 CCC	1958 1988 VM 1959 1991 VM	7/8/2021 18	120,000	120,000	1.095	131,448 88,475 0. 561.173 634.615 1.			30,004 58,471 1: 1.9 277,734 356,881 1: 1.3	1,300 AVG	101,444	77,961 1.30	
308W 103229 6701 SEYMOUR HWY 309 158646 3200 CHERYL ST	1 2 FRI1 CCC 1 2 FCRO CCD	1959 1991 VM 1960 1991 VM	12/15/2021 13 10/31/2022 2	525,000 145.000	525,000 145.000	1.069 1.011	561,173 634,615 1. 146,537 291,909 1.			277,734 356,881 1: 1.3 12.000 279,909 1: 23.3	7,880 AVG 2.521 AVG	283,439 134,537	425,720 0.67 373,212 0.36	
309 123593 3064 5TH ST	1 2 FAGA CCC	1960 2012 VL	5/25/2022 7	190,000	190,000	1.037	197,049 401,452 2 .		7 0.53	35,767 365,685 1: 10.2	5,170 AVG	161,282	487,580 0.33	
309 125233 4500 SEYMOUR HWY	1 2 FRST CCS	1960 1995 VL	6/15/2021 19	313,000	313,000	1.101	344,519 275,000 0			37,462 237,538 1: 6.3	7,192 AVG	307,057	544,653 0.56	
308E 124501 5615 KEMP BLVD 354 120413 720 E 3RD ST	1 2 FIWE CCS 3 4 FIWE CCS	1960 1991 VM 1960 1991 VM	8/9/2018 53 11/19/2021 13	130,000	130,000 105.000	1.281 1.069	166,517 317,769 1. 112,235 67,475 0.			21,998 295,771 1: 13.4 4.500 62.975 1: 14.0	8,860 AVG 3,600 AVG	144,519 107.735	356,351 0.41	
354 120413 720 E 3RD ST 367 103109 311 N WALL	6 7 FRS1 CCC	1960 1991 VM 1960 1991 VM	11/19/2021 13 3/10/2022 10	105,000 105.000	105,000	1.053	112,235 67,475 0. 110,565 135,037 1.			4,500 62,975 1: 14.0 2,757 132,280 1: 48.0	3,600 AVG 1.540 AVG	107,735	106,737 1.01 155,917 0.69	
309 124247 2408 5TH ST	1 2 FAUS CCS	1964 1993 VM	6/30/2020 30	140,000	140,000	1.159	162,260 146,940 0.			15,103 131,837 1: 8.7	2,220 AVG	147,157	175,783 0.84	
306 130709 1722 CIMARRON TRL	1 5 FRS1 CCD	1965 1993 VM		255,000	240,000	1.048	251,448 167,551 0 .			11,730 158,321 1: 13.5	2,160 AVG	239,718	202,976 1.18	
301M 157228 1004 BROOK AVE	1 2 FODO CCD	1965 1993 VM	6/1/2021 19	461,000	461,000	1.101	507,423 566,553 1. 456.488 484.217 1.			81,170 485,383 1: 6.0	5,515 AVG	426,253	608,325 0.70	CATEGORY COUNT MEAN MEDIAN WT. MEAN 1946-1969 - AVG 22 0.68 0.68 0.68
301DT 159498 901 8TH ST 301DT 143199 1101 16TH ST	1 2 FFHA CCD 1 2 FTFD CCC	1966 1993 VLI 1968 1993 VM	7/25/2019 41 2/19/2020 34	375,000 125.000	375,000 125.000	1.217 1.180	456,488 484,217 1. 147,525 210,070 1.			50,007 434,210 1: 8.7 6.694 203,376 1: 30.4	53,575 AVG 10.968 AVG	406,481 140.831	1,023,104 0.40 331.811 0.42	1946-1969 - AVG 22 0.68 0.68 0.68
302C 156270 4607 JACKSBORO HWY	1 2 FORE CCC	1969 1995 VM	10/21/2022 2	250,000	250,000	1.011	252,650 266,225 1.	05 0.9	4 0.06	43,495 222,730 1: 5.1	1,640 AVG	209,155	262,035 0.80	
308C 147228 3915 KELL BLVD	1 2 FRST CCC	1969 1995 VL	9/29/2021 15	5,161,000	5,131,000	1.080	5,538,915 5,083,000 0 .	92 1.0	1 0.01	916,504 4,166,496 1: 4.5 2,028,807	72,912 AVG	4,622,411	5,614,048 0.82 13,518,261 15	
						<u> </u>	11,100,117			2,020,001		<u> </u>	10,010,201	
367 116813 120 W PARK	6 7 FRS1 CCS	1970 1995 VL	4/1/2018 57	205,000	205,000	1.302	266,931 259,837 0.		9 0.21	5,100 254,737 1: 49.9	4,000 AVG	261,831	306,321 0.85	
309 145796 1611 BELL ST	1 2 B14D CCD	1972 1995 VM	12/18/2020 24	350,000	350,000	1.127	394,520 368,000 0			9,301 358,699 1 : 38.6	6,117 AVG	385,219	527,833 0.73	
308E 138962 2614 SOUTHWEST PKWY 354 123033 203 N AVENUE D	1 2 FRS1 CCC 3 4 FO1S CCD	1972 1995 VL 1972 1995 VM	6/27/2019 42 6/17/2022 6	210,000 63,900	210,000 63,900	1.223 1.032	256,746 254,111 0. 65.932 97.008 1.			89,112 164,999 1: 1.9 12,502 84,506 1: 6.8	2,400 AVG 1,525 AVG	167,634 53,430	198,794 0.84 143,231 0.37	
360 110844 611 W FRONT	8 9 FRST CCD	1972 1995 VM	3/17/2022 9	373.000	235.000	1.048	246,210 245,000 1.			1.307 243.693 1: 186.5	17,460 AVG	244,903	937.906 0.26	
301DT 158835 1408 8TH ST	1 2 FO1S CCC	1973 1995 VM	12/1/2021 13	305,000	305,000	1.069	326,015 403,404 1.			10,860 392,544 1: 36.1	4,000 AVG	315,155	539,802 0.58	
301E 156512 2200 MISSISSIPPI AVE	1 2 FSWA CCS	1973 1995 VM	12/31/2019 36 4 3/5/2021 22	60,000	60,000	1.191	71,448 52,137 0.			1,789 50,348 1: 28.1	3,000 AVG	69,659	73,705 0.95 179,305 0.68	
301E 142570 312 GALVESTON ST 354 118913 612 SHEPPARD RD	1 2 FRI1 CCS 3 4 FRS1 CCD	1975 1998 VM 1975 1998 VM	A 3/5/2021 22 4/30/2019 44	116,000 82,000	116,000 82,000	1.117 1.233	129,526 117,618 0. 101.122 179.038 1.			7,500 115,743 1: 15.4 44.748 134.290 1: 3.0	3,204 AVG 4.155 AVG	122,026 56.374	179,305 0.68 238,813 0.24	
309 149665 2112 9TH ST	1 2 FFFA CCC	1977 1998 VM	7/28/2022 5	85,500	85,500	1.027	87,766 197,972 2 .			18,753 179,219 1: 0.0	1,164 AVG	69,013	238,958 0.29	
308W 142541 3506 BUCHANAN ST	1 2 FO1S CCD	1977 1998 VM	4/13/2022 9	725,000	725,000	1.048	759,583 504,637 0 .			93,654 410,983 1: 4.4	8,050 AVG	665,929	485,451 1.37	
301DT 159411 815 OHIO AVE 354 121178 908 W KRAMER RD	1 2 FIWE CCS 3 4 FSJU CCD	1977 1998 VL 1977 1998 VM	11/15/2019 38 3/16/2018 58	200,000	200,000 90,000	1.201 1.307	240,280 223,546 0. 117,666 115,480 0.			15,002 208,544 1: 13.9 27.007 88.473 1: 3.3	7,500 AVG 6.680 AVG	225,278 90.659	289,645 0.78 149,955 0.60	
306 140159 1912 LOOP 11	1 2 FOCO CCS	1977 1998 VM		345.000	345.000	1.011	348.657 332.672 0.			48.727 310.819 1: 6.4	5,000 AVG	299.930	398.486 0.75	
308C 146087 2912 BUCHANAN ST	1 2 FO1S CCD	1978 1998 VM	4/15/2021 21	299,999	299,999	1.111	333,389 334,034 1.	00 0.9	0.10	78,937 255,097 1: 3.2	2,816 AVG	254,452	260,383 0.98	
308C 455744 3909 KELL BLVD	1 2 FFMA CCS	1978 1998 VM	12/6/2019 37	333,659	333,659	1.196	399,090 295,301 0			80,490 214,811 1 : 2.7	4,226 AVG	318,600	219,262 1.45	
308E 124505 5023 KEMP BLVD 308W 142061 4705 FAIRWAY BLVD	1 2 FOCO CCS 1 2 FORE CCD	1978 1998 VL 1979 2000 VM	6/13/2019 43 12/2/2022 1	150,000 365,000	150,000 365.000	1.228 1.005	184,185 168,427 0. 366,935 272,987 0.			6,460 161,967 1: 25.1 65,340 207,647 1: 3.2	4,000 AVG 2.680 AVG	177,725 301.595	195,141 0.91 253,228 1.19	
308W 153952 2921 SOUTHWEST PKWY	1 2 FORE CCD	1979 2000 VM	10/26/2022 2	280,000	280,000	1.011	282,968 259,892 0.			44,998 214,894 1: 4.8	2,112 AVG	237,970	258,908 0.92	
302C 155882 5016 JACKSBORO HWY	1 2 FRS1 CCS	1979 2000 VM	7/28/2022 5	256,500	256,500	1.027	263,297 398,901 1 .			39,997 358,904 1 : 9.0	6,560 AVG	223,300	418,059 0.53	
306 125480 2524 SHEPPARD ACCESS RD		1979 2000 VM	12/13/2021 13	325,000	325,000	1.069	347,393 554,364 1 .			11,979 542,385 1: 45.3	16,040 AVG	335,414	688,480 0.49	
308W 146093 3010 BUCHANAN ST 306C 131993 3001 N CENTRAL FRWY	1 2 FO1S CCS 1 2 FOVE CCS	1979 2000 VM 1979 2000 VM	9/2/2021 16 5/17/2019 43	435,000 375.000	435,000 375,000	1.085 1.228	471,888 438,022 0. 460,463 1,461,820 3.			93,626 344,396 1: 3.7 51.947 1.409.873 1: 27.1	4,800 AVG 18.048 AVG	378,262 408,516	410,827 0.92 1,716,009 0.24	
367R 113809 474 RIFLE RANGE RD	0 7 FRI2 CCS	1980 2000 VM	1/13/2020 36	188,500	188,500	1.191	224,466 228,689 1.			42,500 186,189 1: 4.4	6,260 AVG	181,966	250,760 0.73	
302 130144 1601 E CENTRAL FRWY	1 2 FRI2 CCS	1980 2000 VM	10/28/2022 2	160,000	160,000	1.011	161,696 163,054 1 .			26,307 136,747 1: 5.2	4,800 AVG	135,389	217,059 0.62	
301DT 158751 1304 BROAD ST	1 2 FFFA CCD	1980 2000 VL	10/8/2018 51	1,110,000	599,440	1.270	761,469 599,000 0.			52,501 546,499 1: 10.4	3,116 AVG	708,968	479,168 1.48	
309 138026 4101 SEYMOUR HWY 360 112679 517 W ROOSEVELT	1 2 FOCO CCD 8 9 FAGA CCS	1980 2000 VL 1980 2000 VI	2/11/2018 59 4/16/2021 21	22,208	20,208	1.313 1.111	26,527 43,056 1. 44,452 67,317 1.			7,597 35,459 1: 4.7 700 66.617 1: 95.2	1,500 AVG 2,542 AVG	18,930 43,752	48,243 0.39 87,943 0.50	
302C 143783 4000 JACKSBORO HWY	1 2 FOVE CCD	1981 2000 VM	10/29/2021 14	158,000	158,000	1.074	169,724 303,973 1.			40,032 263,941 1: 6.6	2,150 AVG	129,692	307,444 0.42	
309 139393 3631 ARENA RD	1 2 FOCO CCS	1981 2013 VM	6/5/2020 31	120,000	120,000	1.164	139,716 261,065 1			35,145 225,920 1 : 6.4	4,512 AVG	104,571	286,812 0.36	
354 119780 617 S RED RIVER EXPY 308E 123497 3001 CARTER AVE	3 4 FELO CCS 1 2 FSCH CCD	1981 2000 VM 1982 2000 VL	10/7/2022 3 12/1/2022 1	145,000 650.000	145,000 650.000	1.016 1.005	147,306 164,258 1. 653,445 714,920 1.			35,819 128,439 1: 3.6 93.847 621.073 1: 6.6	6,200 AVG 7,354 AVG	111,487 559,598	217,693 0.51 733,609 0.76	
308E 123497 3001 CARTER AVE 309 149569 2200 9TH ST	1 2 FSCH CCD 1 2 FODO CCD	1982 2000 VL 1982 2000 VM	12/1/2022 1 10/28/2022 2	140,000	140,000	1.005	141,484 194,016 1.			93,847 621,073 1: 6.6 9,376 184,640 1: 19.7	7,354 AVG 1,800 AVG	132,108	733,609 0.76 246,187 0.54	
302 152138 2707 E CENTRAL FRWY	1 2 FRI1 CCS	1982 2000 VM	12/3/2021 13	795,000	795,000	1.069	849,776 914,776 1 .			146,175 768,601 1: 5.3	16,300 AVG	703,601	631,658 1.11	
306 158494 210 RANDY DR	1 2 FSWA CCS	1982 2000 VL	8/2/2021 17	750,000	750,000	1.090	817,575 1,032,657 1 .	26 0.7	3 0.27	19,640 1,013,017 1 : 51.6	30,000 AVG	797,935	1,248,788 0.64	

308W 153880 6305 SOUTHWEST PKWY 301M 158706 1601 9TH ST 367 117316 200 W HICHWAY ST 301E 134361 2731 SOUTHWEST PKWY 301D1 158823 1301 3RD ST 354 106483 1101 5 PRESTON 302C 145126 1424 31ST ST 301M 133723 1101 BROOK AVE 306 125404 1511 ROANOKE DR 306C 137059 1128 CENTRAL FRWY 306C 137373 4018 BURNBURNETT RD 308W 142888 4708 K-MART DR 308W 142988 4708 K-MART DR 308W 147169 3515 MCNIEL AVE 308W 147169 3515 MCNIEL AVE 308W 105722 4706 BROOKDALE DR B 308W 107203 4716 BROOKDALE DR	1 2 FEHE CCC 1982 1 2 FODO CCD 1982 6 7 FFCO CCC 1982 1 2 FRST CCD 1983 1 2 FOST CCD 1983 3 4 FOTS CCD 1983 1 2 FRST CCD 1984 1 2 FRST CCD 1984 1 2 FRST CCD 1984 1 2 FRST CCS 1984 1 2 FRST CCS 1984 1 2 FRST CCS 1984 1 2 FRST CCS 1985 1 2 FRST CCS 1985	2000 VM 2000 VM 2000 VL 2000 VL 2000 VL 2000 VL 2003 VM 2003 VL 1995 VL 2003 VL 2003 VL 2003 VL 2003 VM 2003 VL 2003 VM 2003 VL 2003 VM	10/19/2018 50 227,000 5/30/2018 55 700,000 8/16/2019 41 548,438 1/14/2020 36 1,750,000 6/26/2018 54 1,503,252 6/20/2019 42 40,000 10/21/2022 12 205,000 1/21/2020 12 218,250 1/21/2020 25 3,800,000 12/1/2020 26 360,000 3/31/2020 33 578,166 10/27/2022 2 360,000 10/1/2021 15 510,000 6/25/2021 19 389,900 6/25/2021 42 165,000	227,000 1.265 700,000 1.292 281,381 1.217 1,750,000 1.197 1,503,252 1.284 40,000 1.222 205,000 1.017 218,250 1.064 60,000 1.122 3,800,000 1.133 360,000 1.135 578,166 1.177 365,000 1.011 510,000 1.086 389,900 1.101 165,000 1.223	2 94,050 1,412,873 1.56 1.07 342,525 365,346 1.07 1.28,383,900 1,275,000 0.61 3.08 3.08 3.08 3.08 3.08 3.08 3.08 3.08	0.50 0.50 283,993 1,148,880 1; 4.4 0.77 0.23 19,125 346,221 1; 18.1 1.37 0.37 630,483 644,517 1; 10.0 0.72 0.28 98,663 1,988,772 1; 20.2 0.38 0.62 2,250 103,216 1; 45,9 1.00 0.00 37,374 167,040 1; 4.5 1.25 0.25 55,861 118,226 1; 2.1 0.67 0.33 8,357 80,551 119,6 1.03 0.03 503,554 3,155,446 1; 6.3 0.97 0.03 51,749 319,562 1; 6.2 1.35 0.35 57,822 39,178 1; 6.4 0.84 0.16 26,868 0,74,97 1; 15.6 0.85 0.15 114,671 485,642 1; 4.2 0.74 0.26 32,736 493,648 1; 15.1	9,424 AVG 243,475 398,884 0.61 10,805 AVG 640,057 1,398,345 0.46 2,640 AVG 323,400 280,386 1.15 22,566 AVG 1,453,417 1,843,373 0.79 17,067 AVG 1,834,820 2,655,945 0.69 1,722 AVG 46,654 174,942 0.27 1,929 AVG 169,799 196,518 0.86 1,474 AVG 176,270 151,165 1.17 2,000 AVG 58,957 104,314 0.57 50,136 AVG 37,99,946 4,735,176 0.80 2,560 AVG 357,859 248,155 1.44 8,750 AVG 521,465 711,861 0.87 8,800 AVG 342,789 486,099 0.71 14,040 AVG 435,874 573,638 0.76 4,790 AVG 396,427 600,765 0.66 2,936 AVG 188,047 313,767 0.60	CATEGORY COUNT MEAN MEDIAN WT. MEAN 1970-1985 - AVG 51 0.73 0.71 0.71
308C 106719 2519 E MONTGOMERY PL 367R 105267 4110 BUS 287J 308C 106683 1980 R ELWWOOD AVE 308W 107912 2901 LYDIA DR 302 106044 1416 TWIN OAKS ST 302 106245 5220 HENRY S. GRACE FRWY 308C 125193 3605 KEMP BLVD 309C 125193 3605 KEMP BLVD 309C 125399 3155 5TH ST 301E 106011 700 N SCOTT AVE 367 10318 111 W PARK 308E 102631 2210 SOUTHWEST PKWY 367 109129 803 SW ACCESS RD	1 2 FAAU CCC 1987 0 7 FFCO CCD 1990 1 2 FOIN CCS 1991 1 2 FRIZ CCS 1991 1 2 FTED CCS 1992 1 2 FTED CCS 1993 1 2 FFE CCC 1993 1 2 FFRE CCC 1993 1 2 FFRE CCC 1996 6 7 FRS1 CCS 1996 6 7 FFRE CCD 1998	2003 VM 2005 VM 2005 VM 2005 VM 2005 VM 2005 VM 2005 VM 2006 VM 2006 VM 2006 VM 2006 VL 2006 VL	1/14/2020 36 825,000 9/12/2018 52 140,000 10/15/2020 27 430,000 7/17/2020 29 265,000 9/8/2022 4 277,500 11/21/2022 1 580,000 12/2/2019 37 380,000 12/2019 41 180,000 6/29/2022 31 455,000 6/12/2020 31 455,000 6/12/2020 31 155,000 10/15/2020 27 153,000	825,000 1.191 140,000 1.274 430,000 1.144 265,000 1.154 277,500 1.022 580,000 1.006 380,000 1.033 180,000 1.031 485,000 1.217 435,000 1.164 115,000 1.164 115,000 1.293	6 178,584 267,858 1.50 4 305,731 396,079 1.30 11 283,383 260,851 0.92 283,383 260,851 0.92 6 454,518 355,000 0.78 2 980,210 1.55,815 1.55 2 990,170 1.58,407 1.36 4 506,471 686,407 1.36 4 506,471 686,407 1.36 2 994,650 1,053,091 1.16	0.52 0.48 27,809 240,049 1: 8.6 0.74 0.26 141,211 438,609 1: 3.1 0.67 0.33 26,664 370,015 1: 14.2 1.06 0.06 29,403 231,448 1: 7.9 1.55 0.55 146,141 227,682 1: 16 1.07 0.07 104,130 250,870 1: 2.4 0.63 0.37 394,109 1,121,706 1: 0.0 0.71 0.29 26,879 22,8014 1: 8.5 0.63 0.37 29,251 657,156 1: 22.5 0.71 0.29 4,080 158,202 1: 38.8 0.66 0.34 18,9591 863,500 1: 4.6	5,824 AVG 826,080 503,070 1.64 1,664 AVG 150,775 215,532 0.70 3,481 AVG 350,322 443,308 0.79 6,416 AVG 279,667 441,387 0.63 4,200 AVG 253,980 367,378 0.69 10,900 AVG 436,933 357,821 1.22 986 AVG 556,101 1,078,563 0.54 4,000 AVG 192,235 304,019 0.63 19,600 AVG 472,209 33,725 0.51 2,388 AVG 129,815 190,238 0.68 5,820 AVG 714,459 1,000,347 0.71 3,300 AVG 151,918 444,592 0.34	CATEGORY COUNT MEAN MEDIAN WT. MEAN. 1986-1999 - AVG 13 0.84 0.69 0.76
302 156210 3119 WINDTHORST RD 306 101514 2444 SIERRA DR 302 107545 2507 E CENTRAL FRWY 308E 103071 2637 PLAZA PKWY 302 134903 219 E CENTRAL FRWY 306C 145506 3239 KELL BL/VD 354 120375 209 N BERRY ST 308W 132616 4905 SOUTHWEST PKWY 308C 125575 2168 KEL BL/VD 300 112406 405 W GLISSON 308C 25575 2168 KEL BL/VD 300 112406 405 W GLISSON 308C 36575 2168 KEL BL/VD 3101 12266 121 S BERRY ST 308C 36576 121 S BERRY ST 308C 10764 1076 MRRCE DR 310R 100768 7576 SEYMOUR HWY 301E 401261 1339 FM 171 RD 354 119235 934 CROPPER RD 309 123230 3116 9TH ST	1 2 FOCO CCS 2000 1 5 FRST CCS 2001 1 2 FSPS CCS 2001 1 2 FOTS CCD 2003 1 2 FORE CCS 2003 1 2 FORE CCS 2004 3 4 FSUJ CCS 2004 0 4 FSWA CCS 2005 1 2 FOAU CCS 2006 8 9 FAUS CCS 2006 8 9 FAUS CCS 2006 1 2 FOOE CCD 2006 8 9 FAUS CCS 2006 1 2 FOTS CCD 2008 1 2 FOTS CCD 2008 1 4 FFHA CCD 2009 1 2 FFRE CCS 2012 3 4 FREZ CCS 2012 0 2 FSWA CCS 2014 1 2 FCOCO 2015 3 4 FRIZ CCS 2016 1 2 FSMH CCS 2018	2008 VM 2008 VM 2001 VM 2008 VM 2008 VL 2011 VL 2011 VL 2011 VM 2011 VM 2011 VM 2011 VM 2011 VM 2012 VMM 2013 VL 2013 VM 2011 VM 2013 VM 2013 VM 2011 VM 2013 VM 2011 VM 2018 VM 2018 VM 2018 VM 2018 VM	11/14/2022 2 380,000 5/24/2021 19 860,000 6/12/2020 31 200,000 12/27/2022 0 545,000 9/19/2019 3 16,000 6/14/2019 43 205,000 3/7/2019 46 195,000 6/12/2020 31 975,000 6/12/2020 31 975,000 6/12/2020 27 202,000 12/14/2020 27 202,500 10/7/2022 3 870,000 10/7/2022 3 870,000 10/7/2022 19 630,000 12/14/2021 13 175,000 12/14/2021 13 175,000 12/14/2021 13 175,000	380,000 1.011 860,000 1.101 200,000 1.106 545,000 1.000 16,000 1.207 205,000 1.226 195,000 1.244 152,000 1.066 975,000 1.164 345,000 1.297 625,000 1.291 625,000 1.33 189,141 1.144 870,000 1.201 630,000 1.21 630,000 1.21 630,000 1.016 65,000 1.000 175,000 1.065	14 946,602 850,000 0,90 15,500 463,663 1,99 10 545,000 516,053 0,95 19,307 18,743 0,97 18 251,720 282,597 1,12 14 242,541 255,074 1,05 14 1,135,193 902,319 0,79 13 425,454 451,614 1,06 13 707,813 745,076 1,05 13 216,207 273,462 1,26 16 883,833 810,974 0,92 17 243,460 282,308 1,16 16 693,441 712,523 1,03 17 15,562 1,393 17 243,460 282,308 1,16 16 693,441 712,523 1,03 17 15,562 810,559 1,02	1.01	5.000 AVG 348,950 289,166 1.21 26,350 AVG 653,879 2.110,543 0.31 3,792 AVG 67,401 243,980 0.28 3,523 AVG 441,587 492,234 0.90 180 AVG 8,513 6.933 1.23 1.386 AVG 145,669 180,408 0.81 6,518 AVG 145,669 180,040 0.81 6,518 AVG 180,011 329,643 0.55 6,626 AVG 901,229 968,200 0.93 2,723 AVG 407,485 442,630 0.92 1,520 AVG 41,876 16,611 0.90 1,520 AVG 40,400 AVG 48,676 393,664 0.43 4,000 AVG 48,676 393,664 0.48 15,000 AVG 188,769 393,664 0.48 15,000 AVG 188,508 287,438 0.59 360 AVG 320,487 324,570 0.99 8,817,313 15	CATEGORY COUNT MEAN MEDIAN WT. MEAN 2000-PRESENT-AVG 19 0.77 0.84 0.69
301DT 159893 522 OHIO AVE 301DT 158848 1407 9TH ST 309 149411 2410 9TH ST 301DT 159679 717 INDIANA AVE 309 157510 990 YAM BUREN ST 354 122923 205 E 3RD ST 301DT 159695 1400 SCOTT AVE 301DT 159695 1400 SCOTT AVE 301DT 159695 1400 SCOTT AVE 306 12113 222 W CLEVLAND 3060 100800 4230 BURKBURNETT RD 309 146071 2210 GRANT ST 309 146071 2210 GRANT ST 307 116655 211 N WALL 301E 142407 1111 E SCOTT AVE 306 124395 1321 N SCOTT AVE 306 124395 1321 N SCOTT AVE	1 2 FSWA CCC 1909 1 2 FOZS CCD 1913 1 2 FODO CCD 1919 1 2 FRS1 CCD 1920 3 4 FRCR CCC 1920 3 4 FRCR CCC 1920 1 2 FRS1 CCC 1920 1 2 FRS1 CCC 1920 1 2 FRS1 CCC 1935 8 9 FRS1 CCC 1935 1 2 FSS1 CCC 1940 1 2 FSWA CCS 1940 1 2 FSWA CCS 1940 1 2 FSWA CCC 1942 1 2 FSWA CCC 1947 1 2 FSWA CCC 1947 1 2 FRSC CCD 1947 1 2 FRSC CCD 1949	1963 VL 1963 VM 1963 VM 1963 VM 1963 VM 1963 VM 1970 VM 1970 VL 1972 VL 1972 VL 1975 VMM 1975 VM 1975 VM 1975 VM	10/23/2020 26 55.000 9/14/2022 4 61.000 3/1/2022 10 110.000 10/3/2019 39 130.000 12/3/2022 1 40.000 9/18/2019 39 110.000 6/16/2022 7 430.000 2/26/2021 12 75.000 10/13/2021 15 75.000 11/24/2020 25 30.000 3/28/2022 9 35.500 10/17/2019 38 175.00 11/14/2019 38 165.000 1/27/2018 53 60.000	55,000 1.133 61,000 1.021 103,000 1.051 130,000 1.207 265,000 1.254 40,000 1.006 110,000 1.007 430,000 1.037 23,500 1.117 75,000 1.086 30,000 1.33 35,500 1.044 17,500 1.207 79,000 1.227 60,000 1.281	1 62,293 92,510 1.49 108,459 46,354 0.43 7 156,871 165,614 1.06 4 332,416 193,865 0.58 5 40,212 50,968 1.27 7 132,737 170,467 1.28 7 26,240 38,890 1.48 0 80,963 58,943 0.73 3 33,975 28,913 0.85 8 37,193 75,387 2.03 1 198,231 279,722 1.41 1 76,854 58,177 0.76	0.66 0.34 6,583 85,947 1: 13.1 2.22 1.22 4,000 42,384 1: 10.6 0.78 0.22 15,002 150,012 1: 10.0 1.37 0.37 16,874 176,991 1: 10.5 0.78 0.25 5,626 45,342 1: 8.1 0.65 0.35 15,002 155,465 1: 10.4 1.02 0.02 73,503 347,469 1: 4.7 0.60 0.40 2,000 36,890 1: 18.4 1.27 0.27 18,278 40,665 1: 2.2 1.04 0.04 4,200 2,4713 1: 5.9 0.47 0.53 5,580 69,807 1: 12.5 1.06 0.06 3,284 13,228 1: 4.1 0.78 0.22 5,663 96,512 1: 16.0 0.78 0.22 5,663 95,512 1: 16.0 0.78 0.22 5,663 95,512 1: 16.0 0.78 0.22 5,663 95,512 1: 16.0 0.78 0.22 5,663 95,512 1: 16.0 0.78 0.22 5,663 95,512 1: 15.6 1.03 0.03 12,885 45,292 1: 3.5 0.00 0.00 0.00 0.00 0.00 0.00 0.00	7,500 FAIR 58,828 128,264 0.46 2,256 FAIR 55,730 184,714 0.30 1,886 FAIR 104,459 85,564 1.22 13,180 FAIR 141,869 320,452 0.44 11,512 FAIR 315,542 350,474 0.90 1,800 FAIR 34,586 91,618 0.38 14,952 FAIR 17,735 330,777 0.36 29,568 FAIR 372,450 731,976 0.51 7,500 FAIR 24,240 140,478 0.17 1,421 FAIR 62,685 74,684 0.84 7,304 FAIR 29,775 10,2752 0.29 3,794 FAIR 31,613 142,462 0.22 1,604 FAIR 17,761 26,996 0.66 5,344 FAIR 90,922 203,217 0.45 14,940 FAIR 181,338 495,904 0.37 14,940 FAIR 63,969 81,695 0.78 532 FAIR 12,422 28,639 0.43 1,520 FAIR 30,713 84,382 0.36 3,744 FAIR 30,713 84,382 0.36	CATEGORY COUNT MEAN MEDIAN WT. MEAN 1901-1945-FAIR 16 0.52 0.45 0.49

354R	118381 7403 N CENTRAL FRWY	0 4 FRI2 CCD	1950	1994 VM	1/3/2023	0	130,000	130,000	1.000	130,000 86,719	0.67	1.50	0.50	49,864 36,855 1 : 0.7	4,656 FAIR	80,136	74,469	1.08	
301DT	159227 601 12TH ST	1 2 FSWA CCC	1950	1980 VMM 2000 VMM	1/7/2022	12 36	200,000	200,000	1.064 1.191	212,720 211,960 148 850 106 665	1.00 0.72	0.94 1 17	0.06	24,341 187,619 1: 7.7 6 334 101 411 1: 16 0	28,577 FAIR	188,379	799,576	0.24	
302	144250 2651 JASPER ST	1 2 FOCO CCS	1950	2000 111111	12/23/2019	00	125,000	125,000		110,000 100,000	0.72		0.17	0,004 101,411 11 1010	6,120 FAIR	142,516	280,644	0.51	
354 301E	120399 705 E 3RD ST 142688 605 E SCOTT AVE	3 4 FRS1 CCD 1 2 FRI1 CCC	1950 1951	1980 VMM 2007 VMM	3/11/2019 11/18/2021	46 13	27,000 307,000	27,000 307,000	1.244 1.069	33,583 44,189 328,152 568,253	1.32 1.73	0.61 0.54	0.39	11,723 32,466 1: 2.8 29,276 538,977 1: 18.4	5,308 FAIR 20,688 FAIR	21,860 298,876	86,694 1,010,023	0.25 0.30	
301E	144388 1007 JACKSBORO HWY	1 2 FSWA CCC	1951	2007 VMM 1980 VM	3/25/2020	33	54.100	54.100	1.175	63.562 75.830	1.73	0.54	0.46	29,276 538,977 1: 1 6.4 28.876 46.954 1: 1.6	5.723 FAIR	298,876 34.686	89,487	0.30	
354	100454 511 N AVENUE B	3 4 FSWA CCS	1951	1980 VM	1/26/2021	23	51,000	51,000	1.173	57.217 166.171	2.90	0.71	0.69	9.570 156.601 1: 16.4	8,048 FAIR	47 647	199.635	0.39	
301F	160504 502 N SCOTT AVE	1 2 FRI1 CCS	1953	1980 VM	6/25/2019	42	193.200	189.200	1.223	231.316 280.635	1.21	0.67	0.33	26.249 254.386 1: 9.7	12.350 FAIR	205.067	439,603	0.47	
301E	138627 320 N SCOTT AVE	1 2 FFCL CCC	1954	1983 VMM	9/18/2018	51	130,000	130.000	1.270	165.139 159.927	0.97	0.81	0.19	27.005 132.922 1: 4.9	7.678 FAIR	138,134	258.892	0.53	
301DT		1 2 FRI1 CCC	1955	1983 VM	8/13/2021	17	145.000	145.000	1.090	158.065 121.532	0.77	1.19	0.19	16.501 105.031 1 : 6.4	8.090 FAIR	141,564	223,470	0.63	
354	123018 313 E 3RD ST	3 4 FRS1 CCC	1955	1983 VL	4/14/2021	21	27.500	27.500	1.111	30.561 70.659	2.31	0.39	0.61	5.626 65.033 1: 11.6	2.297 FAIR	24.935	131.406	0.19	
309	148380 1801 HAYES ST	1 2 FRS1 CCC	1956	1983 VI	10/16/2020	27	66,000	64.500	1.143	73.730 146.842	1.99	0.44	0.56	11.252 135.590 1: 12.1	3,680 FAIR	62,478	273.919	0.23	
309	149417 2403 9TH ST	1 2 FORE CCD	1957	1983 VM	10/8/2021	15	97.500	97.500	1.080	105,251 84,474	0.80	1.15	0.15	22.499 61.975 1 : 2.8	1.404 FAIR	82,752	125,201	0.66	
302C	145114 3000 JACKSBORO HWY	1 2 FORE CCD	1957	1983 VM	7/30/2021	17	66.000	66,000	1.090	71,947 88,529	1.23	0.75	0.25	7.640 80.889 1: 10.6	1,334 FAIR	64,307	111.926	0.57	
301E	138630 200 N SCOTT AVE	1 2 FSWA CCC	1957	1983 VM	8/31/2020	28	200,000	200,000	1.148	229,680 238,180	1.04	0.84	0.16	36,363 201,817 1: 5.6	14,736 FAIR	193,317	380,787	0.51	
302	156342 4406 JACKSBORO HWY R	1 2 FOCO CCS	1959	1986 VMM	5/24/2021	19	450,000	450,000	1.101	495,315 578,511	1.17	0.78	0.22	183,398 395,113 1: 2.2	18,185 FAIR	311,917	622,876	0.50	
301E	132823 2131 JACKSBORO HWY	1 2 FSJU CCD	1960	1986 VM	1/27/2023	-1	90,000	90,000	0.995	89,523 74,286	0.83	1.21	0.21	34,456 39,830 1: 1.2	1,583 FAIR	55,067	75,910	0.73	
367	115872 805 W HIGHWAY ST	6 7 FSMI CCS	1960	1986 VM	2/28/2019	46	150,000	150,000	1.244	186,570 172,000	0.92	0.87	0.13	18,646 153,354 1: 8.2	12,300 FAIR	167,924	250,517	0.67	
302C	132179 4720 JACKSBORO HWY	1 2 FAGA CCD	1961	1986 VM	3/24/2022	9	100,000	100,000	1.048	104,770 136,547	1.30	0.73	0.27	19,300 117,247 1 : 6.1	3,400 FAIR	85,470	162,235	0.53	
309	125306 3248 SEYMOUR HWY	1 2 FRI2 CCS	1961	1986 VM	12/7/2020	25	110,000	110,000	1.133	124,575 154,939	1.24	0.71	0.29	9,000 145,939 1: 16.2	13,160 FAIR	115,575	294,826	0.39	
302	125039 1600 MCGREGOR AVE	1 2 FRI1 CCS	1962	1986 VM	1/29/2021	23	185,000	185,000	1.122	207,552 182,508	0.88	1.01	0.01	30,056 152,452 1: 5.1	8,162 FAIR	177,496	208,839	0.85	
306C	123685 3414 SHEPPARD ACCESS RD	1 2 FAUS CCD	1962	1986 VM	7/7/2020	30	100,000	100,000	1.159	115,900 232,163	2.00	0.43	0.57	71,079 161,084 1 : 2.3	2,918 FAIR	44,821	295,839	0.15	
302	125045 2220 HOLLIDAY RD	1 2 FRS1 CCC	1962	1986 VL	9/10/2019	40	30,000	30,000	1.212	36,360 109,251	3.00	0.27	0.73	2,526 106,725 1: 42.3	2,340 FAIR	33,834	147,676	0.23	
306	124569 3940 IOWA PARK RD	1 5 FIWE CCC	1962	1986 VM	12/3/2018	49	36,500	36,500	1.260	45,979 75,988	1.65	0.48	0.52	29,922 46,066 1: 1.5	2,832 FAIR	16,057	83,092	0.19	
302	105539 3204 HOLLIDAY RD	1 2 FRS1 CCS	1962	1986 VL	9/26/2018	51	145,000	145,000	1.270	184,194 208,955	1.13	0.69	0.31	35,719 173,236 1 : 4.8	7,280 FAIR	148,475	237,309	0.63	
302C	450437 4722 JACKSBORO HWY	1 2 FAGA CCS	1963	1986 VL	12/16/2020	25	110,000	110,000	1.133	124,575 167,785	1.35	0.66	0.34	40,100 127,685 1 : 3.2	6,126 FAIR	84,475	174,911	0.48	
302C	132183 4716 JACKSBORO HWY	1 2 FRS1 CCS	1965	1989 VM	1/29/2021	23	70,000	70,000	1.122	78,533 126,776	1.61	0.55	0.45	31,999 94,777 1: 3.0	3,816 FAIR	46,534	131,143	0.35	
360	109945 0 FM 1811	8 9 FRI2 CCS	1965	1989 VL	12/11/2018	49	40,000	40,000	1.260	50,388 59,936	1.19	0.67	0.33	8,973 50,963 1: 5.7	6,360 FAIR	41,415	194,072	0.21	CATEGORY COUNT MEAN MEDIAN WT. MEAN
360	110946 0 W CLEVELAND	8 9 FRI2 CCS	1965	1989 VL	11/20/2018	49	10,000	10,000	1.260	12,597 11,264	0.89	0.89	0.11	1,725 9,539 1 : 5.5	1,200 FAIR	10,872	35,970	0.30	1946-1969 - FAIR 37 0.47 0.47 0.43
302	105486 1409 26TH ST B	1 2 FAGA CCD	1966	1989 VL	2/22/2021	22	8,000	8,000	1.117	8,933 12,055	1.35	0.66	0.34	1,969 10,086 1 : 5.1	3,516 FAIR	6,964	14,099	0.49	
308C	146422 2202 KEMP BLVD	1 2 FRS1 CCC	1966	1989 VL	2/26/2018	58	45,000	45,000	1.307	58,833 70,644	1.20	0.64	0.36	9,376 61,268 1 : 6.5	1,706 FAIR	49,457	116,768	0.42	
309	124246 2400 5TH ST	1 2 FSJU CCD	1966	1989 VL	1/8/2018	60	60,000	60,000	1.318	79,080 51,439	0.65	1.17	0.17	27,443 23,996 1: 0.9	342 FAIR	51,637	48,477	1.07	
309	149373 1001 POLK ST	1 2 FRLA CCC	1969	1991 VM	4/29/2022	8	83,000	83,000	1.042	86,519 95,302 492,263 465,492	1.10 0.95	0.87	0.13 0.19	7,466 87,836 1: 11.8 20,825 446,242 1: 21.4	2,100 FAIR	79,053	177,446 838,999	0.45 0.56	
301E	158339 210 ELM ST	1 2 FIMA CCS	1969	1975 VMM	1/23/2018	59	375,000	375,000	1.313	492,263 465,492 4,717,531	0.95	0.81		20,825 446,242 1: 21.4 917,164	69,022 FAIR	471,438	838,999 8,751,643	18	
										4,717,331			L	917,164			0,731,043	10	
367R	113700 0 RIFLE RANGE RD	0 7 FTAI CCS	1970	1991 VL	10/3/2020	27	7,500	7,500	1.143	8,573 16,369	1.91	0.46	0.54	0 16,369 1: 0.0	1,782 FAIR	8,573	25,075	0.34	
306	136145 1616 PEARLIE DR	1 2 FRST CCD	1970	1991 VM	7/29/2022	5	240,000	240,000	1.027	246,360 240,000	0.97	1.00	0.00	36,250 203,750 1: 5.6	5.880 FAIR	210.110	390.572	0.54	
310R	123516 8321 SEYMOUR HWY	0 11 FIWE CCS	1972	1985 VL	11/7/2019	38	250,000	250,000	1.201	300,350 371,525	1.24	0.67	0.33	90,000 281,525 1: 3.1	14,235 FAIR	210,350	456,946	0.46	
310R 309	131935 5100 SEYMOUR HWY	0 11 FIWE CCS 1 2 FRI2 CCS	1972 1972	1985 VL 1997 VLM	11/7/2019 6/26/2020	38 30	250,000 550,000	250,000 550,000	1.201 1.159	300,350 371,525 637,450 875,475	1.24 1.37	0.63	0.33 0.37	90,000 281,525 1: 3.1 183,671 764,001 1: 4.2					
										300,350 371,525 637,450 875,475 545,400 629,093					14,235 FAIR	210,350	456,946	0.46	
309	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCC	1972	1997 VLM 1991 VMM 1991 VM	6/26/2020	30 40 42	550,000 450,000 200,000	550,000	1.159 1.212 1.223	300,350 371,525 637,450 875,475 545,400 629,093 244,520 331,887	1.37 1.15 1.36	0.63 0.72 0.60	0.37 0.28 0.40	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR	210,350 453,779	456,946 1,227,298	0.46 0.37	
309 301E	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCC 1 2 FSMH CCS	1972 1972 1972 1974	1997 VLM 1991 VMM	6/26/2020 8/29/2019	30 40 42 35	550,000 450,000	550,000 450,000	1.159 1.212 1.223 1.186	300,350 371,525 637,450 875,475 545,400 629,093 244,520 331,887 1,334,208 1,125,000	1.37 1.15 1.36 0.84	0.63 0.72 0.60 1.00	0.37 0.28 0.40 0.00	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR	210,350 453,779 483,589	456,946 1,227,298 1,062,158	0.46 0.37 0.46 0.36 1.67	
309 301E 306 306C 354	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 119315 1011 SHEPPARD RD	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCC 1 2 FSMH CCS 3 4 FRS2 CCS	1972 1972 1972 1974 1975	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022	30 40 42 35 10	550,000 450,000 200,000 1,200,000 60,000	550,000 450,000 200,000 1,125,439 60,000	1.159 1.212 1.223 1.186 1.053	300,350 371,525 637,450 875,475 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140	1.37 1.15 1.36 0.84 1.05	0.63 0.72 0.60 1.00 0.91	0.37 0.28 0.40 0.00 0.09	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 3,857 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565	456,946 1,227,298 1,062,158 447,196 750,241 83,907	0.46 0.37 0.46 0.36 1.67 0.46	
309 301E 306 306C 354 310R	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 119315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCC 1 2 FSWH CCS 3 4 FRS2 CCS 0 11 FRI2 CCS	1972 1972 1972 1974 1975 1976	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022	30 40 42 35 10 9	550,000 450,000 200,000 1,200,000 60,000 230,000	550,000 450,000 200,000 1,125,439 60,000 230,000	1.159 1.212 1.223 1.186 1.053 1.048	300,350 371,525 637,450 875,475 545,400 629,093 244,520 31,887 1,334,208 1,125,000 63,180 66,140 240,971 333,706	1.37 1.15 1.36 0.84 1.05 1.38	0.63 0.72 0.60 1.00 0.91 0.69	0.37 0.28 0.40 0.00 0.09 0.31	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 3,857 FAIR 13,732 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753	0.46 0.37 0.46 0.36 1.67 0.46	
309 301E 306 306C 354 310R 306	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 119315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCC 1 2 FSWH CCS 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD	1972 1972 1972 1974 1975 1976	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VL	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021	30 40 42 35 10 9	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111	300,350 371,525 637,450 875,475 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140 240,971 333,706 166,695 135,037	1.37 1.15 1.36 0.84 1.05 1.38 0.81	0.63 0.72 0.60 1.00 0.91 0.69 1.11	0.37 0.28 0.40 0.00 0.09 0.31 0.11	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,467 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.7	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 3,857 FAIR 13,732 FAIR 2,400 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777	0.46 0.37 0.46 0.36 1.67 0.46 0.44	
309 301E 306 306C 354 310R 306 301DT	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 122731 1621 ENTERPRISE ST 122764 2701 SARAMY ST 13315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3600 IOWA PARK RD 159226 1201 SCOTT AVE	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSMH CCS 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS	1972 1972 1972 1974 1975 1976 1977	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VL 1994 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022	30 40 42 35 10 9 21	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111	300,350 371,525 637,450 875,475 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140 240,971 333,706 166,695 135,037 160,000 148,624	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08	183,671 764,001 1: 4,2 81,457 250,430 1: 3,1 80,325 1,044,675 1: 13,0 24,615 41,525 1: 1,7 45,694 288,012 1: 6,3 17,624 117,413 1: 6,7 20,996 127,628 1: 6,1	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 3,857 FAIR 13,732 FAIR 2,400 FAIR 5,034 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07	
309 301E 306 306C 354 310R 306 301DT 306C	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 119315 1011 SHEPPARD RD 153762 9476 SEYMOUR HWY 148048 3600 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCC 1 2 FSWH CCS 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFFA CCC	1972 1972 1972 1974 1975 1976 1977 1978	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VL 1994 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 3/4/2022	30 40 42 35 10 9 21 0	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053	300,350 371,525 637,450 875,475 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140 240,971 333,706 166,695 135,037 160,000 148,624 219,024 176,323	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,467 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.7 20,996 127,628 1: 6.1 72,449 103,874 1: 1.4	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 3,857 FAIR 13,732 FAIR 2,400 FAIR 5,034 FAIR 1,350 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51	
309 301E 306 306C 354 310R 306 301DT 306C 309	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 119315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCC 1 2 FSWH CCS 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFFA CCC 1 2 FRS2 CCS	1972 1972 1972 1974 1975 1976 1977 1978 1978	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VM 1994 VM 1994 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 3/4/2022 7/14/2021	30 40 42 35 10 9 21 0 10	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000 30,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095	300,350 371,525 637,450 875,475 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,40 240,971 333,706 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,857 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,684 288,012 1: 6.3 17,624 117,413 1: 6.3 72,449 103,874 1: 1.4 3,500 37,792 1: 10.8	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 3,857 FAIR 2,400 FAIR 5,034 FAIR 1,350 FAIR 3,000 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78	
309 301E 306 306C 354 310R 306 301DT 306C 309 360	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 113315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3600 IOWA PARK RD 159226 1201 SOOTT AVE 123734 3704 SHEPPARD ACCESS RD 151685 2815 LAWRENCE RD 110238 100 INDUSTRIAL PK	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCS 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFFA CCC 1 2 FFS2 CCS 8 9 FIMA CCS	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VL 1994 VM 1994 VM 1994 VL 2000 VMM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 3/4/2022 7/14/2021 7/27/2018	30 40 42 35 10 9 21 0 10 18 53	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000 30,000 93,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281	300,350 371,525 637,450 875,475 545,400 262,993 244,520 331,887 1,33,208 1,125,000 66,640 240,971 333,706 166,695 35,037 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27	183,671 764,001 1: 4.2 61,811 567,082 1: 9.2 81,467 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.7 20,996 127,628 1: 6.1 72,449 103,874 1: 1.4 3,500 37,792 1: 10.8	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 3,857 FAIR 2,400 FAIR 5,034 FAIR 1,350 FAIR 1,300 FAIR 1,300 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78	
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 1139315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3600 IOWA PARK RD 159226 1201 SCOTT AVE 123743 4704 SHEPPARD ACCESS RD 151585 2815 LAWRENCE RD 1102374 1704 INDUSTRIAL PK 147167 3511 MONIEL AVE	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCS 3 4 FRS2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFFA CCC 1 2 FFFA CCC 1 2 FFFA CCC 1 2 FFFA CCC 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1978	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VM 1994 VM 1994 VL 2000 VMM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 3/4/2022 7/14/2021 7/27/2018	30 40 42 35 10 9 21 0 10 18 53 17	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000 30,000 93,000 304,500	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 304,500	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281	300,350 371,525 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140 240,971 333,706 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810 331,935 69,803	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.3 172,449 103,874 1: 1.4 3,500 37,792 1: 10.8 111,746 22,240 1: 0.2 117,441 242,382 1: 2.1	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 13,732 FAIR 2,400 FAIR 1,350 FAIR 3,000 FAIR 1,392 FAIR 3,750 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.38 0.09	
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 139315 1011 SHEPPARD RD 153762 9478 SEYMOUR HWY 148048 3600 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151582 3615 LAWRENCE RD 110228 100 INDUSTRIAL PK 147167 3511 MCNIEL AVE 15201 2651 E CENTRAL FRWY	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCS 1 2 FRS1 CCS 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1978	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VL 1994 VM 1994 VL 2000 VMM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 7/14/2021 7/27/2018	30 40 42 35 10 9 21 0 10 18 53 17	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000 30,000 93,000 304,500 215,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 304,500 215,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302	300,350 371,526 637,450 629,093 244,520 331,887 1,334,082 1,125,000 63,180 66,140 249,971 61,000 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 119,162 63,810 33,7995 559,803 37,955 559,803 37,955 233,412	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.34	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 13.0 74,524 117,413 1: 6.7 20,996 127,628 1: 6.1 72,449 103,874 1: 1.4 3,500 37,792 1: 10.8 111,746 22,240 1: 0.2 117,441 242,362 1: 2.1 138,000 185,412 1: 1.3	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 13,732 FAIR 13,732 FAIR 1,350 FAIR 1,360 FAIR 1,392 FAIR 1,392 FAIR 1,500 FAIR 1,6,200 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505 253,989	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.38 0.09 0.50	
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302 301DT	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123761 2701 SARAWY ST 113315 1011 SHEPPARD RD 153762 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159262 1201 SCOTT AVE 123743 1704 SHEPPARD ACCESS RD 151865 2815 LAWFENGE RD 110238 100 INDUSTRIAL PK 147167 3511 MCNIEL AVE 156201 2861 E CENTRAL FRWY 159281 1104 TRAVIS ST	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCC 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFFA CCC 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS 1 2 FRI2 CCS	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1978 1979	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VL 1994 VM 1994 VM 1994 VL 2000 VMM 1997 VM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 3/4/2022 7/14/2021 7/26/2021 3/22/2018 10/10/2022	30 40 42 35 10 9 21 0 10 18 53 17 57 3	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000 30,000 93,000 304,500 215,000 101,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 304,500 215,000 101,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302	300,350 371,525 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140 24,971 33,706 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810 331,935 359,803 279,952 323,412 102,606 125,740	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.34 0.20	183,671 764,001 1. 4.2 61,811 567,282 1. 9.2 81,457 250,430 11. 3.1 80,325 1,044,675 11. 13.0 24,615 41,525 11. 17. 45,694 288,012 1. 6.3 7,624 117,413 1. 6.3 7,24,99 127,628 1. 6.1 72,449 103,874 1. 1.4 3,500 37,702 1. 10.8 111,746 22,240 1. 0.2 117,441 242,382 11. 21. 18,000 185,412 11. 3 5,249 120,491 1. 23.0	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 6,344 FAIR 13,732 FAIR 13,732 FAIR 13,732 FAIR 1,350 FAIR 1,350 FAIR 1,350 FAIR 3,000 FAIR 3,750 FAIR 1,375 FAIR 1,375 FAIR 1,376 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952 97,357	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505 253,989 256,364	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.38 0.09 0.50 0.56	
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302 301DT 306	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 119315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151658 2361 EAWRENCE RD 110238 100 INDUSTRIAL PK 147167 3511 MONIEL AVE 156201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 144343 1406 LOOP 11	1 2 FRI2 CCS 1 2 FSWA CCC 0 11 FRI2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS 1 5 FRS1 CCC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1978 1979 1979	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VL 1994 VM 1994 VL 2000 VMM 1997 VM 1997 VM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 3/4/2022 7/4/2021 7/27/2018 7/26/2021 3/22/2018 1/10/2022 1/10/2022	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000 30,000 93,000 304,500 215,000 101,000 40,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 208,000 30,000 93,000 93,000 304,500 215,000 101,000 40,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.016 1.260	300,350 371,525 637,475 629,093 244,520 331,887 1,334,208 1,125,000 66,140 240,971 335,076 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810 279,952 323,412 102,606 125,740 50,388 54,051	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85 0.66 0.80	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.34 0.20 0.26	183,671 764,001 1:4.2 61,811 567,282 1:9.2 81,457 250,430 1:3.1 80,325 1,044,675 1:13.0 24,615 41,525 1:10.7 45,694 288,012 1:6.3 17,624 117,413 1:6.7 20,996 127,628 1:6.1 72,449 103,874 1:1.4 3,500 37,792 1:10.8 111,746 22,240 1:0.2 117,441 242,382 1:0.2 117,441 242,382 1:0.2 117,441 242,382 1:1.3 5,249 120,491 1:23.0 5,249 48,851 1:23.0	14,235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 18,000 FAIR 13,732 FAIR 13,732 FAIR 1,350 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952 97,357 43,188	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505 253,989 256,364 84,507	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.09 0.50 0.56 0.38	
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302 301DT 306 309	131935 5100 SEYMOUR HWY 133371 10 FORT WORTH ST 123761 1621 ENTERPRISE ST 123764 2701 SARAMY ST 123764 2701 SARAMY ST 153375 0478 SEYMOUR HWY 148043 3600 IOWA PARK RD 159325 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151865 2815 LAWRENCE RD 110228 1001 NDUSTRIAL PK 147167 3511 MCNIEL AVE 156201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 144343 1406 LOOP 11 148616 505 BROOK AVE	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCS 3 4 FRS2 CCS 3 14 FRS2 CCS 5 15 FFCO CCD 1 2 FRS1 CCS 1 2 FFR5 CCC 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 5 FRC CCC 1 5 FRS1 CCC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1978 1979 1979 1980 1980	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VM 1994 VM 1994 VM 1994 VM 1997 VM 1997 VM 1997 VM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 4/7/2021 12/27/2022 3/4/2022 7/14/2021 7/27/2018 10/10/2022 12/10/2018 10/10/2022 12/10/2018	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 230,000 30,000 93,000 304,500 215,000 101,000 40,000 75,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 304,500 215,000 101,000 40,000 75,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.016 1.117	300,350 371,526 545,400 629,093 244,520 331,887 1,334,080 1,125,000 63,180 66,140 249,971 333,706 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810 331,935 359,803 31,935 359,803 102,606 125,740 50,388 54,051 83,484 344,430	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85 0.66 0.80 0.74	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.12 0.27 0.46 0.15 0.34 0.20 0.26	183,671 764,001 1: 4.2 61,811 567,028 2 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 17,45,694 288,012 1: 6.3 17,624 117,413 1: 6.7 20,996 127,628 1: 6.1 72,449 103,874 1: 1.4 3,500 37,792 1: 10.8 111,746 22,240 1: 0.2 117,441 242,362 1: 2.1 138,000 185,412 1: 1.3 5,249 120,491 1: 23.0 7,200 46,851 1: 6.5 16,753 17,677 1: 7.0	14.235 FAIR 30,540 FAIR 18,000 FAIR 18,000 FAIR 18,000 FAIR 18,000 FAIR 18,000 FAIR 2,400 FAIR 2,400 FAIR 3,000 FAIR 3,000 FAIR 3,000 FAIR 3,750 FAIR 3,750 FAIR 1,325 FAIR 1,325 FAIR 1,326 FAIR 1,326 FAIR 1,327 FAIR 1,328 FAIR 1,329 FAIR 1,32	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952 97,357 43,188 66,992	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505 253,989 256,364 84,507 237,731	0.46 0.37 0.46 0.36 1.67 0.44 1.07 0.51 0.78 0.38 0.09 0.50 0.56 0.38	
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302 301DT 306 309 354	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 113315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151685 2815 LAWRENCE RD 110382 100 INDUSTRIAL PK 147167 3511 KONIEL AVE 158201 2861 E CENTRAL FRWY 159281 1104 TRAVIS ST 144343 1406 LOOP 11 158616 506 BROOK AVE 139387 108 SRD RIVER EXPY	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCC 1 2 FSWH CCC 1 1 FRI2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFRS CCS 2 FFRS CCS 8 9 FIMA CCS 1 2 FFRS CCS 1 2 FFRS CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCC 1 2 FRS2 CCS 3 4 FRS1 CCC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1979 1979 1980 1980 1982	1997 VLM 1991 VMM 1991 VMM 1994 VD 1994 VL 1994 VL 1994 VV 1994 VV 1994 VV 1994 VM 1997 VM	6/26/2020 8/29/2019 1/29/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 1/2/7/2022 3/4/2022 7/14/2021 7/27/2018 7/26/2021 3/22/2018 1/10/2022 12/10/2018 2/22/2021 2/28/2021	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22 10	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 230,000 30,000 93,000 304,500 215,000 101,000 40,000 75,000 1,175,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 304,500 215,000 101,000 40,000 75,000 1,175,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.016 1.260 1.117 1.053	300,350 371,525 537,400 829,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140 240,971 33,706 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810 219,024 125,740 50,388 54,051 83,745 134,430 1,237,275 1,177,000	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.61	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85 0.66 0.80 0.74	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.34 0.20 0.26 0.44	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.3 17,624 117,413 1: 6.3 17,449 103,874 1: 1.4 3,500 37,792 1: 10.8 117,441 242,382 1: 2.1 138,000 185,412 1: 1.3 5,249 120,491 1: 23.0 7,200 46,851 1: 6.5 16,753 117,677 1: 7.0 282,667 914,333 1: 3.5	14.235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 18,000 FAIR 13,732 FAIR 13,732 FAIR 13,732 FAIR 3,000 FAIR 1,350 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952 97,357 43,188 66,992 974,608	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505 253,989 256,364 84,507 237,731 2,328,418	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.38 0.09 0.50 0.56 0.38	CATTOON COURT MEAN MEDIAN METAMAN
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302 301DT 306 309 354 302C	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 139315 1011 SHEPPARD RD 153762 9478 SEYMOUR HWY 148048 3600 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151582 3615 LAWRENCE RD 110228 100 INDUSTRIAL PK 147167 3511 MCNIEL AVE 159201 1104 TRAVIS ST 144343 1406 LOOP 11 158616 505 BROOK AVE 11387 106 S RED RIVER EXPY 153545 3917 JACKSBORO HWY	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSS CCS 0 11 FRI2 CCS 1 5 FFCO CCS 1 2 FRS1 CCS 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCC 1 4 FRS1 CCC 1 4 FRS1 CCC 1 4 FRS1 CCC 1 4 FRS1 CCC 1 2 FAUS CCD	1972 1972 1972 1973 1974 1975 1976 1977 1978 1978 1978 1978 1979 1979 1980 1980 1980 1982 1982	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VL 1994 VL 1994 VL 1994 VM 1994 VL 2000 VMM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 1/2/7/2018 7/26/2021 7/27/2018 10/10/2022 12/10/2018 2/22/2021 2/28/2022 2/28/2022	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22 10 33	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 160,000 230,000 30,000 30,000 304,500 215,000 40,000 75,000 1,175,000 65,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 93,000 215,000 101,000 40,000 75,000 1,175,000 65,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.016 1.260 1.117 1.053 1.175	300,350 371,526 637,450 875,475 545,400 829,093 244,520 331,887 1,334,020 1,125,000 63,180 66,140 249,971 333,706 166,695 135,037 160,009 148,624 219,024 176,323 32,862 41,292 119,124 63,810 331,935 359,803 371,953 559,803 371,953 54,051 331,335 134,430 1,237,275 1,177,000 76,369 116,773	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.61	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85 0.66 0.80 0.74 0.56	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.27 0.46 0.15 0.34 0.20 0.20 0.44	183,671 764,001 1: 4.2 61,811 567,002 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 13.0 74,524 117,413 1: 6.7 20,966 127,628 1: 6.1 72,449 103,874 1: 1.4 3,500 37,792 1: 10.8 111,746 22,240 1: 0.2 117,441 242,362 1: 2.1 138,000 185,412 1: 1.3 5,249 120,491 1: 23.0 7,200 48,851 1: 23.0 16,753 117,677 1: 7.0 262,667 914,333 1: 3.5 63,750 55,023 1: 0.0	14.235 FAIR 30.540 FAIR 43.316 FAIR 18.000 FAIR 6.344 FAIR 18.700 FAIR 7.722 FAIR 13.732 FAIR 13.732 FAIR 13.732 FAIR 13.735 FAIR 13.900 FAIR 13.900 FAIR 13.900 FAIR 13.910 FAIR 13.910 FAIR 13.92 FAIR 13.92 FAIR 13.95 FAIR 14.3756 FAIR 1.556 FAIR 43.756 FAIR 43.756 FAIR 43.756 FAIR	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952 97,357 43,188 66,992 974,608 12,619	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505 253,989 256,364 84,507 237,731 2,328,418 73,367	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.38 0.09 0.50 0.56 0.38	CATEGORY COUNT MEAN MEDIAN WT MEAN 1870 1895 FAIR DO 0.46 MEDIAN WT MEAN 1870 1895 FAIR DO 0.50 MEDIAN WT MEAN 1870 1870 1870 1870 1870 1870 1870 1870
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302 301DT 306 309 354	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 139315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3600 IOWA PARK RD 159265 1201 SCOTT AVE 123743 4704 SHEPPARD ACCESS RD 151585 2815 LAWRENCE RD 1102374 3704 SHEPPARD ACCESS RD 151585 2815 LAWRENCE RD 1102374 3704 INFONEL AVE 159201 2851 E CENTRAL FRWY 159201 1014 TRAVIS ST 144343 1406 LOOP 11 15861 6.058 BROCK AVE 119387 106 S RED RIVER EXPY 153845 3917 JACKSBORO HWY 159892 2810 E HWY 287	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCC 1 2 FSWH CCC 0 11 FRI2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFRA CCC 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FFRS CCS 1 2 FFR CCC 1 2 FRI2 CCS 1 2 FRI2 CCS 1 2 FRI2 CCS 1 2 FRI2 CCS 1 2 FRI3 CCC 1 2 FOIS CCD 1 5 FRS1 CCC 1 2 FOIS CCD 1 5 FRS1 CCC 1 2 FOIS CCC 2 FOIS CCC 2 FOIS CCCC 3 4 FRD CCCC 4 FOIS CCCC 4 FOIS CCCC 5 FIRST CCCC 6 FOIS CCCCC 6 FOIS CCCCCC 6 FOIS CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	1972 1972 1972 1973 1974 1975 1976 1977 1978 1978 1978 1979 1980 1980 1982 1982	1997 VLM 1991 VM 1991 VM 1994 VD 1994 VL 1994 VL 1994 VV 1994 VV 1994 VV 1994 VV 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 1/2/7/2022 3/4/2022 7/14/2021 3/22/2018 10/10/2022 12/10/2018 2/22/2021 2/28/2022 3/27/2020 4/1/2022	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22 10 33 9	550,000 450,000 450,000 1,200,000 1,200,000 60,000 130,000 150,000 150,000 30,000 30,000 93,000 304,500 215,000 101,000 40,000 75,000 1,175,000 65,000 422,231	550,000 450,000 200,000 1.125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 93,000 40,000 1175,000 1,175,000 1,175,000 134,901	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.016 1.260 1.117 1.053 1.175	309,350 371,525 545,400 629,093 244,520 331,887 1,334,208 1,125,000 63,180 66,140 24,971 33,706 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810 331,935 359,803 279,952 323,412 102,606 54,051 131,335 359,803 1,237,275 1,177,000 76,369 116,773 141,336 191,314	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.61 0.95 1.35	0.63 0.72 0.60 1.00 0.91 1.11 1.08 1.18 0.73 1.46 0.85 0.66 0.80 0.74 0.56 1.00	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.34 0.20 0.26 0.44	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.3 17,624 103,874 1: 1.4 3,500 37,792 1: 10.8 117,441 242,392 1: 0.2 117,441 242,392 1: 0.2 117,441 242,392 1: 0.2 117,441 124,395 1: 0.2 117,441 124,395 1: 0.5 117,41 17,41 1: 1.3 5,249 120,491 1: 0.3 5,249 131,41 1: 1.3 5,249 131,41 1: 1.3 5,249 131,41 1: 1.3 5,249 131,41 1: 1.3 5,249 131,41 1: 1.3 5,249 131,41 1: 1.3 5,249 14,41 1: 1.3 63,750 55,023 1: 0.0 46,696 144,418 1: 3.1	14.235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 18,000 FAIR 13,752 FAIR 13,752 FAIR 13,752 FAIR 1,350 FAIR 1,550 FAIR 1,5	210,350 453,779 483,589 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952 97,357 43,188 66,992 974,608 12,619 94,740	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 188,861 77,127 84,690 428,505 253,989 256,364 84,507 237,731 2,328,418 73,367 270,704	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.38 0.09 0.56 0.38 0.51 0.28 0.42	CATEGORY COUNT MEAN MEDIAN WT. MEAN 1970-1985 - FAIR 30 0.49 0.45 0.52
309 301E 306 306C 354 310R 306 301DT 306C 309 360 308W 302 301DT 306 309 302 301DT 306	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 139315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151585 2315 LAWRENCE RD 110238 100 INDUSTRIAL PK 147167 3511 MONIEL AVE 156201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 144343 1406 LOOP 11 158616 505 BROOK AVE 113387 108 S RD RIVER EXPY 153545 3917 JACKSBORO HWY 108962 2860 E HWY 287	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCC 1 2 FSWH CCC 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCS 1 2 FRS1 CCC 1 2 FRSS CCCC 1 2 FRSS CCCCC 1 2 FRSS CCCCC 1 2 FRSS CCCCCCC 1 2 FRSS CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1979 1980 1980 1980 1982 1983 1984	1997 VLM 1991 VMM 1991 VMM 1994 VD 1994 VL 1994 VV 1994 VV 1994 VM 1994 VM 1994 VM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 1/29/2020 3/30/2022 4/7/2021 1/2/7/2018 1/26/2021 3/22/2018 10/10/2018 2/2/2021 1/2/2020 1/2/	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22 10 33 9 0	550,000 450,000 1,200,000 1,200,000 60,000 150,000 150,000 150,000 150,000 150,000 150,000 150,000 170,000 170,000 175,000 175,000 175,000 175,000 40	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 208,000 30,000 93,000 93,000 205,000 101,000 40,000 75,000 1,175,000 1,175,000 134,901 325,000	1.159 1.212 1.223 1.186 1.053 1.048 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.016 1.260 1.117 1.053 1.175 1.048	300,350 371,526 637,456 637,450 629,093 244,520 331,887 1,25,000 63,180 66,140 249,971 66,095 135,037 166,090 148,624 219,024 176,322 32,862 41,292 119,124 63,810 331,935 559,803 32,955 64,051 83,745 134,430 1,237,275 1,177,000 76,369 116,773 141,333 191,314 325,000 \$51,164	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.61 0.95	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85 0.66 0.80 0.74 0.56 1.00	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.34 0.20 0.26 0.44 0.00 0.44	183,671 764,001 1:4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.7 20,996 127,628 1: 6.1 72,449 103,874 1: 1.4 3,500 37,792 1: 10.8 111,746 22,240 1: 0.2 117,441 242,382 1: 1.3 5,249 120,491 1: 23.0 185,412 1: 1.3 5,249 120,491 1: 23.0 16,753 117,677 1: 7.0 22,667 914,333 1: 3.5 63,750 53,023 1: 0.0 46,996 144,718 1: 3.1 97,444 253,720 1: 2.6	14.235 FAIR 30.540 FAIR 43.316 FAIR 18.000 FAIR 6.344 FAIR 2.400 FAIR 2.400 FAIR 1.3732 FAIR 1.3732 FAIR 1.3750 FAIR 1.390 FAIR 1.390 FAIR 1.390 FAIR 1.390 FAIR 4.576 FAIR 4.576 FAIR 4.576 FAIR 4.576 FAIR 4.576 FAIR 4.800 FAIR 4.800 FAIR 4.800 FAIR	210,350 453,779 483,559 163,063 1,253,883 38,565 195,277 149,071 139,004 146,575 29,362 7,378 214,494 141,952 97,357 43,188 66,992 974,608 12,619 94,740 227,556	456,946 1,227,298 1,062,158 447,196 750,241 139,777 274,291 188,861 77,127 94,690 253,989 256,364 94,507 237,731 2,328,418 73,367 720,704	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.09 0.50 0.56 0.38 0.09 0.55 0.28 0.42	
309 301E 306 306C 354 310R 306 309 360 309 360 308W 302 301DT 306 309 354 309 357 309 357 309 357 309 309 309 309 309 309 309 309 309 309	131925 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 1139315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3600 IOWA PARK RD 159326 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151955 2815 LAWRENGE RD 110238 100 INDUSTRIAL PK 147167 3511 MCNIEL AVE 159201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 144343 1406 LOOP 11 158616 505 BROOK AVE 113837 106 S RED RIVER EXPY 15345 3917 JACKSBORO HWY 139257 4312 JACKSBORO HWY 139257 4312 JACKSBORO HWY 1475577 1413 SHEPPARD ACCESS RD	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCC 1 2 FSWH CCC 1 1 FRI2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFRS CCS 1 2 FFRS CCS 1 2 FFRS CCS 1 2 FRS1 CCC 1 2 FRSS CCCC 1 2 FRSS CCCC 1 2 FRSS CCCC 1 2 FRSS CCCC 1 2 FRSS CCCCC 1 2 FRSS CCCCC 1 2 FRSS CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	1972 1972 1972 1974 1975 1976 1976 1977 1978 1978 1978 1979 1979 1980 1982 1982 1982 1983 1984 1984	1997 VLM 1991 VM 1991 VM 1994 VD 1994 VL 1994 VL 1994 VL 1994 VM 1994 VV 1994 VM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 1/2/7/2022 3/4/2022 7/14/2021 7/27/2018 10/10/2022 12/10/2018 2/22/2021 2/28/2022 3/27/2020 4/1/2022	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22 10 33 9 0 11	550,000 450,000 200,000 1,200,000 60,000 230,000 160,000 30,000 30,000 93,000 215,000 101,000 40,000 75,000 1,175,000 422,231 322,231	550,000 450,000 450,000 1,1/25,439 60,000 230,000 150,000 280,000 30,000 30,000 30,000 101,000 1175,000 1175,000 1175,000 134,901 325,000 1260,000 280,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.016 1.260 1.117 1.053 1.175 1.048 1.000 1.055	300,350 371,525 545,400 629,093 244,520 331,887 1,334,080 1,125,000 63,180 66,140 249,971 333,706 166,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 119,124 63,810 331,935 359,803 279,952 323,412 109,050 125,740 50,388 54,051 1,337,275 1,177,000 76,369 116,773 141,336 191,314 325,000 351,164 261,378 242,979	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.61 0.95 1.35 1.35	0.63 0.72 0.60 1.00 0.91 1.11 1.08 0.73 1.46 0.85 0.66 0.80 0.74 0.56 1.00 0.56 0.71	0.37 0.28 0.40 0.00 0.09 0.31 0.08 0.18 0.27 0.46 0.15 0.34 0.20 0.26 0.44 0.29 0.00	183,671 764,001 1. 4.2 61,811 567,282 1. 9.2 81,457 250,430 11. 3.1 80,325 1,044,675 11.13,0 24,615 41,525 11.7 45,694 288,012 1. 6.3 17,624 117,413 1. 6.3 17,624 103,874 11. 1. 3,500 37,792 1. 10.8 111,746 22,240 11. 0.2 117,441 242,382 12. 1 138,000 185,412 11. 1.3 5,249 120,491 12. 3. 5,249 120,491 12. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 130,41 11. 3. 5,249 120,41 11. 3. 5,249 130,41 11. 3. 5,249 120,41 11. 3. 5,249 130,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3. 5,249 120,41 11. 3.	14.235 FAIR 30,540 FAIR 43,316 FAIR 18,000 FAIR 18,000 FAIR 18,000 FAIR 3,857 FAIR 2,400 FAIR 3,732 FAIR 3,732 FAIR 3,730 FAIR 1,350 FAIR 1,550 FAIR 4,800 FAIR	210,350 453,759 483,559 163,063 1,253,883 1,25	456,946 1,227,298 1,062,158 447,196 750,241 83,907 446,753 139,777 274,291 771,127 84,690 422,505 253,999 242,507 233,997 243,917 23,241 84,690 425,07 233,947 23,241 84,690 425,07 233,947 360,181 360,181 360,181	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.09 0.50 0.38 0.42 0.42 0.42 0.47 0.35 0.74	
309 301E 306 306C 354 310R 306 309 360 308W 302 301DT 306 309 354 302C 367R 302C 306 309	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 139315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159226 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151585 2815 LAWRENCE RD 110289 100 INDUSTRIAL PK 147167 3511 MONIEL AVE 158201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 144343 1406 LOOP 11 158616 505 BROOK AVE 159387 105 SRD RIVERY 15345 3917 JACKSBORO HWY 159892 2850 FHW 287 138257 4312 JACKSBORO HWY 148323 2101 BUCHANAN ST	1 2 FRI2 CCS 1 2 FSWA CCC 0 11 FRI2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS1 CCC 1 2 FRSS CCCC 1 2 FRSS CCCCC 1 2 FRSS CCCCC 1 2 FRSS CCCCC 1 2 FRSS CCCCCCC 1 2 FRSS CCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCCC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1979 1980 1980 1982 1982 1982 1984 1984 1984	1997 VLM 1991 VMM 1991 VMM 1994 VD 1994 VL 1994 VL 1994 VV 1994 VV 1994 VV 1994 VM 1997 VM 199	6/26/2020 8/29/2019 6/28/2019 1/29/2020 2/25/2022 3/30/2022 4/7/2021 12/27/2022 3/4/2022 7/14/2021 7/27/2018 10/10/2022 12/10/2018 2/22/2021 1/22/2021 1/2/2021 1/2/2022 1/2/2022 1/2/2022 11/2/2022 11/2/2022 11/2/2022 11/2/2022	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22 10 33 9 0 1	550,000 450,000 1,200,000 1,200,000 60,000 230,000 150,000 150,000 150,000 230,000 230,000 230,000 230,000 101,000 1175,000 65,000 1,175,000 65,000 422,231 225,000 235,000 112,000	550,000 450,000 200,000 1,125,439 60,000 230,000 150,000 160,000 200,000 30,000 30,000 30,000 304,500 215,000 101,000 40,000 134,901 1175,000 134,500 255,000 134,500 265,000 134,500 260,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.281 1.090 1.302 1.016 1.260 1.175 1.093 1.175 1.093 1.175 1.093	300,350 371,526 563,745 564,540 629,039 743,426 63,400 63,180 66,140 66,140 76,369 746,569 746	1.37 1.15 1.36 0.84 1.05 1.38 0.81 1.26 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.61 0.95 1.53 1.53 1.53 1.53 1.53 1.53 1.55 1.55	0.63 0.72 0.60 1.00 0.91 1.11 1.08 1.18 0.73 1.46 0.85 0.66 0.80 0.74 0.56 0.74 0.56 0.71 0.93	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.18 0.27 0.46 0.15 0.34 0.20 0.24 0.20 0.44 0.00 0.44 0.00	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 13.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.7 20,996 127,628 1: 6.1 72,449 103,874 1: 1.4 3,500 37,792 1: 10.8 111,746 22,240 1: 0.2 117,441 242,382 1: 0.2 117,441 242,382 1: 1.3 5,249 120,491 1: 23.0 7,200 46,851 1: 6.5 16,753 117,677 1: 7.0 252,667 914,333 1: 3.5 63,750 53,023 1: 0.0 45,596 44,718 1: 3.1 97,444 253,720 1: 2.6 16,329 226,650 1: 13,9 15,002 39,495 1: 6.2	14.235 FAIR 30.540 FAIR 43.316 FAIR 18.000 FAIR 18.000 FAIR 18.000 FAIR 2.400 FAIR 1.3732 FAIR 1.3732 FAIR 1.350 FAIR 1.350 FAIR 1.350 FAIR 1.350 FAIR 1.350 FAIR 1.350 FAIR 4.800 FAIR	210,350 453,759 163,063 183,065 193,065 193,065 193,071 149,071 149,071 149,071 149,071 149,071 149,071 149,071 149,071 149,071 141,951 141,951 141,951 173,575 173,57	456,946 1,227,288 1,062,158 447,196 750,196 446,753 139,777 274,291 188,861 77,127 44,690 428,505 256,364 48,507 237,731 2,328,418 306,181 310,122 306,181 310,122	0.46 0.37 0.46 0.36 1.67 0.46 0.44 1.07 0.51 0.78 0.38 0.99 0.50 0.56 0.38 0.39 0.51 0.22 0.17 0.37 0.74 0.79	
309 301E 306 306C 354 310R 306 301DT 306 309 360 309 360 309 304 302 305 305 305 306 309 306 309 306 309 306 309 306 309 306 309 306 309 306 306 306 306 306 306 306 306 306 306	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 123761 1621 ENTERPRISE ST 123764 2701 SARAMY ST 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159325 41201 SCOTT AVE 123743 3704 SHEPPARD ACCESS RD 151865 2815 LAWRENCE RD 151865 2815 LAWRENCE RD 151865 2815 LAWRENCE RD 151828 1001 MDUSTRIAL PK 147167 3511 MCNIEL AVE 159281 1104 TRAVIS ST 144343 1406 LOOP 11 158616 505 BROOK AVE 113937 106 S RED RIVER EXPY 108862 2850 E HWY 287 139257 3121 ACKSBORO HWY 108862 2850 E HWY 287 148323 2101 BUCHANAN ST 1443023 2101 BUCHANAN ST 1430264 4515 SOUTHWEST PKWY	1 2 FRI2 CCS 1 2 FSWA CCS 1 2 FSWA CCS 1 2 FSWA CCS 3 4 FRS2 CCS 3 4 FRS2 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FFR5 CCS 1 2 FFR5 CCS 1 2 FRS1 CCC 1 2	1972 1972 1972 1974 1975 1976 1976 1977 1978 1978 1978 1979 1979 1980 1982 1982 1982 1983 1984 1984	1997 VLM 1991 VMM 1991 VM 1994 VD 1994 VV 1994 VV 1994 VV 1994 VV 1994 VV 1994 VV 1997 VM 1997	6/26/2020 8/29/2019 6/28/2019 1/29/2020 3/30/2022 4/7/2021 1/27/2021 1/27/2018 7/26/2021 3/2/2018 1/26/2021 3/2/2018 1/26/2021 3/2/2018 1/26/2021 2/28/2022 1/27/2020 1/27	30 40 42 35 10 9 21 0 10 18 53 17 57 3 49 22 10 33 9 0 11	550,000 450,000 1,200,000 60,000 230,000 150,000 230,000 330,000 33,000 33,000 33,000 30,450,000 101,000 40,000 75,000 1,175,000 412,231 325,000 260,000 112,000 480,000	550,000 450,000 200,000 1,128,430 60,000 200,000 150,000 150,000 30,000 30,000 30,000 30,000 30,000 111,000 40,000 75,000 134,901 325,000 134,901 325,000 112,0000 112,0000 112,0000	1.159 1.212 1.223 1.186 1.186 1.186 1.197 1.000 1.003 1.095 1.281 1.090 1.302 1.016 1.260 1.117 1.053 1.175 1.048 1.000 1.005 1.074 1.111	300,350 371,526 45,475 45,475 45,470 829,093 244,520 331,887 1125,000 63,180 66,140 249,971 333,706 66,695 135,037 160,000 148,624 219,024 176,323 32,862 41,292 219,124 63,810 331,935 359,803 279,952 233,412 102,606 125,740 50,388 54,051 1,237,275 1,177,000 76,369 116,773 141,336 191,314 325,000 351,164 261,378 242,979 120,310 108,497 527,201 108,497 527,201 50,1168	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.61 0.95 1.35 1.35	0.63 0.72 0.60 1.00 0.91 1.11 1.08 0.73 1.46 0.85 0.66 0.80 0.74 0.56 1.00 0.56 0.71	0.37 0.28 0.40 0.00 0.09 0.31 0.08 0.18 0.27 0.46 0.15 0.34 0.20 0.26 0.44 0.29 0.00	183,671 764,001 1. 4.2 61,811 567,282 1. 9.2 81,457 250,430 11. 3.1 80,325 1,044,675 1. 13.0 24,615 41,525 11.7 45,694 288,012 1. 6.3 7,020,996 127,628 1. 6.1 72,449 103,874 1. 1.4 3,500 37,702 1. 10.8 111,746 22,240 1. 0.2 117,441 242,382 1. 2.1 138,000 185,412 1. 1.3 5,249 120,491 1. 23.0 7,200 46,851 1. 6.5 16,753 11,7677 1. 7.0 26,267 914,333 1. 3.5 63,750 53,023 1. 0.0 46,961 144,718 1. 3.1 97,444 253,720 1. 2.6 16,329 226,850 1. 13.9 15,002 93,495 1. 6.4	14.235 FAIR 30.540 FAIR 18.000 FAIR 18.000 FAIR 18.000 FAIR 18.000 FAIR 18.000 FAIR 2.400 FAIR 2.400 FAIR 3.000 FAIR 3.000 FAIR 3.000 FAIR 1.325 FAIR 3.756 FAIR 1.056 FAIR 1.056 FAIR 4.000 FAIR 4.756 FAIR	210,350 453,759 163,063 12,253,883 38,565 195,271 139,004 146,575 29,362 214,494 141,952 97,357 45,168 46,168 97,357 46,168 97,400 227,566 97,400 94,740 92,756 94,740 94,	456,946 1,227,298 447,196 750,241 83,907 446,753 777,274 274,291 188,861 77,127 848,650 225,369 256,364 84,507 237,731 2,328,418 73,731 2,328,418 74,731 2,328,418 74,731 2,328,418 74,731 2,328,418 74,731 74,73	0.46 0.37 0.46 0.36 1.67 0.48 1.07 0.51 1.07 0.51 0.38 0.09 0.50 0.58 0.49 0.49 0.79 0.50 0.56 0.56 0.56 0.56 0.56 0.56 0.56	
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309 301E 306 306C 306C 354 310R 306 301DT 306C 309 360 309 354 302C 367R 302C 366 309 308W 309 360 354 367	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 113315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159265 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151685 2815 LAWRENCE RD 110239 100 INDUSTRIAL PK 147167 3511 MONIEL AVE 156201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 143343 1406 LOOP 11 158616 566 BROOK AVE 119387 106 S RED RIVER EXPY 153545 3917 JACKSBORO HWY 159862 3916 HWY 287 138257 4312 JACKSBORO HWY 148232 2101 BUCHANAN ST 142064 4517 SOUTHWEST PRWY 145803 2137 AVENUE F 111210 901 E GARRISON 109045 398 CROPPER DR 108076 414 W HIGHWAY ST 143042 1308 HOLLIDAY ST 122862 124 E 3RD ST	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCC 2 FSWB CCC 2 FRS2 CCS 3 4 FRS2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS2 CCS 1 2 FRS2 CCS 1 2 FRS2 CCS 1 2 FRS2 CCC 2 FRS2 CCC 3 4 FRS2 CCC 3 4 FRS2 CCC 1 2 FRS2 CCC 1 2 FRS2 CCC 3 4 FRS2 CCC 1 2 FRS2 CC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1979 1980 1980 1982 1982 1983 1984 1984 1984 1984 1984 1984 1985	1997 VLM 1991 VMM 1991 VMM 1991 VM 1994 VD 1994 VV 1994 VV 1994 VV 1994 VW 1994 VM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 3/30/2022 4/7/2021 12/27/2022 3/4/2022 1/7/2021 3/22/2018 10/10/2022 12/10/2018 2/22/2021 12/28/2022 12/10/2018 2/22/2021 1/29/2022 11/29/2022 11/29/2022 11/29/2022 11/29/2022 12/21/2022 12/21/2022 6/23/2022 6/30/2022	30 40 40 42 35 10 9 10 10 18 53 3 49 22 10 33 9 0 1 11 14 21 16 52 16 6 6 6	550,000 450,000 1,200,000 60,000 230,000 150,000 150,000 330,000 330,000 330,000 330,000 304,500 215,000 101,000 40,000 75,000 1112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 40,000 112,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000	550,000 450,000 450,000 11,125,400 60,000 230,000 150,000 160,000 230,000 150,000 160,000 240,000 30,000 30,000 304,500 215,000 111,000 40,000 75,000 1112,000 40,000 112,000 40,000 112,000 1112,000 474,400 6,500 112,000 80,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.281 1.095 1.281 1.095 1.302 1.015 1.053 1.175 1.000 1.053 1.175 1.000 1.053 1.175 1.000 1.053 1.175 1.196	300,350 371,526 637,456 637,456 637,456 657,47	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.09 1.16 1.23 1.07 1.61 1.23 1.07 1.53 1.35 1.09 0.99 0.99 0.99 0.99	0.63 0.72 0.60 1.00 0.91 1.11 1.08 1.18 0.73 1.46 0.85 0.85 0.86 0.80 0.74 0.56 1.00 0.56 0.71 1.03 0.93 1.07 0.95 0.95 0.95 0.91	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.32 0.20 0.24 0.40 0.00 0.44 0.09 0.07 0.03 0.09 0.11 0.15 0.32 0.46 0.49 0.07 0.49 0.07 0.08	183,671 764,001 1:4.2 61,811 567,282 1:9.2 81,457 250,430 1:3.1 80,325 1,044,675 1:13.0 24,615 41,525 1:1.7 45,694 288,012 1:6.3 17,624 117,413 1:6.3 17,624 117,413 1:6.3 17,449 103,874 1:1.4 3,500 37,792 1:10.8 111,746 22,240 1:0.2 117,441 223,362 1:2.1 138,000 185,412 1:1.3 5,249 120,491 1:3.1 5,249 120,491 1:3.1 5,249 13,333 1:3.5 63,750 53,023 1:0.0 46,856 14,718 1:3.1 97,444 253,720 1:2.6 16,329 293,495 1:0.2 93,988 407,570 1:4.4 21,000 95,386 1:1.4 21,000 96,386 1:4.6 18,748 161,849 1:4.7 18,748 53,396	14.235 FAIR 30.236 FAIR 43.316 FAIR 18,000 FAIR 6,344 FAIR 2,400 FAIR 2,400 FAIR 1,350 FAIR 1,750 FAIR	210,350 453,759 163,063 38,565 193,065 1253,883 38,565 1139,004 146,575 29,362 7,378 214,494 144,94 144,94 144,94 144,94 144,94 144,94 144,94 144,94 144,94 144,675 245,049 10,247 10,24	456,946 1,227,288 1,062,158 447,194 1,750,241 83,907 446,753 139,777 274,291 188,861 771,127 446,900 428,505 223,753 436,707 237,731 2,328,418 310,122 188,821 130,122 188,821 12,124,291 1,152,510 3,065 14,544 370,764 306,181 310,122 12,203,996 1,152,510 3,065 14,544 370,744 320,744 22,203,996	0.46 0.37 0.46 0.36 1.67 0.46 1.67 0.44 1.07 0.51 0.78 0.38 0.99 0.55 0.38 0.42 0.17 0.35 0.74 0.79 0.38 0.09 0.55 0.38 0.09 0.55 0.38 0.05 0.38 0.55 0.38	1970-1985 - FAIR 30 0.49 0.45 0.52
309 301E 306 306C 306C 354 310R 306 301DT 306 309 360 309 354 302 367R 302 367R 302 367R 302 367R 302 309 354 307 309 354 307 309 354 367	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123761 2701 SARAMY ST 123761 1821 ENTERPRISE ST 123764 2701 SARAMY ST 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159325 41201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151865 2815 LAWRENCE RD 151865 2815 LAWRENCE RD 151865 2815 LAWRENCE RD 1519231 100 INDUSTRIAL PK 147167 3511 MCNIEL AVE 155201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 144343 1406 LOOP 11 158616 505 BROCK AVE 119387 106 S RED RIVER EXPY 139827 4312 JACKSBORO HWY 10892 2850 E HWY 287 139257 4312 JACKSBORO HWY 148503 2137 AVENUE F 143223 2101 BUCHANAM ST 1452064 4517 SOUTHWEST PKWY 145603 2137 AVENUE F 111210 901 E GARRISON 100045 936 CROPPER RD R 106876 414 W HIGHWAY ST 145041 1308 HOLLIDAY ST 142082 1308 HOLLIDAY ST 142082 1308 HOLLIDAY ST 142082 124 E 3RD ST	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 1 2 FSM-1 CCS 3 4 FR52 CCS 0 11 FRI2 CCS 1 5 FFCO CCD 1 2 FR51 CCC 1 2 FR51 CCS 1 2 FFR51 CCC 1 2 FR61 CCS 1 2 FR61 CCS 1 2 FR61 CCC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1979 1980 1980 1980 1982 1982 1983 1984 1984 1984 1984 1985 1985	1997 VLM 1991 VM 1991 VM 1994 VV 1997 VM 2000 VL 1997 VM 2000 VM 2000 VM 2000 VL 1997 VLM 1998 VL 1998 VL 1998 VL	6/26/2020 8/29/2019 6/28/2019 1/29/2020 1/29/2022 3/30/2022 4/7/2021 1/27/2022 3/4/2022 7/4/2021 7/27/2018 10/10/2022 12/10/2018 2/22/2021 2/28/2022 11/29/2022 11/29/2022 11/29/2022 11/29/2022 11/29/2022 12/21/2022 6/23/2022 6/30/2022	30 40 40 42 35 10 9 9 10 10 18 53 17 7 57 3 49 9 0 1 1 14 52 16 6 6 6 6 7 7 5	550,000 450,000 200,000 1,200,000 60,000 230,000 150,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 30,000 101,000 40,000 75,000 422,231 325,000 112,000 480,000 110,000 80,000 110,000 80,000	550,000 450,000 200,000 1,128,430 60,000 200,000 150,000 30,000 30,000 30,000 30,000 30,000 30,000 11,120,000 11,120,000 11,175,000 65,000 112,000 112,000 114,001 34,001 325,000 110,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.095 1.281 1.090 1.302 1.095 1.302 1.095 1.302 1.095 1.302 1.095 1.302 1.095 1.302 1.095 1.302 1.095 1.302 1.095 1.302 1.095	300,350 371,226 463,764 564,760 629,093 244,520 331,887 125,000,000,000,000,000,000,000,000,000,0	1.37 1.15 1.36 0.84 1.05 1.38 0.81 1.09 0.81 1.26 0.54 1.08 1.16 1.23 1.07 1.41 0.95 1.35 1.35 1.09 1.35 1.35 1.35 1.35 1.35 1.35 1.35 1.35	0.63 0.72 0.60 1.00 0.91 0.69 1.11 1.08 1.18 0.73 1.46 0.85 0.60 0.74 0.55 0.60 0.71 0.93 1.07 0.95 0.87 0.95	0.37 0.28 0.40 0.00 0.09 0.31 1.08 0.18 0.27 0.46 0.15 0.34 0.20 0.20 0.44 0.09 0.07 0.03 0.05 0.35	183,671 764,001 1: 4.2 61,811 567,282 1: 9.2 81,457 250,430 1: 3.1 80,325 1,044,675 1: 13.0 24,615 41,525 1: 1.7 45,694 288,012 1: 6.3 17,624 117,413 1: 6.3 17,624 103,874 1: 1.4 3,500 37,792 1: 10.8 111,746 22,240 1: 0.2 117,441 242,392 1: 2.1 138,000 185,412 1: 1.3 5,249 120,491 1: 23.0 7,200 46,851 1: 6.5 16,753 17,677 1: 7.0 262,667 914,333 1: 3.5 63,750 53,023 1: 0.0 46,596 144,718 1: 3.1 97,444 253,720 1: 2.6 16,329 226,850 1: 13.9 15,002 93,495 1: 6.2 93,598 407,570 1: 4.4 2,400 1,501 1: 0.6 250 13,799 1: 0.9 1,803,559 34,648 161,849 1: 4.7 18,748 53,396 31,145 366,778 1: 11.8 53,396	14.235 FAIR 30.540 FAIR 43.316 FAIR 18.000 FAIR 18.000 FAIR 18.000 FAIR 13.732 FAIR 13.732 FAIR 13.732 FAIR 13.732 FAIR 13.735 FAIR 13.932 FAIR 13.950 FAIR 3.176 FAIR 1.056 FAIR 1.056 FAIR 4.800 FAIR 4.800 FAIR 4.800 FAIR 4.800 FAIR 15.959 FAIR 2.000 FAIR 1.750 FAIR 1.750 FAIR 1.750 FAIR 1.755 FAIR 1.755 FAIR 1.755 FAIR 1.755 FAIR 1.755 FAIR	210,350 453,759 163,063 1,253,883 1,253,883 1,253,883 1,253,883 1,253,883 1,253,883 214,494 141,952 17,378 214,494 141,952 17,378 1214,494 141,952 124,669 12,669 12,669 12,669 105,308 1,377 6,801 61,829 73,416	456,946 1,227,288 1,062,158 447,196 750,241 83,907 446,757 274,281 188,861 77,127 274,281 188,861 77,127 274,281 28,861 27,142 33,041 2,326,418 373,347 270,704 306,181 310,122 188,870 271,484 373,054 277,148 277,148 277,148 277,148 324,374	0.46 0.37 0.46 0.36 1.67 0.48 1.07 0.51 0.78 0.38 0.09 0.50 0.38 0.51 0.28 0.42 0.17 0.35 0.74 0.79 0.56 0.38 0.61 0.79 0.55 0.38 0.61 0.28 0.42 0.17 0.35 0.74 0.79 0.56 0.38 0.63 0.09 0.17 0.35 0.79 0.56 0.38 0.63 0.09 0.17 0.35 0.39 0.63	1970-1985 - FAIR 30 0.49 0.45 0.52 CATEGORY COUNT MEAN MEDIAN WT. MEAN 1986-1999 - FAIR 2 0.42 0.42 0.38
309 301E 306 306C 306C 354 310R 306 301DT 306C 309 360 309 354 302C 367R 302C 366 309 308W 309 360 354 367	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 123731 1621 ENTERPRISE ST 123764 2701 SARAMY ST 113315 1011 SHEPPARD RD 153752 9478 SEYMOUR HWY 148048 3800 IOWA PARK RD 159265 1201 SCOTT AVE 123734 3704 SHEPPARD ACCESS RD 151685 2815 LAWRENCE RD 110239 100 INDUSTRIAL PK 147167 3511 MONIEL AVE 156201 2651 E CENTRAL FRWY 159281 1104 TRAVIS ST 143343 1406 LOOP 11 158616 566 BROOK AVE 119387 106 S RED RIVER EXPY 153545 3917 JACKSBORO HWY 159862 3916 HWY 287 138257 4312 JACKSBORO HWY 148232 2101 BUCHANAN ST 142064 4517 SOUTHWEST PRWY 145803 2137 AVENUE F 111210 901 E GARRISON 109045 398 CROPPER DR 108076 414 W HIGHWAY ST 143042 1308 HOLLIDAY ST 122862 124 E 3RD ST	1 2 FRI2 CCS 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWA CCC 1 2 FSWH CCC 2 FSWB CCC 2 FRS2 CCS 3 4 FRS2 CCS 1 5 FFCO CCD 1 2 FRS1 CCS 1 2 FRS2 CCS 8 9 FIMA CCS 1 2 FRS2 CCS 1 2 FRS2 CCS 1 2 FRS2 CCS 1 2 FRS2 CCC 2 FRS2 CCC 3 4 FRS2 CCC 3 4 FRS2 CCC 1 2 FRS2 CCC 1 2 FRS2 CCC 3 4 FRS2 CCC 1 2 FRS2 CC	1972 1972 1972 1974 1975 1976 1977 1978 1978 1978 1979 1980 1980 1982 1982 1983 1984 1984 1984 1984 1984 1984 1985	1997 VLM 1991 VMM 1991 VMM 1991 VM 1994 VD 1994 VV 1994 VV 1994 VV 1994 VW 1994 VM 1997 VM	6/26/2020 8/29/2019 6/28/2019 1/29/2020 1/29/2022 3/30/2022 4/7/2021 1/27/2022 3/4/2022 7/4/2021 7/27/2018 10/10/2022 12/10/2018 2/22/2021 2/28/2022 11/29/2022 11/29/2022 11/29/2022 11/29/2022 11/29/2022 12/21/2022 6/23/2022 6/30/2022	30 40 40 42 35 10 9 10 10 18 53 3 49 22 10 33 9 0 1 11 14 21 16 52 16 6 6 6	550,000 450,000 1,200,000 60,000 230,000 150,000 150,000 330,000 330,000 330,000 330,000 304,500 215,000 101,000 40,000 75,000 1112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 112,000 40,000 40,000 112,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000 40,000	550,000 450,000 450,000 11,125,400 60,000 230,000 150,000 160,000 230,000 150,000 160,000 240,000 30,000 30,000 304,500 215,000 111,000 40,000 75,000 1112,000 40,000 112,000 40,000 112,000 1112,000 474,400 6,500 112,000 80,000	1.159 1.212 1.223 1.186 1.053 1.048 1.111 1.000 1.053 1.281 1.095 1.281 1.095 1.302 1.015 1.053 1.175 1.000 1.053 1.175 1.000 1.053 1.175 1.000 1.053 1.175 1.196	300,350 371,526 637,456 637,456 637,456 657,47	1.37 1.15 1.36 0.84 1.05 1.38 0.81 0.93 0.81 1.26 0.54 1.09 1.16 1.23 1.07 1.61 1.23 1.07 1.53 1.35 1.09 0.99 0.99 0.99 0.99	0.63 0.72 0.60 1.00 0.91 1.11 1.08 1.18 0.73 1.46 0.85 0.85 0.86 0.80 0.74 0.56 1.00 0.56 0.71 1.03 0.93 1.07 0.95 0.95 0.95 0.91	0.37 0.28 0.40 0.00 0.09 0.31 0.11 0.08 0.18 0.27 0.46 0.15 0.32 0.20 0.24 0.40 0.00 0.44 0.09 0.07 0.03 0.09 0.11 0.15 0.32 0.46 0.49 0.07 0.49 0.07 0.08	183,671 764,001 1:4.2 61,811 567,282 1:9.2 81,457 250,430 1:3.1 80,325 1,044,675 1:13.0 24,615 41,525 1:1.7 45,694 288,012 1:6.3 17,624 117,413 1:6.3 17,624 117,413 1:6.3 17,449 103,874 1:1.4 3,500 37,792 1:10.8 111,746 22,240 1:0.2 117,441 223,362 1:2.1 138,000 185,412 1:1.3 5,249 120,491 1:3.1 5,249 120,491 1:3.1 5,249 13,333 1:3.5 63,750 53,023 1:0.0 46,856 14,718 1:3.1 97,444 253,720 1:2.6 16,329 293,495 1:0.2 93,988 407,570 1:4.4 21,000 95,386 1:1.4 21,000 96,386 1:4.6 18,748 161,849 1:4.7 18,748 53,396	14.235 FAIR 30.236 FAIR 43.316 FAIR 18,000 FAIR 6,344 FAIR 2,400 FAIR 2,400 FAIR 1,350 FAIR 1,750 FAIR	210,350 453,759 163,063 183,063 38,565 193,063 12,53,88 38,565 1139,004 146,575 29,362 214,494 144,95 144,95 144,95 17,378 66,992 97,566 245,049 105,0	456,946 1,227,288 1,062,158 447,194 1,750,241 83,907 446,753 139,777 274,291 188,861 771,127 446,900 428,505 223,753 436,707 237,731 2,328,418 310,122 188,821 130,122 188,821 12,124,291 11,125,510 3,065 14,544 370,764 370,764 320,714 102,663 324,374	0.46 0.37 0.46 0.36 1.67 0.46 1.67 0.44 1.07 0.51 0.78 0.38 0.99 0.55 0.38 0.42 0.17 0.35 0.74 0.79 0.38 0.09 0.55 0.38 0.09 0.55 0.38 0.05 0.38 0.55 0.38	1970-1985-FAIR 30 0.49 0.45 0.52

2023 Commercial Sales by Age

354 122416 204 WESTWOOD DR 301E 142309 1208 E SCOTT AVE 301DT 143101 1511 BROAD ST 354 119929 512 SHEPPARD RD 301E 100002 529 FRONT ST 301DT 159412 809 OHIO AVE 301DT 159710 620 OHIO AVE	3 4 FSWA CCD 1950 1 2 FSMO CCC 1951 1 2 FASE CCS 1964 3 4 FFHA CCD 1975 1 2 FRS1 CCD 1985 1 2 FRS1 CCC 1909 1 2 FRS1 CCC 1919	1975 VL 1975 VM 1984 VM 1991 VM 2000 VL 1979 VL 1979 VM	1/30/2020 35 5/29/2020 31 7/31/2020 29 4/4/2019 45 8/31/2018 52 11/14/2018 50 2/18/2020 34	15,000 15,000 15,000 15,000 40,000 40,000 50,000 50,000 18,000 15,000 33,025 33,025 165,000 165,000	1.186 17,783 14,001 0.79 1.164 17,465 14,500 0.83 1.154 46,148 30,781 0.67 1.239 61,925 46,888 0.76 1.276 19,134 49,338 2.58 1.285 41,777 363,112 8.69 1.80 194,733 256,642 1.32	1.03 0.03 11.196 3.304 1: 0.3 17 1.30 0.30 26.136 4.645 1: 0.2 1.07 0.07 21.475 25.413 1: 1.2 2 0.30 0.70 2.843 46.855 1: 0.0 6 23.958 0.09 0.91 15.002 348,110 1: 23.2 6	2,766 POOR 13,163 28,843 0.46 7,228 POOR 6,269 422,281 0.01 60 POOR 20,012 16,629 1.18 468,053 2 1.18 2,683 POOR 40,450 87,632 0.46 6,286 POOR 16,651 130,863 0.13 218,495 0.59 0.59 6,500 GOOD 26,775 379,205 0.07 6,050 GOOD 178,534 330,642 0.54 709,847 0.54 0.54	CATEGORY COUNT MEAN MEDIAN WT. MEAN 1946-1969 - POOR 3 0.55 0.46 0.08 CATEGORY COUNT MEAN MEDIAN WT. MEAN 1970-1985 - POOR 2 0.29 0.29 0.26 CATEGORY COUNT MEAN MEDIAN WT. MEAN 1990-1945 GOOD 2 0.61 0.31 0.54	
301M 133355 1607 BROOK AVE 308C 124608 2206 BROOK AVE 367 113844 1216 W MAGNOLIA 308E 474780 1810-2 SOUTHWEST PKWY 354 122548 212 S RED RIVER EXPY 308C 146158 2505 KEMP BLVD 308W 147329 3510 MCNIEL AVE 308C 150323 4518 KEMP BLVD	1 2 FODO CCD 2022 1 2 FSMI CCC 2006 0 7 FSMI CCS 2010 1 2 FOIS CCD 2010 3 4 FFL CCS 2015 1 2 FEAM CCS 2015 1 2 FODO CCD 2020 1 2 FODO CCD 2021 1 2 FAGA CCS 2020	2010 VM 2013 VM 2014 VLM 2014 VLM 2014 VL 2017 VM 2020 VL 2021 VL 2020 VL		472,500 472,500 637,000 637,000 285,000 650,000 650,000 1,450,000 1,450,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 238,000 2,502,540 1,599,123	1.249 590,200 606,899 1.03 1.191 758,540 722,661 0.95 1.254 357,504 390,610 1.09 1.021 663,780 574,811 0.87 1.281 326,630 327,573 1.00 1.127 1,634,440 1,684,835 1.03 1.186 282,149 585,310 2.07 1.027 1,641,500 2,275,000 1.39 6.254,742 1.101 2,447,223 2,268,000 0.93 2,447,223	0.88 0.12 149,148 573,513 1: 3.8 11 0.73 0.27 52,872 337,738 1: 6.4 15 0.78 0.22 47,049 280,524 1: 6.0 3 0.86 0.14 399,650 1,285,185 1: 3.2 21 0.41 0.59 96,368 488,942 1: 5.1 2 0.70 0.30 398,445 1,885,555 1: 4.8 3 1,272,705	3,835 GOOD 515,190 628,265 0.82 1,050 GOOD 609,392 573,513 1.06 9,864 GOOD 304,632 597,561 0.51 3,361 GOOD 279,581 318,054 0.88 11,000 GOOD 1,234,790 1,223,520 1.01 2,303 GOOD 1,234,790 1,223,520 1.01 2,303 GOOD 1,25,781 484,197 0.38 3,471 GOOD 1,25,005 825,427 1.52 5,197,170 7 1,5665 EXCL 2,072,608 1,321,560 1.57	CATEGORY COUNT MEAN MEDIAN WT. MEAN 2000-PRESENT GOOD 8 0.91 0.94 0.96 CATEGORY COUNT MEAN MEDIAN WT. MEAN 2006-PRESENT EXCL 1 1.57 1.57 1.57	
				1901-1945 1946-1969 1970-1985 1986-1999 2000-Present	FAIR 4.717,531 POOR 81.395 TOTALS: 15,965,045 AVG 23,708,976 FAIR 8.093,586 POOR 81,059 GOOD 0 TOTALS: 31,883,621 AVG 6.197,866 GOOD 0 FAIR 175,406 TOTALS: 6,373,272	LAND VAL 104.523 209.084 78.256 16.199 468.062 2.028.807 917.164 41.952 2.987.923 3.328.855 1.803.559 23.958 0 5.156.372 1.297.974 0 53.396 1.351.370 1.540.511 1.272.706 2.913.216	Sum of Mkt RCNLD Adj 4,159,377 11 3,492,027 8 1,567,984 1 330,642 1 9,550,030 113,518,261 15 8,751,043 18 466,053 2 22,737,957 26,757,199 37 12,203,980 15 10 0 31,179,674 6,794,529 8,817,313 15 5,197,170 7 14,014,483	COUNT 15 16 3 2 1901-1945 ALL COUNT MEAN MEDIAN WT. MEAN 62 0.59 0.50 0.55 1946-1969 ALL COUNT MEAN MEDIAN WT. MEAN 84 0.83 0.54 0.59 0.50 0.55 1970-1985 ALL COUNT MEAN MEDIAN WT. MEAN 84 0.83 0.54 0.85 0.50 0.57 1970-1985 ALL COUNT MEAN MEDIAN WT. MEAN 84 0.83 0.84 0.85 0.87 0.87 0.81 0.88 0.89 0.89 0.89 0.89 0.89 0.89 0.89	CATEGORY COUNT MEAN MEDIAN MEGN MEAN 1901-1945 - AVG 16 0.77 0.74 0.75 1946-1969 - AVG 20 0.88 0.78 0.92 1970-1985 - AVG 42 0.85 0.78 0.81 0.81 0.80 0.83 2000-PRESENT - AVG 23 0.94 0.80 0.83 2000-PRESENT - AVG 23 0.94 0.80 0.83 1901-1945 - FAIR 21 0.47 0.46 0.49 1946-1969 - FAIR 22 0.56 0.56 0.55 1970-1985 - FAIR 24 0.54 0.56 0.56 0.56 1970-1985 - PAIR 24 0.54 0.56 0.56 0.56 1970-1985 - PAIR 24 0.54 0.55 0.56 0.56 1970-1985 - POOR 5 0.33 0.18 0.26 1994-1995 - POOR 5 0.33 0.15 0.26 1970-1985 - POOR 5 0.35 0.55 0.55 0.55 0.55 1970-1985 - POOR 5 0.56 0.55 0.5

NBHD 302 302 302 302 302 302 302 302 302 302	PID PROP ADDRESS 106245 5200 HENRY S. GRACE FRWY 156210 3119 WINDTHORST RD 130144 1601 E CENTRAL FRWY 106044 1416 TWIN OAKS ST 152138 2707 E CENTRAL FRWY 107545 2507 E CENTRAL FRWY 134903 219 E CENTRAL FRWY 134903 219 E CENTRAL FRWY 137924 2504 HOLLIDAY RD 143042 1308 HOLLIDAY ST 156342 4406 JACKSBORO HWY R 105486 1409 26TH ST B 125039 1600 MCGREGOR AVE 144250 2651 JASPER ST 125045 2220 HOLLIDAY RD 105539 3204 HOLLIDAY RD 156201 2651 E CENTRAL FRWY	CITY ISD TYPE CLASS 1 2 FEMO CCS 1 2 FOCO CCS 1 2 FRI2 CCS 1 2 FRI1 CCS 1 2 FSPS CCS 1 2 FAUS CCS 1 2 FAUS CCS 1 2 FAUS CCC 1 2 FACO CCS 1 2 FRI1 CCS 1 2 FACO CCS 1 2 FRI1 CCS	ASSESS FFF SL	TYP MTI	SALE AMT 588,000 180,0	MO. CHANGE 580,000 380,000 160,000 277,500 200,000 16,000 45,000 100,000 450,000 185,000 125,000 145,000 145,000 215,000	TIME	148,850106,66536,360109,251184,194208,955	APP V/ T.A.S.P. 0.64 0.98 1.01 0.92 1.08 1.99 0.97 1.08 1.90 1.17 1.35 0.88 0.72 3.00 1.13 1.16	1.06 0.06 0.87 0.13 0.43 0.57 0.85 0.15 0.74 0.26 0.51 0.49 0.78 0.22 0.66 0.34 1.01 0.01 1.17 0.17 0.27 0.73 0.69 0.31	LAND VAI 146,14 35,07 26,30 29,40 146,17 165,45	1 227,682 3 341,707 7 136,747 7 136,747 7 298,204 4 7,948 6 57,539 8 161,848 8 395,113 9 10,086 152,452 4 101,411 6 106,725 9 173,236	1: 9.7 1: 5.2 1: 7.9 1: 5.3 1: 1.8 1: 0.7 1: 18.3 1: 4.7 1: 2.2 1: 5.1 1: 16.0 1: 42.3	SQFT COND 10,900 AVG 5,000 AVG 4,800 AVG 4,200 AVG 16,300 AVG 180 AVG 1,104 AVG 2,260 FAIR 8,162 FAIR 8,162 FAIR 6,120 FAIR 1,2340 FAIR 16,200 FAIR	T.A.A.I.V. 436,933 348,950 135,389 253,980 703,601 67,401 8,513 52,821 68,532 311,917 6,964 177,496 142,516 33,834 148,475 141,952	RCNLD 357,821 289,166 217,059 367,378 631,658 243,980 6,933 92,254 221,711 622,876 14,099 208,839 280,644 147,676 237,309 253,989	MKT ADJ 1.22 1.21 0.62 0.69 1.11 0.28 1.23 0.57 0.31 0.50 0.49 0.85 0.51 0.23 0.63	302 - ALL 0.69 Mean 0.60 Median 0.72 Weighted Mean 302 - AVG 0.87 Mean 0.90 Median 0.91 Weighted Mean 302 - FAIR 0.51 Mean 0.50 Median 0.52 Weighted Mean
306 306 306 306 306 306 306 306 306 306	140159 1912 LOOP 11 125811 2812 IOWA PARK RD 130709 1722 CIMARRON TRL 125480 2524 SHEPPARD ACCESS RD 158494 210 RANDY DR 101514 2444 SIERRA DR 125464 1511 ROANOKE DR 123711 2000 LOOP 11 475577 1141 SHEPPARD ACCESS RD 124396 1427 IOWA PARK RD 136145 1616 PEARLIE DR 124400 1116 SHEPPARD ACCESS RD 148048 3600 IOWA PARK RD 133731 1621 ENTERPRISE ST 144343 1406 LOOP 11 124569 3940 IOWA PARK RD 124385 1321 N SCOTT AVE	1 2 FOCO CCS 1 2 FORE CCD 1 5 FRS1 CCD 1 2 FIWE CCS 1 2 FSWA CCS 1 5 FRST CCS 1 5 FRGO CCC 1 5 FEGO CCC 1 2 FAGA CCS 1 2 FFLL CCD 1 2 FRST CCD 1 2 FRST CCD 1 2 FRST CCD 1 2 FRST CCD 1 5 FFCO CCS 1 5 FFCO CCD 1 5 FRS1 CCC	1978 1998 VMM 1954 1988 VL 1965 1993 VMM 1979 2000 VM 1982 2000 VL 2001 2008 VM 1984 2003 VL 1956 1988 VR 1984 2003 VM 1947 1978 VL 1970 1991 VM 1949 1980 VM 1977 1994 VL 1977 1994 VL 1977 1991 VM 1980 1997 VM 1980 1997 VM 1962 1986 VM 1942 1975 VL	10/21/2022 2 5/1/2022 8 3/30/2022 9 12/13/2021 13 8/2/2021 15 5/24/2021 15 1/28/2021 23 8/14/2020 25 11/29/2022 4 7/29/2022 4 4/14/2022 9 4/7/2021 25 6/28/2019 42 12/10/2018 45 7/27/2018 53	100,000 255,000 325,000 37 750,000 860,000 675,000 260,000 260,000 240,000 37,000 150,000 200,000 200,000 40,000 9 40,000 9 36,500	345,000 100,000 240,000 325,000 860,000 675,000 260,000 240,000 240,000 37,000 150,000 200,000 40,000 36,500 60,000	1.011 1.042 1.048 1.069 1.090 1.101 1.122 1.154 1.005 1.021 1.027 1.048 1.111 1.223 1.260 1.260	348,657 332,672 104,240 92,567 251,448 167,551 347,393 554,364 817,575 850,000 67,314 88,908 778,748 953,796 261,378 242,979 20,424 23,719 246,360 240,000 38,765 29,652 166,695 135,037 244,520 331,887 50,388 54,051 45,979 75,988 76,854 58,177	0.95 0.89 0.67 1.60 1.26 0.90 1.32 1.22 0.93 1.16 0.97 0.76 0.81 1.36 1.07 1.65 0.76	1.08 0.08 1.43 0.43 0.59 0.41 0.73 0.27 1.01 0.01 0.67 0.33 0.71 0.29 1.07 0.07 0.84 0.16 1.00 0.00 1.25 0.25 1.11 0.11 0.60 0.40 0.74 0.26	48,72' 17,57' 11,73' 11,97' 19,64' 292,72' 8,35' 375,24' 16,32' 8,00' 36,25' 6,66' 17,62' 81,45' 7,20' 29,92' 12,88'	5 74,991 5 158,321 5 542,385 6 1,013,017 7 80,551 0 578,556 2 26,650 2 215,717 0 203,750 5 22,987 4 117,413 0 46,851 2 46,066	1: 4.3 1: 13.5 1: 45.3 1: 51.6 1: 1.9 1: 9.6 1: 1.5 1: 13.9 1: 5.6 1: 3.4 1: 6.7 1: 6.5 1: 1.5	5,000 AVG 2,336 AVG 2,160 AVG 16,040 AVG 30,000 AVG 26,350 AVG 2,000 AVG 13,493 AVG 15,959 FAIR 532 FAIR 5,880 FAIR 3,744 FAIR 2,400 FAIR 1,056 FAIR 2,832 FAIR 5,880 FAIR	299,930 86,664 239,718 335,414 797,935 653,879 58,957 403,508 245,049 12,422 210,110 32,100 149,071 163,063 43,188 16,057 63,969	398,486 97,114 202,976 688,480 1,210,543 104,314 726,654 310,122 28,639 390,572 41,886 139,777 447,196 84,507 83,092 81,695	0.75 0.89 1.18 0.49 0.64 0.31 0.57 0.56 0.79 0.43 0.54 0.77 1.07 0.36 0.51 0.19 0.78	306 - ALL 0.64 Mean 0.57 Median 0.53 Weighted Mean 306 - AVG 0.67 Mean 0.60 Median 0.52 Weighted Mean 306 - FAIR 0.61 Mean 0.54 Median 0.58 Weighted Mean
308E 308W 308E 308W 308W 308W	103071 2637 PLAZA PKWY 142061 4705 FAIRWAY BLVD 123497 3001 CARTER AVE 456973 6232 SOUTHWEST PKWY 153952 2921 SOUTHWEST PKWY 142541 3506 BUCHANAN ST 103229 6701 SEYMOUR HWY	1 2 FO1S CCD 1 2 FORE CCD 1 2 FSCH CCD 1 2 FRI1 CCC 1 2 FODO CCD 1 2 FO1S CCD 1 2 FRI1 CCC	2003 2008 VM 1979 2000 VM 1982 2000 VL 1985 2003 VL 1979 2000 VM 1977 1998 VM 1959 1991 VM	12/27/2022 0 12/2/2022 1 12/1/2022 1 10/27/2022 2 10/26/2022 4 /13/2022 9 12/15/2021 1 3	365,000 650,000 365,000 280,000 725,000	545,000 365,000 650,000 365,000 280,000 725,000	1.000 1.005 1.005 1.011 1.011 1.048 1.069	366,935272,987653,445714,920368,869433,577282,968259,892759,583504,637	0.95 0.74 1.09 1.18 0.92 0.66 1.13	1.34 0.34 0.91 0.09 0.84 0.16 1.08 0.08 1.44 0.44	103,41: 65,34i 93,84i 26,08i 44,99i 93,65- 277,73i	207,647 7 621,073 0 407,497 8 214,894 4 410,983	1: 3.2 1: 6.6 1: 15.6 1: 4.8 1: 4.4	3,523 AVG 2,680 AVG 7,354 AVG 8,800 AVG 2,112 AVG 8,050 AVG 7,880 AVG	441,587 301,595 559,598 342,789 237,970 665,929 283,439	492,234 253,228 733,609 486,099 258,908 485,451 425,720	0.90 1.19 0.76 0.71 0.92 1.37 0.67	308 - ALL 0.85 Mean 0.78 Median 0.76 Weighted Mean 308 - AVG

Part Column Col							4-			4 000												1 1
March 1 1 1 1 1 1 1 1 1	308W	147169 3515 MCNIEL AVE	1 2 FRS1 CCS	1985	2003 VM	10/1/2021	15	510,000	510,000	1.080			0.85	0.15	114,671			14,040 AVG	435,874	573,638	0.76	0.83 Mean
March 1 1 1 2 2 2 2 2 2 2																						
Sept Substrate																						0.81 Weighted Mean
March Marc																			•			
See								,								,						
Sect	308W	142988 4708 K-MART DR	1 2 FRST CCS		2003 VM	3/31/2020		578,166	,	1.175	679,287 427,0	00 0.63			- 1-	369,178		8,750 AVG	621,465	711,861		1.00 Mean
March Marc		134361 2731 SOUTHWEST PKWY			2000 VM	1/14/2020		1,750,000			2,083,900 1,275,0				630,483	644,517		22,566 AVG	1,453,417			
	308E	154149 2406 BROOK AVE	1 2 FRS1 CCD	1945	1984 VM	7/1/2019	42	177,500	177,500		217,012 134,0				5,249	128,816		2,160 AVG	211,763	155,200		0.42 Weighted Mean
Color Colo	308W	107203 4716 BROOKDALE DR	1 2 FRS1 CCD	1985	2003 VM	6/28/2019	42	165,000	165,000	1.223	201,729 276,7	13 1.37	0.60	0.40	13,682	263,031	1: 19.2	2,936 AVG	188,047	313,767		
1,000 1,00	308E	138962 2614 SOUTHWEST PKWY	1 2 FRS1 CCC	1972	1995 VL	6/27/2019	42	210,000	210,000	1.223	256,746 254,1	11 0.99	0.83	0.17	89,112	164,999	1: 1.9	2,400 AVG	167,634	198,794	0.84	308 - GOOD
Sect Sect Sect Number 1 2 Prof. Col. 160 100	308E	124505 5023 KEMP BLVD	1 2 FOCO CCS	1978	1998 VL	6/13/2019	43	150,000	150,000	1.228	184,185 168,4	27 0.91	0.89	0.11	6,460	161,967	1: 25.1	4,000 AVG	177,725	195,141	0.91	0.74 Mean
Total 2 Section 1	308W	153880 6305 SOUTHWEST PKWY	1 2 FEHE CCC	1982	2000 VM	10/19/2018	50	227,000	227,000	1.265	287,155 378,0	64 1.32	0.60	0.40	43,680	334,384	1: 7.7	9,424 AVG	243,475	398,884	0.61	0.74 Median
Window Family Name Famil	308E	124501 5615 KEMP BLVD	1 2 FIWE CCS	1960	1991 VM	8/9/2018	53	130,000	130,000	1.281	166,517 317,7	69 1.91	0.41	0.59	21,998	295,771	1: 13.4	8,860 AVG	144,519	356,351	0.41	0.76 Weighted Mean
	308E	102631 2210 SOUTHWEST PKWY	1 2 FFRE CCD	1998	2006 VL	5/31/2018	55	765,000	700,000	1.292	904,050 1,053,0	091 1.16	0.66	0.34	189,591	863,500	1: 4.6	5,820 AVG	714,459	1,000,347	0.71	
1.48.00 1.48	308W	126652 4526 FAIRWAY BLVD	1 2 FSLO	0	0 VL	8/12/2022	5	50,000	50,000	1.027	51,325 41,60	0.81	1.20	0.20	33,062	8,542	1: 0.3	0 FAIR	18,263	8,543	2.14	
MATERIAN 1 2 2 10 10 10 10 10	308W	147167 3511 MCNIEL AVE	1 2 FRS1 CCS	1979	1997 VM	7/26/2021	17	304,500	304,500	1.090	331,935 359,8	03 1.08	0.85	0.15	117,441	242,362	1: 2.1	3,750 FAIR	214,494	428,505	0.50	
14723 970 MORNELL NC 1 2 FOOD COD 1800 190	308W	142064 4517 SOUTHWEST PKWY	1 2 FFRE CCC	1984	2000 VLM	4/1/2021	21	480,000	474,400	1.111	527,201 501,1	68 0.95	0.95	0.05	93,598	407,570	1: 4.4	9,999 FAIR	433,603	1,152,510	0.38	
1 1864 200 CHEFFU ST 1 2 FORD CED 188 168 VM 1010000 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 2 46.000 1401 146.007 2 46.000 146.007 146.007 2 46.000 146.007 146	308E	474780 1810-2 SOUTHWEST PKWY	1 2 FO1S CCD	2010	2014 VM	9/6/2022	4	650,000	650,000	1.021	663,780 574,8	11 0.87	1.13	0.13	63,163	511,648	1: 8.1	3,361 GOOD	600,617	546,633	1.10	
1 1864 200 CHEFFU ST 1 2 FORD CED 166 166 166 VM 121-1020 2 4-61/0 146-09 1811 146-32 701-00 1.00 1.00 1.00 1.00 1.00 1.00 1.00	308W		1 2 FODE CCD	2020	2020 VL		35	238.000	238.000	1.186	282.149 585.3	10 2.07	0.41	0.59	96.368	488.942	1: 5.1		185.781		0.38	
1-99/28 220 9 9 11 6 T 1 2 FOOD CCD 182 2000 VM 102/2002 2 140/28 103/14 141/48 194/16 1.27 1.28															,	,		_,,,,,	,	,		
1-99/28 220 9 9 11 6 T 1 2 FOOD CCD 182 2000 VM 102/2002 2 140/28 103/14 141/48 194/16 1.27 1.28																						
1-99/28 220 9 11 1	309	158646 3200 CHERYL ST	1 2 FCRO CCD	1960	1991 VM	10/31/2022	2	145,000	145,000	1.011	146,537 291.9	09 1.99	0.50	0.50	12.000	279.909	1: 23.3	2,521 AVG	134.537	373,212	0.36	309 - ALL
14985 1498		149569 2200 9TH ST	1 2 FODO CCD	1982	2000 VM	10/28/2022	2	140,000	140,000	1.011	141,484 194.0	16 1.37	0.72	0.28	9.376	184,640	1: 19.7	1,800 AVG	132,108	246.187	0.54	0.59 Mean
149865 21/2 9TH ST	309	154125 3004 9TH ST	1 2 FOCO CCD	1958	1983 VM	8/12/2022	5	80.000	80.000	1.027	82.120 114.2	49 1.39	0.70	0.30	11,252	102.997	1: 9.2	1,396 AVG	70.868	138.716	0.51	0.56 Median
12980 3094 FIRST							5							0.57			1: 0.0		,			
12230 3146 IFT 1 2 F8M CCS 2018 2019 VC 21962Z 10 1, 105000 346,377 310,000 346,377 310,000 369,000 4.66 390, AVG 324,877 306,000 369,000 4.67 346,000 346,000 3							7												•			ord transferred means
13942 1109 FARRISON ST 1 2 B140 CCD 1920 1970 VM 10222021 14 4 85,000 450,000 1.995 30,900 1.995 30,900 1.995 30,000 5.997 1.995 30,000 1.							10	,	,						,	,		-, -	. , .	. ,		309 - AVG
14861 1903 KEPP BLVD 1 2 FANG COC 1565 1989 VM 7/802021 18 120,000 1,096 131,000 1,096 131,000 1,096								, ,	,-						-,	,			,	. ,		
128233 400 SEMOURHWY 1 2 FRST CS 1990 1999 VL 6175/02/21 79 313,000 313,000 1101 344,579 27,000 14,079 313,000 14,079 313,000 14,079 14,011 14,019 14,01																						
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14988 2810 GRANT ST 1 2 FRSZ CCC 1935 197 VM 12 PAGE 12 FRSD 1																- ,			,			
122293 3701 SEVANDUR HWY								.,	-,						,	- /		,-	- ,-	,-		
399 12369 3156 5TH ST								.,	-,						,	,				,		0.51 Weighted Mean
399 138026 4101 SEYMOUR HWY 1 2 FOCO CCD 1890 2000 VL 2/11/2018 59 22.08 20.08 1.313 26,527 43,066 1.62 0.47 0.53 7,597 35,489 1.47 1,500 AVG 18,390 48,243 0.39 39 138923 1510 BEVENLY R 1 2 FFRG CCD 1894 1890 VL 78/2022 6 35,000 35,000 1.032 36,001 1.032 36,113 47,189 1.31 0.74 0.26 5.40 1.479 11.77 1.520 1.48 0.48 0.36 1.48 0.39 1.48																-,			,			[
399 149923 1510 BEVERLY DR 1 2 FRGR CCD 1949 1980 VL 7/82/2022 8 83.000 35.000 1.032 36.113 47.199 1.31 0.74 0.26 5.400 41.799 1.77 1.500 FA/R 30.713 84.382 0.36 0.59 Median 309 14937 1001 POLK ST 1 2 FRST CCC 1940 1975 VMM 3/28/2022 9 35.500 35.500 1.048 37.193 75.387 2.03 0.47 0.53 5.506 69.807 1.12.5 3.794 FA/R 31.613 142.462 0.22 309 149411 2410 9TH ST 1 2 FODD CCD 1949 1963 VM 3/1/2022 10 110.000 103.000 1.053 108.499 46.354 0.43 2.22 1.22 4.000 42.354 1:10.6 1.866 FA/R 104.459 85.564 1.22 30.90 149412 2403 9TH ST 1 2 FORE CCD 1954 0.000 VM 11/2022 11 11.000 112.000 11.000 105.251 84.474 0.80 1.15 0.15 22.499 61.95 1:6.2 2.000 1.06.06 309 149417 2403 9TH ST 1 2 FORE CCD 1957 1983 VM 1018/2021 15 97.500 97.500 1.080 105.251 84.474 0.80 1.15 0.15 22.499 61.95 1:2.8 1.404 FA/R 82.752 125.201 0.66 309 15858 2815 LAWRENGER D 1 2 FRS2 CCS 1978 1994 VL 7/1/2020 12 75.000 75.000 1.107 83.745 134.430 1.014 83.773 1.24 0.77 0.29 9.000 145.677 11.70 2.508 FA/R 66.992 237.731 0.28 309 14930 1801 HAYES ST 1 2 FRS1 CCC 1984 1988 VM 127/2020 27 66.000 64.500 1.117 83.745 134.430 1.61 0.56 0.44 16.753 111.75 1.10 2.508 FA/R 66.992 237.731 0.28 309 14930 1801 HAYES ST 1 2 FRS1 CCC 1986 1983 VL 1016/202 27 66.000 64.500 1.143 73.730 146.842 1.99 0.44 0.56 11.25 135.590 11.21 30.590 1.21 30.590 1.27 30.590																			,			
1 2 FRL CC 199 1991 VM 4/23/2022 8 83,000 83,000 1,042 86,519 63,002 1,10 0,87 0,13 7,466 87,806 1:11.8 2,100 FAIR 79,053 177,446 0,45 0,59 Meighted Mean 1,000								,	-,						,			,	-,			
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309 149417 2403 9TH ST 1 2 FORE CCD 1957 1983 VM 10/8/2021 15 97,500 97,500 1.080 105,251 84,474 0.80 1.15 0.15 22,499 61,975 1:2.8 1,404 FAIR 82,752 125,201 0.66 309 151685 2815 LAWRENCERD 1 2 FRS2 CCS 1978 1994 VL 7/14/2021 18 30,000 30,000 1.095 32,862 41,292 1.26 0.73 0.27 3,500 37,792 1:10.8 3,000 FAIR 29,362 77,127 0.38 309 158616 505 BROOK AVE 1 2 FORS CCC 1982 1997 VM 2/2/2021 22 75,000 75,000 1.117 83,745 134,430 1.61 0.56 0.44 16,753 117,677 1:7.0 2,508 FAIR 66,992 27,731 0.28 309 125306 3248 SEYMOUR HWY 1 2 FRS2 CCS 1961 1986 VM 12/7/2020 25 110,000 110,000 1.133 124,575 154,939 1.24 0.71 0.29 9,000 145,939 1:16.2 13,160 FAIR 115,575 294,826 0.39 309 143830 1801 HAYES ST 1 2 FRS1 CCS 1972 1997 VLM 6/26/2020 30 550,000 550,000 1.159 637,450 137,500 1.201 1.201 0.85 VL 10/16/202 30 550,000 550,000 1.59 637,450 1.37 0.63 0.37 183,671 764,001 1:4.2 30,540 FAIR 453,779 1.272.98 0.37 309 146071 2210 GRANT ST 1 2 FRS1 CCD 1920 1985 VM 10/17/2019 38 17,500 17,500 1.201 1.201 21,025 16,492 0.78 1.06 0.06 3,264 13,228 1:4.1 1,604 FAIR 17,761 26,996 0.66 309 145803 2137 AVENUE F 1 2 FAGA CCS 1940 1997 VM 12/12/12/18 60 60,000 60,000 1.318 79,080 51,439 0.65 1.170 0.77 27,443 23,996 1.0.9 342 FAIR 1,337 3,065 0.63 309 124246 2400 5TH ST 1 2 FRS1 CCD 1939 1966 VM 12/12/1021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.400 0.40 24,612 53,707 1:2.2 9,100 POOR 92,384 156,544 0.59								.,								,			. ,			
309 151585 2815 LAWRENCE RD 1 2 FRS2 CCS 1978 1994 VL 7/14/2021 18 30,000 30,000 1.095 32,862 41,292 1.26 0.73 0.27 3,500 37,792 1: 10.8 3,000 FAIR 29,362 77,127 0.38 158616 505 BROOK AVE 1 2 FOTS CCC 1992 1997 VM 2/22/2021 22 75,000 75,000 1.117 83,745 154,439 1.24 0.71 0.29 9,000 145,939 1: 16.2 117,677 1: 7.0 2,506 FAIR 66,992 237,731 0.28 14,292 1.28 14,292 1.28 14,292 1.28 1.28 14,292 1.28 14,292 1.28 14,292 1.28 14,292 1.28 14,292 1.28 1.28 14,292 1.28 14,292 1.28 14,292 1.28 14,292 1.28 14,292 1.28 1.28 14,292								,								,			,			
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309 125306 3248 SEYMOUR HWY 1 2 FRI2 CCS 1961 1986 VM 12/7/202 25 110,000 110,000 1.133 124,575 154,939 1.24 0.71 0.29 9,000 145,939 1:16.2 13,160 FAIR 115,575 294,826 0.39 148380 1801 HAYES ST 1 2 FRS1 CCC 1956 1983 VL 10/16/2020 27 66,000 64,500 1.143 73,730 146,842 1.99 0.44 0.56 11,252 135,590 1:12.1 3,680 FAIR 62,478 273,919 0.23 131935 5100 SEYMOUR HWY 1 2 FRI2 CCS 1972 1997 VLM 6/26/2020 30 550,000 1.159 637,450 875,475 1.37 0.63 0.37 183,671 764,001 1:4.2 30,580 FAIR 62,478 273,919 0.23 146071 2210 GRANT ST 1 2 FSWA CCS 1940 1975 VM 10/17/2019 38 17,500 17,500 1.201 21,025 16,492 0.78 1.06 0.06 3,264 13,228 1:4.1 1,004 FAIR 17,761 26,996 0.66 1987 VM 10/17/2019 1963 VM 12/19/2018 48 265,000 265,000 1.254 332,416 193,865 0.58 1.37 0.37 16,874 176,991 1:10.5 11,512 FAIR 315,542 350,474 0.90 14503 2137 AVENUE F 1 2 FAGA CCS 1984 2000 VD 8/21/2018 52 3,400 3,400 1.276 4,337 3,901 0.90 0.87 0.13 2,400 1.501 1.06 420 FAIR 1,937 3,065 0.63 124426 2400 STH ST 1 2 FRS1 CCD 1939 1966 VM 12/21/2021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.40 0.40 24,612 53,707 1:2.2 9,100 POOR 92,384 156,544 0.59																			,			
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309	309			1961	1986 VM	12/7/2020	25	110,000	110,000	1.133	124,575 154,9	39 1.24	0.71	0.29	9,000	145,939	1: 16.2	13,160 FAIR	115,575	294,826	0.39	
309 146071 2210 GRANT ST 1 2 FSWA CCS 1940 1975 VM 10/17/2019 38 17,500 17,500 1.201 21,025 16,492 0.78 1.06 0.06 3,264 13,228 1: 4.1 1,604 FAIR 17,761 26,996 0.66 309 157510 909 VAN BUREN ST 1 2 FRS1 CCD 1920 1963 VM 12/19/2018 48 265,000 265,000 1.254 332,416 193,865 0.58 1.37 0.37 16,874 176,991 1: 10.5 11,512 FAIR 315,542 350,474 0.90 145803 2137 AVENUE F 1 2 FAGA CCS 1984 2000 VD 8/21/2018 52 3,400 3,400 1.276 4,337 3,901 0.90 0.87 0.13 2,400 1,501 1: 0.6 420 FAIR 1,937 3,065 0.63 309 124246 2400 5TH ST 1 2 FSU CCD 1966 1989 VL 1/8/2018 60 60,000 60,000 1.318 79,080 51,439 0.65 1.17 0.17 27,443 23,996 1: 0.9 342 FAIR 51,637 48,477 1.07 309 124342 2212 5TH ST 1 2 FRS1 CCD 1939 1966 VM 12/21/2021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.40 0.40 24,612 53,707 1: 2.2 9,100 POOR 92,384 156,544 0.59	309	148380 1801 HAYES ST	1 2 FRS1 CCC	1956	1983 VL	10/16/2020	27	66,000	64,500	1.143	73,730 146,8	42 1.99	0.44	0.56	11,252	135,590	1: 12.1	3,680 FAIR	62,478	273,919	0.23	
309 157510 909 VAN BUREN ST 1 2 FRS1 CCD 1920 1963 VM 12/19/2018 48 265,000 265,000 1.254 332,416 193,865 0.58 1.37 0.37 16,874 176,991 1: 10.5 11,512 FAIR 315,542 350,474 0.90 145803 2137 AVENUE F 1 2 FAGA CCS 1984 2000 VD 8/21/2018 52 3,400 3,400 1.276 4,337 3,901 0.90 0.87 0.13 2,400 1,501 1: 0.6 420 FAIR 1,937 3,065 0.63 309 124246 2400 5TH ST 1 2 FRS1 CCD 1966 1989 VL 1/8/2018 60 60,000 60,000 1.318 79,080 51,439 0.65 1.17 0.17 27,443 23,996 1: 0.9 342 FAIR 51,637 48,477 1.07 309 124342 2212 5TH ST 1 2 FRS1 CCD 1939 1966 VM 12/21/2021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.40 0.40 24,612 53,707 1: 2.2 9,100 POOR 92,384 156,544 0.59	309	131935 5100 SEYMOUR HWY		1972	1997 VLM	6/26/2020	30	550,000	550,000	1.159	637,450 875,4	75 1.37	0.63	0.37	183,671	764,001	1: 4.2	30,540 FAIR	453,779	1,227,298	0.37	
309 145803 2137 AVENUE F 1 2 FAGA CCS 1984 2000 VD 8/21/2018 52 3,400 3,400 1.276 4,337 3,901 0.90 0.87 0.13 2,400 1,501 1: 0.6 420 FAIR 1,937 3,065 0.63 309 124246 2400 5TH ST 1 2 FSJU CCD 1966 1989 VL 1/8/2018 60 60,000 60,000 1.318 79,080 51,439 0.65 1.17 0.17 27,443 23,996 1: 0.9 342 FAIR 51,637 48,477 1.07 309 124342 2212 5TH ST 1 2 FRS1 CCD 1939 1966 VM 12/21/2021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.40 0.40 24,612 53,707 1: 2.2 9,100 POOR 92,384 156,544 0.59	309	146071 2210 GRANT ST	1 2 FSWA CCS	1940	1975 VM	10/17/2019	38	17,500	17,500	1.201	21,025 16,49	92 0.78	1.06	0.06	3,264	13,228	1: 4.1	1,604 FAIR	17,761	26,996	0.66	
309 124246 2400 5TH ST 1 2 FSJU CCD 1966 1989 VL 1/8/2018 60 60,000 60,000 1.318 79,080 51,439 0.65 1.17 0.17 27,443 23,996 1: 0.9 342 FAIR 51,637 48,477 1.07 309 124342 2212 5TH ST 1 2 FRS1 CCD 1939 1966 VM 12/21/2021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.40 0.40 24,612 53,707 1: 2.2 9,100 POOR 92,384 156,544 0.59	309	157510 909 VAN BUREN ST	1 2 FRS1 CCD	1920	1963 VM	12/19/2018	48	265,000	265,000	1.254	332,416 193,8	65 0.58	1.37	0.37	16,874	176,991	1: 10.5	11,512 FAIR	315,542	350,474	0.90	
309 124342 2212 5TH ST 1 2 FRS1 CCD 1939 1966 VM 12/21/2021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.40 0.40 24,612 53,707 1: 2.2 9,100 POOR 92,384 156,544 0.59	309	145803 2137 AVENUE F	1 2 FAGA CCS	1984	2000 VD	8/21/2018	52	3,400	3,400	1.276	4,337 3,90	1 0.90	0.87	0.13	2,400	1,501	1: 0.6	420 FAIR	1,937	3,065	0.63	
309 124342 2212 5TH ST 1 2 FRS1 CCD 1939 1966 VM 12/21/2021 12 110,000 110,000 1.064 116,996 78,319 0.67 1.40 0.40 24,612 53,707 1: 2.2 9,100 POOR 92,384 156,544 0.59	309	124246 2400 5TH ST	1 2 FSJU CCD	1966	1989 VL		60	60,000	60,000	1.318	79,080 51,43	39 0.65	1.17	0.17	27,443	23,996	1: 0.9		51,637	48,477	1.07	
			1 2 FRS1 CCD	1939	1966 VM		12	110,000		1.064	116,996 78,31	19 0.67	1.40	0.40	24,612	53,707	1: 2.2			156,544	0.59	
354 119780 617 S RED RIVER EXPY 3 4 FELO CCS 1981 2000 VM 10/7/2022 3 145,000 145,000 1.016 147,306 164,258 1.12 0.88 0.12 35,819 128,439 1: 3.6 6,200 AVG 111,487 217,693 0.51 354 - ALL															,- -	,			,			
354 119780 617 S RED RIVER EXPY 3 4 FELO CCS 1981 2000 VM 10/7/2022 3 145,000 145,000 1.016 147,306 164,258 1.12 0.88 0.12 35,819 128,439 1: 3.6 6,200 AVG 111,487 217,693 0.51 354 - ALL																						
354 119780 617 S RED RIVER EXPY 3 4 FELO CCS 1981 2000 VM 10/7/2022 3 145,000 145,000 1.016 147,306 164,258 1.12 0.88 0.12 35,819 128,439 1: 3.6 6,200 AVG 111,487 217,693 0.51 354 - ALL																						
	354	119780 617 S RED RIVER EXPY	3 4 FELO CCS	1981	2000 VM	10/7/2022	3	145,000	145,000	1.016	147,306 164,2	58 1.12	0.88	0.12	35,819	128,439	1: 3.6	6,200 AVG	111,487	217,693	0.51	354 - ALL
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354	123033 203 N AVENUE D	3 4 FO1S CCD	1972 19	995 VM 6	6/17/2022	63,900	63,900	1.032	65,932	97,008	1.47	0.66	0.34	12,502	84,506	1: 6.8	1,525 AVG	53,430	143,231	0.37	0.44 Mean
354	119235 934 CROPPER RD	3 4 FRI2 CCS	2016 20	016 VM 12	2/14/2021 1	3 175,000	175,000	1.069	187,058	190,559	1.02	0.92	0.08	18,550	172,009	1: 9.3	6,000 AVG	168,508	287,438	0.59	0.44 Median
354	120413 720 E 3RD ST	3 4 FIWE CCS	1960 19	991 VM 11	1/19/2021 1	105,000	105,000	1.069	112,235	67,475	0.60	1.56	0.56	4,500	62,975	1: 14.0	3,600 AVG	107,735	106,737	1.01	0.44 Weighted Mean
354	122896 121 S BERRY ST	3 4 FFHA CCD	2009 20	012 VMM 9	9/22/2020 2	7 202,500	189,141	1.143	216,207	273,462	1.26	0.69	0.31	28,100	253,860	1: 9.0	2,438 AVG	188,107	434,618	0.43	
354	100164 1 COMMERCE DR	3 4 FRS2 CCS	2013 20	013 VM 8	3/13/2019 4	1 200,000	200,000	1.217	243,460	282,308	1.16	0.71	0.29	54,691	227,617	1: 4.2	7,200 AVG	188,769	393,664	0.48	354 - AVG
354	105483 1101 S PRESTON	3 4 FO1S CCD	1983 20	000 VL 6	6/20/2019 4	40,000	40,000	1.223	48,904	105,466	2.16	0.38	0.62	2,250	103,216	1: 45.9	1,722 AVG	46,654	174,942	0.27	0.50 Mean
354	118913 612 SHEPPARD RD	3 4 FRS1 CCD	1975 19	998 VM 4	4/30/2019 4	4 82,000	82,000	1.233	101,122	179,038	1.77	0.46	0.54	44,748	134,290	1: 3.0	4,155 AVG	56,374	238,813	0.24	0.50 Median
354	120375 209 N BERRY ST	3 4 FSJU CCS	2004 20	011 VM	3/7/2019 4	6 195,000	195,000	1.244	242,541	255,074	1.05	0.76	0.24	62,530	192,544	1: 3.1	6,518 AVG	180,011	329,643	0.55	0.48 Weighted Mean
354	121178 908 W KRAMER RD	3 4 FSJU CCD	1977 19	998 VM 3	3/16/2018 5	90,000	90,000	1.307	117,666	115,480	0.98	0.78	0.22	27,007	88,473	1: 3.3	6,680 AVG	90,659	149,955	0.60	
354	122923 205 E 3RD ST	3 4 FRGR CCC			12/3/2022	40,000	40,000	1.005	40,212	50,968	1.27	0.78	0.22	5,626	45.342	1: 8.1	1,800 FAIR	34,586	91,618	0.38	354 - FAIR
354	122862 124 E 3RD ST	3 4 FACA CCC		000 VM 6	6/30/2022	70,000	70,000	1.032	72,226	69.556	0.96	1.01	0.01	18,748	50.808	1: 2.7	939 FAIR	53,478	102,663	0.52	0.33 Mean
354	119387 106 S RED RIVER EXPY	3 4 FRDI CCC	1982 19	982 VL 2	2/28/2022 1	1,175,000	1,175,000	1.053	1.237.275	1,177,000	0.95	1.00	0.00	262,667	914.333	1: 3.5	43,756 FAIR	974.608	2,328,418	0.42	0.31 Median
354	119315 1011 SHEPPARD RD	3 4 FRS2 CCS			2/25/2022 1		60,000	1.053	63,180	66,140	1.05	0.91	0.09	24,615	41.525	1: 1.7	3,857 FAIR	38,565	83,907	0.46	0.37 Weighted Mean
354	123018 313 E 3RD ST	3 4 FRS1 CCC			4/14/2021 2		27,500	1.111	30,561	70,659	2.31	0.39	0.61	5,626	65,033	1: 11.6	2,297 FAIR	24,935	131,406	0.19	
354	100454 511 N AVENUE B	3 4 FSWA CCS			1/26/2021 2		51,000	1.122	57,217	166,171	2.90	0.31	0.69	9,570	156,601	1: 16.4	8,048 FAIR	47,647	199,635	0.24	354 - POOR
354	109045 936 CROPPER RD R	3 4 FOCO CCS			12/3/2019 3		110,000	1.196	131,571	168,008	1.28	0.65	0.35	69,742	98,266	1: 1.4	6,732 FAIR	61,829	373,054	0.17	0.35 Mean
354	120399 705 E 3RD ST	3 4 FRS1 CCD			3/11/2019 4		27,000	1.244	33,583	44.189	1.32	0.61	0.39	11,723	32,466		5,308 FAIR	21,860	86,694	0.25	0.46 Median
354	122548 212 S RED RIVER EXPY	3 4 FFLI CCS			7/30/2018 5		255,000	1.281	326,630	327.573	1.00	0.78	0.22	47,049	280.524	1: 6.0	3,200 GOOD	279,581	318,054	0.88	0.29 Weighted Mean
354	123029 219 AVENUE D	3 4 FSJU CCC			7/27/2022	35.000	35,000	1.027	35,928	38.688	1.08	0.90	0.10	22,499	16,189	1: 0.0	7,132 POOR	13,429	114.487	0.12	
354	122416 204 WESTWOOD DR	3 4 FSWA CCD			1/30/2020 3	,	15,000	1.186	17.783	14,001	0.79	1.07	0.07	4,620	9,381	1: 2.0	2,766 POOR	13,163	28,843	0.46	354 - GOOD
354	119929 512 SHEPPARD RD	3 4 FFHA CCD		991 VM	4/4/2019 4		50,000	1.239	61,925	46,888	0.76	1.07	0.07	21,475		1: 1.2	2,683 POOR	40,450	87,632	0.46	0.88 Mean
00.	110020 012 01121 171112 112	0 1111111 000		JO1 VIII	., ., 20.0	00,000	00,000		0.,,20	10,000	0.70		0.07	2.,0	20,110		2,000 1 0011	10,100	01,002	01.0	0.88 Median
																					0.88 Weighted Mean
360	112406 405 W GLISSON	8 9 FAUS CCS	2006 20	010 VM	5/8/2018 5	6 12,000	12,000	1.297	15,562	13,393	0.86	0.90	0.10	686	12,707	1: 18.5	1,520 AVG	14,876	16,611	0.90	360 - ALL
360	112679 517 W ROOSEVELT	8 9 FAGA CCS			4/16/2021 2		40,000	1.111	44,452	67,317	1.51	0.59	0.41	700	66,617		2,542 AVG	43,752	87,943	0.50	0.31 Mean
360	110844 611 W FRONT	8 9 FRST CCD			3/17/2022 9	373,000	235,000	1.048	246,210	245,000	1.00	0.96	0.04	1,307	243,693	1: 186.5	17,460 AVG	244,903	937,906	0.26	0.26 Median
360	110238 100 INDUSTRIAL PK	8 9 FIMA CCS			7/27/2018 5		93,000	1.281	119,124	63,810	0.54	1.46	0.46	111,746	22.240		1,392 FAIR	7,378	84,690	0.09	0.25 Weighted Mean
360	110946 0 W CLEVELAND	8 9 FRI2 CCS			1/20/2018 4		10,000	1.260	12,597	11,264	0.89	0.89	0.11	1,725	9.539	1: 5.5	1,200 FAIR	10,872	35,970	0.30	0.23 Weighted Mean
360	109945 0 FM 1811	8 9 FRI2 CCS			2/11/2018 4		40,000	1.260	50,388	59.936	1.19	0.67	0.33	8,973	50.963	1: 5.7	6,360 FAIR	41,415	194,072	0.21	360 - AVG
360	111787 100 N ELECTRA	8 9 FRLU CCD			1/24/2020 2	-,	30,000	1.133	33,975	28,913	0.85	1.04	0.04	4,200	24,713	1: 5.9	7,304 FAIR	29,775	102,752	0.29	0.55 Mean
360	112113 222 W CLEVELAND	8 9 FRS1 CCC			2/26/2021 2		23,500	1.117	26,240	38,890	1.48	0.60	0.40	2,000	36,890	1: 18.4	7,500 FAIR	24,240	140,478	0.17	0.50 Median
360	111210 901 E GARRISON	8 9 FAGA CCS		000 VL	9/8/2021 2		6,500	1.085	7,051	20,019	2.84	0.32	0.68	250	19,769	1: 79.1	1,750 FAIR	6,801	74,544	0.09	0.29 Weighted Mean
300	111210 301 E 0/MMOON	0 31/16/1 000	1504 20	300 VE	3/3/2021 I	0,000	0,000	1.000	7,001	20,010	2.04	0.02	0.00	200	10,700	1. 77.1	1,700 174110	0,001	74,044	0.00	0.25 Weighted Medit
																					360 - FAIR
																					0.19 Mean
																					0.19 Median
																					0.19 Weighted Mean
367	116823 215 N YOSEMITE	6 7 FO1S CCC	1930 19	977 VM 10	0/18/2022	95,000	95,000	1.011	96,007	164,986	1.72	0.58	0.42	2,114	162,872	1: 77.0	4,100 AVG	93,893	191,975	0.49	367 - ALL
367	103109 311 N WALL	6 7 FRS1 CCC			3/10/2022 1		105,000	1.053	110,565	135,037	1.22	0.78	0.22	2,757	132,280	1: 48.0	1,540 AVG	107,808	155,917	0.69	0.63 Mean
367	116732 211 S YOSEMITE	6 7 FEST CCD	1937 19		3/12/2021 2		230,000	1.117	256,818	251,830	0.98	0.91	0.09	15,159	245,120	1: 16.2	8,058 AVG	241,659	297,765	0.81	0.59 Median
207	400400 000 0W ACCEDO DD	6 7 FEBE COB	4000 00		0/4E/0000 3		450,000	1 1 4 2	174 004	205,000	2.20	0.40	0.40	00.070	200,054	1. 15.0	2 200 11/0	454.040	444.500	0.04	0.60 Weighted Mass

0.44	Mean
0.44	Median
0.44	Weighted Mean

354 - AVG	
0.50	Mean
0.50	Median
0.48	Weighted Mean

FAIR
0.33 Mean
0.31 Median
0.37 Weighted Mean

354 - POOR			
0.35	Mean		
0.46	Mediar	1	

4 - GOOD
0.88 Mean
0.88 Median
0.88 Weighted Mean

0 - ALL
0.31 Mean
0.26 Median
0.25 Weighted Mean

360 - AVG	
0.55	Mean
0.50	Median
0.29	Weighted Mean

0 - FAIR
0.19 Mean
0.19 Median
0.19 Weighted Mean

367	116823 215 N YOSEMITE	6	7 FO1S	CCC	1930	1977 VM	10/18/2022	2	95,000	95,000	1.011	96,007	164,986	1.72	0.58	0.42	2,114	162,872	1: 77.0	4,100 AVG	93,893	191,975
367	103109 311 N WALL	6	7 FRS1	CCC	1960	1991 VM	3/10/2022	10	105,000	105,000	1.053	110,565	135,037	1.22	0.78	0.22	2,757	132,280	1: 48.0	1,540 AVG	107,808	155,917
367	116732 211 S YOSEMITE	6	7 FEST	CCD	1937	1979 VMM	3/12/2021	22	230,000	230,000	1.117	256,818	251,830	0.98	0.91	0.09	15,159	245,120	1: 16.2	8,058 AVG	241,659	297,765
367	109129 803 SW ACCESS RD	6	7 FFRE	CCD	1999	2008 VL	10/15/2020	27	153,000	153,000	1.143	174,894	385,230	2.20	0.40	0.60	22,976	362,254	1: 15.8	3,300 AVG	151,918	444,592
367	103118 111 W PARK	6	7 FRS1	CCS	1996	2006 VL	6/12/2020	31	115,000	115,000	1.164	133,895	162,282	1.21	0.71	0.29	4,080	158,202	1: 38.8	2,368 AVG	129,815	190,238
367	461420 121 W PARK	6	7 FO1S	CCC	1930	1977 VL	11/22/2019	37	48,700	48,700	1.196	58,250	97,468	1.67	0.50	0.50	2,650	94,818	1: 35.8	2,650 AVG	55,600	111,761
367	117316 200 W HIGHWAY ST	6	7 FFCO	CCC	1982	2000 VL	8/16/2019	41	548,438	281,381	1.217	342,525	365,346	1.07	0.77	0.23	19,125	346,221	1: 18.1	2,640 AVG	323,400	280,386
367	116813 120 W PARK	6	7 FRS1	CCS	1970	1995 VL	4/1/2018	57	205,000	205,000	1.302	266,931	259,837	0.97	0.79	0.21	5,100	254,737	1: 49.9	4,000 AVG	261,831	306,321
367	106876 414 W HIGHWAY ST	6	7 FFFA	CCC	1985	1997 VL	2/24/2020	34	80,000	80,000	1.180	94,416	117,386	1.24	0.68	0.32	21,000	96,386	1: 4.6	1,758 FAIR	73,416	207,148
367	116655 211 N WALL	6	7 FAAU	CCC	1940	1975 VM	7/11/2019	42	79,000	79,000	1.223	96,585	101,175	1.05	0.78	0.22	5,663	95,512	1: 16.9	5,344 FAIR	90,922	203,217
367	115872 805 W HIGHWAY ST	6	7 FSMI	CCS	1960	1986 VM	2/28/2019	46	150,000	150,000	1.244	186,570	172,000	0.92	0.87	0.13	18,646	153,354	1: 8.2	12,300 FAIR	167,924	250,517
367	113844 1216 W MAGNOLIA	0	7 FSMI	CCS	2010	2014 VLM	1/3/2019	48	285,000	285,000	1.254	357,504	390,610	1.09	0.73	0.27	52,872	337,738	1: 6.4	9,864 GOOD	304,632	597,561

0.59 Median 0.62 Weighted Mean

367 - AVG	
0.69	Mean
0.69	Median
0.69	Weighted Mean

0.34

0.68 0.50 1.15 0.85 0.35 0.45 0.67

0.51

367 - FAIR 0.49 **Mean**

0.45	Median	
0.50	Weighted	Mean

367 - GOOD								
0.51	Mean							
0.51	Median							
0.51	Weighted Mean							

301DT	159453 918 LAMAR ST	1	2 FO1S CCC	1953	1986 VM	3/28/2022	9	750,000	750,000	1.048	785,775	991,241	1.26	0.76	0.24	20,700	970,541	1: 46.9	15,573 AVG	765,075	1,296,129	0.59	3
301DT	158835 1408 8TH ST	1	2 FO1S CCC	1973	1995 VM	12/1/2021	13	305,000	305,000	1.069	326,015	403,404	1.24	0.76	0.24	10,860	392,544	1: 36.1	4,000 AVG	315,155	539,802	0.58	
301DT	158863 1417 9TH ST	1	2 FO2S CCD	1930	1977 VM	11/1/2021	14	297,500	297,500	1.074	319,575	289,775	0.91	1.03	0.03	7,426	282,349	1: 38.0	3,824 AVG	312,149	388,268	0.80	
301DT	159008 1307 11TH ST	1	2 FRS2 CCD	1955	1988 VM	5/15/2020	32	72,000	72,000	1.170	84,211	190,539	2.26	0.38	0.62	8,250	182,289	1: 22.1	8,820 AVG	75,961	255,737	0.30	
301DT	143199 1101 16TH ST	1	2 FTFD CCC	1968	1993 VM	2/19/2020	34	125,000	125,000	1.180	147,525	210,070	1.42	0.60	0.40	6,694	203,376	1: 30.4	10,968 AVG	140,831	331,811	0.42	
301DT	159411 815 OHIO AVE	1	2 FIWE CCS	1977	1998 VL	11/15/2019	38	200,000	200,000	1.201	240,280	223,546	0.93	0.89	0.11	15,002	208,544	1: 13.9	7,500 AVG	225,278	289,645	0.78	3
301DT	159498 901 8TH ST	1	2 FFHA CCD	1966	1993 VLM	7/25/2019	41	375,000	375,000	1.217	456,488	484,217	1.06	0.77	0.23	50,007	434,210	1: 8.7	53,575 AVG	406,481	1,023,104	0.40	Γ
301DT	159682 709 INDIANA AVE	1	2 FO1S CCC	1919	1971 VL	6/21/2019	42	130,000	130,000	1.223	158,938	131,490	0.83	0.99	0.01	15,940	115,550	1: 7.2	2,118 AVG	142,998	160,486	0.89	
301DT	159325 1200 AUSTIN ST	1	2 FO2S CCD	1915	1971 VM	11/15/2018	50	80,000	80,000	1.265	101,200	161,256	1.59	0.50	0.50	5,249	156,007	1: 29.7	3,968 AVG	95,951	218,865	0.44	
301DT	158751 1304 BROAD ST	1	2 FFFA CCD	1980	2000 VL	10/8/2018	51	1,110,000	599,440	1.270	761,469	599,000	0.79	1.00	0.00	52,501	546,499	1: 10.4	3,116 AVG	708,968	479,168	1.48	
301DT	158923 1301 3RD ST	1	2 FOCL CCD	1983	2000 VL	6/26/2018	54	1,503,252	1,503,252	1.286	1,933,483	2,087,435	1.08	0.72	0.28	98,663	1,988,772	1: 20.2	17,067 AVG	1,834,820	2,655,945	0.69	3
301DT	159405 503 8TH ST	1	2 FO2S CCD	1909	1971 VLM	5/23/2018	55	350,000	350,000	1.292	452,025	363,338	0.80	0.96	0.04	30,279	333,059	1: 11.0	5,520 AVG	421,746	458,115	0.92	Γ
301DT	159226 1201 SCOTT AVE	1	2 FRS1 CCS	1978	1994 VM	12/27/2022	0	160,000	160,000	1.000	160,000	148,624	0.93	1.08	0.08	20,996	127,628	1: 6.1	5,034 FAIR	139,004	274,291	0.51	
301DT	159281 1104 TRAVIS ST	1	2 FO1S CCD	1980	1997 VM	10/10/2022	3	101,000	101,000	1.016	102,606	125,740	1.23	0.80	0.20	5,249	120,491	1: 23.0	3,176 FAIR	97,357	256,364	0.38	
301DT	158848 1407 9TH ST	1	2 FO2S CCD	1913	1963 VM	9/14/2022	4	61,000	61,000	1.021	62,293	92,510	1.49	0.66	0.34	6,563	85,947	1: 13.1	2,256 FAIR	55,730	184,714	0.30	
301DT	159050 1400 SCOTT AVE	1	2 FRI1 CCC	1929	1970 VM	6/16/2022	7	430,000	430,000	1.037	445,953	420,972	0.94	1.02	0.02	73,503	347,469	1: 4.7	29,568 FAIR	372,450	731,976	0.51	3
301DT	159227 601 12TH ST	1	2 FSWA CCC	1950	1980 VMM	1/7/2022	12	200,000	200,000	1.064	212,720	211,960	1.00	0.94	0.06	24,341	187,619	1: 7.7	28,577 FAIR	188,379	799,576	0.24	П
301DT	159011 1300 12TH ST	1	2 FRI1 CCC	1955	1983 VM	8/13/2021	17	145,000	145,000	1.090	158,065	121,532	0.77	1.19	0.19	16,501	105,031	1: 6.4	8,090 FAIR	141,564	223,470	0.63	
301DT	159893 522 OHIO AVE	1	2 FSWA CCC	1909	1963 VL	10/23/2020	26	55,000	55,000	1.138	62,579	63,432	1.01	0.87	0.13	3,751	59,681	1: 15.9	7,500 FAIR	58,828	128,264	0.46	
301DT	159679 717 INDIANA AVE	1	2 FRSC CCC	1919	1963 VM	10/3/2019	39	130,000	130,000	1.207	156,871	165,614	1.06	0.78	0.22	15,002	150,612	1: 10.0	13,180 FAIR	141,869	320,452	0.44	
301DT	159528 817 SCOTT AVE	1	2 FRS1 CCC	1926	1967 VM	9/18/2019	39	110,000	110,000	1.207	132,737	170,467	1.28	0.65	0.35	15,002	155,465	1: 10.4	14,952 FAIR	117,735	330,777	0.36	3
301DT	159710 620 OHIO AVE	1	2 FRS1 CCC	1919	1979 VM	2/18/2020	34	165,000	165,000	1.180	194,733	256,642	1.32	0.64	0.36	16,199	240,443	1: 14.8	6,050 GOOD	178,534	330,642	0.54	Π
301DT	159412 809 OHIO AVE	1	2 FFCL CCC	1909	1979 VL	11/14/2018	50	33,025	33,025	1.265	41,777	363,112	8.69	0.09	0.91	15,002	348,110	1: 23.2	6,500 GOOD	26,775	379,205	0.07	
301DT	143101 1511 BROAD ST	1	2 FASE CCS	1964	1984 VM	7/31/2020	29	40,000	40,000	1.154	46,148	30,781	0.67	1.30	0.30	26,136	4,645	1: 0.2	60 POOR	20,012	16,929	1.18	
																							_
301E	461261 1339 FM 171 RD	1	2 FOCO	2015	2015 VM	1/5/2023	0	65,000	65,000	1.000	65,000	73,177	1.13	0.89	0.11	18,038	55,139	1: 3.1	0 AVG	46,962	57,418	0.82	3
301E	142570 312 GALVESTON ST	1	2 FRI1 CCS	1975	1998 VMM	3/5/2021	22	116,000	116,000	1.117	129,526	117,618	0.91	0.99	0.01	7,500	115,743	1: 15.4	3,204 AVG	122,026	179,305	0.68	
301E	160611 700 N SCOTT AVE	1	2 FRI1 CCS	1996	2006 VM	5/20/2020	31	435,000	435,000	1.164	506,471	686,407	1.36	0.63	0.37	29,251	657,156	1: 22.5	19,600 AVG	477,220	933,725	0.51	
301E	156512 2200 MISSISSIPPI AVE	1	2 FSWA CCS	1973	1995 VM	12/31/2019	36	60,000	60,000	1.191	71,448	52,137	0.73	1.15	0.15	1,789	50,348	1: 28.1	3,000 AVG	69,659	73,705	0.95	
301E	132823 2131 JACKSBORO HWY	1	2 FSJU CCD	1960	1986 VM	1/27/2023	-1	90,000	90,000	0.995	89,523	74,286	0.83	1.21	0.21	34,456	39,830	1: 1.2	1,583 FAIR	55,067	75,910	0.73	_
301E	142688 605 E SCOTT AVE	1	2 FRI1 CCC	1951	2007 VMM	11/18/2021	13	307,000	307,000	1.069	328,152	568,253	1.73	0.54	0.46	29,276	538,977	1: 18.4	20,688 FAIR	298,876	1,010,023	0.30	3
301E	138630 200 N SCOTT AVE	1	2 FSWA CCC	1957	1983 VM	8/31/2020	28	200,000	200,000	1.148	229,680	238,180	1.04	0.84	0.16	36,363	201,817	1: 5.6	14,736 FAIR	193,317	380,787	0.51	
301E	144388 1007 JACKSBORO HWY	1	2 FSWA CCC	1951	1980 VM	3/25/2020	33	54,100	54,100	1.175	63,562	75,830	1.19	0.71	0.29	28,876	46,954	1: 1.6	5,723 FAIR	34,686	89,487	0.39	
301E	142407 1111 E SCOTT AVE	1	2 FRSC CCC	1942	1975 VM	11/14/2019	38	165,000	165,000	1.201	198,231	279,722	1.41	0.59	0.41	16,893	262,829	1: 15.6	14,940 FAIR	181,338	495,904	0.37	L
301E	138371 100 FORT WORTH ST	1	2 FSWA CCS	1972	1991 VMM	8/29/2019	40	450,000	450,000	1.212	545,400	629,093	1.15	0.72	0.28	61,811	567,282	1: 9.2	43,316 FAIR	483,589	1,062,158	0.46	
301E	160504 502 N SCOTT AVE	1	2 FRI1 CCS	1953	1980 VM	6/25/2019	42	193,200	189,200	1.223	231,316	280,635	1.21	0.67	0.33	26,249	254,386	1: 9.7	12,350 FAIR	205,067	439,603	0.47	3
301E	138627 320 N SCOTT AVE	1	2 FFCL CCC	1954	1983 VMM	9/18/2018	51	130,000	130,000	1.270	165,139	159,927	0.97	0.81	0.19	27,005	132,922	1: 4.9	7,678 FAIR	138,134	258,892	0.53	
301E	158339 210 ELM ST	1	2 FIMA CCS	1969	1975 VMM	1/23/2018	59	375,000	375,000	1.313	492,263	465,492	0.95	0.81	0.19	20,825	446,242	1: 21.4	69,022 FAIR	471,438	838,999	0.56	
301E	160512 707 N SCOTT AVE	1	2 FSWA CCS	1929	1963 VL	6/8/2022	7	430,000	430,000	1.037	445,953	397,923	0.89	1.08	0.08	31,145	366,778	1: 11.8	128,079 POOR	414,808	1,296,953	0.32	L
301E	142309 1208 E SCOTT AVE	1	2 FSMO CCC	1951	1975 VM	5/29/2020	31	15,000	15,000	1.164	17,465	14,500	0.83	1.03	0.03	11,196	3,304	1: 0.3	17,228 POOR	6,269	422,281	0.01	
301E	100002 529 FRONT ST	1	2 FRS1 CCD	1985	2000 VL	8/31/2018	52	18,000	15,000	1.276	19,134	49,338	2.58	0.30	0.70	2,483	46,855	1: 0.0	6,286 POOR	16,651	130,863	0.13	3

301DT - ALL	
0.58	Mean
0.51	Median
0.58	Weighted Mean

1DT - AVG	
0.69 Mean	
0.64 Median	
0.67 Weighted Mean	

301DT - FAIR	
0.42	Mean
0.44	Median
0.40	Weighted Mean

O1DT - GOOD							
0.54 Mean	1						
0.54 Median	ı						
0.54 Weighted Mean	ı						

301DT - POOR								
0.07 Mean								
0.07 Median								
0.07 Weighted Mean								

301E - ALL	
0.48	Mean
0.49	Median
0.42	Weighted Mean

301E - AVG								
0.74	Mean							
0.75	Median							
0.58	Weighted Mean							

301E - FAIR							
0.08	Mean						
0.47	Median						
0.44	Weighted Mean						

301E - POOR	
0.15	Mean
0.13	Median
0.24	Weighted Mean

301M	133723 1101 BROOK AVE	1 2 FRS1 CCD	1984	2003 VL	1/10/2022	12	218,250	218,250	1.064	232,131	174,087	0.75	1.25	0.25	55,861	118,226	1: 2.1	1,474 AVG	176,270	151,165	1.17	301M - ALL
301M	157228 1004 BROOK AVE	1 2 FODO CCD	1965	1993 VM	6/1/2021	19	461,000	461,000	1.101	507,423	3 566,553	1.12	0.81	0.19	81,170	485,383	1: 6.0	5,515 AVG	426,253	608,325	0.70	0.66 Mean
301M	157475 1811 10TH ST	1 2 FO2S CCD	1914	1963 VM	3/31/2021	21	105,000	105,000	1.111	116,687	208,171	1.78	0.50	0.50	12,750	195,421	1: 15.3	2,842 AVG	103,937	247,368	0.42	0.58 Median
301M	146874 1812 ROSE ST	1 2 FO2S CCD	1924	1974 VM	10/16/2020	27	189,000	189,000	1.143	216,046	415,519	1.92	0.45	0.55	14,000	401,519	1: 28.7	5,652 AVG	202,046	503,219	0.40	0.58 Weighted Mean
301M	158706 1601 9TH ST	1 2 FODO CCD	1982	2000 VM	5/30/2018	55	700,000	700,000	1.292		1,412,873	1.56	0.50	0.50			1: 4.4	10,805 AVG	,	1,398,345	0.46	
301M	133355 1607 BROOK AVE	1 2 FODO CCD	2002	2010 VM	2/6/2019	47	472,500	472,500	1.249		606,899	1.03	0.78	0.22	75,010			3,835 GOOD	515,190	628,265	0.82	301M - AVG
001111	100000 1007 2110 0117112	. 2.050 005	2002	2010 1	2,0,20.0	••	2,000	2,000	,	070,200	000,000		0.70	0.22	.0,0.0	001,000		0,000 0002	0.0,.00	020,200	0.02	0.63 Mean
																						0.46 Median
																						0.53 Weighted Mean
																						0.00 Weighted mean
																						301M - GOOD
																						0.82 Mean
																						0.82 Median
																						0.82 Weighted Mean
						_																
302C	145126 1424 31ST ST	1 2 FRS1 CCD	1984	2003 VM	10/21/2022	2	205,000	205,000	1.011		3 204,414	0.99	1.00	0.00	37,374	167,040		1,929 AVG	169,799	196,518	0.86	302C - ALL
302C	156270 4607 JACKSBORO HWY	1 2 FORE CCC	1969	1995 VM	10/21/2022	2	250,000	250,000	1.011	252,650		1.05	0.94	0.06	43,495		1: 5.1	1,640 AVG	209,155	262,035	0.80	0.55 Mean
302C	155882 5016 JACKSBORO HWY	1 2 FRS1 CCS	1979	2000 VM	7/28/2022	5	256,500	256,500	1.027	263,297		1.52	0.64	0.36	39,997	358,904		6,560 AVG	223,300	418,059	0.53	0.53 Median
302C	143783 4000 JACKSBORO HWY	1 2 FOVE CCD	1981	2000 VM	10/29/2021	14	158,000	158,000	1.074	169,724	,	1.79	0.52	0.48	40,032		1: 6.6	2,150 AVG	129,692	307,444	0.42	0.58 Weighted Mean
302C	138257 4312 JACKSBORO HWY	1 2 FRI1 CCS	1984	2003 VL	12/21/2022	0	325,000	325,000	1.000	325,000		1.08	0.93	0.07	97,444	253,720	1: 2.6	8,322 FAIR	227,556	306,181	0.74	
302C	132179 4720 JACKSBORO HWY	1 2 FAGA CCD	1961	1986 VM	3/24/2022	9	100,000	100,000	1.048	104,770	136,547	1.30	0.73	0.27	19,300	117,247	1: 6.1	3,400 FAIR	85,470	162,235	0.53	302C - AVG
302C	145114 3000 JACKSBORO HWY	1 2 FORE CCD	1957	1983 VM	7/30/2021	17	66,000	66,000	1.090	71,947	88,529	1.23	0.75	0.25	7,640	80,889	1: 10.6	1,334 FAIR	64,307	111,926	0.57	0.65 Mean
302C	132183 4716 JACKSBORO HWY	1 2 FRS1 CCS	1965	1989 VM	1/29/2021	23	70,000	70,000	1.122	78,533	126,776	1.61	0.55	0.45	31,999	94,777	1: 3.0	3,816 FAIR	46,534	131,143	0.35	0.67 Median
302C	450437 4722 JACKSBORO HWY	1 2 FAGA CCS	1963	1986 VL	12/16/2020	25	110,000	110,000	1.133	124,575	167,785	1.35	0.66	0.34	40,100	127,685	1: 3.2	6,126 FAIR	84,475	174,911	0.48	0.62 Weighted Mean
302C	153545 3917 JACKSBORO HWY	1 2 FAUS CCD	1983	1997 VM	3/27/2020	33	65,000	65,000	1.175	76,369	116,773	1.53	0.56	0.44	63,750	53,023	1: 0.0	960 FAIR	12,619	73,367	0.17	
																						302C - FAIR
																						0.48 Mean
																						0.50 Median
																						0.54 Weighted Mean
																						305R - ALL - FAIR
																						#DIV/0! Mean
																						#NUM! Median
																						#DIV/0! Weighted Mean
																						"Ellifor Holginou moun
306C	137059 1128 CENTRAL FRWY	1 2 FSMO CCC	1984	1995 VL	12/1/2020	25	3,800,000	3,800,000	1.133	4.303.500	3,689,000	0.86	1.03	0.03	503 554	3,185,446	1: 6.3	50,136 AVG	3,799,946	4.735.176	0.80	306C - ALL
306C	123735 4018 BURKBURNETT RD	1 2 FFCO CCD	1984	2003 VL	10/23/2020	26	360,000	360,000	1.138		371,311	0.91	0.97	0.03	51,749		1: 6.2	2,560 AVG	357,859	248,155	1.44	0.83 Mean
306C	123649 3502 SHEPPARD ACCESS RD	1 2 FRS1 CCD	1954	1988 VM	11/14/2019	38	127,664	127,664	1.201		161,599	1.05	0.77	0.03	32,992		1: 3.9	3,520 AVG	120,384	162,794	0.74	0.79 Median
306C	131993 3001 N CENTRAL FRWY	1 2 FOVE CCS	1979	2000 VM	5/17/2019		375,000	375,000	1.228		3 1,461,820	3.17	0.79	0.74			1: 27.1	18,048 AVG	408,516		0.74	0.76 Weighted Mean
306C	123734 3704 SHEPPARD ACCESS RD	1 2 FFFA CCC	1978	1994 VM	3/4/2022	10	230,000	208,000	1.053		176,323	0.81	1.18	0.74	72,449	103,874		1,350 FAIR	146,575	188,861	0.24	0.70 Heighted medil
306C	100800 4230 BURKBURNETT RD	1 2 FSCH CCD	1976	1994 VIVI 1972 VL	10/13/2021	15	75,000	75,000	1.033	80,963		0.73	1.10	0.18	18,278		1: 1.4	1,421 FAIR	62,685	74,684	0.76	306C - AVG
									1.159					0.27					,			0.81 Mean
306C	123685 3414 SHEPPARD ACCESS RD	1 2 FAUS CCD	1962	1986 VM	7/7/2020	30	100,000	100,000		115,900		2.00	0.43		71,079		1: 2.3	2,918 FAIR	44,821	295,839	0.15	
306C	123764 2701 SARAMY ST	1 2 FSMH CCS	1974	1994 VD	1/29/2020	35	1,200,000	1,125,439	1.186	1,334,208	3 1,125,000	0.84	1.00	0.00	80,325	1,044,675	1: 13.0	6,344 FAIR	1,253,883	750,241	1.67	0.77 Median

0.68 Weighted Mean

308C	469866 3110 MIDWESTERN PKWY	1 2 FFRE CCS	2012 2013 VL	10/7/2022 3	870,000 870,000	1.016 883,833 810,974	0.92 1.07	0.07	212,480 598,494 1 : 2.8	4,000 AVG	671,353 593,273	1.13
308C	104376 2510 MALLARD DR	1 2 FFRE CCC	1994 2006 VM	6/29/2022 6	950,000 950,000	1.032 980,210 1,515,815	1.55 0.63	0.37	394,109 1,121,706 1 : 0.0	7,559 AVG	586,101 1,078,563	0.54
308C	147228 3915 KELL BLVD	1 2 FRST CCC	1969 1995 VL	9/29/2021 15	5,161,000 5,131,000	1.080 5,538,915 5,083,000	0.92 1.01	0.01	916,504 4,166,496 1 : 4.5	72,912 AVG	4,622,411 5,614,048	0.82
308C	146087 2912 BUCHANAN ST	1 2 FO1S CCD	1978 1998 VM	4/15/2021 21	299,999 299,999	1.111 333,389 334,034	1.00 0.90	0.10	78,937 255,097 1 : 3.2	2,816 AVG	254,452 260,383	0.98
308C	157541 4610 KELL BLVD	1 2 FO1S CCD	2008 2011 VM	12/11/2020 25	625,000 625,000	1.133 707,813 745,076	1.05 0.84	0.16	105,320 639,756 1 : 6.1	3,898 AVG	602,493 634,175	0.95
308C	108639 1908 N ELMWOOD AVE	1 2 FOIN CCS	1991 2005 VM	10/15/2020 27	430,000 430,000	1.143 491,533 579,820	1.18 0.74	0.26	141,211 438,609 1 : 3.1	3,481 AVG	350,322 443,308	0.79
308C	148314 2114 KEMP BLVD	1 2 FRGR CCD	1925 1974 VM	7/28/2020 29	115,000 115,000	1.154 132,676 80,964	0.61 1.42	0.42	6,251 74,713 1 : 12.0	1,136 AVG	126,425 77,024	1.64
308C	106719 2519 E MONTGOMERY PL	1 2 FAAU CCC	1987 2003 VM	1/14/2020 36	825,000 825,000	1.191 982,410 663,827	0.68 1.24	0.24	156,330 507,497 1: 3.2	5,824 AVG	826,080 503,070	1.64
308C	455744 3909 KELL BLVD	1 2 FFMA CCS	1978 1998 VM	12/6/2019 37	333,659 333,659	1.196 399,090 295,301	0.74 1.13	0.13	80,490 214,811 1 : 2.7	4,226 AVG	318,600 219,262	1.45
308C	126193 3605 KEMP BLVD	1 2 FOFI CCD	1993 2005 VM	12/2/2019 37	380,000 380,000	1.196 454,518 355,000	0.78 1.07	0.07	104,130 250,870 1 : 2.4	986 AVG	350,388 190,175	1.84
308C	145306 3239 KELL BLVD	1 2 FORE CCS	2004 2011 VL	6/14/2019 43	205,000 205,000	1.228 251,720 282,597	1.12 0.73	0.27	105,851 176,746 1 : 1.7	1,386 AVG	145,869 180,408	0.81
308C	125875 2186 KELL BLVD	1 2 FODE CCD	2006 2011 VM	4/18/2019 44	345,000 345,000	1.233 425,454 451,614	1.06 0.76	0.24	17,969 433,645 1 : 24.1	2,723 AVG	407,485 442,630	0.92
308C	146422 2202 KEMP BLVD	1 2 FRS1 CCC	1966 1989 VL	2/26/2018 58	45,000 45,000	1.307 58,833 70,644	1.20 0.64	0.36	9,376 61,268 1 : 6.5	1,706 FAIR	49,457 116,768	0.42
308C	101424 5340 KELL BLVD	1 2 FAGA CCS	2020 2020 VL	5/21/2021 19	3,648,000 2,223,333	1.101 2,447,223 2,268,000	0.93 0.98	0.02	374,615 1,893,385 1 : 5.1	15,665 EXCL	2,072,608 1,321,560	1.57
308C	150323 4518 KEMP BLVD	1 2 FODO CCD	2021 2021 VL	8/1/2022 5	2,502,540 1,599,123	1.027 1,641,500 2,275,000	1.39 0.70	0.30	389,445 1,885,555 1 : 4.8	3,471 GOOD	1,252,055 825,427	1.52
308C	146158 2505 KEMP BLVD	1 2 FEAM CCS	2015 2017 VM	12/17/2020 24	1,450,000 1,450,000	1.127 1,634,440 1,684,835	1.03 0.86	0.14	399,650 1,285,185 1 : 3.2	21,000 GOOD	1,234,790 1,223,520	1.01
308C	124608 2206 BROOK AVE	1 2 FSMI CCC	2006 2013 VM	12/20/2019 36	637,000 637,000	1.191 758,540 722,661	0.95 0.88	0.12	149,148 573,513 1 : 3.8	11,050 GOOD	609,392 573,513	1.06
310R	100786 7578 SEYMOUR HWY	0 2 FSWA CCS	2014 2011 VM	5/27/2021 19	630,000 630,000	1.101 693,441 712,523	1.03 0.88	0.12	100,898 611,625 1: 6.1	15,000 AVG	592,543 702,277	0.84
310R	153752 9478 SEYMOUR HWY	0 11 FRI2 CCS	1976 1994 VM	3/30/2022 9	230,000 230,000	1.048 240,971 333,706	1.38 0.69		45.694 288.012 1 : 6.3	13,732 FAIR	195,277 446,753	0.44
310R	123516 8321 SEYMOUR HWY	0 11 FIWE CCS	1972 1985 VL	11/7/2019 38	250,000 250,000	1.201 300,350 371,525	1.24 0.67		90,000 281,525 1 : 3.1	14,235 FAIR	210,350 456,946	0.46
		S	.0.2	200	200,000	300 00,000		•••	20,020 11 01	7,250		V
354R 354R	120541 8029 BOBBY POINT RD 118381 7403 N CENTRAL FRWY	0 4 FSWA CCS 0 4 FRI2 CCD	2005 2005 VM 1950 1994 VM	12/15/2021 13 1/3/2023 0	152,000 152,000 130,000 130,000	1.069 162,473 140,000 1.000 130,000 86,719	0.86 1.09 0.67 1.50		30,777 109,223 1: 3.5 49,864 36,855 1: 0.7	10,200 AVG 4,656 FAIR	131,696 309,532 80,136 74,469	0.43 1.08

0.86 Mean 0.81 Median 1.15 Weighted Mean

306C - FAIR

1.12	Mean
1.01	Median
1.01	Weighted Mean

308C - AVG
1.13 Mean
0.96 Median
0.90 Weighted Mean

308C - FAIR
0.42 Mean
0.42 Median
0.42 Weighted Mean

08C - GOOD & EXCL
1.29 Mean
1.29 Median
1.31 Weighted Mean

310R - ALL	
0.58	Mean
0.46	Median
0.62	Weighted Mean

310R - AVG									
0.84	Mean								
0.84	Median								
0.84	Weighted Mean								

310R - FAIR	
0.45	Mean
0.45	Median
0.45	Weighted Mean

354R - ALL
0.75 Mean
0.75 Median
0.55 Weighted Mean

354R - AVG	
0.43	Mean
0.43	Median
0.43	Weighted Mean

354R - ALL - FAIR 1.08 Mean

1.08	Median
1 00	Maighted Mass

367R	113809 474 RIFLE RANGE RD	0	7 FRI2	ccs	1980	2000 VM	1/13/2020	36	188,500	188,500	1.191	224,466	228,689	1.02	0.82	0.18	42,500	186,189	1: 4.4	6,260 AVG	181,966	250,760	0.73
367R	105267 4110 BUS 287J	0	7 FFCO	CCD	1990	2005 VM	9/12/2018	52	140,000	140,000	1.276	178,584	267,858	1.50	0.52	0.48	27,809	240,049	1: 8.6	1,664 AVG	150,775	215,532	0.70
367R	108982 2850 E HWY 287	0	7 FIWE	CCS	1984	2000 VL	4/1/2022	9	422,231	134,901	1.048	141,336	191,314	1.35	0.71	0.29	46,596	144,718	1: 3.1	4,800 FAIR	94,740	270,704	0.35
367R	113700 0 RIFLE RANGE RD	0	7 FTAI	CCS	1970	1991 VL	10/3/2020	27	7,500	7,500	1.143	8,573	16,369	1.91	0.46	0.54	0	16,369	1: 0.0	1,782 FAIR	8,573	25,075	0.34

7R - ALL
0.53 Mean
0.52 Median
0.57 Weighted Mean

367R - AVG	
0.71	Mean
0.71	Median
0.71	Weighted Mean

367R - FAIR	
0.35	Mean
0.35	Median
0.35	Weighted Mean

					ASSESS DAT	E 1/1/2023		N	IO. CHANGE	0.00530				OAL RATIO	1.00							
NBHD	PID PROP ADDRESS	CITY	ISD TYPE CLASS	YR BLT	EFF SL TYP YR BLT CD	SALE DT	MTHS DIFF	SALE AMT	ADJ SALE	TIME ADJ	T.A.S.P.	AP VALUE	APP V/ T.A.S.P.	ADJ SALE/ APP VAL	ABS DEV	LAND VAL	IMP VAL	L:I RATIO	SQFT COND	T.A.A.I.V.	RCNLD	MKT ADJ
302	134903 219 E CENTRAL FRWY	1	2 FAUS CCS	2003	2008 VL	9/19/2019	39	16,000	16,000	1.207	19,307	18,743	0.97	0.85	0.15	10,794	7,949	1: 0.7	180 AVG	8,513	6,933	1.23
309	123230 3116 9TH ST	1	2.000	2018	2018 VC	2/18/2022	10	1,050,000	345,372	1.053	363,677	330,000	0.91	1.05	0.05	43,190	286,810	1: 6.6	360 AVG	320,487	324,570	0.99
308C	126193 3605 KEMP BLVD	1	2.0 005	1993	2005 VM	12/2/2019	37	380,000	380,000	1.196	454,518	355,000	0.78	1.07	0.07	104,130	250,870	1: 2.4	986 AVG	350,388	190,175	1.84
302	137924 2504 HOLLIDAY RD	1	2 FRS1 CCD	1929	1977 VM	3/14/2019	46	45,000	45,000	1.244	55,971	60,689	1.08	0.74	0.26	3,150	57,539	1: 18.3	1,104 AVG	52,821	92,254	0.57
308C	148314 2114 KEMP BLVD	1		1925	1974 VM	7/28/2020	29 5	115,000	115,000	1.154	132,676	80,964	0.61	1.42	0.42	6,251	74,713	1: 12.0	1,136 AVG	126,425	77,024	1.64
309 309	149665 2112 9TH ST 148661 1803 KEMP BLVD	1	211171 000	1977 1958	1998 VM 1988 VM	7/28/2022 7/8/2021	5 18	85,500 120.000	85,500 120.000	1.027 1.095	87,766 131,448	197,972 88.475	2.26 0.67	0.43 1.36	0.57 0.36	18,753 30.004	179,219 58.471	1: 0.0 1: 1.9	1,164 AVG 1,300 AVG	69,013 101,444	238,958 77,961	0.29
308C	145306 3239 KELL BLVD	1	2 FORE CCS	2004	2011 VL	6/14/2019	43	205,000	205,000	1.095	251,720	282,597	1.12	0.73	0.36	105,851	176,746	1: 1.7	1,386 AVG	145,869	180,408	1.30 0.81
309	154125 3004 9TH ST	1	2 FOCO CCD	1958	1983 VM	8/12/2022	5	80,000	80,000	1.027	82,120	114,249	1.12	0.73	0.27	11,252	102,997	1: 9.2	1,396 AVG	70,868	138,716	0.51
301M	133723 1101 BROOK AVE	1		1984	2003 VL	1/10/2022	12	218,250	218.250	1.064	232.131	174,087	0.75	1.25	0.25	55,861	118.226	1: 2.1	1,474 AVG	176,270	151,165	1.17
309	138026 4101 SEYMOUR HWY		2 FOCO CCD	1980	2000 VL	2/11/2018	59	22.208	20.208	1.313	26.527	43.056	1.62	0.47	0.53	7,597	35.459	1: 4.7	1,500 AVG	18.930	48,243	0.39
360	112406 405 W GLISSON	8		2006	2010 VM	5/8/2018	56	12,000	12,000	1.297	15.562	13.393	0.86	0.90	0.10	686	12.707	1: 18.5	1,520 AVG	14.876	16,611	0.90
354	123033 203 N AVENUE D	3	4 FO1S CCD	1972	1995 VM	6/17/2022	6	63,900	63,900	1.032	65,932	97,008	1.47	0.66	0.34	12,502	84,506	1: 6.8	1,525 AVG	53,430	143,231	0.37
367	103109 311 N WALL	6		1960	1991 VM	3/10/2022	10	105,000	105,000	1.053	110,565	135,037	1.22	0.78	0.22	2,757	132,280	1: 48.0	1,540 AVG	107,808	155,917	0.69
302C	156270 4607 JACKSBORO HWY	1	2 FORE CCC	1969	1995 VM	10/21/2022	2	250,000	250,000	1.011	252,650	266,225	1.05	0.94	0.06	43,495	222,730	1: 5.1	1,640 AVG	209,155	262,035	0.80
367R	105267 4110 BUS 287J	0	7 FFCO CCD	1990	2005 VM	9/12/2018	52	140,000	140,000	1.276	178,584	267,858	1.50	0.52	0.48	27,809	240,049	1: 8.6	1,664 AVG	150,775	215,532	0.70
309	125295 3701 SEYMOUR HWY	1	2 FAUS CCC	1956	1988 VM	9/13/2019	40	75,000	75,000	1.212	90,900	86,338	0.95	0.87	0.13	15,872	70,466	1: 4.4	1,680 AVG	75,028	94,904	0.79
354	105483 1101 S PRESTON	3	4 FO1S CCD	1983	2000 VL	6/20/2019	42	40,000	40,000	1.223	48,904	105,466	2.16	0.38	0.62	2,250	103,216	1: 45.9	1,722 AVG	46,654	174,942	0.27
309	149569 2200 9TH ST	1	2 FODO CCD	1982	2000 VM	10/28/2022	2	140,000	140,000	1.011	141,484	194,016	1.37	0.72	0.28	9,376	184,640	1: 19.7	1,800 AVG	132,108	246,187	0.54
302C	145126 1424 31ST ST	1	2 FRS1 CCD	1984	2003 VM	10/21/2022	2	205,000	205,000	1.011	207,173	204,414	0.99	1.00	0.00	37,374	167,040	1: 4.5	1,929 AVG	169,799	196,518	0.86
306	125464 1511 ROANOKE DR	1	2.000 000	1984	2003 VL	1/28/2021	23	60,000	60,000	1.122	67,314	88,908	1.32	0.67	0.33	8,357	80,551	1: 9.6	2,000 AVG	58,957	104,314	0.57
308W	153952 2921 SOUTHWEST PKWY	1	2 FODO CCD	1979	2000 VM	10/26/2022	2	280,000	280,000	1.011	282,968	259,892	0.92	1.08	0.08	44,998	214,894	1: 4.8	2,112 AVG	237,970	258,908	0.92
301DT	159682 709 INDIANA AVE	1	2 FO1S CCC	1919	1971 VL	6/21/2019	42	130,000	130,000	1.223	158,938	131,490	0.83	0.99	0.01	15,940	115,550	1: 7.2	2,118 AVG	142,998	160,486	0.89
302C	143783 4000 JACKSBORO HWY	1		1981	2000 VM 1984 VM	10/29/2021	14 42	158,000	158,000	1.074	169,724	303,973	1.79	0.52	0.48	40,032	263,941	1: 6.6	2,150 AVG	129,692	307,444	0.42
308E	154149 2406 BROOK AVE	1	211101 000	1945	1001 1111	7/1/2019	42 9	177,500	177,500	1.223	217,012	134,065	0.62	1.32	0.32	5,249	128,816	1: 24.5	2,160 AVG	211,763	155,200	1.36
306	130709 1722 CIMARRON TRL	1	5 FRS1 CCD 2 FAUS CCS	1965 1964	1993 VMM	3/30/2022	30	255,000	240,000	1.048 1.159	251,448 162,260	167,551	0.67 0.91	1.43 0.95	0.43 0.05	11,730	158,321	1: 13.5 1: 8.7	2,160 AVG	239,718	202,976	1.18 0.84
309 306	124247 2408 5TH ST 125811 2812 IOWA PARK RD	1		1954	1993 VM 1988 VL	6/30/2020 5/1/2022	30 8	140,000 100,000	140,000 100,000	1.159	104,240	146,940 92,567	0.89	1.08	0.05	15,103 17,576	131,837 74,991	1: 4.3	2,220 AVG 2,336 AVG	147,157 86,664	175,783 97,114	0.89
367	103118 111 W PARK	6		1996	2006 VL	6/12/2020	31	115,000	115,000	1.164	133,895	162.282	1.21	0.71	0.08	4,080	158,202	1: 38.8	2,368 AVG	129,815	190,238	0.68
308E	138962 2614 SOUTHWEST PKWY	1	2 FRS1 CCC	1972	1995 VL	6/27/2019	42	210.000	210.000	1.223	256.746	254.111	0.99	0.83	0.17	89.112	164.999	1: 1.9	2,400 AVG	167.634	198,794	0.84
354	122896 121 S BERRY ST	3		2009	2012 VMM	9/22/2020	27	202.500	189.141	1.143	216,207	273.462	1.26	0.69	0.31	28,100	253,860	1: 9.0	2,438 AVG	188,107	434,618	0.43
309	124246 2400 5TH ST	1		1966	1989 VL	1/8/2018	60	60,000	60,000	1.318	79,080	51,439	0.65	1.17	0.17	27,443	23,996	1: 0.9	342 FAIR	51,637	48,477	1.07
309	145803 2137 AVENUE F	1	2 FAGA CCS	1984	2000 VD	8/21/2018	52	3,400	3,400	1.276	4,337	3,901	0.90	0.87	0.13	2,400	1,501	1: 0.6	420 FAIR	1,937	3,065	0.63
306	124396 1427 IOWA PARK RD	1		1947	1978 VL	8/31/2022	4	20,000	20,000	1.021	20,424	23,719	1.16	0.84	0.16	8,002	15,717	1: 2.0	532 FAIR	12,422	28,639	0.43
354	122862 124 E 3RD ST	3	4 FACA CCC	1993	2000 VM	6/30/2022	6	70,000	70,000	1.032	72,226	69,556	0.96	1.01	0.01	18,748	50,808	1: 2.7	939 FAIR	53,478	102,663	0.52
302C	153545 3917 JACKSBORO HWY	1	2 FAUS CCD	1983	1997 VM	3/27/2020	33	65,000	65,000	1.175	76,369	116,773	1.53	0.56	0.44	63,750	53,023	1: 0.0	960 FAIR	12,619	73,367	0.17
306	144343 1406 LOOP 11	1	5 FRS1 CCC	1980	1997 VM	12/10/2018	49	40,000	40,000	1.260	50,388	54,051	1.07	0.74	0.26	7,200	46,851	1: 6.5	1,056 FAIR	43,188	84,507	0.51
360	110946 0 W CLEVELAND	8	9 FRI2 CCS	1965	1989 VL	11/20/2018	49	10,000	10,000	1.260	12,597	11,264	0.89	0.89	0.11	1,725	9,539	1: 5.5	1,200 FAIR	10,872	35,970	0.30
302C	145114 3000 JACKSBORO HWY	1	2 FORE CCD	1957	1983 VM	7/30/2021	17	66,000	66,000	1.090	71,947	88,529	1.23	0.75	0.25	7,640	80,889	1: 10.6	1,334 FAIR	64,307	111,926	0.57
306C	123734 3704 SHEPPARD ACCESS R	D 1	2 FFFA CCC	1978	1994 VM	3/4/2022	10	230,000	208,000	1.053	219,024	176,323	0.81	1.18	0.18	72,449	103,874	1: 1.4	1,350 FAIR	146,575	188,861	0.78
360	110238 100 INDUSTRIAL PK	8	0.1.11.11	1978	2000 VMM	7/27/2018	53	93,000	93,000	1.281	119,124	63,810	0.54	1.46	0.46	111,746	22,240	1: 0.2	1,392 FAIR	7,378	84,690	0.09
309	149417 2403 9TH ST	1	2 FORE CCD	1957	1983 VM	10/8/2021	15	97,500	97,500	1.080	105,251	84,474	0.80	1.15	0.15	22,499	61,975	1: 2.8	1,404 FAIR	82,752	125,201	0.66
306C	100800 4230 BURKBURNETT RD	1	2 FSCH CCD	1935	1972 VL	10/13/2021	15	75,000	75,000	1.080	80,963	58,943	0.73	1.27	0.27	18,278	40,665	1: 2.2	1,421 FAIR	62,685	74,684	0.84
309	139923 1510 BEVERLY DR	1	2111011 000	1949	1980 VL	7/8/2022	6	35,000	35,000	1.032	36,113	47,169	1.31	0.74	0.26	5,400	41,769	1: 7.7	1,520 FAIR	30,713	84,382	0.36
301E	132823 2131 JACKSBORO HWY	1	2.000 002	1960	1986 VM	1/27/2023 10/17/2019	-1 38	90,000	90,000	0.995 1.201	89,523 21,025	74,286	0.83 0.78	1.21 1.06	0.21 0.06	34,456	39,830 13,228	1: 1.2 1: 4.1	1,583 FAIR 1,604 FAIR	55,067 17,761	75,910	0.73 0.66
309 308C	146071 2210 GRANT ST 146422 2202 KEMP BLVD	1	2 FRS1 CCC	1940 1966	1975 VM 1989 VL	2/26/2018	58	17,500 45,000	17,500 45,000	1.307	58,833	16,492 70,644	1.20	0.64	0.36	3,264 9,376	61,268	1: 4.1	1,604 FAIR 1,706 FAIR	49,457	26,996 116,768	0.66
		8		1984	2000 VL	9/8/2021		6,500		1.085	7,051	20.019	2.84	0.04	0.68	250	19,769	1: 79.1	1,750 FAIR	6,801	74,544	0.42
360 367	111210 901 E GARRISON 106876 414 W HIGHWAY ST	6		1985	1997 VL	2/24/2020	16 34	80,000	6,500 80,000	1.180	94,416	117,386	1.24	0.52	0.32	21,000	96,386	1: 4.6	1,750 FAIR 1,758 FAIR	73,416	207,148	0.05
367R	113700 0 RIFLE RANGE RD	0		1970	1991 VL	10/3/2020	27	7,500	7,500	1.143	8,573	16,369	1.91	0.46	0.54	21,000	16,369	1: 0.0	1,782 FAIR	8,573	25,075	0.34
354	122923 205 E 3RD ST	3		1920	1963 VM	12/3/2022	1	40,000	40,000	1.005	40,212	50,968	1.27	0.78	0.22	5,626	45,342	1: 8.1	1,800 FAIR	34,586	91,618	0.38
309	149411 2410 9TH ST	1	2 FODO CCD	1919	1963 VM	3/1/2022	10	110,000	103,000	1.053	108,459	46,354	0.43	2.22	1.22	4,000	42,354	1: 10.6	1,866 FAIR	104,459	85,564	1.22
309	148323 2101 BUCHANAN ST	1	2 FRLA CCC	1984	2000 VM	11/12/2021	14	112,000	112,000	1.074	120,310	108,497	0.90	1.03	0.03	15,002	93,495	1: 6.2	2,000 FAIR	105,308	188,879	0.56
309	149373 1001 POLK ST	1	2 FRLA CCC	1969	1991 VM	4/29/2022	8	83,000	83,000	1.042	86,519	95,302	1.10	0.87	0.13	7,466	87,836	1: 11.8	2,100 FAIR	79,053	177,446	0.45
301DT	158848 1407 9TH ST	1	2 FO2S CCD	1913	1963 VM	9/14/2022	4	61,000	61,000	1.021	62,293	92,510	1.49	0.66	0.34	6,563	85,947	1: 13.1	2,256 FAIR	55,730	184,714	0.30
302	143042 1308 HOLLIDAY ST	1		1988	2000 VM	6/23/2022	6	110,000	100,000	1.032	103,180	196,497	1.90	0.51	0.49	34,648	161,849	1: 4.7	2,260 FAIR	68,532	221,711	0.31
354	123018 313 E 3RD ST	3	4 FRS1 CCC	1955	1983 VL	4/14/2021	21	27,500	27,500	1.111	30,561	70,659	2.31	0.39	0.61	5,626	65,033	1: 11.6	2,297 FAIR	24,935	131,406	0.19
302	125045 2220 HOLLIDAY RD	1	2 FRS1 CCC	1962	1986 VL	9/10/2019	40	30,000	30,000	1.212	36,360	109,251	3.00	0.27	0.73	2,526	106,725	1: 42.3	2,340 FAIR	33,834	147,676	0.23
306	148048 3600 IOWA PARK RD	1	5 FFCO CCD	1977	1994 VL	4/7/2021	21	150,000	150,000	1.111	166,695	135,037	0.81	1.11	0.11	17,624	117,413	1: 6.7	2,400 FAIR	149,071	139,777	1.07

2,500 SF - ALL	•
0.68	Mean
0.63	Median
0.66	Weighted Mean

< 2,500 SF - AVG 0.83 Mean 0.81 Median 0.78 Weighted Mean

< 2,500 SF - FAIR

0.51 Mean

0.44 Median

0.49 Weighted Mean

< 2,500 SF - POOR</p>

1.18 Mean
1.18 Median
1.18 Weighted Mean

< 2,500 SF - GOOD</p>

0.38 Mean
0.38 Median
0.38 Weighted Mean

Second Part	308W 301DT	147329 3510 MCNIEL AVE 143101 1511 BROAD ST	1	2 FODE C		2020 1964	2020 VL 1984 VM	1/24/2020 7/31/2020	35 29	238,000 40,000	238,000 40,000	1.186 1.154	282,149 46,148	585,310 30,781	2.07 0.67	0.41 1.30	0.59 0.30	96,368 26,136	488,942 4,645	1: 5.1 1: 0.2	2,303 GOOD 60 POOR	185,781 20,012	484,197 16,929	0.38 1.18
Section 1.50																								
1985 1978	309	158646 3200 CHERYL ST	1	2 FCRO C	CD	1960	1991 VM	10/31/2022	2	145,000	145,000	1.011	146,537	291,909	1.99	0.50	0.50	12,000	279,909	1: 23.3	2,521 AVG	134,537	373,212	0.36
	360	112679 517 W ROOSEVELT	8	9 FAGA C	CS	1980	2000 VL	4/16/2021	21	40,000	40,000	1.111	44,452	67,317	1.51	0.59	0.41	700	66,617	1: 95.2	2,542 AVG	43,752	87,943	0.50
84-49 13 W PARK 160 1600-1600-1600-1600-1600-1600-1600-1																								1.44
Mage			-																			-		1.15
1997 1997			-																					0.50
									-															1.19
Second 1577-5511 1781-675 1 2 2 1 1 1 1 1 1 1																								0.92
1902 1902 1903 1903 1903 1904 1905 1905 1904 1905																								
3010																								
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987 98922 80 SW NACCES RD 8 7 FFR COD 1989 208 M, 101552002 27 153.00 153.00 1.143 174.874 385.250 2.20 0.40 0.40 0.40 2.2776 2.2076 3.20.251 1.18 3.30 3.00 3.											,			,					,				-,	0.68
Sect																								0.34
See 1000F1 2887 FALAY PROVY 1 2 FOTS CCD 203 2008 VM 1227/2022 0 545.00 545.00 1.000 545.00 1.000 545.00 5	308C		1									1.143				0.74	0.26			1: 3.1				0.79
12411 720 E SBOST 3 4 PWE CCS 1960 1961 VA 11/19/2019 13 10 10 10 10 10 10 10	306C	123649 3502 SHEPPARD ACCESS RD	1	2 FRS1 C	CD	1954	1988 VM	11/14/2019	38	127,664	127,664	1.201	153,376	161,599	1.05	0.79	0.21	32,992	128,607	1: 3.9	3,520 AVG	120,384	162,794	0.74
148880 2810 GRANT ST	308E	103071 2637 PLAZA PKWY	1	2 FO1S C	CD	2003	2008 VM	12/27/2022	0	545,000	545,000	1.000	545,000	516,053	0.95	1.06	0.06	103,413	412,640	1: 4.0	3,523 AVG	441,587	492,234	0.90
Second S	354	120413 720 E 3RD ST	3	4 FIWE C	CS	1960	1991 VM	11/19/2021	13	105,000	105,000	1.069	112,235	67,475	0.60	1.56	0.56	4,500	62,975	1: 14.0	3,600 AVG	107,735	106,737	1.01
Sign 19754 4910 Kell, Elv D	309	145869 2610 GRANT ST	1	2 FRS2 C	CC	1935	1979 VM	12/9/2019	37	120,000	120,000	1.196	143,532	128,504	0.90	0.93	0.07	4,087	124,417	1: 30.4	3,750 AVG	139,445	165,889	0.84
3917 198325 1200 ALSTINS ST 1 2 FOLS CCC 1915 1971 1984 11/15 2019 57 205,000 205,000 205,000 1.069 326,015 403,044 1.24 4.07 0.24 1.0860 382,544 1.361 4.000 AVG 3.15,155 5.086,000 3.086	301DT	158863 1417 9TH ST	1	2 FO2S C	CD		1977 VM			297,500	297,500			289,775	0.91			, -	282,349	1: 38.0	3,824 AVG	. , .		0.80
Second 1881 120 M PARK S. 7 FRSI CS 1970 1995 VL																								0.95
301DT 15885 1408 BTH ST 1 2 FOTG CCC 1978 1989 VM 171/2021 13 305,000 305,000 1.289 318,4185 188,4127 9.01 0.899 0.11 0.490 0.11 0.490 0.11 0.490 0.11 0.490 0.11																								0.44
See 14605 5023 KeMP BLVD																								
99 123599 3155 STH ST 1 2 FRE CS 2012 2013 \(\) 180 000 180 000 1217 219.114 254.83 1.16 0.71 0.29 28.879 228.014 1:8.5 4.00 AVG 192.235 304.019 0.00 AVG 192.235 304.019 0.00 AVG 192.235 304.019 0.00 AVG 192.235 306.019 0.00 AVG 192.235 306.019 0.00 AVG 192.235 304.019																								
386 48988 311 MINDWESTREN PRWW 1 2 FREE CS 2012 2013 VL 107/2022 3 870,000 870,000 1.016 883,833 810,974 0.92 1.07 0.07 212,80 588,494 12.28 4,000 AVG 971,335 593,273 51.367 1.016 1.01																								
367 116822 215 N/OSEMITE													-									-		
Section Sect																								0.49
922 196044 1416 TWIN DAKS ST 1 2 FTFD CCS 1992 2005 VM 98/2022 4 277,500 277,500 1.021 283,383 260,851 0.92 1.06 0.06 29,403 231,448 17.9 4.20 AVG 253,980 367,378 0.6 308C 45574 3908 KELL BLVD 1 2 FTRM CCS 1981 2013 VM 6/5/202 31 12,000 120,000 1.104 139,716 261,065 1.87 0.46 0.54 35,145 225,920 1.6.4 4.512 AVG 318,600 219,282 1.4 3.0 308W 1007.22 FTO BROOKOALE DR 1 2 FOIS CCD 1985 2003 VLM 6/5/202 11 12,000 1.010 1.016 4 139,716 261,065 1.87 0.46 0.54 35,145 225,920 1.6.4 4.512 AVG 104,571 286,812 0.0 308W 1007.22 FTO BROOKOALE DR 1 2 FOIS CCS 1998 2003 VLM 6/5/202 16 6.4 0.00 1.010 1.016 4 139,716 261,065 1.87 0.46 0.54 35,145 225,920 1.6.4 4.512 AVG 104,571 286,812 0.0 308W 1007.22 FTO BROOKOALE DR 1 2 FOIS CCS 1998 2003 VLM 6/5/202 1 16 4.00 1.016 4 139,716 261,065 1.87 0.46 0.54 35,145 225,920 1.6.4 4.512 AVG 104,571 286,812 0.0 308W 1007.20 FTO BROOKOALE DR 1 2 FOIS CCS 1998 2003 VLM 6/5/202 1 16,000 160,000 1.011 161,496 183,054 1.01 0.08 0.02 28,397 136,747 1.52 4.80 AVG 138,389 217,059 0.6 309 158616 505 BROOKOAVE 1 2 FOIS CCC 1992 1986 VM 272/2018 49 36,500 36,500 1.26 1.34 1.34 1.34 1.34 1.34 1.34 1.34 1.34																								0.24
388 383 383 1851 RENAR D 2 FUNA CCS 1978 1988 WM 12/8/2019 37 33,859 333,859 33,			-																					0.69
308W 16983 3010 BUCHANANST 1 2 FO1S CCS 1997 2000 VM 9/2/2021 16 435,000 435,000 1.085 471,888 438,022 0.38 0.99 0.01 93,626 341,369 1: 1.5 4,79 AVG 396,427 600,765 0.6 308 130144 1601 ECENTRAL FRWY 1 2 FRI2 CCS 1980 2000 VM 9/2/2021 16 435,000 435,000 1.085 471,888 438,022 0.38 0.99 0.01 93,626 341,369 1: 5.7 4,800 AVG 378,262 410,827 0.30 0.99 1.01 1.01 1.01 1.01 1.01 1.01 1.0									37															1.45
308V 146093 3010 BUCHANANST 1 2 FOIS CCS 1979 2000 VM 91/28/2022 1 16 435,000 435,000 1.085 471,888 438,022 0.93 0.99 0.01 33,626 344,396 1:3.7 4,800 AVG 378,262 410,827 0.93 302 130144 1601 E CENTRAL FRWY 1 2 FOIS CCC 1982 1987 VM 2/22/2021 22 75,000 75,000 1.117 183,745 134,430 1.61 0.56 0.44 16,753 117,677 1:7.0 2,508 FAIR 66,992 237,751 0.2 4,800 AVG 378,262 247,092 247	309	139393 3631 ARENA RD	1	2 FOCO C	CS	1981	2013 VM	6/5/2020	31	120,000	120,000	1.164	139,716	261,065	1.87	0.46	0.54	35,145	225,920	1: 6.4	4,512 AVG	104,571	286,812	0.36
302 130144 1601 E CENTRAL FRWY 1 2 FRIS CCS 1980 200 VM 10/28/2022 2 160,000 160,000 1.011 161,696 183,054 1.01 0.98 0.02 26,307 136,747 1:5.2 4,800 AVG 135,389 217,059 0.6 309 158616 505 BROOK AVE 1 2 FOLS CCC 1962 1986 VM 2/22/2021 22 75,000 75,000 1.117 83,745 134,430 1.61 0.56 0.44 16,753 17,677 1:7.0 2,506 FAIR 66,992 237,731 0.2 306 124569 3940 10/04 PARK RD 1 5 FIWE CCC 1962 1986 VM 7/7/2020 30 100,000 100,000 1.159 115,900 232,163 2.00 0.43 0.57 71,079 161,084 1:2.3 2,816 FAIR 48,821 30,000 30,000 1.159 115,900 232,163 2.00 0.43 0.57 71,079 161,084 1:2.3 2,816 FAIR 48,821 30,000 30,000 1.059 32,862 41,292 1.26 0.73 0.27 3,000 37,722 1:10.8 3,000 3,000 1.059 32,862 41,292 1.26 0.73 0.27 3,000 37,722 1:10.8 3,000 3,000 1.059 32,862 41,292 1.26 0.73 0.27 3,000 37,722 1:10.8 3,000 3,000 1.059 32,862 41,292 1.26 0.73 0.27 3,000 37,722 1:10.8 3,000 3,000 1.059 32,862 41,292 1.04 FAIR 48,821 30,000 3,000 1.059 32,862 41,292 1.04 FAIR 48,821 30,000 3,000 1.059 32,862 41,292 1.059 3.00 3,000 1.059 32,862 41,292 1.059 3.00 3,000 1.059 32,862 41,292 1.059 3.00 3,000 1.059 32,862 41,292 1.059 3.00 3,000 1.059 32,862 41,292 1.059 3.00 3,000 3.00 3.00 3.00 3.00 3.00 3.0	308W	106722 4706 BROOKDALE DR B	1	2 FO1S C	CD	1985	2003 VLM	6/15/2021	19	389,900	389,900	1.101	429,163	526,384	1.23	0.74	0.26	32,736	493,648	1: 15.1	4,790 AVG	396,427	600,765	0.66
309 158616 505 BROOK AVE 1 2 FOIS CC 1982 1997 VM 2/22/2021 22 75,000 75,000 1.117 83,745 134,430 1.61 0.56 0.44 16,753 117,677 17.0 2,508 FAIR 66,992 237,731 0.2 306 124569 3940 IOWA PARK RD 1 5 FIWE CC 1962 1986 VM 77/202 30 100,000 100,000 1.159 115,900 232,163 2.00 0.43 0.57 71,079 161,004 1:2.3 2.922 46,066 1:1.5 2.832 FAIR 48,015 2.932 FAIR 48,015 4.932 4.932 4.932 4.932 4.932 4.932 4.932 4.932 4.932 4.932 4.932 4.	308W	146093 3010 BUCHANAN ST	1	2 FO1S C	CS	1979	2000 VM	9/2/2021	16	435,000	435,000	1.085	471,888	438,022	0.93	0.99	0.01	93,626	344,396	1: 3.7	4,800 AVG	378,262	410,827	0.92
306 124569 3940 IOWA PARK RD 1 5 FIWE CC 1962 1986 VM 12/3/2018 49 36,500 36,500 1.260 45,979 75,988 1.65 0.48 0.52 29,922 46,066 1: 1.5 2,832 FAIR 10,057 83,092 0.1 309 151685 2815 LAWRENCE RD 1 2 FRS2 CCS 1978 1994 VL 7/14/2021 18 30,000 30,000 1.095 32,862 41,292 1.26 0.73 0.27 3,500 37,792 1: 10.8 30,000 FAIR 29,362 77,1270 0.3 301DT 159281 1104 TRAVIS ST 1 2 FOIS CCD 1980 1997 VM 10/10/2022 3 10/10,000 10/10,000 1.016 10/2,606 125,740 1.30 0.80 0.20 5,249 120,491 1: 23.0 3,100 FAIR 29,365 0.5 302 10/2,400 FAIR 29,400 1.2 FAIR 20,400 FAIR 29,400 1.2 FAIR 20,400 FAIR 29,400 1.2 FAIR 20,400 FAIR 2	302	130144 1601 E CENTRAL FRWY	1	2 FRI2 C	CS	1980	2000 VM	10/28/2022	2	160,000	160,000	1.011	161,696	163,054	1.01	0.98	0.02	26,307	136,747	1: 5.2	4,800 AVG	135,389	217,059	0.62
306C 123685 3414 SHEPPARD ACCESS RD 1 2 FAUS CCD 1962 1986 VM 7/7/2020 30 100,000 100,000 1.159 115,900 232,163 2.00 0.43 0.57 71,079 161,084 1: 2.3 2,918 FAIR 44,821 295,839 0.1 300 151585 2815 LAWRENCE RD 1 2 FRS2 CCS 1978 1994 VL 7/14/2021 18 30,000 30,000 1.095 32,862 41,292 1.26 0.73 0.27 3,500 37,792 1: 10.8 30,000 FAIR 29,362 77,127 0.3 301DT 159281 1104 TARVIS ST 1 2 FAGS CCD 1980 1997 VM 101/02/022 3 101,000 101,000 1.01 60 126,606 125,740 1.23 0.80 0.20 5,249 120,410 1.23 0.80 0.20 0.20 5,249 120,410 1.23 0.80 0.20 5,249 120,410 1.24 0.20														. ,					, -			-		0.28
309 151585 2815 LAWRENCE RD 1 2 FRS2 CCS 1978 1994 VL 7/14/2021 18 30,000 30,000 1.095 32,862 41,292 1.26 0.73 0.27 3,500 37,792 1:10.8 3,000 FAIR 29,362 77,127 0.3 301DT 159281 1104 TRAVIS ST 1 2 FOIS CCD 1980 1997 VM 10/10/2022 3 101,000 101,000 1.016 102,606 125,740 1.23 0.80 0.20 5,249 120,491 1:23.0 3,176 FAIR 97,357 256,364 0.3 302 105486 1409 26TH ST B 1 2 FAGA CCD 1961 1986 VM 3/24/2022 9 100,000 100,000 1.0148 104,770 136,547 1.30 0.73 0.27 19,300 11,024 1:6.1 3,40 FAIR 85,470 162,235 0.5 302 105486 1409 26TH ST B 1 2 FAGA CCD 1966 1989 VL 2/22/2021 22 8,000 8,000 1.117 8,933 12,055 1.35 0.66 0.34 1,996 10,096 1:5.1 3,516 FAIR 6,964 14,099 1.096 1.298 1.2																								0.19
301DT 159281 1104 TRAVIS ST 1 2 FOIS CCD 1980 1997 VM 10/10/2022 3 101,000 101,000 1.016 102,606 125,740 1.23 0.80 0.20 5,249 120,491 1:23.0 3,176 FAIR 97,357 256,364 0.3 302C 132179 4720 JACKSBORO HWY 1 2 FAGA CCD 1961 1986 VM 3/24/2022 9 100,000 100,000 1.048 104,770 136,547 1.30 0.73 0.27 19,300 117,247 1:6.1 3,400 FAIR 85,470 162,235 0.5 105486 1409 26TH ST B 1 2 FAGA CCD 1966 1989 VL 2/22/2021 22 8,000 8,000 1.117 8,933 12,055 1.35 0.66 0.34 1,969 10,066 1:5.1 3,516 FAIR 6,964 14,099 0.4 148380 1801 HAYES ST 1 2 FRS1 CCC 1956 1983 VL 10/16/2020 27 66,000 64,500 1.143 73,730 146,842 1.99 0.44 0.56 11,25 0.25 6,665 22,987 1:3.4 3,744 FAIR 32,110 41,886 0.7 308W 147167 3511 MCNIEL AVE 1 2 FRS1 CCS 1979 1997 VM 7/26/2021 17 304,500 304,500 1.090 331,935 359,803 1.08 0.85 0.15 117,441 242,362 1:2.1 3,750 FAIR 214,494 428,505 0.5 309 146816 2158 AVENUE F 1 2 FRS1 CCS 1940 1975 VMM 3/28/2022 9 35,500 35,500 1.048 37,193 75,387 2.03 0.47 0.53 5,580 69,807 1:12.5 3,794 FAIR 31,613 142,462 0.2 302C 132183 4716 JACKSBORO HWY 1 2 FRS1 CCS 1950 1994 VL 2/25/2022 10 60,000 60,000 1.058 63,180 66,140 1.05 0.91 0.09 246,56 144,718 1:3.1 4,800 FAIR 80,136 74,469 1.0 367R 108982 2850 E HWY 287 0 7 FIWE CCS 1984 2000 VL 4/1/2022 9 422,231 134,901 1.048 141,336 191,314 1.35 0.71 0.29 46,596 144,718 1:3.1 4,800 FAIR 94,740 270,704 0.3														. ,					- ,					0.15
302 132179 4720 JACKSBORO HWY 1 2 FAGA CD 1961 1986 VM 3/24/2022 9 100,000 100,000 1.048 104,770 136,547 1.30 0.73 0.27 19,300 117,247 1:6.1 3,400 FAIR 85,470 162,235 0.5 302 105486 1409 26TH ST B 1 2 FAGA CD 1966 1989 VL 2/22/2021 22 8,000 8,000 1.117 8,933 12,055 1.35 0.66 0.34 1,969 10,066 1:5.1 3,516 FAIR 6,964 14,099 0.4 303 148380 1801 HAYES ST 1 2 FRS1 CC 1956 1983 VL 10/16/2020 27 66,000 64,500 1.143 73,730 146,842 1.99 0.44 0.56 11,25 135,590 1:12.1 3,600 FAIR 62,478 273,919 0.2 124400 1116 SHEPPARD ACCESS RD 1 2 FRS1 CC 1940 1980 VM 4/4/2022 9 37,000 37,000 1.048 38,765 29,652 0.76 1.25 0.25 6,665 22,987 1:3.4 3,744 FAIR 32,1400 41,886 0.7 308W 147167 3511 MCNIEL AVE 1 2 FRS1 CC 1940 1975 VMM 3/28/2022 9 35,500 35,500 1.08 37,933 59,803 1.08 0.85 0.15 117,441 242,362 1:2.1 3,750 FAIR 214,494 428,505 0.5 309 146816 2158 AVENUE F 1 2 FRS1 CC 1940 1975 VMM 3/28/2022 9 35,500 35,500 1.048 37,193 75,387 2.03 0.47 0.53 5,580 69,807 1:12.5 3,794 FAIR 31,613 142,462 0.2 302 132183 4716 JACKSBORO HWY 1 2 FRS1 CC 1940 1995 VM 1/29/2021 23 70,000 70,000 1.102 78,533 126,776 1.61 0.55 0.45 31,999 94,777 1:3.0 3,816 FAIR 46,534 131,143 0.3 354 119315 1011 SHEPPARD RD 3 4 FRS2 CC 1950 1994 VM 1/3/2023 0 130,000 130,000 86,719 0.67 1.50 0.50 48,664 36,855 1:0.7 4,656 FAIR 80,136 74,469 1.0 367R 108982 2850 E HWY 287 0 7 FIWE CCS 1984 2000 VL 4/1/2022 9 42,231 134,901 1.048 141,336 191,314 1.35 0.71 0.29 46,596 144,718 1:3.1 4,800 FAIR 94,740 270,704 0.3														, -				.,	. , .					
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	354R	118381 7403 N CENTRAL FRWY	0	4 FRI2 C	CD	1950	1994 VM	1/3/2023	0	130,000	130,000	1.000	130,000	86,719	0.67	1.50	0.50	49,864	36,855	1: 0.7	4,656 FAIR	80,136	74,469	1.08
354 122548 212 S RED RIVER EXPY 3 4 FFLI CCS 2010 2014 VL 7/30/2018 53 300,000 255,000 1.281 326,630 327,573 1.00 0.78 0.22 47,049 280,524 1: 6.0 3,200 GOOD 279,581 318,054 0.8	367R	108982 2850 E HWY 287	0	7 FIWE C	CS	1984	2000 VL	4/1/2022	9	422,231	134,901	1.048	141,336	191,314	1.35	0.71	0.29	46,596	144,718	1: 3.1	4,800 FAIR	94,740	270,704	0.35
									53									47,049						0.88
308E 474780 1810-2 SOUTHWEST PKWY 1 2 FO1S CCD 2010 2014 VM 9/6/2022 4 650,000 650,000 1.021 663,780 574,811 0.87 1.13 0.13 63,163 511,648 1: 8.1 3,361 GOOD 600,617 546,633 1.1	308E	474780 1810-2 SOUTHWEST PKWY	1	2 FO1S C	CD	2010	2014 VM	9/6/2022	4	650,000	650,000	1.021	663,780	574,811	0.87	1.13	0.13	63,163	511,648	1: 8.1	3,361 GOOD	600,617	546,633	1.10

2,500 - 4,999 SF - ALL 0.70 Mean 0.65 Median 0.78 Weighted Mean

2,500 - 4,999 SF - AVG 0.79 Mean 0.79 Median 0.80 Weighted Mean

2,500 - 4,999 SF - FAIR 0.42 Mean 0.38 Median 0.37 Weighted Mean

2,500 - 4,999 SF - GOOD 1.08 Mean 0.99 Median 1.14 Weighted Mean

2,500 - 4,999 SF - POOR 0.46 Mean 0.46 Median 0.46 Weighted Mean

308C	150323 4518 KEMP BLVD	1	2 FODO CCD	2021	2021 VL	8/1/2022	5	2,502,540	1,599,123	1.027	1,641,500	2,275,000	1.39	0.70	0.30	389,445	1,885,555	1: 4.8	3,471 GOOD	1,252,055	825,427	1.52
301M	133355 1607 BROOK AVE	1	2 FODO CCD	2002	2010 VM	2/6/2019	47	472,500	472,500	1.249	590,200	606,899	1.03	0.78	0.22	75,010	531,889	1: 7.1	3,835 GOOD	515,190	628,265	0.82
354	119929 512 SHEPPARD RD	3	4 FFHA CCD	1975	1991 VM	4/4/2019	45	50,000	50,000	1.239	61,925	46,888	0.76	1.07	0.07	21,475	25,413	1: 1.2	2,683 POOR	40,450	87,632	0.46
354	122416 204 WESTWOOD DR	3	4 FSWA CCD	1950	1975 VL	1/30/2020	35	15,000	15,000	1.186	17,783	14,001	0.79	1.07	0.07	4,620	9,381	1: 2.0	2,766 POOR	13,163	28,843	0.46
306	140159 1912 LOOP 11	1	2 FOCO CCS	1978	1998 VMM	10/21/2022	2	345,000	345,000	1.011	348,657	332,672	0.95	1.04	0.04	48,727	310.819	1: 6.4	5,000 AVG	299,930	398,486	0.75
302	156210 3119 WINDTHORST RD	1	2 FOCO CCS	2000	2008 VM	11/14/2022	2	380,000	380,000	1.011	384.028	376,785	0.98	1.01	0.04	35,078	341.707	1: 9.7	5,000 AVG	348,950	289,166	1.21
309	123593 3064 5TH ST	1	2 FAGA CCC	1960	2012 VL	5/25/2022	7	190,000	190,000	1.037	197,049	401.452	2.04	0.47	0.53	35,767	365,685	1: 10.2	5,170 AVG	161,282	487,580	0.33
301M	157228 1004 BROOK AVE	1	2 FODO CCD	1965	1993 VM	6/1/2021	19	461,000	461,000	1.101	507,423	566,553	1.12	0.81	0.19	81,170	485,383	1: 6.0	5,515 AVG	426,253	608,325	0.70
301DT	159405 503 8TH ST	1	2 FO2S CCD	1909	1971 VLM	5/23/2018	55	350,000	350,000	1.292	452,025	363,338	0.80	0.96	0.04	30,279	333,059	1: 11.0	5,520 AVG	421,746	458,115	0.92
301M	146874 1812 ROSE ST	1	2 FO2S CCD	1924	1974 VM	10/16/2020	27	189,000	189,000	1.143	216,046	415,519	1.92	0.45	0.55	14,000	401,519	1: 28.7	5,652 AVG	202,046	503,219	0.40
308E	102631 2210 SOUTHWEST PKWY	1	2 FFRE CCD	1998	2006 VL	5/31/2018	55	765,000	700,000	1.292	904,050	1,053,091	1.16	0.66	0.34	189,591	863,500	1: 4.6	5,820 AVG	714,459	1,000,347	0.71
308C	106719 2519 E MONTGOMERY PL	1	2 FAAU CCC	1987	2003 VM	1/14/2020	36	825,000	825,000	1.191	982,410	663,827	0.68	1.24	0.24	156,330	507,497	1: 3.2	5,824 AVG	826,080	503,070	1.64
354	119235 934 CROPPER RD	3		2016	2016 VM	12/14/2021	13	175.000	175.000	1.069	187,058	190.559	1.02	0.92	0.08	18.550	172.009	1: 9.3	6.000 AVG	168.508	287.438	0.59
309	145796 1611 BELL ST	1	2 B14D CCD	1972	1995 VM	12/18/2020	24	350,000	350,000	1.127	394,520	368,000	0.93	0.95	0.05	9,301	358,699	1: 38.6	6,117 AVG	385,219	527,833	0.73
354	119780 617 S RED RIVER EXPY	3		1981	2000 VM	10/7/2022	3	145,000	145,000	1.016	147,306	164,258	1.12	0.88	0.12	35,819	128,439	1: 3.6	6,200 AVG	111,487	217,693	0.51
367R	113809 474 RIFLE RANGE RD	0		1980	2000 VM	1/13/2020	36	188,500	188,500	1.191	224,466	228,689	1.02	0.82	0.18	42,500	186,189	1: 4.4	6,260 AVG	181,966	250,760	0.73
308W	107912 2901 LYDIA DR	1	2 FRI2 CCS	1991	2005 VM	7/17/2020	29	265,000	265,000	1.154	305,731	396,079	1.30	0.67	0.33	26,064	370,015	1: 14.2	6,416 AVG	279,667	441,387	0.63
354	120375 209 N BERRY ST	3	4 FSJU CCS	2004	2011 VM	3/7/2019	46	195,000	195,000	1.244	242,541	255,074	1.05	0.76	0.24	62,530	192,544	1: 3.1	6,518 AVG	180,011	329,643	0.55
302C	155882 5016 JACKSBORO HWY	1	2 FRS1 CCS	1979	2000 VM	7/28/2022	5	256,500	256,500	1.027	263,297	398,901	1.52	0.64	0.36	39,997	358,904	1: 9.0	6.560 AVG	223.300	418,059	0.53
309	157503 1901 10TH ST	1	2 FO1S CCD	1935	1979 VM	5/7/2021	20	175,000	175,000	1.106	193,550	332.812	1.72	0.53	0.47	32,219	300,593	1: 9.3	6.579 AVG	161,331	400,791	0.40
308W	132616 4905 SOUTHWEST PKWY	1	2 FAAU CCC	2006	2011 VM	6/1/2020	31	975,000	975,000	1.164	1,135,193	902.319	0.79	1.08	0.08	233,964	668,355	1: 2.9	6,626 AVG	901,229	968,200	0.93
354	121178 908 W KRAMER RD	3	4 FSJU CCD	1977	1998 VM	3/16/2018	58	90,000	90,000	1.307	117,666	115,480	0.98	0.78	0.22	27,007	88,473	1: 3.3	6,680 AVG	90,659	149,955	0.60
309	125233 4500 SEYMOUR HWY	1	2 FRST CCS	1960	1995 VL	6/15/2021	19	313,000	313,000	1.101	344,519	275,000	0.80	1.14	0.14	37,462	237,538	1: 6.3	7,192 AVG	307,057	544,653	0.56
354	100164 1 COMMERCE DR	3	4 FRS2 CCS	2013	2013 VM	8/13/2019	41	200,000	200,000	1.217	243,460	282,308	1.16	0.71	0.29	54,691	227,617	1: 4.2	7,200 AVG	188,769	393,664	0.48
308E	123497 3001 CARTER AVE	1	2 FSCH CCD	1982	2000 VL	12/1/2022	1	650,000	650,000	1.005	653,445	714,920	1.09	0.91	0.09	93,847	621,073	1: 6.6	7,354 AVG	559,598	733,609	0.76
301DT	159411 815 OHIO AVE	1	2 FIWE CCS	1977	1998 VL	11/15/2019	38	200,000	200,000	1.201	240,280	223,546	0.93	0.89	0.11	15,002	208,544	1: 13.9	7,500 AVG	225,278	289,645	0.78
308C	104376 2510 MALLARD DR	1	2 FFRE CCC	1994	2006 VM	6/29/2022	6	950,000	950,000	1.032	980,210	1,515,815	1.55	0.63	0.37	394,109	1,121,706	1: 0.0	7,559 AVG	586,101	1,078,563	0.54
308W	103229 6701 SEYMOUR HWY	1	2 FRI1 CCC	1959	1991 VM	12/15/2021	13	525,000	525,000	1.069	561,173	634,615	1.13	0.83	0.17	277,734	356,881	1: 1.3	7,880 AVG	283,439	425,720	0.67
308W	142541 3506 BUCHANAN ST	1	2 FO1S CCD	1977	1998 VM	4/13/2022	9	725,000	725,000	1.048	759,583	504,637	0.66	1.44	0.44	93,654	410,983	1: 4.4	8,050 AVG	665,929	485,451	1.37
367	116732 211 S YOSEMITE	6	7 FEST CCD	1937	1979 VMM	3/12/2021	22	230,000	230,000	1.117	256,818	251,830	0.98	0.91	0.09	15,159	245,120	1: 16.2	8,058 AVG	241,659	297,765	0.81
308W	142988 4708 K-MART DR	1	2 FRST CCS	1984	2003 VM	3/31/2020	33	578,166	578,166	1.175	679,287	427,000	0.63	1.35	0.35	57,822	369,178	1: 6.4	8,750 AVG	621,465	711,861	0.87
308W	456973 6232 SOUTHWEST PKWY	1	2 FRI1 CCC	1985	2003 VL	10/27/2022	2	365,000	365,000	1.011	368,869	433,577	1.18	0.84	0.16	26,080	407,497	1: 15.6	8,800 AVG	342,789	486,099	0.71
301DT	159008 1307 11TH ST	1	2 FRS2 CCD	1955	1988 VM	5/15/2020	32	72,000	72,000	1.170	84,211	190,539	2.26	0.38	0.62	8,250	182,289	1: 22.1	8,820 AVG	75,961	255,737	0.30
308E	124501 5615 KEMP BLVD	1	2 FIWE CCS	1960	1991 VM	8/9/2018	53	130,000	130,000	1.281	166,517	317,769	1.91	0.41	0.59	21,998	295,771	1: 13.4	8,860 AVG	144,519	356,351	0.41
309	133492 1109 HARRISON ST	1	2 B14D CCD	1920	1970 VM	10/22/2021	14	485,000	485,000	1.074	520,987	407,000	0.78	1.19	0.19	8,000	399,000	1: 49.9	9,424 AVG	512,987	690,397	0.74
308W	153880 6305 SOUTHWEST PKWY	1	2 FEHE CCC	1982	2000 VM	10/19/2018	50	227,000	227,000	1.265	287,155	378,064	1.32	0.60	0.40	43,680	334,384	1: 7.7	9,424 AVG	243,475	398,884	0.61
302	107545 2507 E CENTRAL FRWY	1	2 FSPS CCS	2001	2001 VM	6/12/2020	31	200,000	200,000	1.164	232,860	463,663	1.99	0.43	0.57	165,459	298,204	1: 1.8	9,792 AVG	67,401	243,980	0.28
301DT	159226 1201 SCOTT AVE	1	2 FRS1 CCS	1978	1994 VM	12/27/2022	0	160,000	160,000	1.000	160,000	148,624	0.93	1.08	0.08	20,996	127,628	1: 6.1	5,034 FAIR	139,004	274,291	0.51
354	120399 705 E 3RD ST	3	4 FRS1 CCD	1950	1980 VMM	3/11/2019	46	27,000	27,000	1.244	33,583	44,189	1.32	0.61	0.39	11,723	32,466	1: 2.8	5,308 FAIR	21,860	86,694	0.25
367	116655 211 N WALL	6		1940	1975 VM	7/11/2019	42	79,000	79,000	1.223	96,585	101,175	1.05	0.78	0.22	5,663	95,512	1: 16.9	5,344 FAIR	90,922	203,217	0.45
301E	144388 1007 JACKSBORO HWY	1	2 FSWA CCC	1951	1980 VM	3/25/2020	33	54,100	54,100	1.175	63,562	75,830	1.19	0.71	0.29	28,876	46,954	1: 1.6	5,723 FAIR	34,686	89,487	0.39
306	124385 1321 N SCOTT AVE	1	2 FSWA CCC	1942	1975 VL	7/27/2018	53	60,000	60,000	1.281	76,854	58,177	0.76	1.03	0.03	12,885	45,292	1: 3.5	5,880 FAIR	63,969	81,695	0.78
306	136145 1616 PEARLIE DR	1		1970	1991 VM	7/29/2022	5	240,000	240,000	1.027	246,360	240,000	0.97	1.00	0.00	36,250	203,750	1: 5.6	5,880 FAIR	210,110	390,572	0.54
302	144250 2651 JASPER ST	1	2 FOCO CCS	1950	2000 VMM	12/23/2019	36	125,000	125,000	1.191	148,850	106,665	0.72	1.17	0.17	6,334	101,411	1: 16.0	6,120 FAIR	142,516	280,644	0.51
302C	450437 4722 JACKSBORO HWY	1	2171071 000	1963	1986 VL	12/16/2020	25	110,000	110,000	1.133	124,575	167,785	1.35	0.66	0.34	40,100	127,685	1: 3.2	6,126 FAIR	84,475	174,911	0.48
306C	123764 2701 SARAMY ST	1	2 FSMH CCS	1974	1994 VD	1/29/2020	35	1,200,000	1,125,439	1.186	1,334,208	1,125,000	0.84	1.00	0.00	80,325	1,044,675	1: 13.0	6,344 FAIR	1,253,883	750,241	1.67
360	109945 0 FM 1811	8	9 FRI2 CCS	1965	1989 VL	12/11/2018	49	40,000	40,000	1.260	50,388	59,936	1.19	0.67	0.33	8,973	50,963	1: 5.7	6,360 FAIR	41,415	194,072	0.21
354	109045 936 CROPPER RD R	3		1985	1997 VLM	12/3/2019	37	110,000	110,000	1.196	131,571	168,008	1.28	0.65	0.35	69,742	98,266	1: 1.4	6,732 FAIR	61,829	373,054	0.17
302	105539 3204 HOLLIDAY RD	1	2 FRS1 CCS	1962	1986 VL	9/26/2018	51	145,000	145,000	1.270	184,194	208,955	1.13	0.69	0.31	35,719	173,236	1: 4.8	7,280 FAIR	148,475	237,309	0.63
360	111787 100 N ELECTRA	8		1935	1972 VL	11/24/2020	25	30,000	30,000	1.133	33,975	28,913	0.85	1.04	0.04	4,200	24,713	1: 5.9	7,304 FAIR	29,775	102,752	0.29
301DT	159893 522 OHIO AVE	1	2 FSWA CCC	1909	1963 VL	10/23/2020	26	55,000	55,000	1.138	62,579	63,432	1.01	0.87	0.13	3,751	59,681	1: 15.9	7,500 FAIR	58,828	128,264	0.46
360	112113 222 W CLEVELAND	8	9 FRS1 CCC	1930	1970 VL	2/26/2021	22	23,500	23,500	1.117	26,240	38,890	1.48	0.60	0.40	2,000	36,890	1: 18.4	7,500 FAIR	24,240	140,478	0.17
301E	138627 320 N SCOTT AVE	1	21102 000	1954	1983 VMM	9/18/2018	51 23	130,000	130,000	1.270	165,139	159,927	0.97 2.90	0.81 0.31	0.19 0.69	27,005	132,922	1: 4.9	7,678 FAIR	138,134	258,892	0.53
354 301DT	100454 511 N AVENUE B	3		1951	1980 VM	1/26/2021		51,000	51,000	1.122	57,217	166,171	2.90 0.77			9,570	156,601	1: 16.4	8,048 FAIR	47,647	199,635	0.24
301DT	159011 1300 12TH ST	1	2 FRI1 CCC 2 FRI1 CCS	1955	1983 VM	8/13/2021	17 22	145,000	145,000	1.090	158,065	121,532	0.77	1.19	0.19	16,501	105,031	1: 6.4	8,090 FAIR	141,564	223,470	0.63
302	125039 1600 MCGREGOR AVE	1		1962	1986 VM	1/29/2021	23	185,000	185,000	1.122	207,552	182,508	0.88 1.08	1.01 0.93	0.01 0.07	30,056	152,452	1: 5.1 1: 2.6	8,162 FAIR	177,496	208,839	0.85
302C	138257 4312 JACKSBORO HWY 142064 4517 SOUTHWEST PKWY	1	2 FRI1 CCS	1984	2003 VL	12/21/2022	0	325,000	325,000	1.000	325,000	351,164	1.08 0.95	0.93		97,444	253,720		8,322 FAIR	227,556	306,181 1,152,510	0.74 0.38
308W	159710 620 OHIO AVE		2 FFRE CCC 2 FRS1 CCC	1984 1919	2000 VLM 1979 VM	4/1/2021 2/18/2020	21 34	480,000 165,000	474,400 165,000	1.111 1.180	527,201 194,733	501,168 256,642	0.95 1.32	0.95	0.05 0.36	93,598 16.199		1: 4.4 1: 14.8	9,999 FAIR 6,050 GOOD	433,603 178,534	330,642	0.38 0.54
30101	1337 10 020 OFFIC AVE	- '	2 FN31 000	1919	1919 VIVI	2/10/2020	34	100,000	100,000	1.100	174,/33	200,042	1.32	0.04	0.30	10,199	240,443	1. 14.0	0,000 GOOD	170,554	330,042	0.54

5,000 - 9,999 SF - ALL 0.59 Mean 0.54 Median 0.66 Weighted Mean

5,000 - 9,999 SF - AVG 0.69 Mean 0.67 Median 0.71 Weighted Mean

5,000 - 9,999 SF - FAIR 0.52 Mean 0.48 Median 0.61 Weighted Mean

5,000 - 9,999 SF - GOOD 0.37 Mean 0.51 Median 0.39 Weighted Mean

5,000 - 9,999 SF - POOR 0.28 Mean 0.13 Median 0.30 Weighted Mean

301DT 367 301E 354 309	159412 809 OHIO AVE 113844 1216 W MAGNOLIA 100002 529 FRONT ST 123029 219 AVENUE D 124342 2212 5TH ST	1 0 1 3 1	2 FFCL CCC 7 FSMI CCS 2 FRS1 CCD 4 FSJU CCC 2 FRS1 CCD	1909 2010 1985 1930 1939	1979 VL 2014 VLM 2000 VL 1963 VL 1966 VM	11/14/2018 1/3/2019 8/31/2018 7/27/2022 12/21/2021	50 48 52 5 12	33,025 285,000 18,000 35,000 110,000	33,025 285,000 15,000 35,000 110,000	1.265 1.254 1.276 1.027 1.064	41,777 357,504 19,134 35,928 116,996	363,112 390,610 49,338 38,688 78,319	8.69 1.09 2.58 1.08 0.67	0.09 0.73 0.30 0.90 1.40	0.91 0.27 0.70 0.10 0.40	15,002 52,872 2,483 22,499 24,612	348,110 337,738 46,855 16,189 53,707	1: 23.2 1: 6.4 1: 0.0 1: 0.0 1: 2.2	6,500 GOOD 9,864 GOOD 6,286 POOR 7,132 POOR 9,100 POOR	26,775 304,632 16,651 13,429 92,384	379,205 597,561 130,863 114,487 156,544	0.07 0.51 0.13 0.12 0.59
354R 301M 302 301DT 306	123711 2000 LOOP 11	0 1 1 1	4 FSWA CCS 2 FODO CCD 2 FEMO CCS 2 FTFD CCC 5 FEGO CCC	2005 1982 1993 1968 1956	2005 VM 2000 VM 2005 VM 1993 VM 1988 VR	12/15/2021 5/30/2018 11/21/2022 2/19/2020 8/14/2020	13 55 1 34 29	152,000 700,000 580,000 125,000 675,000	152,000 700,000 580,000 125,000 675,000	1.069 1.292 1.005 1.180 1.154	162,473 904,050 583,074 147,525 778,748	140,000 1,412,873 373,823 210,070 953,796	0.86 1.56 0.64 1.42 1.22	1.09 0.50 1.55 0.60 0.71	0.09 0.50 0.55 0.40 0.29	30,777 263,993 146,141 6,694 375,240	109,223 1,148,880 227,682 203,376 578,556	1: 3.5 1: 4.4 1: 1.6 1: 30.4 1: 1.5	10,200 AVG 10,805 AVG 10,900 AVG 10,968 AVG 13,493 AVG	131,696 640,057 436,933 140,831 403,508	309,532 1,398,345 357,821 331,811 726,654	0.43 0.46 1.22 0.42 0.56
308W 310R 301DT 306 302 301DT 360	125480 2524 SHEPPARD ACCESS RD 152138 2707 E CENTRAL FRWY	1 0 1 1 1 1 8	2 FRS1 CCS 2 FSWA CCS 2 FO1S CCC 2 FIWE CCS 2 FRI1 CCS 2 FOCL CCD 9 FRST CCD	1985 2014 1953 1979 1982 1983 1972	2003 VM 2011 VM 1986 VM 2000 VM 2000 VM 2000 VL 1995 VL	10/1/2021 5/27/2021 3/28/2022 12/13/2021 12/3/2021 6/26/2018 3/17/2022	15 19 9 13 13 54	510,000 630,000 750,000 325,000 795,000 1,503,252 373,000	510,000 630,000 750,000 325,000 795,000 1,503,252 235,000	1.080 1.101 1.048 1.069 1.069 1.286 1.048	550,545 693,441 785,775 347,393 849,776 1,933,483 246,210	600,313 712,523 991,241 554,364 914,776 2,087,435 245,000	1.09 1.03 1.26 1.60 1.08 1.08	0.85 0.88 0.76 0.59 0.87 0.72 0.96	0.15 0.12 0.24 0.41 0.13 0.28 0.04	114,671 100,898 20,700 11,979 146,175 98,663 1,307	485,642 611,625 970,541 542,385 768,601 1,988,772 243,693	1: 4.2 1: 6.1 1: 46.9 1: 45.3 1: 5.3 1: 20.2 1: 186.5	14,040 AVG 15,000 AVG 15,573 AVG 16,040 AVG 16,300 AVG 17,067 AVG 17,460 AVG	435,874 592,543 765,075 335,414 703,601 1,834,820 244,903	573,638 702,277 1,296,129 688,480 631,658 2,655,945 937,906	0.76 0.84 0.59 0.49 1.11 0.69
306C 301E 308E 306 308C 309	131993 3001 N CENTRAL FRWY 160611 700 N SCOTT AVE 134361 2731 SOUTHWEST PKWY 101514 2444 SIERRA DR 101424 5340 KELL BLVD 157510 909 VAN BUREN ST	1 1 1 1 1	2 FOVE CCS	1979 1996 1983 2001 2020 1920	2000 VM 2006 VM 2000 VM 2008 VM 2020 VL 1963 VM	5/17/2019 5/20/2020 1/14/2020 5/24/2021 5/21/2021 12/19/2018	43 31 36 19 19 48	375,000 435,000 1,750,000 860,000 3,648,000 265,000	375,000 435,000 1,750,000 860,000 2,223,333 265,000	1.228 1.164 1.191 1.101 1.101 1.254	460,463 506,471 2,083,900 946,602 2,447,223 332,416	1,461,820 686,407 1,275,000 850,000 2,268,000 193,865	3.17 1.36 0.61 0.90 0.93 0.58	0.26 0.63 1.37 1.01 0.98 1.37	0.74 0.37 0.37 0.01 0.02 0.37	51,947 29,251 630,483 292,723 374,615 16,874	1,409,873 657,156 644,517 557,277 1,893,385 176,991	1: 27.1 1: 22.5 1: 1.0 1: 1.9 1: 5.1 1: 10.5	18,048 AVG 19,600 AVG 22,566 AVG 26,350 AVG 15,665 EXCL 11,512 FAIR	408,516 477,220 1,453,417 653,879 2,072,608 315,542	1,716,009 933,725 1,843,373 2,110,543 1,321,560 350,474	0.24 0.51 0.79 0.31 1.57 0.90
367 301E 309 301DT 310R 310R	153752 9478 SEYMOUR HWY 123516 8321 SEYMOUR HWY		7 FSMI CCS 2 FRI1 CCS 2 FRI2 CCS 2 FRSC CCC 11 FRI2 CCS 11 FIWE CCS	1960 1953 1961 1919 1976 1972	1986 VM 1980 VM 1986 VM 1963 VM 1994 VM 1985 VL	2/28/2019 6/25/2019 12/7/2020 10/3/2019 3/30/2022 11/7/2019	46 42 25 39 9 38	150,000 193,200 110,000 130,000 230,000 250,000	150,000 189,200 110,000 130,000 230,000 250,000	1.244 1.223 1.133 1.207 1.048 1.201	186,570 231,316 124,575 156,871 240,971 300,350	172,000 280,635 154,939 165,614 333,706 371,525	0.92 1.21 1.24 1.06 1.38 1.24	0.87 0.67 0.71 0.78 0.69 0.67	0.13 0.33 0.29 0.22 0.31 0.33	18,646 26,249 9,000 15,002 45,694 90,000	153,354 254,386 145,939 150,612 288,012 281,525	1: 8.2 1: 9.7 1: 16.2 1: 10.0 1: 6.3 1: 3.1	12,300 FAIR 12,350 FAIR 13,160 FAIR 13,180 FAIR 13,732 FAIR 14,235 FAIR	167,924 205,067 115,575 141,869 195,277 210,350	250,517 439,603 294,826 320,452 446,753 456,946	0.67 0.47 0.39 0.44 0.44
301E 301E 301DT 306 302 306 302	138630 200 N SCOTT AVE 142407 1111 E SCOTT AVE 159528 817 SCOTT AVE 475577 1141 SHEPPARD ACCESS RD 156201 2651 E CENTRAL FRWY 123731 1621 ENTERPRISE ST 156342 4406 JACKSBORO HWY R	1 1 1 1 1 1	2 FSWA CCC 2 FRSC CCC 2 FRS1 CCC 2 FAGA CCS 2 FRI2 CCS 2 FSWA CCC 2 FOCO CCS	1957 1942 1926 1984 1979 1972 1959	1983 VM 1975 VM 1967 VM 2003 VM 1997 VM 1991 VM 1986 VMM	8/31/2020 11/14/2019 9/18/2019 11/29/2022 3/22/2018 6/28/2019 5/24/2021	28 38 39 1 57 42 19	200,000 165,000 110,000 260,000 215,000 200,000 450,000	200,000 165,000 110,000 260,000 215,000 200,000 450,000	1.148 1.201 1.207 1.005 1.302 1.223 1.101	229,680 198,231 132,737 261,378 279,952 244,520 495,315	238,180 279,722 170,467 242,979 323,412 331,887 578,511	1.04 1.41 1.28 0.93 1.16 1.36 1.17	0.84 0.59 0.65 1.07 0.66 0.60 0.78	0.16 0.41 0.35 0.07 0.34 0.40 0.22	36,363 16,893 15,002 16,329 138,000 81,457 183,398	201,817 262,829 155,465 226,650 185,412 250,430 395,113	1: 5.6 1: 15.6 1: 10.4 1: 13.9 1: 1.3 1: 3.1 1: 2.2	14,736 FAIR 14,940 FAIR 14,952 FAIR 15,959 FAIR 16,200 FAIR 18,000 FAIR 18,185 FAIR	193,317 181,338 117,735 245,049 141,952 163,063 311,917	380,787 495,904 330,777 310,122 253,989 447,196 622,876	0.51 0.37 0.36 0.79 0.56 0.36
301E 301DT 301DT 308C 308C 301E	142688 605 E SCOTT AVE 159227 601 12TH ST	1 1 1 1 1	2 FOCO CCS 2 FRI1 CCC 2 FSWA CCC 2 FSMI CCC 2 FSMI CCC 2 FEAM CCS 2 FSMO CCC	1959 1951 1950 1929 2006 2015 1951	2007 VMM 1980 VMM 1970 VM 2013 VM 2017 VM 1975 VM	5/24/2021 11/18/2021 1/7/2022 6/16/2022 12/20/2019 12/17/2020 5/29/2020	13 12 7 36 24 31	450,000 307,000 200,000 430,000 637,000 1,450,000	450,000 307,000 200,000 430,000 637,000 1,450,000	1.101 1.069 1.064 1.037 1.191 1.127	328,152 212,720 445,953 758,540 1,634,440 17,465	578,511 568,253 211,960 420,972 722,661 1,684,835 14,500	1.17 1.73 1.00 0.94 0.95 1.03 0.83	0.78 0.54 0.94 1.02 0.88 0.86 1.03	0.22 0.46 0.06 0.02 0.12 0.14 0.03	29,276 24,341 73,503 149,148 399,650 11,196	538,977 187,619 347,469 573,513 1,285,185 3,304	1: 2.2 1: 18.4 1: 7.7 1: 4.7 1: 3.8 1: 3.2 1: 0.3	20,688 FAIR 28,577 FAIR 29,568 FAIR 11,050 GOOD 21,000 GOOD 17,228 POOR	298,876 188,379 372,450 609,392 1,234,790 6,269	1,010,023 799,576 731,976 573,513 1,223,520 422,281	0.50 0.30 0.24 0.51 1.06 1.01
306 306C 301DT 308C	158494 210 RANDY DR 137059 1128 CENTRAL FRWY	1 1 1	2 FSWA CCS 2 FSMO CCC 2 FFHA CCD 2 FRST CCC	1982 1984 1966 1969	2000 VL 1995 VL 1993 VLM 1995 VL	8/2/2021 12/1/2020 7/25/2019 9/29/2021	17 25 41 15	750,000 3,800,000 375,000 5,161,000	750,000 3,800,000 375,000 5,131,000	1.090 1.133 1.217 1.080	817,575 4,303,500 456,488 5,538,915	1,032,657 3,689,000 484,217 5,083,000	1.26 0.86 1.06 0.92	0.73 1.03 0.77 1.01	0.27 0.03 0.23 0.01	19,640	1,013,017 3,185,446 434,210 4,166,496	1: 51.6 1: 6.3 1: 8.7 1: 4.5	30,000 AVG 50,136 AVG 53,575 AVG 72,912 AVG	797,935 3,799,946 406,481 4,622,411	1,248,788 4,735,176 1,023,104 5,614,048	0.64 0.80 0.40 0.82
309 301E 354 301E 301E	131935 5100 SEYMOUR HWY 138371 100 FORT WORTH ST 119387 106 S RED RIVER EXPY 158339 210 ELM ST 160512 707 N SCOTT AVE	1 1 3 1	2 FRI2 CCS 2 FSWA CCS 4 FRDI CCC 2 FIMA CCS 2 FSWA CCS	1972 1972 1982 1969 1929	1997 VLM 1991 VMM 1982 VL 1975 VMM 1963 VL	6/26/2020 8/29/2019 2/28/2022 1/23/2018 6/8/2022	30 40 10 59 7	550,000 450,000 1,175,000 375,000 430,000	550,000 450,000 1,175,000 375,000 430,000	1.159 1.212 1.053 1.313 1.037	637,450 545,400 1,237,275 492,263 445,953	875,475 629,093 1,177,000 465,492 397,923	1.37 1.15 0.95 0.95 0.89	0.63 0.72 1.00 0.81 1.08	0.37 0.28 0.00 0.19 0.08	183,671 61,811 262,667 20,825 31,145	764,001 567,282 914,333 446,242 366,778	1: 4.2 1: 9.2 1: 3.5 1: 21.4 1: 11.8	30,540 FAIR 43,316 FAIR 43,756 FAIR 69,022 FAIR 128,079 POOR	453,779 483,589 974,608 471,438 414,808	1,227,298 1,062,158 2,328,418 838,999 1,296,953	0.37 0.46 0.42 0.56 0.32

0,000 - 29,999 SF - ALL
0.58 Mean
0.50 Median
0.60 Weighted Mean

0,000 - 29,999 SF - AVG	
0.60 Mean	
0.53 Median	
0.56 Weighted Mear	ı

),000 - 29,999 SF - FAIR
0.49 Mean
0.46 Median
0.45 Weighted Mean

10,000 - 29,999 SF - EXCL
1.57 Mean
1.57 Median
1.57 Weighted Mean

10,000 - 29,999 SF - GOOD										
1.04 Mean										
1.04 Median										
1.03 Weighted Mean										

10,000 - 29,999 SF - POOR
0.01 Mean
0.01 Median
0.01 Weighted Mean

```
> 30,000 SF - ALL
0.53 Mean
0.46 Median
0.64 Weighted Mean
```

> 30,000 SF - AVG										
0.67 Mean										
0.72 Median										
0.76 Weighted Mean										

30,000 SF - FAIR											
0.45	Mean										
0.44	Median										
0.44	Weighted Mean										

> 30,000 SF - POOR 0.32 Mean 0.32 Median 0.32 Weighted Mean

COMMERCIAL RATIO STUDY

NBHD: 301DT

When data is copied to Ratio Study use "Paste Special" option and choose "Values".

Market Value Ratio Study												
Pre Ratio	Study	Recommended	Final Ratio Study									
Mean	1.053	0.95 - 1.05	Mean	1.004								
Median	1.014	0.95 - 1.05	Median	0.962								
COD	17.907	< 20.00	COD	16.558								
PRD	0.990	0.98 - 1.03	PRD	1.007								
Wtd. Mean	1.063		Wtd. Mean	0.996								
Min Ratio	0.667		Min Ratio	0.669								
Max Ratio	1.593		Max Ratio	1.523								
Av. Ab. Dev.	0.18		Av. Ab. Dev.	0.16								

Market Adjusted Improvement Value Ratio Study													
Pre Ratio	Study	Recommended	Final Ratio Study										
Mean	1.033	0.95 - 1.05	Mean	0.980									
Median	1.014	0.95 - 1.05	Median	0.959									
COD	21.306	< 20.00	COD	20.092									
PRD	0.967	0.98 - 1.03	PRD	0.984									
Wtd. Mean	1.068		Wtd. Mean	0.996									
Min Ratio	0.232		Min Ratio	0.237									
Max Ratio	1.626		Max Ratio	1.551									
Av. Ab. Dev.	0.22		Av. Ab. Dev.	0.19									

COPIED FROM - COM SALES WITH RCNLD - COPY TO RATIO STUDY TAB												2023	2023		2023	2023		2023	2023		2023	2023			
										APP/				PRE	PRE		FINAL	FINAL		PRE	PRE		FINAL	FINAL	
NBHD	PID	PROP ADDRESS	TYPE	CLASS	SQFT	YB	COND	SL DATE	T.A. S. P.	TASP	LAND VAL	T.A.A.I.V.	RCNLD	AP VALUE	RATIO	DEV	AP VALUE	RATIO	DEV	IMP VAL	RATIO I	DEV	IMP VAL	RATIO	DEV
301DT	159682	709 INDIANA AVE	FO1S	CCC	2,118	1919	AVG	06/21/19	158,938	0.83	15,940	142,998	160,486	131,490	0.83	0.19	140,944	0.89	0.07	115,550	0.81	0.21	125,004	0.87	0.09
301DT	158863	1417 9TH ST	FO2S	CCD	3,824	1930	AVG	11/01/21	319,575	0.91	7,426	312,149	388,268	289,775	0.91	0.11	271,448	0.85	0.11	282,349	0.90	0.11	264,022	0.85	0.11
301DT	159325	1200 AUSTIN ST	FO2S	CCD	3,968	1915	AVG	11/15/18	101,200	1.59	5,249	95,951	218,865	161,256	1.59	0.58	154,077	1.52	0.56	156,007	1.63	0.61	148,828	1.55	0.59
301DT	158835	1408 8TH ST	FO1S	CCC	4,000	1973	AVG	12/01/21	326,015	1.24	10,860	315,155	539,802	403,404	1.24	0.22	377,925	1.16	0.20	392,544	1.25	0.23	367,065	1.16	0.21
301DT	159405	503 8TH ST	FO2S	CCD	5,520	1909	AVG	05/23/18	452,025	0.80	30,279	421,746	458,115	363,338	0.80	0.21	341,797	0.76	0.21	333,059	0.79	0.22	311,518	0.74	0.22
301DT	159411	815 OHIO AVE	FIWE	CCS	7,500	1977	AVG	11/15/19	240,280	0.93	15,002	225,278	289,645	223,546	0.93	0.08	211,961	0.88	0.08	208,544	0.93	0.09	196,959	0.87	0.09
301DT	143199	1101 16TH ST	FTFD	CCC	10,968	1968	AVG	02/19/20	147,525	1.42	6,694	140,831	331,811	210,070	1.42	0.41	195,192	1.32	0.36	203,376	1.44	0.43	188,498	1.34	0.38
301DT	159453	918 LAMAR ST	FO1S	CCC	15,573	1953	AVG	03/28/22	785,775	1.26	20,700	765,075	1,296,129	991,241	1.26	0.25	902,068	1.15	0.19	970,541	1.27	0.25	881,368	1.15	0.19
301DT	158923	1301 3RD ST	FOCL	CCD	17,067	1983	AVG	06/26/18	1,933,483	1.08	98,663	1,834,820	2,655,945	2,087,435	1.08	0.07	1,904,706	0.99	0.02	1,988,772	1.08	0.07	1,806,043	0.98	0.02
301DT	159498	901 8TH ST	FFHA	CCD	53,575	1966	AVG	07/25/19	456,488	1.06	50,007	406,481	1,023,104	484,217	1.06	0.05	461,822	1.01	0.05	434,210	1.07	0.05	411,815	1.01	0.05
301DT	159281	1104 TRAVIS ST	FO1S	CCD	3,176	1980	FAIR	10/10/22	102,606	1.23	5,249	97,357	256,364	125,740	1.23	0.21	118,049	1.15	0.19	120,491	1.24	0.22	112,800	1.16	0.20
301DT	159226	1201 SCOTT AVE	FRS1	CCS	5,034	1978	FAIR	12/27/22	160,000	0.93	20,996	139,004	274,291	148,624	0.93	0.08	141,684	0.89	0.08	127,628	0.92	0.10	120,688	0.87	0.09
301DT	159893	522 OHIO AVE	FSWA	CCC	7,500	1909	FAIR	10/23/20	62,579	1.01	3,751	58,828	128,264	63,432	1.01	0.00	60,187	0.96	0.00	59,681	1.01	0.00	56,436	0.96	0.00
301DT	159011	1300 12TH ST	FRI1	CCC	8,090	1955	FAIR	08/13/21	158,065	0.77	16,501	141,564	223,470	121,532	0.77	0.24	114,828	0.73	0.24	105,031	0.74	0.27	98,327	0.69	0.26
301DT	159679	717 INDIANA AVE	FRSC	CCC	13,180	1919	FAIR	10/03/19	156,871	1.06	15,002	141,869	320,452	165,614	1.06	0.04	165,614	1.06	0.09	150,612	1.06	0.05	150,612	1.06	0.10
301DT	159528	817 SCOTT AVE	FRS1	CCC	14,952	1926	FAIR	09/18/19	132,737	1.28	15,002	117,735	330,777	170,467	1.28	0.27	160,544	1.21	0.25	155,465	1.32	0.31	145,542	1.24	0.28
301DT	159227	601 12TH ST	FSWA	CCC	28,577	1950	FAIR	01/07/22	212,720	1.00	24,341	188,379	799,576	211,960	1.00	0.02	200,015	0.94	0.02	187,619	1.00	0.02	175,674	0.93	0.03
301DT	159050	1400 SCOTT AVE	FRI1	CCC	29,568	1929	FAIR	06/16/22	445,953	0.94	73,503	372,450	731,976	420,972	0.94	0.07	420,889	0.94	0.02	347,469	0.93	80.0	347,386	0.93	0.03
301DT	143101	1511 BROAD ST	FASE	CCS	60	1964	POOR	07/31/20	46.148	0.67	26.136	20.012	16.929	30.781	0.67	0.35	30,876	0.67	0.29	4.645	0.23	0.78	4.740	0.24	0.72

Wichita County Car Washes Valuation

Full Service	ce Car Washes															
			STABILIZED	95% Car	30 Gal	Mahiataa	Ohaana	0	0	E#40	400/ N-4	0	0000			
PID	Address	Bays	Gallons Per Month	95% Car Usage	Per Veh	Vehicles Per Year	Charge Per Veh	Gross Revenue	Secondary Income	Effective Income	12% Net \$ / Year	Cap Rate	2023 Value		GIM	
102826	4208 Kell	Days 1	500,000	475,000	15,833	145,000	\$16.00	2,320,000	200000	2,520,000	302,400	12.00%	2,520,000			7 x EBDITA
108641	2825 Elmwood	i	350,000	332,500	11,083	80,000	\$30.00	2,400,000	300000	2,700,000	324,000	12.00%	2,700,000		1.13	/ X LDDIIA
464779	3603 Maplewood	1	450,000	427,500	14,250	140,000	\$16.00	2,240,000	100000	2,340,000	280,800	12.00%	2,340,000		1.04	
101930	2241 Airport Dr	1	400,000	380,000	12,667	140,001	\$17.00	2,380,017	100000	2,480,017	297,602	12.00%		%cmplt 2023	1.01	
Self-Servi	ce Bays Only		STABILIZED													
			Gallons	85% Car	3.00 Gal	Yearly	Charge	Gross	Secondary	Effective	55% Net	Сар	2023			
PID	Address	Bays	Per Month	Usage	Per Min	Per Min	Per Min	Revenue	Inocme	Income	\$ / Year	Rate	Value			
109169	4713 Fairway	6	11,000	9,350	3,117	37,400	\$0.36	13,464	1,346	14,810	8,146	15.00%	54,305			7 x EBDITA
111484	414 Cleveland	3	6,500	5,525	1,842	22,100	\$0.25	5,525	553	6,078	3,343	15.00%	22,284		4.03	
122862	124 E 3rd	5	3,000	2,550	850	10,200	\$0.25	2,550	255	2,805	1,543	15.00%	10,285		4.03	
125812	2800 Iowa Park	5	14,500	12,325	4,108	49,300	\$0.33	16,269	1,627	17,896	9,843	15.00%	65,618		4.03	
129261	4507 Call Field	4	8,500	7,225	2,408	28,900	\$0.45	13,005	1,301	14,306	7,868	15.00%	52,454		4.03	
138119	4300 Burkburnett	5	10,000	8,500	2,833	34,000	\$0.33	11,220	1,122	12,342	6,788	15.00%	45,254		4.03	
143685	4100 Jacksboro	6	57,500	48,875	16,292	195,500	\$0.33	64,515	6,452	70,967	39,032	15.00%	260,211		4.03	
145115	3002 Jacksboro	4	12,000	10,200	3,400	40,800	\$0.33	13,464	1,346	14,810	8,146	15.00%	54,305		4.03	
151180	4330 Rhea		13,250	11,263	3,754	45,050	\$0.33	14,867	1,487	16,353	8,994	15.00%	59,962		4.03	
157756	519 Sullivan	5	7,750	6,588	2,196	26,350	\$0.33	8,696	870	9,565	5,261	15.00%	35,072		4.03	
Automatic	: Bays Only															
			STABILIZED	0.00-1	V	Char	0	Coos-d	E#*:	750/ No.	Cor	2000				
PID	Address	Baum	Gallons Per Month	3.0 Gal Per Min	Yearly Per Min	Charge Per Min	Gross Revenue	Secondary	Effective Income	75% Net \$ / Year	Cap Rate	2023 Value		GIM		
105201	209 S Berry	Bays 1	10.000	333	4.000	\$1.00	4,000	Income 200	4,200	3,150	15.00%	21.000		5.25	5 x EBDITA	
118982	513 Sheppard Rd	1	100,000	3,333	40,000	\$1.00	40,000	2,000	42,000	31,500	15.00%	210,000		5.25	3 X EDDITA	
142072	4507 Southwest	2	80,000	2,667	32,000	\$1.00	32,000	1,600	33,600	25,200	15.00%	168,000		5.25		
Combinat	ion - Self-Service a	and Auton Bays	STABILIZED	85% Car Use	*****	Yearly	Charge	Gross	Secondary	Effective	55% Net	Cap	Sub	2023		
PID	Address	S/A	Per Month	0070 041 000	3.0 Gal/Min	Per Min	Per Min	Revenue	Income	Income	\$ / Year	Rate	Total	Value	GIM	
100296	1607 Archer City	6	42,000	35,700	7,140 560	85,680 6,720	\$0.33 \$1.50	28,274 10,080	2,827 1,008	31,102 11,088 42,190	17,106 6,098 23,204	15.00% 15.00%	114,040 40,656	154,696	3.67	7 x EBDITA
102921	4533 Maplewood	6 1	195,000	165,750	33,150 2,600	397,800 31,200	\$0.33 \$2.00	131,274 62,400	13,127 6,240	144,401 68,640 213,041	79,421 37,752 117,173	15.00% 15.00%	529,472 251,680	781,152	3.67	
400577	4000 14	4	== 000	46,750	9,350	112,200	\$0.25	28,050	2,805	30,855	16,970	15.00%	113,135		3.67	
103577	1002 Kramer	1	55,000		733	8,800	\$0.83	7,304	730	8,034	4,419	15.00%	29,459	142,594		
										38,889	21,389					
		5		106,250	21,250	255,000	\$0.25	63,750	6,375	70,125	38,569	15.00%	257,125		3.67	
104193	715 Alameda	1	125,000	100,200	1,667	20,000	\$0.83	16,600	1,660	18,260	10,043	15.00%	66,953	324,078	0.07	
					***	-,	• • • • • • • • • • • • • • • • • • • •	.,		88,385	48,612		,			
		4		76,500	15,300	183,600	\$0.25	45,900	4,590	50,490	27,770	15.00%	185,130		3.67	
123628	4218 Burkburnett	2	90,000	70,500	1,200	14,400	\$0.83	11,952	1,195	13,147	7,231	15.00%	48,206	233,336	5.07	
		-			1,200	. 1, 100	ψ0.00	11,002	1,100	63,637	35,000	10.0070	-10,200			
142175	F040 C	5		50 500	44.000	440.000	60.50	74 400	0.570	74.070	44.004	45.000/	074.000		0.07	
1421/5	5319 Southwest	5	70,000	59,500	11,900	142,800	\$0.50	71,400	3,570	74,970	41,234	15.00%	274,890	310,680	3.67	
		1			933	11,200	\$0.83	9,296	465	9,761 84,731	5,368 46,602	15.00%	35,790			
146338	2305 Kemp	6	100,000	85,000	17,000	204,000	\$0.50	102,000	10,200	112,200	61,710	15.00%	411,400	508,200	3.67	
110000	2000 Homp	2	100,000		1,333	16,000	\$1.50	24,000	2,400	26,400	14,520	15.00%	96,800	000,200		
										138,600	76,230					
154001	4501 Seymour	8	145,000	123,250	24,650	295,800	\$0.33	97,614	9,761	107,375	59,056	15.00%	393,710	534,070	3.67	
	,	2			1,933	23,200	\$1.50	34,800	3,480	38,280	21,054	15.00%	140,360	,		
										145,655	80,110					
		3		48,875	9,775	117,300	\$0.33	38,709	3,871	42,580	23,419	15.00%	156,126		3.67	
155586	1721 City View	3 1	57,500	40,013	9,775 767	9,200	\$0.33 \$1.50	13,800	1,380	42,580 15,180	23,419 8,349	15.00%	55,660	211,786	3.07	
					,37	3,200	ψ1.00	10,000	1,550	57,760	31,768	.0.0070	55,550			
										- , ,	- ,					
109041	3426 Maplewood			0	0	0	\$0.33	0	0	0	0	15.00%	0	0	#DIV/0!	
109041	5420 iviapiewood				0	0	\$1.50	0	0	0	0	15.00%	0	0		

PROPERTY TYPE-B14U

APARTMENT SPREADSHEET - 2023 VALUES

IPF	PID	Account	Apartment	Econ	Age	# of	Rentable	Gross	Rent	Ann	V & C	Expns	Сар	Value	2023	2023	2022	Sales	Sale	\$ Price
		Number	Complex	Area		Units	SF	Income	/SF	Rent	Rate	Ratio	Rate	Indication	Value	Value/Unit	Value	Price	Date	per Unit
		GOOD QUALITY	, LOCATION, CONDITION							Sq Ft										
Χ	100544	5N01 040 0400	Burkburnett Residence	BB	2007	90	87,454	\$1,154,393	\$1.10	\$13.20	6%	55%	7.25%	\$6,735,285	\$6,735,000	\$74,833	\$4,942,000		Oct-17	
	122407	5C05 086 0000		BB	2022	24	24,828	\$327,730	\$1.10	\$13.20					\$2,248,522	\$93,688	\$1,331,821	\$2,235,000	Mar-22	
Χ	101178	0959 108 0000	Northpark	NWF	2002	100	86,628	\$987,559	\$0.95	\$11.40	6%	55%	7.25%	\$5,761,897	\$5,762,000	\$57,620	\$5,101,000		Nov-18	
Χ	300289	0959 109 0000	Northpark II	NWF	2005	116	110,992	\$1,265,309	\$0.95	\$11.40	6%	55%	7.25%	\$7,382,422	\$7,382,000	\$63,638	\$6,413,000		Nov-18	i
	453605	4420 001 0500	Parkstone Senior Village III	SWF	2013	40	40,767	\$464,744	\$0.95	\$11.40	6%	55%	7.25%	\$2,711,540	\$2,712,000	\$67,800	\$2,594,000			
	300073	4710 004 0500	Stone Gate Terrace	NWF	2005	48	48,720	\$613,872	\$1.05	\$12.60	6%	55%	7.25%	\$3,581,626	\$3,582,000	\$74,625	\$3,462,000		Dec-21	
Χ	106882	1440 319 0700	Hunters Crossing	SWF	1985	228	177,536	\$2,236,954	\$1.05	\$12.60	6%	60%	7.25%	\$11,601,304	\$11,601,000	\$50,882	\$10,150,000			
	124511	4490 017 0000	Mustang Village/ formerly The	SWF	2008	192	211,200	\$2,787,840	\$1.10	\$13.20	6%	70%	7.25%	\$10,843,736	\$10,844,000	\$56,479	\$10,613,000	\$38,814,000	Dec-13	DoT
Χ	155811	0480 082 0000	Bellagio Terrace	SWF	2006	50	49,618	\$684,728	\$1.15	\$13.80	6%	55%	7.25%	\$3,995,036	\$3,995,000	\$79,900	\$3,500,000			1
	156344	0470 033 0100	Crescent Plaza	SWF	2005	44	43,616	\$628,070	\$1.20	\$14.40	6%	55%	7.25%	\$3,664,466	\$3,664,000	\$83,273	\$3,542,000		Feb-18	
	100829	3183 125 0300	Crescent Village	SWF	2003	44	43,812	\$630,893	\$1.20	\$14.40	6%	55%	7.25%	\$3,680,933	\$3,681,000	\$83,659	\$3,558,000		Feb-18	
	101149	4490 038 0000	Stone Creek Ranch	SWF	2008	120	129,414	\$1,863,562	\$1.20	\$14.40	6%	55%	7.25%	\$10,872,918	\$10,873,000	\$90,608	\$8,759,000			
Χ	103263	1915 002 0000	39 Nineteen (former Wellingto	NWF	1996	208	186,833	\$2,690,395	\$1.20	\$14.40	6%	55%	7.25%	\$15,697,064	\$15,697,000	\$75,466	\$13,909,000		Sep-17	\$0
	155819	0480 084 0800	Forest Glen	SWF	1978	148	123,604	\$1,231,096	\$0.83	\$9.96	10%	60%	7.25%	\$6,113,028	\$6,113,000		\$6,408,000		Mar-21	\$0
	155816	0480 084 0500	Forest Glen	SWF	1972	22	24,136	\$240,395	\$0.83	\$9.96	10%	60%	7.25%	\$1,193,683	\$1,194,000		\$1,251,000			\$0
	155814	0480 084 0300	Forest Glen	SWF	1971	156	133,628	\$1,330,935	\$0.83	\$9.96	10%	60%	7.25%	\$6,608,780	\$6,609,000	\$42,687	\$6,927,000			\$0
Х	146838	1315 004 0200	Waterford Glen	SWF	1980	69	60,104	\$634,698	\$0.88	\$10.56	6%	65%	7.25%	\$2,880,217	\$2,880,000	\$41,739	\$2,185,250			
	146831	1315 001 0000	Waterford Glen	SWF	1980	162	145,302	\$1,534,389	\$0.88	\$10.56	6%	65%	7.25%	\$6,962,952	\$6,963,000	\$42,981	\$5,773,250	\$12,080,000	May-16	DoT
	146840	1315 007 0000	Waterford Glen	SWF	1980	84	83,970	\$886,723	\$0.88	\$10.56	6%	65%	7.25%	\$4,023,889	\$4,024,000	\$47,905	\$3,190,250			1
	146834	1315 003 0000	Waterford Glen	SWF	1980	49	61,671	\$651,246	\$0.88	\$10.56	6%	65%	7.25%	\$2,955,308	\$2,955,000	\$60,306	\$2,251,250			1
	142177	1930 019 0100	Fountaingate	SWF	1980	128	103,992	\$1,123,114	\$0.90	\$10.80	6%	60%	7.25%	\$5,824,699	\$5,825,000	\$45,508	\$5,621,000		May-21	
	142176	1930 019 0000	Fountaingate	SWF	1978	152	157,096	\$1,696,637	\$0.90	\$10.80	6%	60%	7.25%	\$8,799,109	\$8,799,000	\$57,888	\$7,976,000			
	146755	1315 010 0000	Arbor Creek	SWF	1980	198	193,452	\$2,553,566	\$1.10	\$13.20	6%	55%	7.25%	\$14,898,739	\$14,899,000	\$75,247	\$14,182,000		Jan-19	\$0
	146756	1315 011 0000	Arbor Creek	SWF	1977	162	132,414	\$1,747,865	\$1.10	\$13.20	6%	55%	7.25%	\$10,197,887	\$10,198,000	\$62,951	\$9,100,000			

The Grove Apartments rent by the bedroom. The occupancy of this property is not calculated into the overall V&C for the Good Condition Category.

The Expense Ratio is higher due to the utilities being paid by the property owner.

V & C is unchanged at 6% for 2023 Cap rate changes from 7.5% to 7.25%

124511	4490 017 0000	The Grove	Rents by the room the expenses are higher than average apt complex.
122407	5C05 086 0000		Estimated for 2023 Property is partially leased & under construction

PROPERTY TYPE-B14U

П	PF PID	Account	Apartment	Econ Age	# of	Rentable	Gross	Rent	Ann	V & C	Expns	Сар	Value	2023	2023	2022	Sales	Sale	\$ Price
		Number	Complex	Area	Units	SF	Income	/SF	Rent	Rate	Ratio	Rate	Indication	Value	Value/Unit	Value	Price	Date	per Unit
									Sa Ft								3		

AVERAGE QUALITY, LOCATION, CONDITION (Newer and remodeled properties during the 2000's)

Х	137249	2770 004 0000	Mindy Court	NWF	2006	8	8,988	\$91,678	\$0.85	\$10.20	8%	55%	8.00%	\$474,432	\$474,000	\$59,250	\$458,000			
Х	341159	2770 004 0200	Mindy Court	NWF	2009	8	9,076	\$92,575	\$0.85	\$10.20	8%	55%	8.00%	\$479,077	\$479,000	\$59,875	\$463,000			
Х	106049	2770 004 0100	Mindy Court	NWF	2007	8	9,208	\$93,922	\$0.85	\$10.20	8%	55%	8.00%	\$486,044	\$486,000	\$60,750	\$469,000			
	126857	4040 022 0000	Pecan Place	SWF	2003	16	16,000	\$172,800	\$0.90	\$10.80	6%	45%	8.00%	\$1,116,720	\$1,117,000	\$69,813	\$1,125,000			
	126852	4040 018 0000	Wyoming Court	SWF	2008	16	16,356	\$176,645	\$0.90	\$10.80	6%	45%	8.00%	\$1,141,567	\$1,142,000	\$71,375	\$1,150,000	\$1,250,000	May-18	
Х	102318	3760 009 0600	Lost Creek	SWF	2002	20	19,980	\$215,784	\$0.90	\$10.80	6%	50%	8.00%	\$1,267,731	\$1,268,000	\$63,400	\$1,277,000			
Х	159547	0020 542 0000	City Center Lofts & 724 India	NWF	2019	35	41,749	\$500,988	\$1.00	\$12.00	8%	55%	8.00%	\$2,592,613	\$2,593,000	\$74,086	\$1,600,000			
Х	158981	0030 292 0000	Austin School Apts	NWF	1919	27	29,668	\$373,817	\$1.05	\$12.60	8%	65%	8.00%	\$1,504,613	\$1,505,000	\$55,741	\$1,390,000			
Х	102988	0020 763 0100	Travis/Graham	NWF	1940	11	9,361	\$117,949	\$1.05	\$12.60	8%	65%	8.00%	\$474,743	\$475,000	\$43,182	\$438,000			\$0
Х	159728	0020 411 0000	La Salle Crossing	NWF	1923	18	13,275	\$167,265	\$1.05	\$12.60	8%	65%	8.00%	\$673,242	\$673,000	\$37,389	\$603,000			\$0
Х	159674	0020 517 0000	Holt Hotel Apts	NWF	1914	41	37,098	\$467,435	\$1.05	\$12.60	8%	55%	8.00%	\$2,418,975	\$2,419,000	\$59,000	\$1,738,000		Jun-13	\$39,024
Х	157502	0190 062 0000	Alamo School Apts	NWF	1925	40	41,500	\$547,800	\$1.10	\$13.20	8%	65%	8.00%	\$2,204,895	\$2,205,000	\$55,125	\$1,491,000			
	101074	4630 048 0300	Chandler Place	NWF	2002	16	9,600	\$138,240	\$1.20	\$14.40	8%	45%	8.00%	\$874,368	\$874,000	\$54,625	\$522,000	\$435,000	Jan-16	
	100516	4630 048 0400	Chandler Place #2	NWF	2004	16	9,600	\$138,240	\$1.20	\$14.40	8%	45%	8.00%	\$874,368	\$874,000	\$54,625	\$522,000	\$485,000	Aug-15	_
	103659	0720 007 0300	Lansing Apts	NWF	2009	42	47,859	\$717,885	\$1.25	\$15.00	8%	55%	8.00%	\$3,715,055	\$3,715,000	\$88,452	\$3,314,000			
X	159449	0020 758 0000	9th St Lofts	NWF	2019	13	12,086	\$195,793	\$1.35	\$16.20	8%	55%	8.00%	\$1,013,230	\$675,000	\$51,923	\$675,000			

159449	0020 758 0000	9th St Lofts	most of 1st floor retail
159547	0020 542 0000	City Center Lofts	Includes 159546
159674	0020 517 0000	Holt Hotel Apts.	Added 4000 sq ft of the
159728	0020 411 0000	La Salle Crossing	1st floor is retail

V & C is unchanged at 8% for 2023 Cap rate changes from 8.25% to 8.00%

Added 4000 sq ft of the bottom floor to the rentable sq ft. It is leased as retail space.

IPF	PID	Account	Apartment	Econ	Age	# of	Rentable	Gross	Rent	Ann	V & C	Expns	Сар	Value	2023	2023	2022	Sales	Sale	\$ Price
		Number	Complex	Area		Units	SF	Income	/SF	Rent	Rate	Ratio	Rate	Indication	Value	Value/Unit	Value	Price	Date	per Unit
		AVERAGE QUAI	LITY, LOCATION, CONDITION	N						Sq Ft							_			
	159203	0030 063 0000	Plantation Manor	NWF	1962	27	15,700	\$141,300	\$0.75	\$9.00	8%	60%	8.75%	\$594,267	\$594,000	\$22,000	\$500,000		Jul-21	\$0
	104529	3580 149 0100	Northcrest	NWF	1993	20	23,405	\$224,688	\$0.80	\$9.60	8%	45%	8.75%	\$1,299,339	\$1,299,000	\$64,950	\$1,184,000		Jan-21	\$0
	130707	3580 149 0000	Northcrest	NWF	1995	28	24,311	\$233,386	\$0.80	\$9.60	8%	45%	8.75%	\$1,349,636	\$1,350,000	\$48,214	\$1,230,000			\$0
	227080	4040 041 0000	Norwood	SWF	1964	29	20,435	\$220,698	\$0.90	\$10.80	8%	55%	8.75%	\$1,044,217	\$1,044,000	\$36,000	\$852,000	\$1,350,000	May-21	\$0
	126743	4040 044 0200	El Dorado Court	SWF	1984	32	19,680	\$212,544	\$0.90	\$10.80	8%	60%	8.75%	\$893,899	\$894,000	\$27,938	\$869,000	\$950,000	Dec-21	\$0
	153939	0720 078 0500	Rain Tree	SWF	1979	164	127,058	\$1,372,226	\$0.90	\$10.80	8%	60%	8.75%	\$5,771,192	\$5,771,000	\$35,189	\$5,611,000			\$0
	132768	3310 066 0000	Southmoor	SWF	1953	24	18,000	\$205,200	\$0.95	\$11.40	8%	60%	8.75%	\$863,013	\$863,000	\$35,958	\$795,000		Nov-22	\$0
Х	132617	3365 005 0000	Lakeview Villas	SWF	1971	63	45,876	\$522,986	\$0.95	\$11.40	8%	65%	8.75%	\$1,924,590	\$1,850,000	\$29,365	\$1,850,000			\$0
Х	142062	1930 046 0200	Lakeview Twnhms	SWF	1975	120	114,800	\$1,308,720	\$0.95	\$11.40	8%	60%	8.75%	\$5,504,102	\$5,504,000	\$45,867	\$4,365,000			\$0
	138965	2303 075 0200	Timberlane	SWF	1980	112	81,572	\$978,864	\$1.00	\$12.00	8%	65%	8.75%	\$3,602,220	\$3,602,000	\$32,161	\$3,257,000			ı
	138966	2303 075 0300	Brentwood	SWF	1980	104	75,298	\$903,576	\$1.00	\$12.00	8%	65%	8.75%	\$3,325,160	\$3,325,000	\$31,971	\$3,006,000			ı
Х	135063	3132 001 0000	The Woodlands	SWF	1967	114	103,551	\$1,242,612	\$1.00	\$12.00	8%	65%	8.75%	\$4,572,812	\$4,573,000	\$40,114	\$3,970,000			\$0
Х	124619	4470 014 0100	Camelot	SWF	1966	137	126,204	\$1,514,448	\$1.00	\$12.00	8%	65%	8.75%	\$5,573,169	\$5,283,000	\$38,562	\$5,283,000		Apr-14	\$0
	140158	2172 002 0000	Maverick on Maurine Apts.	NWF	1972	88	71,840	\$862,080	\$1.00	\$12.00	8%	60%	8.75%	\$3,625,662	\$3,626,000	\$41,205	\$1,401,000	\$3,433,000	Mar-21	\$16,250
	140157	2172 001 0000	Maverick on Maurine Apts.	NWF	1972	32	34,048	\$408,576	\$1.00	\$12.00	8%	60%	8.75%	\$1,718,354	\$1,718,000	\$53,688	\$664,000			ı
	139099	2303 067 0100	LaDonna Place Apts	SWF	1980	124	88,650	\$1,116,990	\$1.05	\$12.60	8%	60%	8.75%	\$4,697,741	\$4,698,000	\$37,887	\$4,350,000		Jun-21	\$0
	125316	4310 027 0000	The Maverick on Seymour	NWF	1974	116	102,650	\$1,354,980	\$1.10	\$13.20	8%	60%	8.75%	\$5,698,659	\$5,699,000	\$49,129	\$4,576,000		Jan-19	
	151383	0990 011 0000	Wichita Square	SWF	1985	20	12,400	\$178,560	\$1.20	\$14.40	8%	55%	8.75%	\$844,844	\$845,000	\$42,250	\$684,000			

125316 4310 027 0000 The Maverick on Seymour

120 106,588

Fire Destoryed one bldg which had 4 units

V & C is unchanged at 8% for 2023 Cap Rate changes from 9.00% to 8.75% for 2023

FAIR-AVERAGE QUALITY, LOCATION, CONDITION

Χ	122088	5d10 001 0000	Neville	BB	1967	29	27,450	\$181,170	\$0.55	\$6.60	15%	70%	10.00%	\$461,984	\$462,000	\$15,931
Х	125366	4290 003 0000	The Edge	SWF	1960	64	57,200	\$459,888	\$0.67	\$8.04	15%	70%	10.00%	\$1,172,714	\$1,173,000	\$18,328
Χ	124374	4500 110 0000	Lions Court	NWF	1970	44	37,968	\$328,044	\$0.72	\$8.64	15%	65%	10.00%	\$975,929	\$976,000	\$22,182
Χ	443322	4500 110 0100	Lions Court	NWF	1970	140	127,632	\$1,102,740	\$0.72	\$8.64	15%	65%	10.00%	\$3,280,653	\$3,281,000	\$23,436
	149332	1080 361 0000	Robin Oaks Apts	NWF	1982	16	10,008	\$96,077	\$0.80	\$9.60	15%	45%	10.00%	\$449,159	\$449,000	\$28,063
	126174	4103 023 0000	Park Place	SWF	1973	100	93,321	\$895,882	\$0.80	\$9.60	15%	70%	10.00%	\$2,284,498	\$2,284,000	\$22,840
	124626	4480 001 0100	Taft Haus	SWF	1973	150	105,192	\$1,072,958	\$0.85	\$10.20	15%	70%	10.00%	\$2,736,044	\$2,736,000	\$18,240
	138823	2303 207 0000	Colony Park	SWF	1978	272	216,424	\$2,337,379	\$0.90	\$10.80	15%	60%	10.00%	\$7,947,089	\$7,947,000	\$29,217
	123558	4630 083 0000	Villa Madrid	NWF	1971	29	19,200	\$218,880	\$0.95	\$11.40	15%	60%	10.00%	\$744,192	\$744,000	\$25,655
	138116	2530-012-0000	DOUBLE S APTS	NWF	1945	25	15,256	\$210,533	\$1.15	\$13.80	15%	55%	10.00%	\$805,288	\$805,000	\$32,200

\$440,000 \$0 \$1,104,000 \$0 \$1,120,000 \$3,765,000 \$12,500 \$464,000 \$0 Mar-18 \$0 \$1,814,000 \$0 \$2,893,000 \$0 \$7,936,000 \$728,000 May-21 \$796,000 Sep-21

IPF	PID	Account Number	Apartment Complex	Econ Area	Age	# of Units	Rentable SF	Gross Income	Rent /SF	Ann Rent	V & C Rate	Expns Ratio	Cap Rate	Value Indication	2023 Value	2023 Value/Unit	2022 Value	Sales Price	Sale Date	\$ Price per Unit
										Sq Ft										
												•								
		POOR QUALITY,	LOCATION, CONDITION																	
	14638	2 1428 001 0000	Cascades	NWF	1967	57	35,000	\$256,200	\$0.61	\$7.32	40%	60%	10.50%	\$585,600	\$586,000	\$10,281	\$559,000			\$0
		0 1850 011 0200	La Posada	SWF	1953	45	24,335	\$151,850	\$0.52	\$6.24	25%	-	11.00%	\$258,836	\$259,000	\$5,756	\$242,000			\$0
	11531		Country Hills	IP	1970	18	16,000	\$105,600	\$0.55	\$6.60	20%	60%	10.50%	\$321,829	\$322,000	\$17,889	\$307,000			\$0
	13812	1 2530 015 0200	Northpoint	NWF	1983	14	8,742	\$73,433	\$0.70	\$8.40	40%	45%	10.50%	\$230,789	\$231,000	\$16,500	\$187,000			\$0
																_				
		HUD with Section	n 8 COMPLEXES																	
-	10070	00 4040 074 0000	lov , , ,	OVA/E	4070	50	10.450	# 440.050	00.75	Φο οο	400/	700/	40.050/	# 4.404.005	04.404.000	004.470	# 000 000		<u> </u>	
~		2 4040 074 0000	Westmoreland		1973	52	46,450	\$418,050	\$0.75	\$9.00	10%	-	10.25%	\$1,101,205 \$2,442,054	\$1,101,000	\$21,173	\$900,000		Nov. 10	C O
Х	15581	8 0480 084 0700 3 3612 003 0000	Country Park	SWF SWF	1980 1971	168 132		\$1,296,000 \$1,080,998	\$0.80 \$0.80	\$9.60 \$9.60	10% 10%	70% 70%	10.25% 10.25%	\$3,413,854 \$2,847,508	\$3,414,000 \$2,848,000	\$20,321 \$21,576	\$3,035,000 \$2,848,000		Nov-18	\$0 \$0
Y	14532		Sun Valley High Point Village 1	SWF	1971	50	38,792	\$442,229		\$11.40	10%	65%	10.25%	\$1,359,045	\$1,359,000	\$27,180	\$2,040,000		Nov-18	
X	14532		High Point Village 2	SWF	1980	144		\$1,292,578		\$11.40	10%	65%	10.25%	\$3,972,312	\$3,972,000	\$27,180	\$3,350,000		Nov-18	\$0
$\stackrel{\sim}{}$	15394		Indian Falls	SWF	1982	172		\$1,460,249		\$11.40	10%	70%	10.25%	\$3,846,509	\$3,847,000	\$22,366	\$3,847,000		1101 10	ΨΟ
	13261		Parkway Villas	SWF	1982	192		\$1,819,440		\$11.40	10%	65%	10.25%	\$5,591,450	\$5,591,000	\$29,120	\$5,661,000		3/19/2019	\$0
			,				,	+ //	,	* -				+ - , ,	, , , , , , , , , , , , , , , , , , , ,	, ,,	, , , , , , , , , , , , , , , , , , , ,			, , , , , , , , , , , , , , , , , , ,
											V & C	unchar	nged at	10% for 202	3					
											Cap R	ate und	hange	d at 10.25 for	2023					
		GOVERNMENT A	ASSISTED COMPLEXES																	
		_				T													_	
х		5 7q20 362 0100	Electra Village	EL	1984	50	39,240	\$400,248		\$10.20	10%	70%	9.00%	\$1,200,744	\$1,201,000	\$24,020	\$876,000		Nov-18	
Х	11955	52 5m07 172 0000	Burk Village	BB	1981	40	31,796	\$305,242	\$0.80	\$9.60	10%	70%	9.00%	\$915,725	\$916,000	\$22,900	\$687,000		Dec-18	\$0
		CDECIAL FINANC	SING COMPLEYES																	
		SPECIAL FINANC	CING COMPLEXES																	
х	44000	6 6a00 877 0000	Quail Run	IP	1980	24	18,252	\$164,268	\$0.75	\$9.00	15%	75%	9.75%	\$358,020	\$358,000	\$14,917	\$250,000			

114922 6a37 001 0000

Colonial Heights

IP 1983

33,144

\$258,523

\$0.65 \$7.80

10%

75% 9.75%

\$596,592

\$597,000

\$12,438

\$597,000

Ī	IPF PID	Account	Apartment	Econ Age	# of	Rentable	Gross	Rent	Ann	V & C	Expns	Сар	Value	2023	2023	2022	Sales	Sale	\$ Price
		Number	Complex	Area	Units	SF	Income	/SF	Rent	Rate	Ratio	Rate	Indication	Value	Value/Unit	Value	Price	Date	per Unit
_									Sa Ft							•			

ALL BILLS PAID COMPLEXES

	136012	3027 003 0000	Summit	NWF	1972	132	120,868	\$1,305,374	\$0.90	\$10.80	7%	70%	8.00%	\$4,552,493	\$4,552,000	\$34,485	\$3,112,000	\$3,996,000	Feb-17	\$33,300
	158488	0070 005 0200	Brigadoon	NWF	1961	88	76,880	\$876,432	\$0.95	\$11.40	7%	65%	8.00%	\$3,565,983	\$3,566,000	\$40,523	\$2,574,000		Dec-22	\$0
	158605	0070 001 0000	Santa Fe Village	NWF	1972	61	43,765	\$498,921	\$0.95	\$11.40	7%	65%	8.00%	\$2,029,985	\$2,030,000	\$33,279	\$1,766,000		Jun-20	
	158463	0070 003 0000	Highlander	NWF	1963	64	46,468	\$529,735	\$0.95	\$11.40	7%	75%	8.00%	\$1,539,543	\$1,540,000	\$24,063	\$1,340,000		Jun-20	\$0
	136011	3027 002 0000	Sheppards Edge (Formerly N	NWF	1970	150	125,944	\$1,586,894	\$1.05	\$12.60	7%	70%	8.00%	\$5,534,294	\$5,534,000	\$36,893	\$3,650,000		Oct-21	\$0
	125892	4180 014 0000	Avalon Meadows	NWF	1971	82	43,216	\$544,522	\$1.05	\$12.60	7%	75%	8.00%	\$1,582,516	\$1,583,000	\$19,305	\$1,250,000		Jul-17	\$0
Х	123650	4630 033 0000	Lincoln Heights***	NWF	1961	95	68,875	\$909,150	\$1.10	\$13.20	7%	70%	8.00%	\$3,170,661	\$3,171,000	\$33,379	\$2,459,000		Jan-19	\$0
	114019	6a46 064 0000	1000 Mary (Formerly Woodbr	IP	1980	72	61,200	\$807,840	\$1.10	\$13.20	7%	65%	8.00%	\$3,286,899	\$3,287,000	\$45,653	\$2,656,000	\$0	Dec-21	\$0
	149343	1080 373 0000	Chesterfield	NWF	1960	40	31,200	\$430,560	\$1.15	\$13.80	7%	55%	8.00%	\$2,252,367	\$2,252,000	\$56,300	\$1,151,000	\$2,350,000	May-22	\$58,750
	124266	4530 074 0000	Stone Ridge East (Timbers)	NWF	1963	88	65,664	\$945,562	\$1.20	\$14.40	7%	65%	8.00%	\$3,847,254	\$3,847,000	\$43,716	\$2,068,000	\$7,771,000	May-21	\$33,787
	124253	4530 064 0100	Stone Ridge West (Heritage)	NWF	1972	142	91,912	\$1,323,533	\$1.20	\$14.40	7%	65%	8.00%	\$5,385,124	\$5,385,000	\$37,923	\$2,992,000		May-21	\$0
Х	124622	4470 018 0000	The Harrison	NWF	1950	67	49,800	\$806,760	\$1.35	\$16.20	7%	65%	8.00%	\$3,282,505	\$3,283,000	\$49,000	\$2,810,000		Jul-21	\$0
	123662	4630 048 0200	Cedar Creek	NWF	1981	16	9,776	\$164,237	\$1.40	\$16.80	7%	60%	8.00%	\$763,701	\$764,000	\$47,750	\$552,000	\$975,000	Mar-22	\$0

130143	3612 003 0000	Sun Valley	Property expenses run higher than other complexes
158463	0070 003 0000	Highlander	Property expenses run higher than other complexes
125892	4180 014 0000	Avalon Meadows	Property expenses run higher than other complexes
123662	4630 048 0200	Cedar Creek	Short term rentals through airbnb
136012	3027 003 0000	Summit	Fire destoryed 11,532 SF. It is 1 Bldg with 16 Units

V & C unchanged at 7% for 2023 Cap Rate changes from 9% to 8% for 2023

IPF	PID	Account	Apartment	Econ	Age	# of	Rentable	Gross	Rent	Ann	V & C	Expns	Сар	Value	2023	2023	2022	Sales	Sale	\$ Price
		Number	Complex	Area		Units	SF	Income	/SF	Rent	Rate	Ratio	Rate	Indication	Value	Value/Unit	Value	Price	Date	per Unit
B										Sq Ft							-			•
		TAX CREDIT CO	MPLEXES	The ca	<mark>ap rate i</mark>	s loaded	d. The exper	nses do not in	iclude taxe	es.										
		T	T	Ti-								1		1	7		F		1	
	101627	4420 001 0400	Parkstone Sr Village	SWF	2001	140	113,164	\$1,344,388	\$0.99	\$11.88	7%	60%	12.05%	\$4,150,311	\$4,150,000	\$29,643	\$3,185,000			
Х	101390	0480 085 0400	Crossroads	SWF	2002	112	101,620	\$853,608	\$0.70	\$8.40	7%	60%	12.05%	\$2,635,205	\$2,635,000	\$23,527	\$2,511,000			
	339057	4270 001 0500	Green Briar Village	NWF	2007	76	71,500	\$772,200	\$0.90	\$10.80	7%	65%	12.05%	\$2,085,901	\$2,086,000	\$27,447	\$1,565,000			
	339058	4270 001 0600	Green Briar Village	NWF	2011	36	33,100	\$357,480	\$0.90	\$10.80	7%	65%	12.05%	\$965,641	\$966,000	\$26,833	\$725,000			
Х	143807	1590 160 0000	Washington Village	NWF	2008	96	92,264	\$896,806	\$0.81	\$9.72	7%	60%	12.05%	\$2,768,563	\$2,769,000	\$28,844	\$2,241,000			
Х	100881	4210 019 0200	Woodview	SWF	2004	104	106,040	\$801,662	\$0.63	\$7.56	7%	60%	12.05%	\$2,474,842	\$2,475,000	\$23,798	\$2,200,000		Oct-17	
Χ	453606	4420 001 0600	Parkstone Sr Village II	SWF	2012	64	54,180	\$552,636	\$0.85	\$10.20	7%	60%	12.05%	\$1,706,063	\$1,706,000	\$26,656	\$1,318,000			
х	119244	5N01 079 0000	Poineer Crossing Seniors	BB	2013	80	72,000	\$604,800	\$0.70	\$8.40	7%	60%	12.07%	\$1,864,007	\$1,864,000	\$23,300	\$1,800,000			
	455053	5M06 010 0200	Reserves at Saddlebrook	BB	2013	64	68,768	\$577,651	\$0.70	\$8.40	7%	65%	12.07%	\$1,557,792	\$1,558,000	\$24,344	\$1,440,000			
Х	457471	0720 017 1100	The Reserves at Maplewood	SWF	2014	36	39,222	\$329,465	\$0.70	\$8.40	7%	60%	12.05%	\$1,017,103	\$1,017,000	\$28,250	\$883,000			
Χ	126649	4040 086 0000	Royal Gardens	SWF	2016	49	50,337	\$483,235	\$0.80	\$9.60	7%	60%	12.05%	\$1,491,813	\$1,492,000	\$30,449	\$1,365,000			
Χ	100946	0720 078 0800	Reserves at Summit West	SWF	2017	36	36,708	\$321,562	\$0.73	\$8.76	7%	60%	12.05%	\$992,706	\$993,000	\$27,583	\$838,000			
Χ	159271	0020 885 0000	The Landmark on Lamar	NWF	2018	30	23,557	\$226,147	\$0.80	\$9.60	7%	60%	12.05%	\$698,147	\$698,000	\$23,267	\$669,000			
	106590	3365 005 0300	Cascade Villas	SWF	2018	60	63,908	\$582,841	\$0.76	\$9.12	7%	60%	12.05%	\$1,799,310	\$1,799,000	\$29,983	\$1,553,000			

7%

60%

155876 0480 001 0200 Tealwood Place

468285 0720 017 1400

155876 0480 001 0200

This complex is in a different program than the others

39,222

180,600

\$338,878

\$1,842,120

\$0.72

\$8.64

\$0.85 \$10.20

V & C unchanged at 7% for 2023

12.05%

70% 10.50%

Cap Rate changes from 9.75% to 9.50% for 2023

\$1,046,163

\$3,947,400

\$1,046,000

\$3,947,000

\$981,000

\$3,920,000

\$9,650,000

9/1/2012 DoT

\$29,056

\$21,928

Taxes and insurance are figured into expenses for all apartment categories except tax credit complexes. Direct capitalization rate used

SWF

SWF

2020

1995

180

Use of an expense ratio of 45% to indicate no on-site management.

The Reserves at Maplewood

Tealwood Place

ALL APARTMENTS Percentage change \$352,201,522 \$305,566,821 15.26%

MANUFACTURED HOUSING PARKS - VALUATION 2023 Property Type:FSMH

					Econ				Monthly		,,	Actual	Eff	Annual		70		Сар	Income	Value	Add Other	Total	
IPF	PID	CI	Class Property	Address	Area	Blt	Office	Pads	Rate	PGI	Осс	Осс	Осс	Per Pad	EGI	Exp	NOI	Rate	Value	Per Pad	Imp Value	Value	
CL	ASS A	\																					MH Count
	156490) FSI	SMH-1 Plum Creek M/H Park	2515 Bandera	SWF	1969	Υ	94	\$370	\$417,360	56%	50	53	\$4,440	\$235,320	50%	\$117,660	7.50%	\$1,568,800	\$16,689		\$1,569,000	(
	142162	? FSI	SMH-1 Dry Creek MH Park	2812 City View	NWF	1971	Υ	169	\$340	\$689,520	56%	86	94	\$4,080	\$383,520	50%	\$191,760	7.50%	\$2,556,800	\$15,129		\$2,557,000	:
	141274	FSI	SMH-1 Sunnyvale Estates	3900 Lenore	NWF	1971	Υ	250	\$425	\$1,275,000	56%	167	139	\$5,100	\$708,900	50%	\$354,450	7.50%	\$4,726,000	\$18,904		\$4,726,000	1
	123764	FSI	SMH-1 Evergreen M/H Park	2701 Saramy	NWF	1970	Υ	139	\$230	\$383,640	56%	62	78	\$2,760	\$215,280	50%	\$107,640	7.50%	\$1,435,200	\$10,325		\$1,435,000	10
CI	455 B	2																					
CI	vee d																						
CL	ASS B 144406		SMH-2 Vaughan M/H Park	3210 Old Iowa Park Rd.	NWF	1967	Υ	56	\$200	\$134.400	40%	27	16	\$2,400	\$53.760	45%	\$29.568	9.00%	\$328.533	\$5.867		\$329.000	
CL	144406	FSI	SMH-2 Vaughan M/H Park SMH-2 9th St Trailer Court	3210 Old Iowa Park Rd.	NWF NWF	1967 1960	Y	56 19	\$200 \$225	\$134,400 \$51.300	40% 60%	27 18	16 12	\$2,400 \$2,700	\$53,760 \$30,780		\$29,568 \$16.929		\$328,533 \$188.100	\$5,867 \$9,900		\$329,000 \$188,000	
CL		FSI	FSMH-2 Vaughan M/H Park FSMH-2 9th St Trailer Court FSMH-2 Mesquite M/H Park	3210 Old Iowa Park Rd. 3130 9th St 6907 Seymour Hwy	NWF NWF SWF	1967 1960 2000	Y N N	56 19 14	\$200 \$225 \$200	\$134,400 \$51,300 \$33,600	40% 60% 57%	27 18	16 12 8	\$2,400 \$2,700 \$2,400	\$53,760 \$30,780 \$19,200	45%	\$29,568 \$16,929 \$10,560	9.00%	\$328,533 \$188,100 \$117,333	\$5,867 \$9,900 \$8,381	4,387	\$329,000 \$188,000 \$122,000	
CL	144406 123226	FSI FSI FSI	SMH-2 9th St Trailer Court	3130 9th St	NWF	1960	Y N N	56 19 14 48	\$225	\$51,300	60%	27 18 2 22	16 12 8 22	\$2,700 \$2,400	\$30,780	45% 45%	\$16,929	9.00% 9.00%	\$188,100	\$9,900	4,387	\$188,000	
CL	144406 123226 137168	6 FSI 6 FSI 7 FSI 7 FSI	SMH-2 9th St Trailer Court SMH-2 Mesquite M/H Park	3130 9th St 6907 Seymour Hwy	NWF SWF	1960 2000	Y N N Y	19 14	\$225 \$200	\$51,300 \$33,600	60% 57%	18 2	16 12 8 22 20	\$2,700 \$2,400	\$30,780 \$19,200	45% 45%	\$16,929 \$10,560	9.00% 9.00%	\$188,100 \$117,333	\$9,900 \$8,381	4,387	\$188,000 \$122,000	
CL	144406 123226 137168 144405	FSI	SMH-2 9th St Trailer Court SMH-2 Mesquite M/H Park SMH-2 Adkins M/H park	3130 9th St 6907 Seymour Hwy 3208 Old Iowa Park Rd.	NWF SWF NWF	1960 2000 1960	N Y	19 14	\$225 \$200 \$200	\$51,300 \$33,600 \$115,200	60% 57% 50%	18 2		\$2,700 \$2,400 \$2,400	\$30,780 \$19,200 \$57,600	45% 45% 45% 45%	\$16,929 \$10,560 \$31,680	9.00% 9.00% 9.00% 9.00%	\$188,100 \$117,333 \$352,000	\$9,900 \$8,381 \$7,333	4,387	\$188,000 \$122,000 \$352,000	
CL	144406 123226 137168 144405 123230	6 FSI 6 FSI 7 FSI 7 FSI 9 FSI 2 FSI	SMH-2 9th St Trailer Court SMH-2 Mesquite M/H Park SMH-2 Adkins M/H park SMH-2 La Treace	3130 9th St 6907 Seymour Hwy 3208 Old Iowa Park Rd. 3116 9th St.	NWF SWF NWF	1960 2000 1960 1962	N Y N	19 14 48 35	\$225 \$200 \$200 \$225	\$51,300 \$33,600 \$115,200 \$94,500	60% 57% 50% 60%	18 2 22 15		\$2,700 \$2,400 \$2,400 \$2,700	\$30,780 \$19,200 \$57,600 \$56,700	45% 45% 45% 45%	\$16,929 \$10,560 \$31,680 \$31,185	9.00% 9.00% 9.00% 9.00%	\$188,100 \$117,333 \$352,000 \$346,500	\$9,900 \$8,381 \$7,333 \$9,900	4,387	\$188,000 \$122,000 \$352,000 \$347,000	
CL	144406 123226 137168 144405 123230 119042	6 FSI 6 FSI 7 FSI 7 FSI 9 FSI 9 FSI	SMH-2 9th St Trailer Court SMH-2 Mesquite M/H Park SMH-2 Adkins M/H park SMH-2 La Treace SMH-2 Burkburnett Estates	3130 9th St 6907 Seymour Hwy 3208 Old Iowa Park Rd. 3116 9th St. 201 S Preston	NWF SWF NWF NWF	1960 2000 1960 1962 1975	N Y N N	19 14 48 35	\$225 \$200 \$200 \$225 \$225	\$51,300 \$33,600 \$115,200 \$94,500 \$70,200	60% 57% 50% 60% 65%	18 2 22 15		\$2,700 \$2,400 \$2,400 \$2,700 \$2,700 \$2,700	\$30,780 \$19,200 \$57,600 \$56,700 \$45,630	45% 45% 45% 45% 45% 45%	\$16,929 \$10,560 \$31,680 \$31,185 \$25,097	9.00% 9.00% 9.00% 9.00%	\$188,100 \$117,333 \$352,000 \$346,500 \$278,850	\$9,900 \$8,381 \$7,333 \$9,900 \$10,725	4,387 1,493,648	\$188,000 \$122,000 \$352,000 \$347,000 \$279,000	

CLASS C

	123655	FSMH-3	Locke Ln Park	3405 Sheppard Access	NWF	1950	N	31	\$150	\$55,800	58%	18	18	\$1,800	\$32,400	40%	\$19,440	9.50%	\$204,632	\$6,601	179,387	\$384,000
S	120495	FSMH-3	Mulberry Community	516 1/2 N Ave F	BB	1950	N	23	\$225	\$62,100	43%	10	10	\$2,700	\$27,000	40%	\$16,200	9.50%	\$170,526	\$7,414		\$171,000
	120325	FSMH-3	Akers M/H Park	605 Akers	BB	1985	N	25	\$150	\$45,000	60%	15	15	\$1,800	\$27,000	40%	\$16,200	9.50%	\$170,526	\$6,821		\$171,000
	120380	FSMH-3	Riverbend M/H Park	105 R N Berry	BB	1950	Ν	23	\$150	\$41,400	35%	8	8	\$1,800	\$14,400	40%	\$8,640	9.50%	\$90,947	\$3,954		\$91,000
	101530	FSMH-3	Yana M/H Park	Holliday	SWF	1950	N	5	\$200	\$12,000	80%	2	2	\$2,400	\$9,600	40%	\$5,760	9.50%	\$60,632	\$12,126		\$61,000
	119470	FSMH-3	Midtown M/H Park	507 1/2 Tidal	BB	1950	N	14	\$210	\$35,280	40%	5	5	\$2,520	\$14,112	40%	\$8,467	9.50%	\$89,128	\$6,366		\$89,000
	116798	FSMH-3	Greenfield Swan	1001 S Wall	ΙP	1950	N	11	\$150	\$19,800	35%	5	5	\$1,800	\$6,930	40%	\$4,158	9.50%	\$43,768	\$3,979		\$44,000
S	443316	FSMH-3	Greenfield Hunter	1002 S Wall	IP	1950	Ν	16	\$150	\$28,800	75%	14	12	\$1,800	\$21,600	40%	\$12,960	9.50%	\$136,421	\$8,526		\$136,000
	122888	FSMH-3	Circle B M/H Park	800 E College	BB	1940	N	9	\$150	\$16,200	89%	8	8	\$1,800	\$14,400	40%	\$8,640	9.50%	\$90,947	\$10,105		\$91,000
	117704	FSMH-3	Birdland M/H Park	405 E Aldine	IP	1950	N	9	\$150	\$16,200	56%	5	5	\$1,800	\$9,000	40%	\$5,400	9.50%	\$56,842	\$6,316		\$57,000

*** RED - ACTUAL SURVEY INFO, BLUE - ESTIMATED BASED ON OTHERS

PARK IN DISREPAIR - HOOKUPS	REMOVED								
C 123239 FSMH-3 Hillside M/H Park 312	5 9th St NWF	1960 N	25 \$150	\$45,000 0% 23	18 \$1,800	\$0 <mark>40%</mark>	\$0 <mark>9.50%</mark>	\$0 \$	\$0 \$50,000

RV PARKS - VALUATION 2022 Property Type:FSMH

RV PARKS

		•																				
					Econ	Yr		#	Nightly		%	Actual	Eff	Annual		%		Cap	Income	Value	Add Other	Total
IPF	PID	Class	Property	Address	Area	Blt	Office	Pads	Rate	PGI	Осс	Осс	Осс	Per Pad	EGI	Exp	NOI	Rate	Value	Per Pad	Imp Value	Value
	123600	FSMH-4	Wichita Falls RV Park	2944 5th St	NWF	1985	Υ	154	\$30	\$1,686,300	50%	109	92	\$10,950	\$843,150	75%	\$210,788	12%	\$1,756,563	\$11,406	69,055	\$1,826,000
S	102396	FSMH-4	B & S RV Campground	2865 Old Electra Rd	IP	1999	N	20	\$30	\$219,000	45%	9	9	\$10,950	\$98,550	75%	\$24,638	12%	\$205,313	\$10,266		\$205,000
	135300	FSMH-4	Wichita Bend RV Park	300 Central Frwy.	NWF	1990	N	28	\$30	\$306,600	50%	2	14	\$10,950	\$153,300	75%	\$38,325	12%	\$319,375	\$11,406		\$319,000
S	117793	FSMH-4	Burkburnett KOA	1202 E 3rd St.	BB	1969	Υ	72	\$43	\$1,130,040	50%	44	44	\$15,695	\$565,020	75%	\$141,255	12%	\$1,177,125	\$16,349		\$1,177,000
	464535	FSMH-4	Jones Rodney	Coleman Park Rd	IP	2020	N	10	\$30	\$109,500	50%	5	5	\$10,950	\$54,750	75%	\$13,688	12%	\$114,063	\$11,406		\$114,000
	110109	FSMH-4	Expressway RV Park	610 W HWY 287	ELEC	2021	N	13	\$30	\$142,350	50%	5	7	\$10,950	\$71,175	75%	\$17,794	12%	\$148,281	\$11,406		\$148,000
	111603	FSMH-4	Electra RV Park	500 N Wilbarger	ELEC	2021	N	4	\$30	\$43,800	50%	3	2	\$10,950	\$21,900	75%	\$5,475	12%	\$45,625	\$11,406		\$46,000
	110431	FSMH-4	A Lynn RV Park	1306 S Bailey St	ELEC	2022	N	9	\$30	\$98,550	50%	4	4	\$10,950	\$49,275	75%	\$12,319	12%	\$102,656	\$11,406		\$103,000

Occupancy varies daily

*Items in red hav been changed this year

*Items in bold red were updated based on survey

*Properties highlighted in blue have multi-prop allocation

75% Based on extra electric expense due to long term stays

Mini-Warehouse Valuation

NF REC	PID Facility	Address	Foon Aros	Class	Yr Blt	Gross SF	Net Leasable	Potential Gross	Occupied SF	Occ %	An Rent \$/SF	EGI	Evnoncoc	Mkt % of EGI	NOI	Mkt Cap Rate	Income Value	(+) Other Imp VALUE	2023 Total RE Value
REC	100426 U-Haul Self Storage +++	2807 Kell Blvd	Econ Area SWF	A	2021	11,570	11,570	Income \$118,197	4.628	40%	\$/SF \$10.22	\$47,279	\$26,003	55.00%	\$21,275	7.5%	\$284,000	\$356.335	value \$640,00
	100506 KO Storage of Wichita Falls	2641 Reilly Rd	NWF	A	2004	58.650	57,775	\$513,408	40.443	70%	\$8.89	\$359,386	\$197,662	55.00%	\$161,724	7.5%	\$2,156,000	\$330,333	\$2,156.00
Х	100885 StoreLine Wichita Falls LLC	4550 Barnett	SWF	В	2003	9,280	9,280	\$99,813	8,445	91%	\$10.76	\$90,830	\$47.686	52.50%	\$43.144	7.5%	\$575,000		\$575.00
	101598 Simple Safe Storage	7124 Seymour Hwy	SWF	В	2022	30,000	30,000	\$229,320	22,500	75%	\$7.64	\$171,990	\$85,995	50.00%	\$85,995	7.5%	\$1,147,000		\$1,147,00
	101978 G F L Storage	400 S Yosemite	IP	D	1999	9,340	9,340	\$50,160	7,005	75%	\$5.37	\$37,620	\$18,810	50.00%	\$18,810	7.5%	\$251,000		\$251,00
	102258 MBKK Holdings	179 N FM 369	IP	С	1993	4,200	4,200	\$15,840	3,360	80%	\$3.77	\$12,672	\$6,336	50.00%	\$6,336	7.5%	\$84,000		\$84,00
Х	102352 StoreLine Wichita Falls LLC	2130 Kell	NWF	D	1998	3,800	3,800	\$38,873	3,572	94%	\$10.23	\$36,541	\$18,270	50.00%	\$18,270	7.5%	\$244,000		\$244,00
	102571 Adams Self Storage	3816 Fairway	SWF	Α	1998	87,444	86,270	\$707,820	74,192	86%	\$8.20	\$608,725	\$334,799	55.00%	\$273,926	7.5%	\$3,652,000		\$3,652,00
	102963 Divines Self Storage	303 Buckner	BB	D	1996	3,085	3,085	\$10,740	1,018	33%	\$3.48	\$3,544	\$1,772	50.00%	\$1,772	7.5%	\$24,000		\$24,00
	106036 Jan Lee Self Storage	912 R Kramer	BB	D	1977	12,880	12,880	\$25,920	9,531	74%	\$2.01	\$19,181	\$9,590	50.00%	\$9,590	7.5%	\$128,000		\$128,00
	107082 Blue Heaven Storage	1601 Fairfax	NWF	С	2003	4,880	4,880	\$37,980	4,148	85%	\$7.78	\$32,283	\$16,142	50.00%	\$16,142	7.5%	\$215,000		\$215,00
	107388 Red River Self Storage	947 Cropper	BB	D	1985	21,060	21,060	\$81,960	17,901	85%	\$3.89	\$69,666	\$34,833	50.00%	\$34,833	7.5%	\$464,000		\$464,0
Х	107914 StoreLine Wichita Falls LLC	1729 79 State Hwy	SWF	A	1984	59,475	57,675	\$507,049	50,754	88%	\$8.79	\$446,203	\$245,412	55.00%	\$200,791	7.5%	\$2,677,000		\$2,677,00
	108876 Sudden Impact	1005 Sheppard	BB	D	2013	12,000	12,000	\$78,000	8,400	70%	\$6.50	\$54,600	\$27,300	50.00%	\$27,300	7.5%	\$364,000		\$364,00
	113810 Rifle Range Storage +++	300 Rifle Range Rd @@	IP IP	B C	1999	15,326 4 180	15,326 4,000	\$101,724	11,495 3 200	75%	\$6.64	\$76,293	\$41,961	55.00%	\$34,332	7.5%	\$458,000		\$458,0
Х	113844 Iowa Park Storage 114015 Johnson Rd Storage	O West Magnolia 1801 Johnson Rd	IP IP	D	2010 1950	11.943	10,828	\$36,960 \$8,940	7,580	80% 70%	\$9.24 \$0.83	\$29,568 \$6,258	\$14,784 \$3,129	50.00% 50.00%	\$14,784 \$3,129	7.5% 7.5%	\$197,000 \$41,720	\$33.514	\$197,0 \$75,0
	115872 Bybee Investments	805 W Highway	IP IP	D	1960	12,300	12,300	\$53,520	5.535	45%	\$4.35	\$24,084	\$12.042	50.00%	\$12,042	7.5%	\$161,000	\$33,314	\$161.00
Х	115984 Barn Self Storage %%%	706 W Highway	IP IP	D	2002	3,600	3,600	\$22,800	2,268	63%	\$6.33	\$14,364	\$7,182	50.00%	\$7,182	7.5%	\$96,000		\$161,0
^	116654 C & C Self Storage	211 E Park	IP	D	1994	4.880	4.880	\$16,500	3,660	75%	\$3.38	\$12,375	\$6.188	50.00%	\$6,188	7.5%	\$83,000		\$83.0
	116718 Pecan Haven	102 S Wall	IP	D	1996	5,072	5.072	\$10,360	4.058	80%	\$2.56	\$10,368	\$5,184	50.00%	\$5,184	7.5%	\$69,000		\$69.0
Х	117386 Lifetime Climate Control	400 W Park	IP	A	2018	24,120	24,120	\$344,238	9,547	40%	\$14.27	\$136,249	\$51.993	38.16%	\$84.257	7.5%	\$1,123,000		\$1,123.0
	117388 Iowa Park Storage	305 W Bank	IP	D	2006	3,240	1,960	\$21,144	1,470	75%	\$10.79	\$15,858	\$7,929	50.00%	\$7,929	7.5%	\$106,000		\$106.0
	118910 Jack's Self Storage	712 Sheppard Rd.	BB	В	2004	14,300	14,300	\$87,420	11,011	77%	\$6.11	\$67,705	\$37,238	55.00%	\$30,467	7.5%	\$406,230	\$60,654	\$467,0
	119017 C & C Self Storage @@@	201 N Preston	BB	D	2000	7,400	7,400	\$25,440	5,180	70%	\$3.44	\$17,808	\$8,904	50.00%	\$8,904	7.5%	\$119,000		\$119,0
	119408 Alexander Self Service	501 Harriett	BB	D	1984	4,600	4,600	\$24,720	2,622	57%	\$5.37	\$14,090	\$7,045	50.00%	\$7,045	7.5%	\$94,000		\$94,0
	119518 Burk Self Storage	216 N Okla Cut Off/611 S	BB	В	1980	34,514	33,650	\$144,624	23,555	70%	\$4.30	\$101,237	\$53,149	52.50%	\$48,087	7.5%	\$641,000		\$641,0
Х	122557 Rangers Retreat	402 S Red River	BB	D	2004	7,000	7,000	\$26,880	6,300	90%	\$3.84	\$24,192	\$12,096	50.00%	\$12,096	7.5%	\$161,000		\$161,0
Χ	123254 StoreLine Wichita Falls LLC	3224 Seymour Hwy	NWF	Α	1978	56,383	55,112	\$595,440	39,504	72%	\$10.80	\$426,811	\$234,746	55.00%	\$192,065	7.5%	\$2,561,000		\$2,561,0
Х	123594 A-American Self Storage	3135 5th	NWF	Α	1973	42,310	40,810	\$417,648	26,118	64%	\$10.23	\$343,909	\$178,833	52.00%	\$165,076	7.5%	\$2,201,000		\$2,201,0
Х	123654 StoreLine Wichita Falls LLC	3314 Sheppard Access	NWF	В	1978	72,324	71,556	\$324,180	54,096	76%	\$4.53	\$245,080	\$128,667	52.50%	\$116,413	7.5%	\$1,552,000		\$1,552,00
.,	124401 Lock & Roll Self Stor	1122 Sheppard Access	NWF	С	1994	5,872	5,200	\$37,320	3,120	60%	\$7.18	\$22,392	\$11,196	50.00%	\$11,196	7.5%	\$149,000		\$149,00
Х	124491 StoreLine Wichita Falls LLC	2400 Southwest	SWF	A	2010	45,191	44,500	\$368,163	41,385	93%	\$8.27	\$342,392	\$188,315	55.00%	\$154,076	7.5%	\$2,054,000		\$2,054,00
v	124608 Brook & Kell Storage	2206 Brook	SWF SWF	A B	2006 2022	11,627 15.000	11,023 15.000	\$105,840 \$174,600	10,472 12.000	95% 80%	\$9.60 \$11.64	\$100,548 \$139,680	\$55,301 \$62.856	55.00% 45.00%	\$45,247	7.5% 7.5%	\$603,000		\$603,0 \$1,024.0
X	124728 Rangers Retreat 125679 Country Club Self Stor +++	201 Rathgeber Rd 3400 Jacksboro Hwy	SWF		1991	73.656		\$174,600	34,412	88%	\$11.04	\$139,080	\$35,323	60.00%	\$76,824 \$23,549	7.5%	\$1,024,000 \$313,984	\$196,718	\$1,024,0
^	125820 Apex Self Storage	3116 Iowa Park	NWF	A B	1991	21,431	39,104 20.000	\$97,332	15.000	75%	\$4.87	\$72,999	\$38,324	52.50%	\$34,675	7.5%	\$462,000	\$190,710	\$462.0
	126845 Adams Self Storage #2 !!!	4604 Wyoming	SWF	C	1979	10,000	10.000	\$38,100	8,900	89%	\$3.81	\$33,909	\$16.955	50.00%	\$16,955	7.5%	\$226,000		\$226.0
х	132169 StoreLine Wichita Falls LLC	4730 Jacksboro Hwy	SWF	В	1972	34.750	33.850	\$281,042	29,788	88%	\$8.30	\$247,317	\$129.841	52.50%	\$117,476	7.5%	\$1,566,000		\$1,566,0
	132611 Easy Stor	4711 Brookdale	SWF	A	1984	41,500	40,300	\$305,760	36,270	90%	\$7.59	\$275,184	\$151,351	55.00%	\$123,833	7.5%	\$1,651,000		\$1,651,00
	136146 Budget Storage +++	1628 Pearlie Dr	NWF	D	1995	3,300	3,300	\$22,620	957	29%	\$6.85	\$6,560	\$3,280	50.00%	\$3,280	7.5%	\$44,000		\$44.00
	138963 Blue Sky Self Storage +++	2616 Southwest Pkwy	SWF	Α	1984	57,072	44,210	\$373,200	39,789	90%	\$8.44	\$335,880	\$167,940	50.00%	\$167,940	7.5%	\$2,239,200	\$634,119	\$2,873,00
	139464 KO Storage of Wichita Falls	1602 Loop 11	NWF	Α	2009	24,000	23,400	\$190,080	20,592	88%	\$8.12	\$167,270	\$91,999	55.00%	\$75,272	7.5%	\$1,004,000		\$1,004,0
Х	142074 StoreLine Wichita Falls LLC	4515 Southwest Pkwy	SWF	Α	1974	43,623	42,613	\$398,498	38,352	90%	\$9.35	\$358,648	\$197,257	55.00%	\$161,392	7.5%	\$2,152,000		\$2,152,0
	142099 F&J Distributing +++	5124 Lake Shore	SWF	D	1970	48,500	40,500	\$73,980	30,375	75%	\$1.83	\$55,485	\$27,743	50.00%	\$27,743	7.5%	\$369,900	\$93,198	\$463,0
Х	142107 Larry's Marine	5007 Lake Shore ****	SWF	В	1985	37,980	26,180	\$61,920	14,399	55%	\$2.37	\$34,056	\$17,879	52.50%	\$16,177	7.5%	\$215,688	\$372,906	\$589,0
	142470 Neighborhood Self Stor	1922 8th	NWF	С	1984	2,200	2,200	\$6,960	1,540	70%	\$3.16	\$4,872	\$2,436	50.00%	\$2,436	7.5%	\$32,000		\$32,0
	145408 U-Haul Self Storage +++	2817 Kell Blvd.	SWF	A	1980	55,090	45,970	\$477,693	39,075	85%	\$10.39	\$406,039	\$223,321	55.00%	\$182,718	7.5%	\$2,436,234	\$474,022	\$2,910,0
	147183 National Mini-storage	5300 A Burkburnett	NWF	C	1974	11,942	11,270	\$50,940	6,311	56%	\$4.52	\$28,526	\$14,263	50.00%	\$14,263	7.5%	\$190,176	\$31,558	\$222,0
-+	147187 Pilot Self Storage 151457 Tic-A-Lok	5308 Burkburnett	NWF NWF	D D	1978 1982	11,800 2,750	11,800 2,750	\$87,720 \$6,000	5,900 2,475	50% 90%	\$7.43 \$2.18	\$43,860 \$5,400	\$21,930 \$2,700	50.00% 50.00%	\$21,930 \$2,700	7.5% 7.5%	\$292,000 \$36,000	-	\$292,0 \$36,0
-+	151457 Tic-A-Lok 153548 Just Store It	2911 Baltimore 3801 Jacksboro	SWF	A	1982	2,750 51,151	36,138	\$6,000 \$418,020	2,475	90% 82%	\$2.18 \$11.57	\$5,400 \$342,776	\$2,700 \$188,527	50.00%	\$2,700 \$154,249	7.5%	\$36,000	-	\$36,0 \$2,057,0
-	155896 C & C Self Storage	5006 Ditto	SWF	D	1982	4,780	4,780	\$418,020 \$16,560	4,541	95%	\$3.46	\$342,776	\$188,527	50.00%	\$154,249	7.5%	\$2,057,000	-	\$2,057,0
- +	156236 All Size Self Storage	4111 Jacksboro Hwy	SWF	A	1993	63,300	63,100	\$567,492	53,004	84%	\$8.99	\$476,693	\$262,181	55.00%	\$214,512	7.5%	\$2,860,000		\$2,860,0
Х	157479 Mr. G's Self Stor All 3	1821 10th	NWF	C	2001	2.840	2.840	\$42,480	1,420	50%	\$14.96	\$21,240	\$10.620	50.00%	\$10.620	7.5%	\$142,000		\$2,000,0
x	158858 StoreLine Wichita Falls LLC	1408 10th St	NWF	C	2001	5.963	5.963	\$54,720	3.378	57%	\$9.18	\$30,999	\$15,499	50.00%	\$15,499	7.5%	\$207,000		\$207,0
	159368 Turn Key Storage	1081 Lamar	NWF	В	1967	98,237	83,188	\$476,424	79,029	95%	\$5.73	\$452,603	\$248,932	55.00%	\$203,671	7.5%	\$2,716,000		\$2,716,0
	300063 Red River Self Storage	9 Commerce	BB	A	2005	48,700	47,500	\$404,220	36,100	76%	\$8.51	\$307,207	\$168,964	55.00%	\$138.243	7.5%	\$1,843,000		\$1,843.0
	338090 Baize Self Storage All 5	, commorce	IP	D	2010	12,640	12,640	\$64,620	8,848	70%	\$5.11	\$45,234	\$22,617	50.00%	\$22,617	7.5%	\$302,000		\$302,0
	447200 Milner Daniel	S Bond	IP	D	2008	1,400	1,400	\$6,960	1,050	75%	\$4.97	\$5,220	\$2,610	50.00%	\$2,610	7.5%	\$35,000		\$35,0
Х	450587 AAA Whatley Self Storage	6308 Kell Blvd	NWF	В	1997	16,400	16,200	\$94,885	14,742	91%	\$5.86	\$86,345	\$45,331	52.50%	\$41,014	7.5%	\$547,000		\$547,0
	467976 Wichita Falls Self Storage	5432 Southwest	SWF	A	2020	66,362	66,000	\$530,808	39,600	60%	\$8.04	\$318,485	\$175,167	55.00%	\$143,318	7.5%	\$1,911,000		\$1,911,0
	471994 RV & Boat Storage	7541 N Central Fr	NWF	С	2022	11,700	11,700	\$45,000	8 775	75%	\$3.85	\$33,750	\$16,875	50.00%	\$16,875	7.5%	\$225,000		\$225,00

Notes multiple locations \$54,598,000.00

								ноте	I. / M	OTEL VA	LUAT	TION SPR	EADSE	HEET - 202.	3						
IPF	PID	Account	Hotel/Motel	Econ	Age	Prop	# of	Total	Expns	NOI	Сар	Value		Value	Value	BEV	Eff	Value	2023	2023	2022
		Number		Area	8	Cond	Rms	Revenue	•		Rate	Indication	Gr Rev	Indication	Indication		Cap	Indication	Value	Value/Rm	Value
												Direct Cap	Multip	GRM			Rate				Real & BPP
			HOTELS (W/ RESTAUR	RANT)																	
\sqcup	135239	3080 004 0000	Inn at the Falls	NWF	1984	Good	167	Closed										\$1,500,000	\$1,500,000	\$8,982	\$1,500,000
	158922	0030 400 0000	The New Grand Hotel	NWF	1982	Good	241	Closed										\$1,500,000	\$1,500,000	\$6,224	\$1,500,000
			LIMITED SERVICE					Income does n	ot reflect	full year											
	154017	0720 017 0200	Residence Inn	NWF	2023	Excelle	112	Under Constru	iction										\$8,000,000	\$71,429	\$6,850,000
	100285	2303 501 0000	Home2 Suites & Tru	SWF	2022	Excelle	151	\$4,345,981	75%	\$1,086,495	10.75%	\$10,106,933	3.25	\$14,124,438	\$11,713,935	13%	10.66%	\$10,191,123	\$10,191,000	\$67,490	\$6,857,000
	105075	2303 114 2300	La Quinta Inn & Suites	SWF	2013	Good	80	\$2,187,868	75%	\$546,967	10.75%	\$5,088,064	3.25	\$7,110,570	\$5,897,067	13%	10.66%	\$5,130,448	\$5,130,000	\$64,125	\$4,592,000
	123417	4740 003 0000	Fairfield Inn & Suites	NWF	2015	Excelle	89			\$0			3.25	\$0	\$0	13%	0.00%	\$5,500,000	\$5,500,000	\$61,798	\$2,000,000
	339153	0386 020 0200	Courtyard by Marriott	SWF	2008	Good	93	\$3,234,732	75%	\$808,683	10.75%	\$7,522,633	3.00	\$9,704,196	\$8,395,258	13%	11.07%	\$7,303,874	\$7,304,000	\$78,538	\$6,509,000
	101425	0720 012 1700	Holiday Express	NWF	2007	Good	80	\$2,722,977	75%	\$680,744	10.75%	\$6,332,505	3.00	\$8,168,931	\$7,067,075	13%	11.07%	\$6,148,355	\$6,148,000	\$76,850	\$5,599,000
	101720	0720 015 0300	Baymont Inn & Suites	NWF	2007	Good	65	\$1,657,446	75%	\$414,362	11.00%	\$3,766,923	2.75	\$4,557,977	\$4,083,344	13%	11.66%	\$3,552,509	\$3,553,000	\$54,662	\$2,503,000
	462478	0720 015 0600	Natures Inn	NWF	2007	Good	49	\$391,090	75%	\$97,773	11.00%	\$888,842	2.25	\$879,953	\$885,286	0%	12.69%	\$770,199	\$770,000	\$15,714	\$950,000
	338475	4740 011 0200	Candlewood	NWF	2006	Good	75	\$1,854,965	75%	\$463,741	11.00%	\$4,215,830	3.25	\$6,028,636	\$4,940,952	13%	10.79%	\$4,298,628	\$4,299,000	\$57,320	\$4,137,000
Х	103733	2303 114 3000	Best Western Plus Universi	i SWF	2006	Good	78	\$1,610,622	75%	\$402,656	11.00%	\$3,660,505	3.00	\$4,831,866	\$4,129,049	13%	11.21%	\$3,592,273	\$3,592,000	\$46,051	\$2,763,000
	301024	5N01 040 0500	Best Western	BB	2005	Good	80	\$1,204,576	75%	\$301,144	11.00%	\$2,737,673	3.00	\$3,613,729	\$3,088,096	13%	11.21%	\$2,686,643	\$2,687,000	\$33,588	\$2,168,000
	100286	2303 502 0000	Homewood Suites	SWF	2004	Good	73	\$3,190,943	78%	\$702,008	11.00%	\$6,381,887	2.75	\$8,775,094	\$7,339,170	13%	10.99%	\$6,385,078	\$6,385,000	\$87,466	\$5,465,000
	102100	4660 003 0000	Hampton Inn	SWF	2004	Good	74	\$2,428,026	78%	\$534,166	10.75%	\$4,968,984	3.00	\$7,284,079	\$5,895,022	13%	10.42%	\$5,128,669	\$5,129,000	\$69,311	\$4,085,000
	104379	2303 114 2900	Staybridge\ Suites	SWF	2000	Good	90	\$2,045,002	75%	\$511,250	11.00%	\$4,647,731	3.00	\$6,135,005	\$5,242,641	13%	11.21%	\$4,561,097	\$4,561,000	\$50,678	\$3,793,000
	106720	2303 114 2100	Comfort Inn & Suites (Fair	rSWF	1995	Avg	63	\$1,326,931	75%	\$331,733	11.00%	\$3,015,753	2.75	\$3,649,061	\$3,269,076	13%	11.66%	\$2,844,096	\$2,844,000	\$45,143	\$1,550,000
	125716	4200 014 0000	Oyo Motel	NWF	2000	Avg	42	\$303,837	75%	\$75,959	11.00%	\$690,539	2.75	\$835,552	\$748,544	13%	11.66%	\$651,233	\$651,000	\$15,500	\$650,000
	137052	2820 001 0000	Super 8	NWF	1995	Avg	103	\$759,689	75%	\$189,922	12.00%	\$1,582,686	2.50	\$1,899,223	\$1,709,301	13%	12.77%	\$1,487,092	\$1,487,000	\$14,437	\$1,593,000
	103305	4740 008 0300	Quality Inn	NWF	1999	Avg	88	\$647,500	75%	\$161,875	11.00%	\$1,471,591	2.75	\$1,780,625	\$1,595,205	13%	11.66%	\$1,387,828	\$1,388,000	\$15,773	\$1,623,000
	103299	4740 008 0200	Executive Inn	NWF	1996	Avg	66	\$522,833	78%	\$115,023	12.00%	\$958,528	2.50	\$1,307,083	\$1,097,950	13%	12.04%	\$955,217	\$955,000	\$14,470	\$757,000
	125831	4190 001 0000	Red Roof Inn	NWF	1990	Avg	111	\$617,343	78%	\$135,815	13.00%	\$1,044,734	2.25	\$1,389,022	\$1,182,449	13%	13.20%	\$1,028,731	\$1,029,000	\$9,270	\$1,077,000
	137055	2820 004 0000	Comfort Inn (formerly)Nor	nWF	1986	Avg	118	\$2,515,759	78%	\$553,467	13.00%	\$4,257,439	2.25	\$5,660,459	\$4,818,647	13%	13.20%	\$4,192,223	\$4,192,000	\$35,525	\$2,770,000
	155373	0520 001 0000	Econo Lodge	NWF	1985	Avg	110	\$744,410	78%	\$163,770	13.00%	\$1,259,770	2.00	\$1,488,819	\$1,351,390	8%	13.93%	\$1,175,709	\$1,176,000	\$10,691	\$1,035,000
	123580	4680 003 0300	Howard Johnson	NWF	1985	Avg	57	\$328,847	78%	\$72,346	13.00%	\$556,511	2.25	\$739,907	\$629,869	8%	13.20%	\$547,986	\$548,000	\$9,614	\$523,000
	123420	4740 007 0100	America's Best Value Inn (NWF	1985	Avg	81	\$356,683	75%	\$89,171	12.00%	\$743,089	2.50	\$891,707	\$802,536	8%	12.77%	\$698,206	\$698,000	\$8,617	\$661,000
	137059	2820 008 0000	La Quinta Inn	NWF	1980	Avg	139	\$1,487,139	75%	\$371,785	11.00%	\$3,379,861	2.25	\$3,346,063	\$3,366,342	13%	12.69%	\$2,928,717	\$2,929,000	\$21,072	\$3,689,000
	109687	7R20 255 0100	Electra Inn	EL	1982	Avg	20	\$17,106	75%	\$4,276	13.00%	\$32,896	2.25	\$38,488	\$35,132	0%	13.99%	\$30,565	\$31,000	\$1,550	\$43,000

Notes:

158696

0030 700 0000

462478 - Natures Inn now Independent. Valuation based on stablized income from past two years.

America's Best Value Inn, also while built in 1972, was renovated in 1998 and has a newer effective age.

\$338,248

75%

123580 - Ramada Limited, purchased 2015 name change to Howard Johnson.

1976 Avg

NWF

La Quinta Inn, also while built in 1972, was renovated in 1994 and has a newer effective age.

Fairfield Inn & Suites shut down since Feb. 2021 due to freeze causing burst pipes throuhgout. Valuation is cost minus cost to cure found in the column Loss to Lease.

\$84,562

13.00%

\$650,477

2.25

\$761,058

\$694,709

13.23%

\$639,13

\$639,000

\$18,257

\$330,000

Oyo Motel

IPF	PID	Account Number	Hotel/Motel	Econ Area	Age	Prop Cond	# of Rms	Total Revenue	Expns	NOI	Cap Rate	Value Indication	Gr Rev Multip	Value Indication	Value Indication	BEV	Eff Cap	Adjusted Value	2023 Value	2023 Value/Rm	2022 Value
		1,000				Conu		210 / 01140				Direct Cap	шир	GRM	211010001011		Rate	, 4140	,	7 41440/ 2222	,
			MOTELS Older than 19	70	-																
	158888	0030 552 0000	Delux Inn (formerly)Trade	NWF	1963	Fair	69	\$551,510	78%	\$121,332	13.00%	\$933,325	1.90	\$1,047,870	\$979,143	8%	13.47%	\$900,812	\$901,000	\$13,055	\$702,000
	123415	4740 001 0000	Motel 6 (America's Best V	aNWF	1963	Fair	92	\$841,255	78%	\$185,076	13.00%	\$1,423,662	1.90	\$1,598,384	\$1,493,551	8%	13.47%	\$1,374,067	\$1,374,000	\$14,936	\$1,048,000
	135238	3080 001 0000	Scotland Park Motel	NWF	1963	Fair	20	\$100,000	78%	\$22,000	13.50%	\$162,963	1.90	\$190,000	\$173,778	0%	13.76%	\$159,876	\$160,000	\$7,994	\$163,000
	123608	4700 018 0000	River Walk Suites*	NWF	1958	Fair	50	\$91,164	75%	\$22,791	13.50%	\$850,000	1.90	\$850,000	\$850,000	0%	2.68%	\$850,000	\$850,000	\$17,000	\$850,000
	123604	4700 014 0000	Royal Motel	NWF	1958	Fair	18	\$53,064	75%	\$13,266	13.50%	\$98,266	1.90	\$100,821	\$99,288	0%	14.52%	\$91,345	\$91,000	\$5,075	\$100,000
	124109	4550 089 0000	Wayfarer Motel	SWF	1958	Fair	60	\$409,737	78%	\$90,142	14.00%	\$643,873	1.90	\$778,501	\$697,724	0%	14.04%	\$641,906	\$642,000	\$10,698	\$619,000
	123598	4700 008 0000	Circle Inn	NWF	1956	Fair	56	\$164,000	75%	\$41,000	14.00%	\$292,857	1.90	\$311,600	\$300,354	0%	13.67%	\$300,000	\$300,000	\$5,357	\$275,000
	142406	1850 014 0000	Catalina Motel	SWF	1951	Fair	48	\$82,985	75%	\$20,746	14.00%	\$148,187	1.70	\$141,074	\$145,342	0%	15.52%	\$133,714	\$134,000	\$2,786	\$130,000
	119365	5N01 057 0000	Twilite Inn	BB	1950	Fair	18	\$54,122	75%	\$13,530	14.00%	\$96,646	1.70	\$92,007	\$94,790	0%	15.52%	\$87,207	\$87,000	\$4,845	\$87,000
	125882	4180 004 0000	Eagle Inn	NWF	1946	Fair	12	\$21,756	75%	\$5,439	14.00%	\$38,851	1.70	\$36,986	\$38,105	0%	15.52%	\$35,056	\$35,000	\$2,921	\$39,000
	146830	1310 010 0000	Sleepwell Motel	NWF	1940	Fair	12	\$32,648	75%	\$8,162	14.00%	\$58,299	1.70	\$55,501	\$57,180	0%	15.52%	\$52,606	\$53,000	\$4,384	\$75,000
	119797	5M06 020 0000	Ranch House Motel	BB	1930	Fair	13	\$44,504	75%	\$11,126	14.00%	\$79,471	1.70	\$75,657	\$77,946	0%	15.52%	\$71,710	\$72,000	\$5,516	\$71,000
	125879	4180 001 0000	Falls Motel	NWF	1929	Fair	14	\$57,244	75%	\$14,311	14.00%	\$102,222	1.70	\$97,315	\$100,259	0%	15.52%	\$92,239	\$92,000	\$6,588	\$97,000
	152950	0860 108 0000	Old Holiday Inn East	SWF	1958	V Poor		N/A				N/A	1.90	N/A		0%		\$9,575	\$9,575		\$9,575
	142309	1860 030 0000	Triple D Motel	SWF	1951	Poor		N/A								0%		\$14,500	\$14,500		\$14,500
	142397	1850 009 0000	Budget (Capri) Inn	SWF	1949	Poor	27	N/A								0%		\$18,000	\$18,000		\$18,000
	142399	1850 011 0100	Bel Air Motel	SWF		V Poor		N/A				N/A				0%		\$20,000	\$20,000		\$36,000
																		· .			-
													i								

Note: River Walk Suites* Maxima's Club & New Nite Club Renovating some rooms to short term apartment rentals. Property is adjusted accordingly.

Tradewinds sold July 2002 removed two bldgs now have 69 remodeled rooms open for 2009. Now flagged as Motel 6.

Circle Inn has a night club which has been vacant for several years. Is not reporting total motel income to state. Long term rentals

Scotland Parke Motel has started to rent some rooms as apartments.

Catalina has small store attached which is closed.

\$91,668,246

\$81,906,075

Notes: Through research within our market we found the flag (brand) of a property has affects on the sale.

Accordingly, adjustments to the cap rates and adjustments to the Gross Revenue Multipliers were made.

There are a few properties with deferred maintenance issues. On those properties the expense ratio is adjusted

to 75%.

Gross Revenue Multipliers are adjusted for age, condition, location, and flag.

11.92%

Income History for Three Years

Percent	Account	Hotel/Motel	2016	2017	2018	2019	2020	2021	2022	Stabilized	Percent	ADR	OCC	REVPAR		Sales	Sale	\$ Price
Change	Number		Income	Income	Income	Income	Income	Income	Income	Income	Change					Price	Date	per Rm
0.00%	3080 004 0000	Inn at the Falls	\$266,814	\$0	\$0	\$0	\$0	\$0	\$0	\$0]	0.00	0.0%	0.00				
0.00%	0030 400 0000	The New Grand Hotel	\$0	\$0	\$0	\$0	\$0	\$0	\$0	\$0		0.00	0.0%	0.00				
											_				_			

Income does not reflect full year

17.50% 4740 003 0000 Fairfield Inn & Suites \$2,117,810 \$2,336,516 \$2,148,871 \$2,215,186 \$1,718,037 \$2,432,816 \$1,915,601 \$2,187,868 \$-21,26% \$87,61 74.9% 6															
175.00% 4740 003 0000 Fairfield In & Suites \$156,500 \$2,478,664 \$2,831,975 \$2,218,275 \$313,645 \$110,637 \$51,085,419 \$-64,73% \$86.71 \$3.9% \$12.21% \$0386 020 0200 Courtyard by Marriott \$2,828,865 \$3,293,299 \$2,909,811 \$3,103,149 \$2,170,832 \$3,238,619 \$3,362,428 \$3,234,732 \$3.82% \$131,33 \$75,4% \$9.98 \$0720 015 0300 \$83ymort Inn & Suites \$1,355,187 \$1,214,599 \$844,973 \$1,457,418 \$1,033,985 \$1,805,490 \$1,709,430 \$1,675,446 \$5.36 \$1,144,446 \$1,444 \$1,4		2303 501 0000	Home2 Suites & Tru						\$3,138,156	\$5,553,806	\$4,345,981	76.98%	132.08	76.3%	100.77
12.21% 0386 020 0200 Courtyard by Marriott \$2,828,865 \$2,923,299 \$2,909,811 \$31,03,149 \$2,170,832 \$3,238,619 \$3,362,428 \$3,234,732 \$3.82% \$131.33 \$75.4% \$9.81% 0720 012 1700 Holiday Inn Express \$2,360,815 \$2,655,637 \$2,492,082 \$2,539,601 \$1,601,178 \$2,832,638 \$2,796,692 \$2,722,977 \$1.27% \$124.84 \$76.7% \$9.41,93% 0720 015 0300 Baymont Inn & Suites \$1,355,187 \$1,214,599 \$844,973 \$1,457,418 \$1,033,985 \$1,805,490 \$1,709,430 \$1,657,446 \$5.32% \$111.46 \$64.6% \$7.41,93% \$0.900 15 0600 Natures Inn \$1,032,170 \$845,805 \$930,937 \$803,725 \$362,066 \$435,040 \$376,165 \$391,090 \$1.384,965 \$1,882,701 \$1,700,430 \$1,674,461 \$1,000 \$1,886,161 \$2,046,554 \$1,853,448 \$1,912,028 \$1,428,682 \$1,882,701 \$1,770,166 \$1,854,965 \$-5,98% \$87.7 \$74.2% \$6.30,114 \$300 Best Western Plus Univers \$1,499,071 \$1,383,553 \$1,526,293 \$1,519,317 \$1,102,820 \$1,659,631 \$1,652,918 \$1,610,622 \$0.40% \$78.47 \$74.0% \$5.239,947 \$1,903,760 \$1,903,700 \$1	11.73%	2303 114 2300	La Quinta Inn & Suites	\$2,117,810	\$2,336,516	\$2,148,871	\$2,215,186	\$1,718,037	\$2,432,816	\$1,915,601	\$2,187,868	-21.26%	87.61	74.9%	65.60
9.81% 0720 012 1700 Holiday Inn Express \$2,360.815 \$2,655,637 \$2,492.082 \$2,539,601 \$1,601.178 \$2,832,638 \$2,796,692 \$2,722,977 \$1.27% 124.84 76.7% 9 \$41.93% 0720 015 0300 Baymont Inn & Suites \$1,355,187 \$1,214,599 \$844,973 \$1,457,418 \$1,033,985 \$1,805,490 \$1,709,430 \$1,657,446 \$5.32% 111.46 64.6% 7 \$1.89,900 \$1,000	175.00%	4740 003 0000	Fairfield Inn & Suites		\$156,506	\$2,478,664	\$2,831,975	\$2,218,275	\$313,645	\$110,637	\$1,085,419	-64.73%	86.71	3.9%	3.41
41,93% 0720 015 0300 Baymont Inn & Suites \$1,355,187 \$1,214,599 \$844,973 \$1,457,418 \$1,033,985 \$1,805,490 \$1,709,430 \$1,657,446 \$7.35% \$111.46 \$64.6% \$7.18,93% \$1,400 11 0200 \$1,000 \$1	12.21%	0386 020 0200	Courtyard by Marriott	\$2,828,865	\$2,923,299	\$2,909,811	\$3,103,149	\$2,170,832	\$3,238,619	\$3,362,428	\$3,234,732	3.82%	131.33	75.4%	99.06
-18.93%	9.81%	0720 012 1700	Holiday Inn Express	\$2,360,815	\$2,655,637	\$2,492,082	\$2,539,601	\$1,601,178	\$2,832,638	\$2,796,692	\$2,722,977	-1.27%	124.84	76.7%	95.78
3.91% 4740 011 0200 Candlewood \$1,886,161 \$2,046,554 \$1,853,448 \$1,912,028 \$1,428,682 \$1,882,701 \$1,770,166 \$1,854,965 \$-5,98% \$87.15 74.2% 6 30.01% 2303 114 3000 Best Western Plus Univers \$1,499,071 \$1,383,553 \$1,526,293 \$1,519,317 \$1,102,820 \$1,659,631 \$1,652,918 \$1,610,622 \$-0.40% 78.47 74.0% 5 23.92% 5801 040 0500 Best Western \$849,417 \$1,066,161 \$931,950 \$1,119,781 \$910,574 \$1,190,376 \$1,303,572 \$1,204,576 \$9.51% 77.26 57.8% 41.616,84% 2303 502 0000 Homewood Suites \$2,925,546 \$3,150,231 \$3,101,685 \$3,170,643 \$2,568,702 \$3,090,762 \$3,311,425 \$3,190,943 \$7.14% 156.54 79.4% 12.25.55% 4660 003 0000 Hampton Inn \$2,397,802 \$2,244,065 \$2,363,750 \$1,2443,577 \$1,645,660 \$2,441,025 \$2,399,477 \$2,428,026 \$7.14% 156.54 79.4% 12.20.25% 2303 114 2900 Staybridge Suites \$559,885 \$0 \$561,020 \$1,897,375 \$1,941,988 \$2,224,340 \$2,013,290 \$2,045,002 \$9.49,9% 89.62 \$68.4% 60.093 0000 Qo Motel/Travelodge \$277,421 \$284,254 \$270,687 \$275,398 \$246,023 \$316,254 \$319,859 \$303,837 \$1.14% 44.07 47.3% 22.61.68% 4740 008 0300 Quality Inn \$848,619 \$928,633 \$779,812 \$572,000 \$388,050 \$673,500 \$697,000 \$647,500 \$3.99,71 46.1% 14.49% 4740 008 0200 Executive Inn \$452,515 \$404,950 \$608,000 \$552,500 \$339,000 \$467,000 \$549,000 \$522,833 \$1.25% \$82.001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 \$744,410 \$1.18% 42.22 41.2% 15.36% 4740 008 00300 Howard Johnson \$334,312 \$362,616 \$410,804 \$352,869 \$774,40 \$322,024 \$4007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$322,254 \$401,765 \$339,600 \$355,683 \$1.54% 33.53 34.3% 1	41.93%	0720 015 0300	Baymont Inn & Suites	\$1,355,187	\$1,214,599	\$844,973	\$1,457,418	\$1,033,985	\$1,805,490	\$1,709,430	\$1,657,446	-5.32%	111.46	64.6%	72.05
30.01% 2303 114 3000 Best Western Plus Univers \$1,499.071 \$1,383,553 \$1,526,293 \$1,519,317 \$1,102,820 \$1,659,631 \$1,652,918 \$1,610,622 \$-0.40% 78.47 74.0% 5 \$23.92% 5N01 040 0500 Best Western \$849,417 \$1,066,161 \$931,950 \$1,119,781 \$910,574 \$1,190,376 \$1,303,572 \$1,204,576 \$9.51% 77.26 57.8% 44 \$16.84% 2303 502 0000 Homewood Suites \$2,925,546 \$3,150,231 \$3,101,685 \$3,170,643 \$2,568,702 \$3,090,762 \$33,311,425 \$3,190,943 \$7.14% 156.54 79.4% 12 \$25.55% 4660 003 0000 Hampton Inn \$2,397,802 \$2,244,065 \$2,363,750 \$2,443,577 \$1,645,660 \$2,441,025 \$2,399,477 \$2,428,026 \$-1.70% 117.78 75.4% 88 \$2.025% 2303 114 2900 \$1,0	-18.93%	0720 015 0600	Natures Inn	\$1,032,170	\$845,805	\$930,937	\$803,725	\$362,066	\$435,040	\$376,165	\$391,090	-13.53%	48.67	43.2%	21.03
23.92% 5N01 040 0500 Best Western \$849,417 \$1,066,161 \$931,950 \$1,119,781 \$910,574 \$1,190,376 \$1,303,572 \$1,204,576 \$9.51% 77.26 57.8% 4 16.84% 2303 502 0000 Homewood Suites \$2,925,546 \$3,150,231 \$3,101,685 \$3,170,643 \$2,568,702 \$3,090,762 \$3,311,425 \$3,190,943 7.14% 156.54 79.4% 12 25.55% 4660 003 0000 Hampton Inn \$2,397,802 \$2,244,065 \$2,363,750 \$2,443,577 \$1,645,660 \$2,441,025 \$2,399,477 \$2,428,026 -1.70% 117.78 75.4% 8 20.25% 2303 114 2900 Staybridge Suites \$559,885 \$0 \$561,020 \$1,897,375 \$1,941,988 \$2,224,340 \$2,013,290 \$2,045,002 9.49% 89.62 68.4% 60 0.10	3.91%	4740 011 0200	Candlewood	\$1,886,161	\$2,046,554	\$1,853,448	\$1,912,028	\$1,428,682	\$1,882,701	\$1,770,166	\$1,854,965	-5.98%	87.15	74.2%	64.66
16.84% 2303 502 0000 Homewood Suites \$2,925,546 \$3,150,231 \$3,101,685 \$3,170,643 \$2,568,702 \$3,090,762 \$3,311,425 \$3,190,943 7.14% 156.54 79.4% 12 25.55% 4660 003 0000 Hampton Inn \$2,397,802 \$2,244,065 \$2,363,750 \$2,443,577 \$1,645,660 \$2,441,025 \$2,399,477 \$2,428,026 -1.70% 117.78 75.4% 8 20.25% 2303 114 2900 Staybridge Suites \$559,885 \$0 \$561,020 \$1,897,375 \$1,941,988 \$2,224,340 \$2,013,290 \$2,045,002 -9.49% 89.62 68.4% 68 3.49% 2303 114 2100 Comfort Inn & Suites (Fai \$1,388,218 \$367,440 \$532,869 \$918,427 \$660,199 \$1,553,156 \$1,509,211 \$1,326,931 -2.83% 85.75 76.5% 60 0.19% 4200 014 0000 Oyo Motel/Travelodge \$277,421 \$284,254 \$270,687 \$275,398 \$246,023 \$316,254 \$319,859 \$303,837 1.14% 44.07 47.3% 29 0.665% 2820 001 0000 Super 8 \$845,982 \$854,210 \$884,139 \$775,005 \$420,354 \$815,137 \$668,926 \$759,689 -15.48% 39.71 46.1% 1 1.449% 4740 008 0300 Quality Inn \$848,619 \$928,633 \$779,812 \$572,000 \$385,050 \$673,500 \$697,000 \$647,500 \$3.49% 45.02 48.2% 20 4.48% 4190 001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 -21.57% 30.44 38.0% 1 15.66% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$339,600 \$356,683 -15.47% 33.53 34.3% 1 5.66% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,863 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	30.01%	2303 114 3000	Best Western Plus Univers	\$1,499,071	\$1,383,553	\$1,526,293	\$1,519,317	\$1,102,820	\$1,659,631	\$1,652,918	\$1,610,622	-0.40%	78.47	74.0%	58.06
25.55% 4660 003 0000 Hampton Inn \$2,397,802 \$2,244,065 \$2,363,750 \$2,443,577 \$1,645,660 \$2,441,025 \$2,399,477 \$2,428,026 -1.70% 117.78 75.4% 8 20.25% 230 114 2900 Staybridge Suites \$559,885 \$0 \$561,020 \$1,897,375 \$1,941,988 \$2,224,340 \$2,013,290 \$2,045,002 -9.49% 89.62 68.4% 68 230 31 14 2100 Comfort Inn & Suites (Fai \$1,388,218 \$367,440 \$532,869 \$918,427 \$660,199 \$1,553,156 \$1,509,211 \$1,326,931 -2.83% 85.75 76.5% 60 0.19% 4200 014 0000 Oyo Motel/Travelodge \$277,421 \$284,254 \$270,687 \$275,398 \$246,023 \$316,254 \$319,859 \$303,837 \$1.14% 44.07 47.3% 22 46.65% 2820 001 0000 Super 8 \$845,982 \$854,210 \$884,139 \$775,005 \$420,354 \$815,137 \$688,926 \$759,689 -15.48% 39.71 46.1% 1 1.44,490 001 000 Quality Inn \$848,619 \$928,633 \$779,812 \$572,000 \$385,050 \$6673,500 \$667,500 \$647,500 \$440,000 \$522,833 \$17.56% 48.03 47.4% 22 44.8% 4190 001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 -21.57% 30.44 38.0% 1 15.34% 2820 004 0000 Comfort Inn (formerly)No \$1,561,097 \$1,830,009 \$1,902,041 \$2,128,205 \$1,331,440 \$2,602,813 \$2,816,260 \$2,515,759 \$2.00 \$60.00 \$6	23.92%	5N01 040 0500	Best Western	\$849,417	\$1,066,161	\$931,950	\$1,119,781	\$910,574	\$1,190,376	\$1,303,572	\$1,204,576	9.51%	77.26	57.8%	44.64
20.25% 2303 114 2900 Staybridge Suites \$559,885 \$0 \$561,020 \$1,897,375 \$1,941,988 \$2,224,340 \$2,013,290 \$2,045,002 \$-9.49% 89.62 68.4% 683.49% 2303 114 2100 Comfort Inn & Suites (Fai \$1,388,218 \$367,440 \$532,869 \$918,427 \$660,199 \$1,553,156 \$1,509,211 \$1,326,931 \$-2.83% 85.75 76.5% 60.19% 4200 014 0000 Oyo Motel/Travelodge \$277,421 \$284,254 \$270,687 \$275,398 \$246,023 \$316,254 \$319,859 \$303,837 \$1.14% 44.07 47.3% 29.000 \$2,000	16.84%	2303 502 0000	Homewood Suites	\$2,925,546	\$3,150,231	\$3,101,685	\$3,170,643	\$2,568,702	\$3,090,762	\$3,311,425	\$3,190,943	7.14%	156.54	79.4%	124.28
83.49% 2303 114 2100 Comfort Inn & Suites (Fai \$1,388,218 \$367,440 \$532,869 \$918,427 \$660,199 \$1,553,156 \$1,509,211 \$1,326,931 \$-2.83% \$85.75 76.5% 6	25.55%	4660 003 0000	Hampton Inn	\$2,397,802	\$2,244,065	\$2,363,750	\$2,443,577	\$1,645,660	\$2,441,025	\$2,399,477	\$2,428,026	-1.70%	117.78	75.4%	88.84
0.19% 4200 014 0000 Oyo Motel/Travelodge \$277,421 \$284,254 \$270,687 \$275,398 \$246,023 \$316,254 \$319,859 \$303,837 \$1.14% 44.07 47.3% 2 -6.65% 2820 001 0000 Super 8 \$845,982 \$854,210 \$884,139 \$775,005 \$420,354 \$815,137 \$688,926 \$759,689 -15.48% 39.71 46.1% 1 -14.49% 4740 008 0300 Quality Inn \$848,619 \$928,633 \$779,812 \$572,000 \$385,050 \$673,500 \$697,000 \$647,500 \$3.49% 45.02 48.2% 2 -26.18% 4740 008 0200 Executive Inn \$452,515 \$404,950 \$608,000 \$552,500 \$339,000 \$467,000 \$549,000 \$522,833 17.56% 48.03 47.4% 2 -4.48% 4190 001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 -21.57% 30.44 38.0% 1 -51.34% 2820 004 0000 Comfort Inn (formerly)No \$1,561,097 \$1,830,009 \$1,902,041 \$2,128,205 \$1,331,440 \$2,602,813 \$2,816,260 \$2,515,759 8.20% 76.00 86.0% 6 -13.60% 0520 001 0000 Econo Lodge \$714,820 \$708,213 \$946,645 \$906,789 \$740,360 \$628,106 \$698,334 \$744,410 11.18% 42.22 41.2% 1 -4.78% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 -5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	20.25%	2303 114 2900	Staybridge Suites	\$559,885	\$0	\$561,020	\$1,897,375	\$1,941,988	\$2,224,340	\$2,013,290	\$2,045,002	-9.49%	89.62	68.4%	61.29
-6.65% 2820 001 0000 Super 8 \$845,982 \$854,210 \$884,139 \$775,005 \$420,354 \$815,137 \$688,926 \$759,689 -15.48% 39.71 46.1% 1 -14.49% 4740 008 0300 Quality Inn \$848,619 \$928,633 \$779,812 \$572,000 \$385,050 \$6673,500 \$697,000 \$647,500 \$3.49% 45.02 48.2% 2 -14.49% 4740 008 0200 Executive Inn \$452,515 \$404,950 \$608,000 \$552,500 \$339,000 \$467,000 \$549,000 \$522,833 17.56% 48.03 47.4% 2 -14.48% 4190 001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 -21.57% 30.44 38.0% 1 -15.48% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 -15.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	83.49%	2303 114 2100	Comfort Inn & Suites (Fair	\$1,388,218	\$367,440	\$532,869	\$918,427	\$660,199	\$1,553,156	\$1,509,211	\$1,326,931	-2.83%	85.75	76.5%	65.63
-14.49% 4740 008 0300 Quality Inn \$848,619 \$928,633 \$779,812 \$572,000 \$385,050 \$697,000 \$647,500 \$3.49% 45.02 48.2% 2 26.18% 4740 008 0200 Executive Inn \$452,515 \$404,950 \$608,000 \$552,500 \$339,000 \$467,000 \$549,000 \$522,833 17.56% 48.03 47.4% 2 44.8% 4190 001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 -21.57% 30.44 38.0% 1 51.34% 2820 004 0000 Comfort Inn (formerly)No \$1,561,097 \$1,830,009 \$1,902,041 \$2,128,205 \$1,331,440 \$2,602,813 \$2,816,260 \$2,515,759 8.20% 76.00 86.0% 6 13.60% 0520 001 0000 Econo Lodge \$714,820 \$708,213 \$946,645 \$906,789 \$740,360 \$628,106 \$698,334 \$744,410 11.18% 42.22 41.2% 1 4.78% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	0.19%	4200 014 0000	Oyo Motel/Travelodge	\$277,421	\$284,254	\$270,687	\$275,398	\$246,023	\$316,254	\$319,859	\$303,837	1.14%	44.07	47.3%	20.86
26.18% 4740 008 0200 Executive Inn \$452,515 \$404,950 \$608,000 \$552,500 \$339,000 \$467,000 \$549,000 \$522,833 17.56% 48.03 47.4% 2 44.8% 4190 001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 -21.57% 30.44 38.0% 1 51.34% 2820 004 0000 Comfort Inn (formerly)No \$1,561,097 \$1,830,009 \$1,902,041 \$2,128,205 \$1,331,440 \$2,602,813 \$2,816,260 \$2,515,759 8.20% 76.00 86.0% 6 13.60% 0520 001 0000 Econo Lodge \$714,820 \$708,213 \$946,645 \$906,789 \$740,360 \$628,106 \$698,334 \$744,410 11.18% 42.22 41.2% 1 4.78% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	-6.65%	2820 001 0000	Super 8	\$845,982	\$854,210	\$884,139	\$775,005	\$420,354	\$815,137	\$688,926	\$759,689	-15.48%	39.71	46.1%	18.32
-4.48% 4190 001 0000 Red Roof Inn \$1,011,913 \$843,932 \$789,786 \$784,504 \$453,000 \$598,302 \$469,223 \$617,343 -21.57% 30.44 38.0% 1 51.34% 2820 004 0000 Comfort Inn (formerly)No \$1,561,097 \$1,830,009 \$1,902,041 \$2,128,205 \$1,331,440 \$2,602,813 \$2,816,260 \$2,515,759 8.20% 76.00 86.0% 6 1 3.60% 0520 001 0000 Econo Lodge \$714,820 \$708,213 \$946,645 \$906,789 \$740,360 \$628,106 \$698,334 \$744,410 11.18% 42.22 41.2% 1 4.78% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	-14.49%	4740 008 0300	Quality Inn	\$848,619	\$928,633	\$779,812	\$572,000	\$385,050	\$673,500	\$697,000	\$647,500	3.49%	45.02	48.2%	21.70
51.34% 2820 004 0000 Comfort Inn (formerly)No \$1,561,097 \$1,830,009 \$1,902,041 \$2,128,205 \$1,331,440 \$2,602,813 \$2,816,260 \$2,515,759 8.20% 76.00 86.0% 6 13.60% 0520 001 0000 Econo Lodge \$714,820 \$708,213 \$946,645 \$906,789 \$740,360 \$628,106 \$698,334 \$744,410 11.18% 42.22 41.2% 1 4.78% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	26.18%	4740 008 0200	Executive Inn	\$452,515	\$404,950	\$608,000	\$552,500	\$339,000	\$467,000	\$549,000	\$522,833	17.56%	48.03	47.4%	22.79
13.60% 0520 001 0000 Econo Lodge \$714,820 \$708,213 \$946,645 \$906,789 \$740,360 \$628,106 \$698,334 \$744,410 11.18% 42.22 41.2% 1 4.78% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	-4.48%	4190 001 0000	Red Roof Inn	\$1,011,913	\$843,932	\$789,786	\$784,504	\$453,000	\$598,302	\$469,223	\$617,343	-21.57%	30.44	38.0%	11.58
4.78% 4680 003 0300 Howard Johnson \$334,312 \$362,616 \$410,804 \$354,123 \$297,140 \$346,146 \$286,273 \$328,847 -17.30% 34.80 39.5% 1 5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	51.34%	2820 004 0000	Comfort Inn (formerly)Nor	\$1,561,097	\$1,830,009	\$1,902,041	\$2,128,205	\$1,331,440	\$2,602,813	\$2,816,260	\$2,515,759	8.20%	76.00	86.0%	65.39
5.63% 4740 007 0100 America's Best Value Inn \$309,567 \$283,965 \$345,975 \$328,683 \$320,254 \$401,765 \$339,600 \$356,683 -15.47% 33.53 34.3% 1	13.60%	0520 001 0000	Econo Lodge	\$714,820	\$708,213	\$946,645	\$906,789	\$740,360	\$628,106	\$698,334	\$744,410	11.18%	42.22	41.2%	17.39
	4.78%	4680 003 0300	Howard Johnson	\$334,312	\$362,616	\$410,804	\$354,123	\$297,140	\$346,146	\$286,273	\$328,847	-17.30%	34.80	39.5%	13.76
-20.61% 2820 008 0000 La Quinta Inn \$1,798,798 \$1,839,709 \$1,660,670 \$1,702,843 \$1,133,358 \$1,444,356 \$1,314,218 \$1,487,139 -9.01% 44.41 58.3% 2	5.63%	4740 007 0100	America's Best Value Inn	\$309,567	\$283,965	\$345,975	\$328,683	\$320,254	\$401,765	\$339,600	\$356,683	-15.47%	33.53	34.3%	11.49
	-20.61%	2820 008 0000	La Quinta Inn	\$1,798,798	\$1,839,709	\$1,660,670	\$1,702,843	\$1,133,358	\$1,444,356	\$1,314,218	\$1,487,139	-9.01%	44.41	58.3%	25.90
-28.92% 7R20 255 0100 Electra Inn \$39,688 \$26,035 \$17,365 \$18,460 \$14,118 \$16,863 \$15,994 \$17,106 -5.15%	-28.92%	7R20 255 0100	Electra Inn	\$39,688	\$26,035	\$17,365	\$18,460	\$14,118	\$16,863	\$15,994	\$17,106	-5.15%			
93.68% 0030 700 0000 Oyo Motel/Budget Host In \$116,477 \$100,449 \$145,310 \$230,511 \$291,766 \$373,851 \$410,382 \$338,248 9.77% 52.33 61.4% 3	93.68%	0030 700 0000	Oyo Motel/Budget Host In	\$116,477	\$100,449	\$145,310	\$230,511	\$291,766	\$373,851	\$410,382	\$338,248	9.77%	52.33	61.4%	32.12

\$0 Dec-15 Oct-14 \$0 \$36,250 \$2,900,000 Aug-17 Aug-15 \$0 Dec-16 \$0 Nov-14 \$0 Nov-21 Sep-15 Jun-16 Nov-15 Dec-12 \$0 \$3,800,000 Dec-20 \$27,338

Oct-14

\$0

Income came from Hotel/Motel Factbook

0720 015 0600	Natures Inn	Now Independent no Flag or Reservation system. Use past two years income at stablization
4740 003 0000	Fairfield Inn & Suites	Feb. of 2021 freeze caused burst water pipes throughout motel. Shut down since Mid Feb. of 2021.
2303 114 2100	Comfort Inn & Suites (Fa	airfield) Remodel completed use two years income 2019 & 2020
2303 114 2900	Lexington Suites	Remodel completed use two years income for 2019 & 2020
2303 501 0000	Home2Suites & Tru	Use two years of Income

Income History for Three Years

Percent	Account	Hotel/Motel	2016	2017	2018	2019	2020	2021	2022	Stabilized	Percent			
Change	Number		Income	Change										
28.32%	0030 552 0000	Delux Inn (formerly)Trade	\$479,214	\$468,836	\$494,410	\$468,091	\$457,793	\$571,589	\$614,851	\$551,510	7.57%	46.73	48.6%	22.70
31.11%	4740 001 0000	Motel 6 (America's Best V	\$420,000	\$605,729	\$735,453	\$755,791	\$715,256	\$872,390	\$895,583	\$841,255	2.66%	52.60	49.4%	25.98
-1.92%	3080 001 0000	Scotland Park Motel**	\$82,194	\$63,548	\$86,602	\$105,592	\$100,000	\$94,539	\$78,065	\$92,732	-17.43%			
0.00%	4700 018 0000	River Walk Suites*		\$5,788	\$6,263	\$5,581	\$11,612	\$68,644	\$199,267	\$91,164	190.29%			
-8.66%	4700 014 0000	Royal Motel	\$57,254	\$68,982	\$66,130	\$61,847	\$58,550	\$47,877	\$49,467	\$53,064	3.32%			
3.70%	4550 089 0000	Wayfarer Motel	\$384,114	\$389,386	\$405,300	\$405,858	\$352,883	\$422,889	\$400,465	\$409,737	-5.30%	27.34	70.6%	19.31
9.09%	4700 008 0000	Circle Inn ++	\$9,614	\$8,712	\$9,664	\$118,253	\$118,253	\$130,250	\$116,500	\$121,668	-10.56%			
2.86%	1850 014 0000	Catalina Motel	\$48,057	\$68,126	\$79,305	\$69,573	\$68,734	\$80,095	\$99,286	\$82,985	23.96%			
0.24%	5N01 057 0000	Twilite Inn	\$47,200	\$53,295	\$47,430	\$48,038	\$37,300	\$61,519	\$52,808	\$54,122	-14.16%			
-10.11%	4180 004 0000	Eagle Inn	\$42,234	\$38,902	\$41,649	\$27,193	\$16,696	\$21,506	\$16,570	\$21,756	-22.95%			
-29.86%	1310 010 0000	Sleepwell Motel	\$54,762	\$53,446	\$55,854	\$60,250	\$41,053	\$25,000	\$12,693	\$32,648	-49.23%			
1.00%	5M06 020 0000	Ranch House Motel	\$37,313	\$34,229	\$41,550	\$43,560	\$28,609	\$47,886	\$42,066	\$44,504	-12.15%			
-4.91%	4180 001 0000	Falls Motel	\$47,768	\$53,665	\$55,559	\$56,459	\$47,985	\$59,132	\$56,142	\$57,244	-5.06%			
0.00%	0860 108 0000	Old Holiday Inn East								\$0				
0.00%	1860 030 0000	Triple D Motel								\$0				
0.00%	1850 009 0000	Budget (Capri) Inn								\$0				
-44.44%	1850 011 0100	Bel Air Motel								\$0				
		•	-	-				-	-					

Jul-02	\$0
Jul-12	\$0
	Closed
	Closed
	Closed
	Closed

Sale

Date

\$ Price

per Rm

Sales

Price

0030 552 0 Motel 6

Was closed down at the beginning of the year in 2007 re-opened 2009 with 69 remodeled rooms.

4740 001 0000 America's Best Value Inn changing flags to Motel 6 for 2013 year. Use 2014 Income stream

4700 008 0000 Circle Inn ++ Has long term tenants income not reported.

Did not report all quarters to State

Comptroller

IPF	PID	SHOPPING	PROPERTY	ECON	YEAR	NET	RENT	GROSS	ACTUAL	OCC	EGI	EXPENSE	NOI	CAP	VALUE/Be	2023	2022
		CENTER	ADDRESS	AREA	BUILT	RENTABLE	PER SF	INCOME	OCC	SQ FT		% of EGI		RATE	ROUNDED	VALUE	Value
	GROSS	LEASE PROPERTIES															
	LOCAT	TION, ACCESS, VISIBILITY, BUIL	LDING CONDITION: FA	IR			Class:	FRST-1									
X		FARMERS COFFEE RETAIL CN	I 1400 Beverly	NWF	1963	6,510	\$4.20	\$27,342	77%	5,013	\$21,053	55.00%	\$9,474	12.00%	\$78,950	\$79,000	\$60,000
		BEVERLY PLAZA	1501 Beverly	NWF	1953	18,447	\$4.20	\$77,477	32%	5,903	\$24,793	65.00%	\$8,677	12.00%	\$72,312	\$72,000	\$91,000
		7 TAYLOR BUILDING	900 Van Buren	NWF	1925	11,030	\$4.20	\$46,326	80%	8,824	\$37,061	60.00%	\$14,824	12.00%	\$123,536	\$124,000	\$96,000
	135180	FASTWAY FOOD STORE	1301 MLK Jr	SWF	1965	5,046	\$4.20	\$21,193	95%	4,794	\$20,134	55.00%	\$9,060	12.00%	\$75,501	\$76,000	\$72,000
	136878		2700 Old Iowa Park	NWF	1963	34,236	\$4.80	\$164,333	83%	28,416	\$136,396	65.00%	\$47,739	12.00%	\$397,822	\$398,000	\$382,000
		PEGASUS LOFT	4130 Burkburnett	NWF	1940	3,715	\$4.80	\$17,832	80%	2,972	\$14,266	55.00%	\$6,420	12.00%	\$53,496	\$53,000	\$58,000
X	139916	K-C FASTENERS	1404 Beverly	NWF	1955	15,000	\$4.80	\$72,000	56%	8,400	\$40,320	60.00%	\$16,128	12.00%	\$134,400	\$134,000	\$99,000
X		PARK PLAZA	1900 9th Street	NWF	1951	16,500	\$4.85	\$80,025	70%	11,550	\$56,018	45.00%	\$30,810	12.00%	\$256,747	\$257,000	\$257,000
	142478	DCI BIOLOGICALS	1908 9th Street	NWF	1947	13,320	\$11.00	\$146,520	55%	7,326	\$80,586	50.00%	\$40,293	12.00%	\$335,775	\$336,000	\$311,000
	148504	HAIRPORT HAIRPORT	1916 Grant	NWF	1925	7,000	\$5.00	\$35,000	45%	3,150	\$15,750	60.00%	\$6,300	12.00%	\$52,500	\$53,000	\$56,000
	136149	CANADAY TV	4108 Burkburnett	NWF	1966	4,272	\$5.40	\$23,069	90%	3,845	\$20,762	45.00%	\$11,419	12.00%	\$95,159	\$95,000	\$96,000
	MIX OI	F BOTH GROSS AND NET LEASI	ES														
	LOCAT	TION, ACCESS, VISIBILITY, BUI	LDING CONDITION: AV	VERAGE			Class:	FRST-1									
	T					1									· · · · · · · · · · · · · · · · · · ·		
X		METRO PHOTO	3911 Kell	SWF	1981	13,742	\$3.00	\$41,226	95%	13,055	\$39,165	35.00%	\$25,457	11.00%	\$231,428	\$231,000	\$183,000
	147348		3411 McNiel	SWF	1979	26,400	\$4.60	\$121,440	95%	25,080	\$115,368	40.00%	\$69,221	11.50%	\$601,920	\$602,000	\$527,000
	154033			SWF	1957	34,100	\$6.00	\$204,600	86%	29,326	\$175,956	45.00%	\$96,776	11.50%	\$841,529	\$842,000	\$824,000
		FINISHING TOUCH PLAZA	4020 Rhea	SWF	1984	55,400	\$6.00	\$332,400	77%	42,658	\$255,948	50.00%	\$127,974	11.50%	\$1,112,817	\$1,113,000	\$1,132,000
	123620		3108 5th Street	NWF	1958	48,481	\$6.00	\$290,886	55%	26,665	\$159,987	50.00%	\$79,994	11.50%	\$695,597	\$696,000	\$743,000
	154036			SWF	1955	4,184	\$6.60	\$27,614	95%	3,975	\$26,234	40.00%	\$15,740	11.50%	\$136,871	\$137,000	\$134,000
		FAT ALBERTS/THE LUCKY LAI		SWF	1978	13,000	\$7.20	\$93,600	67%	8,710	\$62,712	35.00%	\$40,763	11.50%	\$354,459	\$354,000	\$388,000
		BROOK VILLAGE CENTER	2308 Brook	SWF	1952	5,381	\$7.20	\$38,743	95%	5,112	\$36,806	35.00%	\$23,924	11.50%	\$208,034	\$208,000	\$204,000
	123749			NWF	1980	6,720	\$7.20	\$48,384	95%	6,384	\$45,965	35.00%	\$29,877	11.50%	\$259,801	\$260,000	\$254,000
	125682			SWF	1973	36,620	\$7.80	\$285,636	93%	34,057	\$265,641	30.00%	\$185,949	11.50%	\$1,616,948	\$1,617,000	\$1,423,000
	154034		4020 Call Field	SWF	1954	14,770	\$9.00	\$132,930	77%	11,358	\$102,223	35.00%	\$66,445	11.50%	\$577,783	\$578,000	\$552,000
X		PUCKETT PLAZA	1700 9th Street	NWF	1953	12,398	\$10.00	\$123,980	85%	10,538	\$105,383	40.00%	\$63,230	11.50%	\$549,824	\$550,000	\$300,000
	146836	UNIVERSITY VILLAGE	2301 Midwestern	SWF	1974	50,259	\$10.00	\$502,590	80%	40,207	\$402,072	45.00%	\$221,140	11.50%	\$1,922,953	\$1,923,000	\$1,650,000
	NET LE	EASES WITH GROSS LEASES															
	LOCAT	TION, ACCESS, VISIBILITY, BUIL	LDING CONDITION: AV	ERAGE-G	OOD		Class:	FRST-2									
Х	142987	HASTINGS/HOBBY LOBBY/EL	2805 Southwest	SWF	1969	132,450	\$6.00	\$794,700	95%	125,828	\$754,965	30.00%	\$528,476	10.00%	\$5,284,755	\$5,285,000	\$5,285,000
	147343	BIG LOT/HARBOR FREIGHT/FA	13923 Kell	SWF	1973	62,001	\$7.20	\$446,407	95%	58,901	\$424,087	45.00%	\$233,248	10.75%	\$2,169,747	\$2,170,000	\$2,120,000
	154279	STEVE GRAY PORTRAIT & FRA	2300 Brook	SWF	1939	2,480	\$6.60	\$16,368	59%	1,463	\$9,657	45.00%	\$5,311	11.00%	\$48,286	\$48,000	\$46,000
	154278	BROOK VILLAGE CTR	2302 Brook	SWF	1939	8,494	\$6.60	\$56,060	90%	7,645	\$50,454	45.00%	\$27,750	11.00%	\$252,272	\$252,000	\$255,000
	138824	CENTURY PLAZA PHASE I	2611 Plaza	SWF	1981	55,150	\$7.20	\$397,080	80%	44,120	\$317,664	45.00%	\$174,715	10.00%	\$1,747,152	\$1,747,000	\$1,700,000
	139369	HEALTHLINE MEDICAL	4709 Lydia	SWF	1994	12,000	\$7.50	\$90,000	95%	11,400	\$85,500	35.00%	\$55,575	10.75%	\$516,977	\$517,000	\$505,000
	155815		1505 Southwest Pkwy	SWF	1986	15,128	\$7.50	\$113,460	90%	13,615	\$102,114	35.00%	\$66,374	11.00%	\$603,401	\$603,000	\$545,000
х	123854		1501 Midwestern Pkwy	SWF	1954	45,019	\$7.50	\$337,643	91%	40,922	\$306,917	50.00%	\$153,459	11.00%	\$1,395,077	\$1,395,000	\$1,395,000
	123606	6 RIO VISTA PLAZA	3146 5th Street	NWF	1984	23,159	\$7.50	\$173,693	75%	17,369	\$130,269	45.00%	\$71,648	11.00%	\$651,347	\$651,000	\$510,000
	<u> </u>	+	+		.	+		· · · · · · · · · · · · · · · · · · ·					· · · · ·			,	, ,

\$357,151 Page 1 90%

41,245

\$319,650

40.00%

\$191,790 10.50%

\$1,826,572

\$1,664,000

\$1,715,000

x 132610 SOUTHWEST PLAZA

4701 Southwest

SWF

1983

46,084

\$7.75

IPF	PID	SHOPPING	PROPERTY	ECON	YEAR	NET	RENT	GROSS	ACTUAL	OCC	EGI	EXPENSE	NOI	CAP	VALUE/Be	2023	2022
		CENTER	ADDRESS	AREA	BUILT	RENTABLE	PER SF	INCOME	OCC	SQ FT		% of EGI		RATE	ROUNDED	VALUE	Value
	142988	K-PLACE RETAIL CTR	4708 K-Mart Drive	SWF	1984	8,750	\$8.40	\$73,500	86%	7,525	\$63,210	45.00%	\$34,766	9.00%	\$386,283	\$386,000	\$427,000
Х	142359	SCOTT SQUARE	3401 Kemp	SWF	1940	27,791	\$8.60	\$239,003	95%	26,401	\$227,052	40.00%	\$136,231	10.00%	\$1,362,315	\$1,362,000	\$1,319,000
	135061	GALAXY/CROWN JEWEL	3308 Kemp	SWF	1972	4,060	\$8.60	\$34,916	76%	3,086	\$26,536	20.00%	\$21,229	10.00%	\$212,289	\$212,000	\$209,000
	135132	GYROS&KEBOBS,WASH. MUTU	3102 Kemp	SWF	1971	7,137	\$9.00	\$64,233	95%	6,780	\$61,021	30.00%	\$42,715	10.00%	\$427,149	\$427,000	\$427,000
	147165	SALON H O/K-DONUTS	3505 McNiel	SWF	1985	6,090	\$9.00	\$54,810	95%	5,786	\$52,070	25.00%	\$39,052	10.00%	\$390,521	\$391,000	\$391,000
	128563	LITTLE CAESAR'S/VAPOR VILL	4520 Southwest	SWF	1980	11,499	\$10.00	\$114,990	76%	8,739	\$87,392	15.00%	\$74,284	10.00%	\$742,835	\$743,000	\$722,000
	138971	CROSSROADS SC	2708 Southwest	SWF	1986	86,938	\$10.00	\$869,380	82%	71,289	\$712,892	35.00%	\$463,380	10.00%	\$4,633,795	\$4,634,000	\$4,521,000
	102883	MILLENNIUM TOWERS SHOP C	3709 Gregory	SWF	2000	40,000	\$10.25	\$410,000	70%	28,000	\$287,000	30.00%	\$200,900	10.00%	\$2,009,000	\$2,009,000	\$2,153,000
х	105696	CENTURY PLAZA PHASE II	2615 Plaza	SWF	1983	22,196	\$10.50	\$233,058	80%	17,757	\$186,446	35.00%	\$121,190	10.00%	\$1,211,902	\$1,212,000	\$1,000,000
	147228	PLANET FITNESS/CONN'S	3915 Kell	SWF	1969	72,800	\$10.50	\$764,400	95%	69,160	\$726,180	30.00%	\$508,326	10.00%	\$5,083,260	\$5,083,000	\$5,083,000
	150169	LIBERTY TAX/CLEAR TALK	4216 Kemp	SWF	1984	8,000	\$10.80	\$86,400	83%	6,640	\$71,712	20.00%	\$57,370	10.00%	\$573,696	\$574,000	\$657,000
	123672	DOMINO'S	4114 Burkburnett	NWF	1966	11,052	\$10.80	\$119,362	95%	10,499	\$113,394	35.00%	\$73,706	10.00%	\$737,058	\$737,000	\$582,000
х	109177	COLONIAL PLAZA/KFC	4020 Kemp	SWF	1983	9,807	\$10.80	\$105,916	65%	6,375	\$68,845	25.00%	\$51,634	10.00%	\$516,339	\$516,000	\$506,000
х	123316	DENNIS RETAIL CENTER	4022 Kemp	SWF	1954	8,665	\$10.80	\$93,582	95%	8,232	\$88,903	25.00%	\$66,677	10.00%	\$666,772	\$667,000	\$611,000
	146081	PYRAMID CENTER	2900 Kemp	SWF	1972	44,923	\$11.40	\$512,122	86%	38,634	\$440,425	45.00%	\$242,234	10.00%	\$2,422,338	\$2,422,000	\$2,394,000
х	150202	KEMP-MONTGOMERY RETAIL	4410 Kemp	SWF	1980	3,992	\$11.50	\$45,908	95%	3,792	\$43,613	35.00%	\$28,348	10.00%	\$283,482	\$283,000	\$283,000
	134361	PARKWAY PLAZA	2731 Southwest	SWF	1983	22,251	\$16.00	\$356,016	63%	14,018	\$224,290	25.00%	\$168,218	10.00%	\$1,682,176	\$1,682,000	\$1,275,000

\$7,916,000 \$3,075,000 \$5,405,000 \$554,000 \$1,466,000 \$461,000 \$2,566,000 \$1,432,000 \$734,000 \$5,898,000 \$1,086,000 \$829,000 \$1,294,000 \$1,061,000 \$5,917,000 \$8,300,000 \$761,000 \$1,213,000 \$2,565,000 \$2,062,000 \$1,988,000 \$3,300,000 \$1,268,000 \$2,350,000

NET LEASES
LOCATION, ACCESS, VISIBILITY, BUILDING CONDITION: GOOD

	107551 KOHL'S/LANE BRYANT/PAPA M3712 Call Field	SWF	1994	111,044	\$9.75	\$1,082,679	92%	102,160	\$996,065	30.00%	\$697,245	9.00%	\$7,747,170	\$7,747,000
Х	139013 PETCO/TUESDAY MORNING 4319 Kemp	SWF	1979	49,920	\$11.80	\$589,056	95%	47,424	\$559,603	45.00%	\$307,782	10.00%	\$3,077,818	\$3,078,000
Х	154023 BURLINGTON COAT FACTORY 3910 Call Field	SWF	2015	64,008	\$13.00	\$832,104	95%	60,808	\$790,499	35.00%	\$513,824	9.00%	\$5,709,158	\$5,709,000
	146886 LOVELY NAILS/NEXT LEVEL 3002 Midwestern	SWF	1993	6,000	\$12.00	\$72,000	95%	5,700	\$68,400	15.00%	\$58,140	10.25%	\$567,220	\$567,000
	145292 BIG 5 /UPS STORE 3800 Kemp	SWF	1998	13,034	\$15.00	\$195,510	95%	12,382	\$185,735	25.00%	\$139,301	9.50%	\$1,466,325	\$1,466,000
	147105 SIKES VILLAGE 3915 Wayne	SWF	2012	7,200	\$12.00	\$86,400	95%	6,840	\$82,080	40.00%	\$49,248	9.00%	\$547,200	\$547,000
	103317 ACE HARDWARE 4031 Medical	SWF	2008	35,042	\$12.00	\$420,504	95%	33,290	\$399,479	30.00%	\$279,635	9.75%	\$2,868,053	\$2,868,000
	443279 DOLLAR TREE PLAZA 5120 Greenbrair	SWF	2008	41,480	\$12.00	\$497,760	49%	20,325	\$243,902	40.00%	\$146,341	9.50%	\$1,540,436	\$1,540,000
	139367 SOUTHWEST SQUARE 2925 Southwest	SWF	2001	7,150	\$12.60	\$90,090	95%	6,793	\$85,586	10.00%	\$77,027	10.50%	\$733,590	\$734,000
	107549 WICHITA SQ/OLIVE GARDEN 3916 Kemp	SWF	1984	58,791	\$13.20	\$776,041	95%	55,851	\$737,239	20.00%	\$589,791	10.00%	\$5,897,913	\$5,898,000
Х	109043 PARKER SQ FRONT 2525 (r) Kell	SWF	1955	12,374	\$13.20	\$163,337	85%	10,518	\$138,836	30.00%	\$97,185	10.00%	\$971,854	\$972,000
	109272 RHONE VILLAGE 2526 Missile	NWF	2004	25,560	\$14.00	\$357,840	80%	20,448	\$286,272	60.00%	\$114,509	9.50%	\$1,205,356	\$1,205,000
	124991 CATARINA COURT 5401 Central	NWF	2005	28,369	\$14.00	\$397,166	55%	15,603	\$218,441	50.00%	\$109,221	9.50%	\$1,149,691	\$1,150,000
	100951 AARON RENTAL/CRICKET WIR 2823 Southwest	SWF	2002	12,025	\$14.00	\$168,350	87%	10,402	\$145,623	30.00%	\$101,936	10.00%	\$1,019,359	\$1,019,000
Х	107550 ROSS/TJ MAXX/SHOE CARNIVA3614 Call Field	SWF	1984	72,984	\$14.00	\$1,021,776	95%	69,335	\$970,687	40.00%	\$582,412	9.00%	\$6,471,248	\$6,471,000
Х	146215 PARKER SQUARE 2901 Kemp	SWF	1956	94,296	\$14.00	\$1,320,144	95%	89,581	\$1,254,137	35.00%	\$815,189	9.00%	\$9,057,655	\$9,058,000
	101635 BEST BUY ADD'L RETAIL 4210 Kemp	SWF	2001	6,180	\$14.40	\$88,992	95%	5,871	\$84,542	10.00%	\$76,088	10.00%	\$760,882	\$761,000
	142495 WHICH-WICH/MEDI-WEIGHT L 3606 Grant	SWF	2016	6,720	\$19.00	\$127,680	95%	6,384	\$121,296	10.00%	\$109,166	9.00%	\$1,212,960	\$1,213,000
	446248 WASABI/MODE HAIR UTOPIA 3916 Call Field	SWF	2013	21,232	\$15.00	\$318,480	89%	18,896	\$283,447	15.00%	\$240,930	9.50%	\$2,536,107	\$2,536,000
	102712 COMET/KIM'S NAIL/SUNKISS 3701 Fairway	NWF	2006	21,700	\$15.00	\$325,500	91%	19,747	\$296,205	30.00%	\$207,344	10.50%	\$1,974,700	\$1,975,000
	102022 PARKWAY GRILL/CASH ADVAI 2710 Central	NWF	2003	17,675	\$15.00	\$265,125	95%	16,791	\$251,869	25.00%	\$188,902	9.00%	\$2,098,906	\$2,099,000
Х	101722 FOUNTAIN PARK VILLAGE 4208 Kell	NWF	2000	42,790	\$15.00	\$641,850	92%	39,367	\$590,502	40.00%	\$354,301	10.25%	\$3,456,597	\$3,457,000
Х	102101 FIRST BANK/REMAX/JIMMY'S I 2801 Midwestern Pkwy	SWF	1980	16,456	\$15.25	\$250,954	75%	12,342	\$188,216	40.00%	\$112,929	9.50%	\$1,188,729	\$1,189,000
	151396 FAITH VILLAGE SHOPPING CN 3801 Call Field	SWF	1970	47,224	\$16.00	\$755,584	52%	24,556	\$392,904	40.00%	\$235,742	9.50%	\$2,481,497	\$2,481,000

Class: FRST-2

Page 2

IPF	PID	SHOPPING	PROPERTY	ECON	YEAR	NET	RENT	GROSS	ACTUAL	OCC	EGI	EXPENSE	NOI	CAP	VALUE/Be	2023	2022
		CENTER	ADDRESS	AREA	BUILT	RENTABLE	PER SF	INCOME	OCC	SQ FT		% of EGI		RATE	ROUNDED	VALUE	Value
	156552	PETSMART/BED, BATH/OFFICE	3201 Lawrence	SWF	2006	156,438	\$17.25	\$2,698,556	88%	137,665	\$2,374,729	40.00%	\$1,424,837	9.00%	\$15,831,526	\$15,832,000	\$15,832,000
	100405	SUBWAY	2314 Airport	NWF	2005	4,500	\$18.00	\$81,000	95%	4,275	\$76,950	15.00%	\$65,408	9.50%	\$688,500	\$689,000	\$689,000
	101513	T-MOBILE/VA CLINIC	2600 Central	NWF	2001	22,110	\$19.00	\$420,090	79%	17,467	\$331,871	30.00%	\$232,310	8.50%	\$2,733,056	\$2,733,000	\$2,733,000
	123308	Aspen Dental/Sleep Number	3800 Call Field	SWF	2015	5,776	\$19.00	\$109,744	95%	5,487	\$104,257	10.00%	\$93,831	9.00%	\$1,042,568	\$1,043,000	\$1,043,000
	147109	WAYNE VILLAGE	3910 Wayne	SWF	2014	13,018	\$19.00	\$247,342	44%	5,728	\$108,830	20.00%	\$87,064	9.00%	\$967,382	\$967,000	\$967,000
	107157	VERIZON	3210 Midwestern Pkwy	SWF	2007	12,572	\$30.00	\$377,160	95%	11,943	\$358,302	30.00%	\$250,811	9.00%	\$2,786,793	\$2,787,000	\$2,787,000

occupancy % differs from actual - tenants moved during the year.

146215 Includes 465150 Both Properties sold together

147109 Newly constructed in lease up stage

147105 SIKES VILLAGE

Portion of Property Sold off

OUT OF TOWN GROSS LEASE PROPERTIES

BURKBURNETT, IOWA PARK & ELECTRA

	110844 DOLLAR GENERAL	611 W. Front, Electra	EL	1972	19,460	\$4.00	\$77,840	90%	17,514	\$70,056	65.00%	\$24,520	10.00%	\$245,196	\$245,000	\$146,000
	117371 PARKWAY FURNITURE/TRUE V	200 W Bank, IP	IP	1962	27,900	\$4.50	\$125,550	90%	25,110	\$112,995	70.00%	\$33,899	10.00%	\$338,985	\$339,000	\$335,000
	119482 BURK PLAZA	400 S. Ave D, Burk	BK	1965	22,900	\$5.40	\$123,660	85%	19,465	\$105,111	55.00%	\$47,300	10.00%	\$473,000	\$473,000	\$473,000
х	119981 BRELAND'S/SUBWAY/FACTOR	208 S. Red River, Burk	BK	1973	31,500	\$3.50	\$110,250	95%	29,925	\$104,738	50.00%	\$52,369	10.00%	\$523,688	\$524,000	\$476,000
х	121177 HEADLINES	910 W. Kramer, Burk	BK	1977	5,024	\$3.50	\$17,584	85%	4,270	\$14,946	45.00%	\$8,221	12.00%	\$68,504	\$69,000	\$77,000
	121176 BOOMTOWN CERAMICS/VET C	912 W. Kramer, Burk	BK	1976	5,008	\$6.00	\$30,048	95%	4,758	\$28,546	50.00%	\$14,273	12.00%	\$118,940	\$119,000	\$119,000

FRST-1

Class:

NOTE: The retail centers in the smaller towns do not fit well into the schedule above.

Most are either owner occupied, partially finished or have some oddity, such as a convenience store attached to one end of the retail center.

\$140,020,000 \$135,706,000

All information is from market analysis.

2023 MULTI-TENANT RETAIL CENTER Proprty Type: FRST

ΙP	F	PID	SHOPPING	PROPERTY	ECON	YEAR	NET	RENT	GROSS	ACTUAL	OCC	EGI	EXPENSE	NOI	CAP	VALUE/Be	2023	2022
			CENTER	ADDRESS	AREA	BUILT	RENTABLE	PER SF	INCOME	OCC	SQ FT		% of EGI		RATE	ROUNDED	VALUE	Value

The income value on these properties does not work

Class: FRST-3

X	154039	NEW TO YOU / NOLEN CABINE	4006 Call Field	SWF	1980	19,250	\$2.65	\$51,013	33%	6,353	\$16,834	70.00%	\$5,050	11.00%	\$45,911	\$248,000	\$248,000
	136145	SHEPPARD SHOPPING CNTR	1616 Pearlie	NWF	1970	5,880	\$6.80	\$39,984	50%	2,940	\$19,992	30.00%	\$13,994	12.00%	\$116,620	\$230,000	\$74,000
	129701	THATEN SHOPPING CENTER	2620 Old Iowa Park	NWF	1960	53,040	\$4.20	\$222,768	0%	0	\$0	65.00%	\$0	12.00%	\$0	\$250,000	\$250,000
	116663	SMALL RETAIL CTR	606 E. Highway	IP	1940	4,884	\$4.80	\$23,443	0%	0	\$0	70.00%	\$0	13.00%		\$28,000	\$26,000
	153452	HOUSE OF FLOWERS	1712 9th Street	NWF	1960	6,000	\$4.00	\$24,000	63%	3,780	\$15,120	70.00%	\$4,536	12.25%	\$37,029	\$110,000	\$110,000
	153451	SEVI'S	1710 9th Street	NWF	1956	5,968	\$4.00	\$23,872	95%	5,670	\$22,678	70.00%	\$6,804	12.25%	\$55,539	\$110,000	\$110,000
	125707	CHEYENNE TRUCK	2110 Holliday	SWF	1985	5,450	\$4.80	\$26,160	33%	1,799	\$8,633	65.00%	\$3,021	12.75%	\$23,698	\$85,000	\$85,000
	148551	RAY'S BARBER SHOP/COLLARS	2201 Avenue H	NWF	1925	2,980	\$3.25	\$9,685	0%	0	\$0	50.00%	\$0	13.00%	\$0	\$15,000	\$15,000
Х	125233	SEYMOUR PLAZA	4500 Seymour	NWF	1960	7,000	\$5.60	\$39,200	43%	3,010	\$16,856	45.00%	\$9,271	12.25%		\$275,000	\$275,000
	108947	THE ZEBRAS RETAIL CTR	906 W. Kramer, Burk	BK	1983	9,862	\$6.00	\$59,172	57%	5,621	\$33,728	45.00%	\$18,550	12.75%	\$145,494	\$179,000	\$179,000
	124252	PAYNE'S PLAZA	2605 5th Street	NWF	1973	15,808	\$6.60	\$104,333	65%	10,275	\$67,816	50.00%	\$33,908	12.25%	\$276,801	\$277,000	\$110,000
х	101514	WICHITA FALLS PLAZA ASSOC	2444 Sierra	NWF	2001	26,350	\$17.50	\$461,125	33%	8,696	\$152,171	50.00%	\$76,086	10.50%	\$724,625	\$850,000	\$850,000

Totals \$142,677,000 \$138,038,000

G/L 3.36%

123656 This property has an apartment complex along with the strip center. 146836 This property has apartments above the retail center.

Wichita Appraisal District

Car Wash Spreadsheet Explanation

(YEAR) CAR WASH VALUATION

Sales Tab

- ➤ Includes car wash sales and land sales for car washes
- ➤ All historical data verified and non-verified sales

Asking Price Tab

Asking prices for car washes in Texas and similar areas

Data Sheet Tab

➤ Basic information and amenities of each facility

Scoring Tab

- > Determines points for each facility based on
 - o Amenities
 - o Location
 - o Bays
 - o Water usage
 - o Etc.

Class Tab

> Totals points to determine class of facility

Secondary Income Tab

- ➤ Used to estimate secondary income based on amenities
- ➤ We do not currently add for secondary income

Water Use Tab

- > Documents each facilities water use by
 - o Month
 - o Year
 - o Gallons per month
 - o Gallons per year

3 Year Average Tab

➤ Shows average water usage per year

- Estimates three year average for 3 most current years
- Estimates gallons per bay for 3 most current years

Valuation Tab

- > Documents each property including:
 - o Property identification number
 - o Address
 - o Year built
 - Condition
 - o Number of bays
- > Gallons per month
 - Come from three-year average column from Water Usage by Year spreadsheet
- > 85% Car Usage
 - o Equals gallons per month times .85
 - o 15% allowed water usage for cleaning and maintenance
- ➤ 3.0 Gallons per minute
 - o Approximately output of current spray nozzles
 - o Divides 85% car usage by 3.0
- > Yearly per minute
 - o Multiplies 12 times number in 3.0 gallons per minute column
- ➤ Charge per minute
 - o Equals cost per minute based on current charges
- > Gross revenue
 - o Equals yearly per minute times charge per minute
- > 55% Net income for year
 - o Multiplies gross revenue times .55
- > \$ Multiple column
 - o Divides 55% net income column by cap rate to arrive at income valuation
- Properties with self service and drive thru bays are valued separately then added together to arrive at a total value
 - o 60% water usage is allocated to self service bays
 - o 40% water usage is allocated to automatic bays

Allocation of Value Tab

- ➤ Previously used to allocate value for land, business personal property, additional buildings, and improvement value derived from the income approach
- ➤ Business personal property is no longer valued separately
- > Current year value
 - o Comes from the valuation tab
- ➤ Additional building value
 - o Comes from PACS after current market adjustments are applied
- ➤ Land value
 - o Current land value in PACS
- > Improvement value
 - o Current year valuation minus land value

Gain Loss Tab

- Shows gain loss by facility
 Indicates percent change in value
 Notes indicate reason for change

Apartment Spreadsheet Analysis

Mass Appraisal – All Properties Treated Equal

The main focus of Mass Appraisal is uniformity and equality. Treating properties equally, fair, and unbiased is the goal of the Wichita Appraisal District. As such, the Multi-Family properties were appraised using a Mass Appraisal Schedule, based on the income approach.

Valuation Model/Schedule

The Multi-Family properties were inspected according to the reappraisal plan. As noted above, the analysis is based on a Mass Appraisal, where all of the Multi-Family properties are measured on the performance, with equal value factors applied to each similar group.

There are three approaches to valuing a property; the cost, the sales comparison, and the income approach. Due to an insufficient number of true arms length sales, developing a meaningful sales comparison analysis is not considered feasible; however, any confirmed sale is used in calibrating the current Multi-Family models. The cost approach was also considered, but due to the age and accumulated depreciation of some of the properties, its value estimate was not deemed highly reliable. Our research shows the Multi-Family properties are typically bought and sold based on their income production. As such, the income approach was developed and relied upon for a value estimate.

Spreadsheet Analysis

The development of the income approach takes these basic steps:

The potential gross income (PGI) is estimated

The vacancy and collection loss (V&C) factor is calculated

Subtracting the V & C from PGI equals effective gross income (EGI)

Operating expenses are calculated

Subtracting operating expenses from EGI equals net operating income (NOI)

The appropriate income capitalization rate (Cap Rate) is derived from the market

The net operating income divided by the Cap Rate equals Market value

As noted above, the spreadsheet is based on the income approach. The following explains the columns and the valuation process developed in the spreadsheet.

PID: This is the property identification number.

ACCOUNT NUMBER: This is the geographical number. It is related to subdivisions built in an area of town.

APARTMENT COMPLEX: This is the name of the property.

ECONIMIC AREA: This relates to the area of town or town the property is located.

AGE: The year the property was constructed.

NUMBER OF UNITS: This is the number of apartments within the property complex available for rent. The number is arrived by visual inspection, interview with owner or complex manager, survey forms sent from our office, & other sources.

RENTABLE SF: The amount of square footage available for lease/rent. This amount does not include office or any additional buildings not for lease by the month.

GROSS INCOME: This is the potential income from the lease/rent of 100% of the apartments. The dollar amount is a product of the Total Square Feet times the Market Rent expressed in dollars per square foot times 12 months.

RENT per SF: This is the rent/lease amount expressed in dollars per square foot. Surveying the market, we use a market rent based on information in the market for similar complexes. The rents are broken down based on age of property, amenities offered, location, quality, and condition of the property.

ANNUAL RENT per SQUARE FOOT: This is a product of the Rent per SF times 12.

V & C RATE: This is the vacancy and collections rate. It is expressed in the form of a percentage. It is based on market data gathered through surveys, and interviews with owners and complex managers.

EXPENSE RATIO: This is a ratio developed within our market and tested through surveying other markets and appraisers. It is expressed as a percentage.

CAP RATE: This is market derived. The information is checked against national, state, and local published rates for this sector, Multi-Family properties. These rates do vary based on the age of property, amenities offered, location, quality, and condition of property.

VALUE INDICATION: The Value Indication is an equation that uses the Gross Income times Inverse of the V & C Rate times the inverse of the Expense Ratio divided by the Cap Rate.

YEAR VALUE: This is the Year Real Estate Value rounded to the nearest thousand-dollar value.

YEAR VALUE per UNIT: The value assigned for the year of the valuation divided by the number of units in this complex. It is expressed in terms of dollars.

Wichita Appraisal District

Manufactured Housing Parks and RV Parks Spreadsheet Explanations

(CURRENT YEAR) MH PARKS VALUATION

- ➤ This is the main valuation spreadsheet used for final valuation calculations and data entry into PACS for the income approach to value
- > See current year valuation tab

Current Year Valuation Tab

- > IPF (Income Pro Forma)
 - o Indicated if actual income and expense data received
- > Documents each property including:
 - o Property identification number
 - o Facility
 - o Address
 - o Economic Area
 - Area of economic influence on value
 - Wichita Falls broken down by direction
 - Burk, IP, and Electra broken down by city
 - Year built
 - o If the facility has an office
- ➤ # of Pads is the number of leaseable pad sites located at the facility.
- Monthly per pad is the charge per pad site per month.
- ➤ Potential gross income is the maximum potential income for the year and is calculated by multiplying total pad sites by the rent rate and multiplying by 12 months.
- ➤ Percent occupied is the level of occupancy of the facility calculated by dividing the effective percent occupied by the total number of pad sites.
- Actual percent occupied is the number of pad sites occupied by a leaseable structure.
- Effective percent occupied is the number of units that are leased.
- Annual per pad is the charge per pad times 12.
- Effective gross income is calculated by multiplying the percent occupied times the potential gross income.
- Expenses are calculated by multiplying the percent expense by the effective gross income.

- Percent expense is the percent of expense allowed for each facility.
- ➤ Net operating income is calculated by subtracting expenses from effective gross income.
- ➤ Cap Rate
 - o 7.5% to 9.5% for MH Parks and 12% for RV Parks
 - o Based on market research
 - o Ratio used to derive a market value based on net operation income
 - o Calculated by dividing the net operating income by the cap rate
- ➤ (Current Year) Income value
 - o Net operating income divided by the cap rate
- > Other improvement value
 - o Consists of additional buildings on the property not used or related to the production of income from the mini-warehouses
 - o Based on cost-market approach like other commercial properties that are not appraised on the income approach
- > Total RE value
 - o Total real estate value including the income value added with the additional buildings value

Allocation of Value Tab

- ➤ Previously used to allocate value for land, business personal property, additional buildings, and improvement value derived from the income approach
- > Business personal property is no longer valued separately
- ➤ Additional building improvement numbers
 - o Indicates inside each account which improvement values are not included in the income value
 - o After new market adjustments, these additional improvement values are added together to get the additional buildings value
- > Improvement value
 - o Income value attributed to the improvements
 - o Calculated by subtracting the land value from the income value
- ➤ Additional buildings
 - o Value added from additional buildings not attributed to the miniwarehouse income value
 - o Linked from the valuation tab
- ➤ Land value
 - Current market value of land
- ➤ Income value
 - o Comes from the valuation tab
 - o If more than one account, calculates percent of value allocated to the account
- ➤ RE total value
 - o Income value plus the additional buildings

Multi-Property Allocation Tab

> Indicated account associated with one income value

➤ Indicated percent allocated to each account

Historical Count Tab

- > Years 2005-Current
- ➤ Indicated number of home in park at time of residential inspection

Survey Results Tab

Documents results from surveys for current year

Expense Ratios Tab

> Documents how current expense ratios were determined

Gain Loss Tabs

- > Compares last years value with this years value to indicate amount gained or lost
- ➤ Also totals values for entire category

Reappraisal Notes

- > Lists all properties in category
- Documents changes made to property
- > Documents reason for change in value

Wichita Appraisal District

Mini-Warehouse Spreadsheet Explanations

(CURRENT YEAR) MINI-WAREHOUSE VALUATION

- This is the main valuation spreadsheet used for final valuation calculations and data entry into PACS for the income approach to value
- > See current year valuation tab

Current Year Valuation Tab

- > Information received
 - \circ S Survey
 - o VI Visual interview
 - o V Visual, counted locks
 - o NA No access
 - o PI Phone interview
 - o Blank Used information from last year
 - o C Changed information, no survey, see notes
- Documents each property including:
 - o Property identification number
 - o Facility
 - o Address
 - o Economic Area
 - Area of economic influence on value
 - Wichita Falls broken down by direction
 - Burk, IP, and Electra broken down by city
 - o Year built
 - o Gross square feet
 - Total square feet of facility
 - o Net leaseable square feet
 - Leaseable square feet, does not include office area
- Occupied square feet
 - Calculated by multiplying the percent occupied by net leaseable square feet
- Percent occupied
 - o Percent occupied for valuation purposes
 - May come from survey, visuals, interviews, or typical stabilized occupancy
- ➤ Annual rent \$ per square foot
 - Calculated by dividing the potential gross income by the net leaseable square feet
- > Effective gross income
 - o Calculated by multiplying potential gross income by percent occupied
- > Expenses
 - Based on local market research for typical expenses

- Calculated by multiplying the effective gross income by the percent expense allowed
- o 50% for Class C & D properties
- o 52.50% for Class B properties
- o 55% for Class A properties
- ➤ Net operating income
 - o Calculated by subtracting expenses from the effective gross income
- Cap Rate
 - 0 7.5%
 - o Based on market research
 - o Ratio used to derive a market value based on net operation income
 - o Calculated by dividing the net operating income by the cap rate
- (Current Year) Income value
 - o Net operating income divided by the cap rate
- ➤ Other improvement value
 - Consists of additional buildings on the property not used or related to the production of income from the mini-warehouses
 - o Based on cost-market approach like other commercial properties that are not appraised on the income approach
- Total RE value
 - Total real estate value including the income value added with the additional buildings value
- ➤ Additional parcel % allocated
 - o Used if more than one account is included in the total income value
 - o Indicated the other account involved and the percent of value to be allocated towards the account

Allocation of Value Tab

- ➤ Previously used to allocate value for land, business personal property, additional buildings, and improvement value derived from the income approach
- > Business personal property is no longer valued separately
- ➤ Additional building improvement numbers
 - o Indicates inside each account which improvement values are not included in the income value
 - o After new market adjustments, these additional improvement values are added together to get the additional buildings value
- > Improvement value
 - o Income value attributed to the improvements
 - o Calculated by subtracting the land value from the income value
- ➤ Additional buildings
 - Value added from additional buildings not attributed to the miniwarehouse income value
 - o Linked from the valuation tab
- ➤ Land value
 - o Current market value of land
- ➤ Income value
 - o Comes from the valuation tab
 - o If more than one account, calculates percent of value allocated to the account

- > RE total value
 - o Income value plus the additional buildings
- > Other account involved
 - o Indicated if another account is attributed to the income value
 - o Shows percent of income value allocated to account

Multi-Property Data Entry Tab

- ➤ Used for data entry into the income value of PACS to allow allocation of value between two accounts affected by one income value
- ➤ Linked to valuation tab
- > Columns same as Allocation of Value tab

Gain Loss Tab

- ➤ Used to calculate
 - o Percent change from last year to current year appraised value
 - o Percent change from last year to current year percent occupied
- ➤ Used to make notes on changes to value
- > Totals
 - o Last years total appraised value
 - o Current year total appraised value
 - o Percent change from last year to current year total appraised value
 - o All columns except notes linked to other pages

(YEAR) MINI WAREHOUSE FACILITY AMENITIES SPREADSHEET

Amenities Tab

List all amenities for each facility

Scoring Tab

Scores each facility by amenities

Ranking Tab

Classes each facility by amenity totals

(YEAR) MINI WAREHOUSE EXPENSE ACTUALS

Actuals Tab

- > Uses actual income/expense data received to determine expense percentages
 - o Each class
 - o Each year

Expense Estimations Tab

- Estimates expense per category for each class of facilityFrom actuals received

Motel/Hotel Spreadsheet Analysis

Mass Appraisal – All Properties Treated Equal

The main focus of Mass Appraisal is uniformity and equality. Treating properties equally, fair, and unbiased is the goal of the Wichita Appraisal District. As such, the Hotel/Motel properties were appraised using a Mass Appraisal Schedule, based on the income approach.

Valuation Model/Schedule

The hotels/motels were inspected according to the reappraisal plan. As noted above, the analysis is based on a Mass Appraisal, where all of the hotels/motels are measured on the performance, with equal value factors applied to each similar group.

There are three approaches to valuing a property; the cost, the sales comparison, and the income approach. Due to an insufficient number of true arms-length sales, developing a meaningful sales comparison analysis is not considered feasible; however, any confirmed sale is used in calibrating the current Hotel/Motel model. The cost approach was also considered, but due to the age and accumulated depreciation of some of the properties, its value estimate was not deemed highly reliable. Our research shows the hotel/motel properties are typically bought and sold based on their income production along with the current of future flag consideration. As such, the income approach was developed and relied upon for a value estimate. There are two ways to arrive at the income approach to value. One method is the direct capitalization of the NOI. The other method is Gross Revenue Multiplier.

Spreadsheet Analysis

The development of the income approach takes these basic steps:

The potential gross income (PGI) is estimated

The vacancy and collection loss (V&C) factor is calculated

Subtracting the V & C from PGI equals effective gross income (EGI)

Operating expenses are calculated

Subtracting operating expenses from EGI equals net operating income (NOI)

The appropriate income capitalization rate (Cap Rate) is derived from the market

The net operating income divided by the Cap Rate equals Market value

As noted above, the spreadsheet is based on the income approach. The following explains the columns and the valuation process developed in the spreadsheet.

PID: This is the property identification number.

X:\COMMERCIAL APPRAISER_CATEGORY_Income Producing Property\Hotels & Motels

ACCOUNT NUMBER: This is the geographical number. It is related to subdivisions built in an area of town.

HOTEL/MOTEL: This is the name of the property.

ECONIMIC AREA: This relates to the area of town or town the property is located. AGE: The year the property was constructed.

PROPERTY CONDITION: This is the noted condition by appraiser. It tells the condition the property is in at the time of the appraisal. The maintenance -- normal wear and tear on the real property. This is monitored by visual inspection and by the permitting process by the city in which the property is located.

NUMBER OF ROOMS: This is the number of rooms the property has available for rent. The number is arrived by visual inspection, interview with owner, from Source Strategies publication, & from the comptroller quarterly report on Hotels/Motels.

TOTAL REVENUE: The district uses a stabilized income consisting of the previous three years of income divided by 3. For properties that do not have three-year history, we use the Source Strategies publication to derive market information on similar properties in similar markets to project the potential yearly income.

EXPENSES: This is a ratio developed within our market and tested through surveying other markets and appraisers. We check the market for variance in the quality of flags and the level of services provided.

NOI: This number equals the Total Revenue times the inverse of the Expense Ratio.

CAP RATE: This is market derived. The information is checked against national and local published rates for this sector, Hotels/Motels. These rates do vary based on the flag, age of property, and condition of property.

1ST VALUE INDICATION: The first Value Indication is an equation that uses the NOI divided by the Cap Rate.

GROSS REVENUE MULTIPLIER: This is market derived. The information is checked against national and local published rates for this sector, Hotels/Motels. These rates do vary based on the flag, age of property, and condition of property.

2ND VALUE INDICATION: The second value indication is an equation that uses the Gross Revenue Multiplier times the Total Revenue.

3RD VALUE INDICATION: This is a blended value based on the two generally accepted value indicators. The district uses 60% of the value from the Direct Cap Method plus 40% of the value from the Gross Revenue Multiplier Method.

BEV: Business Enterprise Value is expressed as a percentage of value. This value is subtracted for the Blended Value Indicator. It allows for the value attributed to the intangibles to be removed from the real value of the property.

EFFECTIVE CAPITALIZATION RATE: This rate is a product of the NOI divided by the 4th Value Indication.

4TH **VALUE INDICATION:** This is the product of the 3rd Value Indication times the inverse of the BEV percentage.

YEAR VALUE: The value assigned to the real estate for the tax year of the valuation. It is expressed in terms of dollars rounded to the nearest thousand dollars.

YEAR VALUE per ROOM: The value assigned for the year of the valuation divided by the number of rooms for the property. It is expressed in terms of dollars.

Multi-Tenant Retail Spreadsheet Analysis

Mass Appraisal – All Properties Treated Equal

The main focus of Mass Appraisal is uniformity and equality. Treating properties equally, fair, and unbiased is the goal of the Wichita Appraisal District. As such, the Multi-Tenant Retail properties were appraised using a Mass Appraisal Schedule, based on the income approach.

Valuation Model/Schedule

The Multi-Tenant Retail properties were inspected according to the reappraisal plan. As noted above, the analysis is based on a Mass Appraisal, where all of the Multi-Tenant Retail properties are measured on the performance, with equal value factors applied to each similar group.

There are three approaches to valuing a property; the cost, the sales comparison, and the income approach. Due to an insufficient number of true arms length sales, developing a meaningful sales comparison analysis is not considered feasible; however, any confirmed sale is used in calibrating the current Multi-Tenant Retail models. The cost approach was also considered, but due to the age and accumulated depreciation of some of the properties, its value estimate was not deemed highly reliable. Our research shows the Multi-Tenant Retail properties are typically bought and sold based on their income production. As such, the income approach was developed and relied upon for a value estimate.

Spreadsheet Analysis

The development of the income approach takes these basic steps:

The potential gross income (PGI) is estimated.

The vacancy and collection loss (V&C) factor is

The vacancy and collection loss (V& C) factor is calculated

Subtracting the V & C from PGI equals effective gross income (EGI)

Operating expenses are calculated

Subtracting operating expenses from EGI equals net operating income (NOI)

The appropriate income capitalization rate (Cap Rate) is derived from the market

The net operating income divided by the Cap Rate equals Market value

As noted above, the spreadsheet is based on the income approach. The following explains the columns and the valuation process developed in the spreadsheet.

PID: This is the property identification number.

X:\COMMERCIAL APPRAISER_CATEGORY_Income Producing Property\Multi-Tenant Retail

SHOPPING CENTER: This is the name of the property.

PROPERTY ADDRESS: This is the location of the property.

ECONIMIC AREA: This relates to the area of town or town the property is located.

AGE: The year the property was constructed.

NET RENTABLE SF: The amount of square footage available for lease/rent. This amount does not include office or any additional buildings not for lease by the month.

RENT per SF: This is the rent/lease amount expressed in dollars per square foot on a yearly rate. Surveying the market, we use a market rent based on information in the market for similar complexes. The rents are broken down based on age of property, amenities offered, location, quality, and condition of the property.

GROSS INCOME: This is the potential income from the lease/rent of 100% of the apartments. The dollar amount is a product of the Total Square Feet times the Market Rent expressed in dollars per square foot.

ACTUAL OCCUPANCY: This is a derived from visual inspections of property. Inspections are done as close as possible to Jan. 1 appraisal date.

OCCUPANCY SQURARE FOOT: This is the Area per SF times Actual Occupancy.

EGI: This is the Gross Income times the Actual Occupancy.

EXPENSE % of EGI: This is developed within our market and tested through surveying other markets and appraisers.

NOI: This is the EGI times one minus % of EGI.

CAP RATE: This is market derived. The information is checked against national, state, and local published rates for this sector, Multi-Tenant Retail properties. These rates do vary based on the age of property, tenant mixture (local, regional, and national), location, quality, and condition of property.

VALUE INDICATION: The Value Indication is the NOI divided by the Cap Rate.

YEAR VALUE: This is the Year Real Estate Value rounded to the nearest thousand-dollar value.

The Cost/Market Hybrid Approach to Value

This approach to value uses the processes of the Cost approach and the processes of the Sales/Market approach and correlates both to arrive at the current market value for a property. The Wichita Appraisal District uses this approach to value through the CAMA software system known as PACS from True Automation.

To review the steps of the cost approach are:

- 1. Estimate the land (site) value as if vacant and available for development to its highest and best use.
- 2. Estimate the total cost new of the improvements as of the appraisal date, including direct costs, indirect costs, and entrepreneurial profit from market analysis.
- 3. Estimate the total amount of accrued depreciation attributable to physical deterioration, functional obsolescence, and external (economic) obsolescence
- 4. Subtract the total amount of accrued depreciation from the total cost new of the primary improvements to arrive at the depreciated cost of improvements.
- 5. Estimate the total cost new of any accessory improvements and site improvements. Then, estimate and deduct all accrued depreciation from the total cost new of these improvements.
- 6. Add site value to the depreciated cost of the primary improvements, accessory improvements, and site improvements, to arrive at a value indication by the cost approach.

Step 2 The Wichita Appraisal District uses various costing manuals. This is known as the Replacement Cost New (RCN). The Wichita Appraisal District uses the base cost of improvement with regard to physical characteristics of type and quality of construction. The District has built cost matrices for the more common commercial property types. The information on Class, Subclass, and Local Multiplier come from the various costing manuals. The matrices include floor area/perimeter multiplier and condition/depreciation factors these come from Marshall & Swift. The cost information is reviewed bi-annually. The matrices are loaded in PACS before the start of the reappraisal cycle.

Step 3 The Wichita Appraisal District depreciation schedules for commercial property are based on the M&S guidelines for depreciation found in section 97. The depreciation tables are loaded into PACS and linked to property type being reappraised.

After step 5 in the traditional cost approach the District applies an adjustment to the RCNLD that is derived from the market approach.

The Wichita Appraisal District achieves the cost/market hybrid approach by an additional step in the application of a market-based modifier applied to the Total Detail

Value. This process involves analysis of all sales in the property type, economic area. This process is explained in more detail in the section on market adjustment.

Then step 6 adding back the site value (Land Value) to the improvements to arrive at the total market value

WAD Cost Hybrid Mass Appraisal Model

Value=[(SF * (BC * LM * SM) + (AC #Units * \$per Unit) * AF%)*(%G base * %G physical * %G functional * %G economic * %G size * %G other) * % Adjustment] + LV

Where:

SF = square footage area of main area of the improvement

BC = base cost of improvement with regard to physical characteristics of type and quality of construction

LM = local multiplier – the factor that adjusts the base cost developed from the Cost Manuals to local market cost using information obtained from area builders.

SM = size modifier developed for Marshall & Swift Floor Area / Perimeter Multipliers AC = additional cost for features that contribute to value – based on the number of units times the cost per unit

AF% = multiplier to adjust model cost to more accurately reflect current local cost %G base = percent good factor (1minus percent of depreciation) specific for the economic life expectancy and condition of the improvement – based on information on typical building life and depreciation for commercial properties from Marshall & Swift, Section 97

%G physical = adjustment to consider observed physical deterioration not recognized in the base percent good

%G functional = adjustment to consider observed functional obsolescence not recognized in the base percent good

%G economic = adjustment to consider observed economic obsolescence not recognized in the base percent good

%G size = adjustment to consider the effect of the market forces of supply and demand due to the size of the improvement not recognized in the base percent good %G other = adjustment to consider the effect of the market forces of supply and demand due to reasons not recognized by the base percent good or any other of the specific percent good adjustments

EXHIBIT C-1

Business Personal Property Reappraisal Summary – 2023

The District conducted on-site inspections of 2138 accounts or approximately 39% of the total of 5479 Business Personal Property accounts. Appraisers reviewed and appraised an additional 1047 accounts from the office. The total number of accounts appraised by these methods was 3185 or 58% of the total. The group of accounts selected for field inspection and office reappraisal included accounts in commercial neighborhoods scheduled for reappraisal, selected business types, accounts in areas of dense business concentration, and accounts not rendered in the two previous years. There were 413 accounts for either new business inspections or businesses reported as moved. In addition, Business Personal Property appraisers reviewed 3768 (a/o 5/26/2023) renditions submitted by taxpayers or approximately 69% of the total number of accounts.

2023 REAPPRAISAL ACTIVITY

Field Inspections	2138
Reappraisal from office (Includes P&A)	<u>1047</u>
Total reappraised for 2023:	3185
Accounts inspected for discovery (Not including leasing co. accounts)	413
Total accounts active as of 5/26/2023: Percentage of total accounts reappraised for 2023:	5479 3186/5479 = 59%

EXHIBIT C-2

2023 Commercial and Business Personal Property Appraisal Schedule Field Inspect & Office Review (Pictometry)

				# of RE	RE	RE	Total RE	Start	Complete	%	# of BPP	BPP#	%
	Code	Neighborhood Name	Appraiser	Accounts	Visual	Virtual	Completed	Date	Date	Completed	Accounts	Completed	Completed
	354	Burkburnett	BP	460		460	460	10/6/2022	10/21/2022	100.00%	243	248	102.06%
	367	Iowa Park	BP	275		275	275	10/24/2022	11/16/2022	100.00%	177	177	100.00%
	308E	SE Wichita Falls	CC	220		220	220	10/21/2022	12/12/2022	100.00%	340	340	100.00%
	302C	Jacksboro Hwy Corridor	CC	169		169	169	10/10/2022	11/22/2022	100.00%	164	164	100.00%
	301M	Medical District	EB	169		169	169	10/21/2022	11/14/2022	100.00%	128	128	100.00%
	354R	Burkburnett Rural	EB	46		46	46	10/13/2022	10/18/2022	100.00%	56	56	100.00%
	305R	WF Rural East	EB	76		86	86	10/7/2022	10/12/2022	113.16%	74	74	100.00%
	306C	I-44 Corridor	LD	147		147	147	10/10/2022	12/2/2022	100.00%	92	92	100.00%
	310R	WF Rural West	LD	186		186	186	10/17/2022	12/2/2022	100.00%	135	135	100.00%
	367R	Iowa Park Rural	LD	158		158	158	11/3/2022	11/28/2022	100.00%	121	121	100.00%
Field	BL	Building List Inspections	EB/CC/LD	100			100	11/18/2022	12/13/2022	100.00%	1091	1091	100.00%

2,621

2,621 Total Number of BPP inspections

Appraiser assigned to neighborhood will complete real and all BPP inspections.

BL - Visual inspections of BPP are performed on Specific accounts linked to Real Accounts

Real Accounts for BL are as follows: 159569 123567

159518 125369 159508 146216

159520

July 2021 Cross

AUTOMOBILE REPAIR SHOP/AUTO QUICK SERVICE	7538; 7549	6C & 6J
Business Description	SIC Code	Business Type Code

<u>INVENTORY</u> QUALITY

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	FAIR	AVERAGE	GOOD		
Sample	Bodine Transmission,	Wichita Alignment	Longhorn Trailer		
Property	Reliable Front Drive	Auto Shop, Roses	Roberts Truck Group		
1.011/		0.00	40.00		
LOW	<mark>.50</mark>	2.00	12.00		
AVERAGE	.75	3.00	17.00		
HIGH	1.00	5.00	22.00		

FURNITURE, FIXTURES, AND EQUIPMENT

QUALITY

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	FAIR	AVERAGE	GOOD
Sample	1-2 Bay shops	3-8 Bays Front end &	Specialty shops w/ truck
Property	Tune up /Oil change	Transmission repair	& trailer parts
LOW	5.00	17.00	28.00
AVERAGE	9.00	20.00	32.00
HIGH	13.00	24.00	35.00

YEAR LIFE	8	CATEGORY	F
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NOTES:

Does not include machine shop equipment, vehicles, trailers or extensive high tech diagnostic equip; Value these items as an additive.

ST CD 6J-AUTO QUICK SERVICE SHOPS ARE INCLUDED IN THIS SCHEDULE,

% Good	92	84	76	67	58	49	39	30	24	20
Effective	1	2	3	4	5	6	7	8	9	10 +
Age	Year									

Wichita Appraisal District **BUSINESS PERSONAL PROPERTY CARD 2023** Property ID: P 473083 Owner ID: 273097 Ownership %: Entities: Geo ID: 59003473083 01 100%

SOUTHWEST AUTOMOTIVE WICHITA FALLS LLQ00.00%

4714 KEMP

WICHITA FALLS, TX 76308

02 100% 12 100% CAD 100%

Exemptions:

Appraised Value Last Yr Value Last Inspection Date: Last Appraiser: SIC Code:

Appraisal Year

2023 78,290 71,523 08/13/2021

PP

7538

SIC Description: Remarks

REPAIR SHOPS

NEW 2022/COMP 8-13-21 CC

Legal Desc: BUSINESS PERSONAL PROPERTY AT

4714 KEMP BLVD

59003473083

Rendition Date: 04/03/2023

Submitted By: SITUS

Ref ID1:

Ref ID2:

4714 KEMP BLVD

DBA SOUTHWEST AUTOMOTIVE WF

Links: 153954

		QUALITY/		UNIT YEAR	ORIGINAL	UNIT GOOD/ECON/	DEPR. PRIOR			
SEQ TYPE	DESCRIPTION	DENSITY CLASS	AREA	COUNT ACQ	COST	PRICE PHYS PCT TA	ABLE/PCT VALUE	APPRAISED	MTH	MARKET
1 INV	INV (INV)	FAIR/LOW	3,300	1.0000	0	0.50100.00/100.00/100.00	1,650	1,650	A	1,650
1	INV		3,300	1.0000	0		1,650	1,650		1,650
2 MAC	MAC (MAC)	AVG/HIGH	3,300	1.0000	0	24.00072.00/100.00/100.00	57,024	57,024	R	76,640
1	MAC		3,300	1.0000	0		57,024	57,024		76,640
	Grand Totals:		6,600	2.0000	0		58,674	58,674		78,290

Typical Personal Property Present Value Factor Table

Property Category		Mooosture famine	Some of the property of the pr	Len.	Venices and white & earth, oil fea source of seems of service of servic	Thinking and the states of the	Lessen of the solid sess of the state of the	Electronics and Control Contro	System Control of the	Sonal Computers & Sonos Systems, fax Sonos Sono
Category	Α	В	С	D	E	F	G	Н	I	
Life Expectancy	30	20	15	12	10	8	8	6	4	
Year Acquired				F	Percent Goo	d				Effective Age
2022	99	98	97	96	95	92	85	83	77	1
2021	98	97	95	93	91	83	78	73	54	2
2020	97	95	91	90	87	78	73	65	31	3
2019	96	92	89	88	80	68	63	51	20	4
2018	95	90	85	82	71	57	52	40	10	5
2017	94	88	80	78	65	47	41	30	10	6
2016	93	83	73	70	50	38	33	20	10	7
2015	92	80	68	64	41	32	28	20	10	8
2014	91	78	66	55	32	20	22	20	10	9
2013	90	75	62	43	24	20	22	20	10	10
2012	89	70	57	38	24	20	22	20	10	11
2011	88	67	48	32	24	20	22	20	10	12
2010	87	65	41	26	24	20	22	20	10	13
2009	86	60	36	26	24	20	22	20	10	14
2008	85	53	29	26	24	20	22	20	10	15
2007	83	50	29	26	24	20	22	20	10	16
2006	81	45	29	26	24	20	22	20	10	17
2005	79	41	29	26	24	20	22	20	10	18
2004	77	38	29	26	24	20	22	20	10	19
2003	75	35	29	26	24	20	22	20	10	20
2002	72	33	29	26	24	20	22	20	10	21
2001	69	33	29	26	24	20	22	20	10	22
2000	66	33	29	26	24	20	22	20	10	23
1999	63	33	29	26	24	20	22	20	10	24
1998	59	33	29	26	24	20	22	20	10	25
1997	55	33	29	26	24	20	22	20	10	26
1996	51	33	29	26	24	20	22	20	10	27
1995	48	33	29	26	24	20	22	20	10	28
1994	45	33	29	26	24	20	22	20	10	29
1993	42	33	29	26	24	20	22	20	10	30
1992	38	33	29	26	24	20	22	20	10	31

Category	<u>Description</u>
A	Long Life Equipment, Steel structure billboards
В	Wood structure Billboards, storage tanks, high security vaults, oil and gas transportation machinery and equipment
С	Manufacturing, processing, production, oil field service, railroad and extended life equipment, high capacity forklifts
D	Light manufacturing & earth moving equipment
E	Vehicles 7 passenger or greater, or 1 ton or greater trucks and vans, 3/4 ton diesel pickups, semi trucks, and forklifts less than 13,000 lbs
F	Furniture and Fixtures, case goods, restaurant, bar, retail fixtures, Contractors equipment, small tools, fuel dispensing equipment, fast food, and office equipment
G	Leasehold improvements, signage, 6 passenger or less passenger vehicles, 3/4 ton gas pickups or vans, and transportation equipment
Н	Electronics and Data Processing - Telephone systems, fax machines, point of sale equipment, copy machines, mainframe computers and alarm systems
1	Computers - Personal computers/servers