

2024

MASS APPRAISAL REPORT

WICHITA APPRAISAL DISTRICT

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Wichita Appraisal District

2024 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, five (5) appointed by the taxing units within the boundaries of Wichita County, three (3) elected by majority vote at the general election for state and county officers by the voters of the 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), appraised value of real property other than residence homestead (Sec. 23.231), 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. 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 19 employees with the following classifications:

- 2 – Official/Administrator (executive level administration)
- 2 - 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 ten 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 filings, 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/2024/ 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 2024.

- **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 Pacserver/Commercial Appraisal/Reappraisal 2024/ Tracking/Appraisal Schedule 2024. 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 on-site 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 45,200 residential improved single and multiple family parcels, farm or ranch improvements and an additional 6,175 vacant residential properties in Wichita County.

Appraisal Resources

- **Personnel** - The following appraisers were responsible for estimating the market value of residential property:
Monty Toliver, RPA, RES - Director of Appraisal
Steve Raines, RPA, RES - Senior Residential Appraiser
Tia Segler, RPA - Residential Appraiser
Rebecca Dugan, RPA - Residential Appraiser
Brian Peterson, RPA - Senior Commercial Appraiser
Denton Keltner, RPA – Deputy Chief Appraiser
- **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:

$$MV = ((IUNIT \times ISIZE) + FEATURES \times \%GOOD \times INADJ) + (LV \times LNADJ)$$

MV = Market Value IUNIT = Replacement Cost New Per Square Foot ISIZE = Improvement Square Feet FEATURES = Improvement Amenities Contributory Value %GOOD = Percent Good from Normal Depreciation Table LV = Land Value
INADJ = Improvement Neighborhood (Market Area) Adjustment LNADJ = Land Neighborhood (Market Area) Adjustment

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 qualified 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.

Circuit Breaker Limitation on Appraised Value of Real Property Other Than Residence Homesteads

Beginning in 2024, the State of Texas implemented a three-year pilot program for non-homestead real property called a circuit breaker limitation. The new Section 23.231 of the Texas Property Tax Code states an appraisal office may increase the appraised value of real property for a tax year to an amount not to exceed the LESSER of:

1. the market value of the property for the most recent tax year that the market value was determined by the appraisal office; or
2. the sum of:
 - (A) 20 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.

The circuit breaker limitation takes effect as to a parcel of real property on January 1 of the tax year following the first tax year in which the owner owns the property on January 1. The circuit breaker limitation expires on January 1 of the tax year following the tax year in which the owner of the property ceases to own the property.

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 February 2022. 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/2024. 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, Deputy Chief Appraiser and/or the Chief Appraiser to verify the report results met the established appraisal guidelines appropriate for the tax year 2024. 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 / 2024/ 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 appraisal 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:

Monty Toliver, RPA, RES - Director of Appraisal
Brian Peterson, RPA - Senior Commercial Appraiser
Eric Beesinger, RPA - Commercial Appraiser
Clay Cowan, RPA - Commercial Appraiser
Leslie Dunn, RPA – Commercial Appraiser
Denton Keltner, RPA – Deputy Chief 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 Pacserver/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:

$$MV = ((IUNIT \times ISIZE) + FEATURES \times \%GOOD \times INADJ) + (LV \times LNADJ)$$

MV = Market Value IUNIT = Replacement Cost New Per Square Foot ISIZE = Square Feet of Improvement Area
FEATURES = Improvement Amenities Contributory Value %GOOD = Percent Good from Normal Depreciation Table LV = Land Value
INADJ = Improvement Category/Market Area Adjustment LNADJ = Land Category/Market Area Adjustment

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, Deputy Chief Appraiser, and/or the Chief Appraiser to verify the report results met the established appraisal guidelines appropriate for the tax year 2024. 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 2024/ (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 following appraisers were responsible for estimating the market value of business personal property:
Monty Toliver, RPA, RES - Director of Appraisal
Eric Beesinger, RPA - Commercial Appraiser
Clay Cowan, RPA - Commercial Appraiser
Leslie Dunn, RPA - Commercial Appraiser
Brian Peterson, RPA - Senior Commercial Appraiser
Denton Keltner, RPA – Deputy Chief Appraiser
- **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 on-site and online data collection.

Sources of Data

The district's property characteristic data has been collected over a period of years through on-site and online 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:

$$PVF = INDEX FACTOR \times PERCENT GOOD FACTOR$$

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

$$MARKET VALUE ESTIMATE = PVF \times HISTORICAL COST$$

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 and online 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 and online 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 and online 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 following appraisers were responsible for estimating the market value utility properties:

Monty Toliver, RPA, RES - 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 2023 and 2024 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 2023 and 2024 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
Monty Toliver, RES, CAE	Director of Appraisal	70895	Supervises and Performs Data Collection and Valuation Correlation
Dent Keltner, RPA	Deputy Chief Appraiser	70391	Data Collection and Valuation Correlation
Brian Peterson, RPA	Senior Commercial Appraiser	70073	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
Rebecca Dugan, RPA	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

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	Median	Avg. Mean	Wt. Mean	COD	PRD	Median	Avg. Mean	Wt. Mean
partial every year	MBHD	SR	MT	670	0	670	0.00%	NO SALES											
partial every year	MH NIP	SR	TS	1685	33	1685	1.96%	1/1/23 - 3/11/24	V,VL,VM,VMM	12.68	1.01	1.04	1.07	1.05	9.35	1.03	1.03	1.02	0.99
2022	4, 4A, 4B, 4C, 4D	SR	MT	3758	11	1742	0.63%	1/1/23 - 1/1/24	V,VL,VM,VMM	31.25	1.24	1.00	1.15	0.93	17.70	1.10	1.00	1.04	0.94
2024	104	MT	MT	234	17	230	7.39%	1/1/2022 - 3/18/24	V,VL,VM,VA	6.89	1.00	1.03	1.03	1.03	7.37	1.00	1.00	1.00	0.99
2024	105	MT	MT	87	5	87	5.75%	1/1/23 - 1/1/24	VM, VL	4.02	0.99	1.00	1.00	1.00	3.30	1.00	1.01	0.99	0.99
2024	105A	MT	MT	26	3	26	11.54%	1/1/23 - 1/1/24	VM, VL	20.49	1.03	0.94	1.06	1.13	11.23	1.02	1.09	1.06	1.09
2020	7	RC	RC	127	2	94	2.13%	1/1/23-2/28/2024	VM	3.80	1.00	0.99	1.03	1.02	8.74	1.04	0.99	1.06	1.02
2020	7A	RC	RC	154	1	150	0.67%	1/1/23-2/28/202	VM	3.80	1.00	0.99	1.03	1.02	8.74	1.04	0.99	1.06	1.02
2020	7B	RC	RC	529	7	523	1.34%	1/1/23-2/28/202	VM	3.80	1.00	0.99	1.03	1.02	8.74	1.04	0.99	1.06	1.02
2023	26	RC	RC	135	10	135	7.41%	1/1/2023-3/11/2024	VM	6.19	0.99	1.02	1.04	1.04	6.19	0.99	1.02	1.04	1.04
2023	27	RC	RC	448	20	431	4.64%	1/1/2023-3/12/2024	V,VM,VL	7.49	1.01	1.02	1.03	1.01	7.49	1.01	1.02	1.01	1.01
2020	49	RC	RC	315	12	293	4.10%	1/1/2023-1/25/2024	VM	9.23	1.03	1.17	1.16	1.12	5.92	1.02	1.02	1.03	1.01
2020	50	RC	RC	112	7	112	6.25%	1/1/2023-2/7/2024	VM	6.93	0.99	1.05	1.06	1.07	5.00	0.99	1.01	1.01	1.01
2023	59	RC	RC	202	4	202	1.98%	1/1/2023-3/19/2024	VM,VL	TRENDED WITH NBHD 60									
2023	60	RC	RC	113	7	113	6.19%	1/1/2023-3/6/2024	VM	11.92	0.99	0.94	0.88	0.89	4.02	0.99	1.01	1.00	1.00
2023	61	RC	RC	123	5	122	4.10%	1/1/2023-3/6/2024	VM	9.83	1.00	1.02	1.09	1.08	9.83	1.00	1.01	1.03	1.04
2023	62	RC	RC	437	27	437	6.18%	1/1/2023-3/7/2024	VM	6.93	1.00	0.99	1.00	1.00	6.12	1.00	1.02	1.02	1.02
2023	63	RC	RC	126	3	126	2.38%	1/1/2023-3/7/2024	VM	10.01	1.00	0.94	0.95	0.94	8.39	1.01	0.98	1.00	0.99
2023	64	RC	RC	121	7	121	5.79%	1/1/2023-3/11/2024	VM	6.30	1.00	0.97	0.98	0.98	6.32	1.00	1.00	1.01	1.01
2020	66	WG	RC	143	5	137	3.65%	1/1/2023-3/1/2024	VM	11.42	0.98	0.85	0.86	0.87	2.94	1.00	0.99	1.00	1.00
2023	72	RC	RC	316	17	309	5.50%	1/1/2023-3/11/2024	VM,VL	6.35	1.00	0.97	0.97	0.97	3.77	1.01	1.02	0.99	0.99
2023	73	RC	RC	112	3	112	2.68%	1/1/2023-3/14/2024	VM	1.12	0.98	0.95	0.95	0.95	1.14	1.00	0.99	0.99	0.99
2023	75	RC	RC	104	5	104	4.81%	1/1/2023-3/14/2024	V,VL,VM	2.22	1.00	0.96	0.95	0.95	2.07	1.00	0.99	0.99	0.99
2020	107	RC	RC	633	1	443	0.23%	1/1/2023-3/5/2024	VM	TRENDED WITH NBHD 7, 7A, & 7B									
2020	110	RC	RC	493	8	459	1.74%	1/1/2023-2/24/2024	VM	2.88	0.99	1.00	0.97	0.98	2.88	0.99	1.00	0.97	0.98
2020	113	RC	RC	336	9	297	3.03%	1/1/2023-2/22/2024	VM,VL	8.81	1.01	0.94	0.98	0.97	8.21	1.01	1.00	1.05	1.04
2021	500	RC	RC	1070	35	928	3.77%	1/1/2023-3/15/2024	VM,VMM,VL	13.66	1.05	0.99	1.04	0.99	13.60	1.04	1.00	1.05	1.00
2021	501	RC	RC	449	28	446	6.28%	1/1/2023-3/13/2024	VM	7.25	1.00	0.96	0.98	0.98	7.17	1.00	1.00	1.02	1.02
2021	503	RC	RC	177	14	165	8.48%	1/1/2023-3/13/2024	VM	8.13	1.01	0.95	0.97	0.96	8.12	1.01	1.00	1.02	1.00
2021	504	RC	RC	52	3	52	5.77%	1/1/2023-3/19/2024	VM	0.66	1.00	0.99	1.00	1.00	0.66	1.00	0.99	1.00	1.00
2022	505	RC	RC	535	32	524	6.11%	1/1/2023-3/12/2024	VM,VL,VMM,VL	4.96	1.00	0.99	0.99	0.98	4.96	1.00	1.00	1.00	0.99
2022	507	RC	RC	313	25	284	8.80%	1/1/2023-3/14/2024	V,VM,VL	5.14	1.00	0.98	0.98	0.98	4.21	0.99	1.00	0.98	0.99
2022	508	RC	RC	369	19	339	5.60%	1/1/2023-3/13/2024	VM	9.18	1.00	1.00	1.00	1.00	7.31	1.00	1.00	1.03	1.02
2022	509	RC	RC	514	24	465	5.16%	1/1/2023-3/14/2024	VM	6.06	1.00	0.95	0.94	0.93	6.05	1.00	1.00	0.99	0.98
2022	510	RC	RC	230	3	139	2.16%	1/1/2023-3/19/2024	VM	TRENDED WITH NBHD 511									
2022	511	RC	RC	869	15	487	3.08%	1/1/2023-3/18/2024	VM,VL	10.19	1.02	0.98	1.02	1.00	10.00	1.02	1.01	1.04	1.02
2022	512	RC	RC	97	4	95	4.21%	1/1/2023-3/15/2024	VM	9.18	1.01	1.01	1.03	1.01	9.18	1.01	1.01	1.03	1.01
2022	513	RC	RC	61	4	61	6.56%	1/1/2023-3/14/2024	VM,VL	6.14	0.99	0.84	0.85	0.86	3.99	0.99	0.99	1.00	1.00
2021	500A	RC	RC	102	0	85	0.00%	N/A	N/A	COMBINED WITH NBHD 500MD									
2021	500B	RC	RC	120	1	26	3.85%	1/1/2023-3/15/2024	VM	COMBINED WITH NBHD 500 FOR ANALYSIS									
2021	500C	RC	RC	40	0	40	0.00%	N/A	N/A	TRENDED WITH NBHD 500 & 501									
2021	500E	RC	RC	81	1	68	1.47%	1/1/2023-3/15/2024	VM	COMBINED WITH NBHD 500 FOR ANALYSIS									
2021	500F	RC	RC	66	1	62	1.61%	1/1/2023-3/15/2024	VM	COMBINED WITH NBHD 500 FOR ANALYSIS									
2022	505A	RC	RC	157	7	155	4.52%	1/1/2023-3/13/2024	VM,VMM	2.97	0.99	1.01	1.02	1.02	2.97	0.99	1.02	1.02	1.02
2022	505B	RC	RC	27	1	21	4.76%	1/1/2023-3/18/2024	VM	TRENDED WITH NBHD 511									
2023	63A	RC	RC	379	13	379	3.43%	1/1/2023-3/7/2024	VM	7.16	0.99	0.95	0.95	0.95	6.21	0.99	1.00	1.00	1.01
2023	63B	RC	RC	109	5	109	4.59%	1/1/2023-3/8/2024	VM	8.93	1.03	1.00	1.04	1.01	8.93	1.03	1.00	1.04	1.01
2023	63C	RC	RC	219	12	219	5.48%	1/1/2023-3/8/2024	VM,VL	6.40	1.01	0.95	0.95	0.94	5.92	1.01	1.00	1.00	0.99
2022	3	SR	SR	611	31	570	5.44%	1/1/22 - 3/4/24	VM	7.80	1.01	1.03	1.03	1.02	7.80	1.01	1.01	1.01	1.00
2019	17	SR	SR	316	17	314	5.41%	4/1/23 - 3/13/24	VM	7.53	1.01	1.01	0.99	0.99	7.53	1.01	1.00	0.98	0.98
2019	18	SR	SR	197	10	191	5.24%	5/1/23 - 3/12/24	VM	4.06	1.00	0.99	1.00	1.00	4.06	1.00	1.00	1.01	1.01
2019	19	SR	SR	47	3	46	6.52%	7/1/22 - 3/7/24	VM	5.28	1.01	1.02	1.02	1.01	5.29	1.01	1.01	1.01	1.00
2019	28	SR	SR	446	26	446	5.83%	1/1/23 - 3/11/24	VM	6.51	1.00	0.95	0.96	0.96	5.95	1.00	0.99	1.01	1.00
2019	33	SR	SR	442	26	442	5.88%	1/1/23 - 3/8/24	VM	7.65	1.01	1.00	1.01	1.00	7.65	1.01	1.00	1.01	1.00
2020	37	SR	SR	239	16	233	6.87%	1/1/23 - 3/13/24	VL, VM	1.90	1.00	1.04	1.04	1.03	2.06	1.00	1.01	1.01	1.01
2019	47	SR	SR	248	12	241	4.98%	12/1/22 - 3/12/24	VM	6.38	1.00	1.04	1.05	1.05	6.33	1.00	1.01	1.02	1.02
2022	51	SR	SR	619	14	517	2.71%	1/1/22 - 3/5/24	VL, VM	8.21	1.01	1.01	1.02	1.01	8.21	1.01	1.00	1.01	1.00
2022	57	SR	SR	398	21	390	5.38%	03/1/22 - 03/4/24	VM	7.25	1.01	1.02	1.01	1.00	7.26	1.01	1.01	1.00	0.99

2024	65	SR	SR	516	51	484	10.54%	01/01/22 - 01/29/24	V,VL,VM,VMM	7.86	1.02	0.97	0.97	0.95	9.55	1.01	1.01	0.99	0.98
2020	69	SR	SR	424	16	321	4.98%	06/1/22 - 02/19/24	VM, VL	12.74	1.01	0.92	0.94	0.93	4.22	1.01	1.00	1.00	0.99
2021	71	SR	SR	329	12	299	4.01%	01/01/23 - 03/01/24	VL, VM, VDT	8.00	1.01	1.04	1.05	1.04	7.49	1.01	1.02	1.01	1.00
2019	76	SR	SR	78	4	77	5.19%	1/1/22 - 3/8/24	VM	1.86	1.00	1.02	1.02	1.01	1.87	1.00	1.00	1.00	1.00
2022	77	SR	SR	102	6	90	6.67%	01/01/23 - 3/6/24	VM	8.18	1.02	1.00	1.01	0.98	8.19	1.02	0.99	1.00	0.98
2022	78	SR	SR	154	7	149	4.70%	01/01/23 - 03/06/24	VL, VM	5.23	1.00	1.05	1.03	1.03	5.18	1.00	1.01	1.00	1.00
2022	79	SR	SR	144	12	135	8.89%	01/01/23 - 03/06/24	VM	7.99	1.00	0.99	0.99	0.99	7.98	1.00	1.00	1.00	1.00
2019	87	SR	SR	54	4	41	9.76%	1/1/22 - 3/21/24	VM	3.26	1.00	1.01	0.99	1.00	3.26	1.00	1.00	0.99	0.99
2019	90	SR	SR	65	6	63	9.52%	1/1/23 - 3/7/24	VM	7.51	1.00	0.98	0.99	0.98	7.52	1.00	1.00	1.01	1.00
2019	100	SR	SR	71	1	56	1.79%	1/1/22 - 3/22/24	VM	TRENDING WITH NBHD 51A & 8									
2020	108	SR	SR	68	3	51	5.88%	09/01/22 - 02/23/24	VM	4.45	1.00	1.08	1.08	1.08	3.02	1.00	1.03	1.00	1.00
2020	700	SR	SR	2662	36	1367	2.63%	07/01/22 - 2/26/24	VL, VM, VDT	8.45	0.99	1.02	1.00	1.01	7.66	1.00	1.04	1.04	1.04
2019	103A	SR	SR	187	13	183	7.10%	1/1/23 - 3/14/24	VM	4.54	1.00	0.99	0.98	0.98	4.54	1.00	1.00	0.99	0.99
2019	17A	SR	SR	264	25	262	9.54%	1/1/23 - 3/14/24	VM	4.07	1.00	1.03	1.04	1.03	4.07	1.00	1.00	1.01	1.00
2019	33N	SR	SR	444	25	444	5.63%	1/1/23 - 3/8/24	VM	5.37	1.00	1.04	1.04	1.04	5.37	1.00	1.00	1.00	1.00
2022	51A	SR	SR	212	10	206	4.85%	4/1/22 - 3/5/24	VM	6.64	1.00	1.06	1.03	1.03	6.57	1.00	1.01	0.99	0.98
2024	65C	SR	SR	951	51	882	5.78%	1/1/22 - 1/29/24	V,VL,VM,VMM	7.86	1.02	0.97	0.97	0.95	9.55	1.01	1.01	0.99	0.98
2020	69A	SR	SR	474	14	396	3.54%	1/2/22 - 2/14/24	VM, VL	6.45	1.02	1.04	1.02	1.01	5.63	1.01	1.01	1.01	0.99
2020	69B	SR	SR	514	20	450	4.44%	3/1/22 - 2/16/24	VM,VL	10.81	1.02	1.02	1.06	1.04	5.62	1.01	1.01	1.02	1.00
2020	70C	SR	SR	758	33	756	4.37%	7/1/22 - 3/1/24	VM	8.60	1.00	1.03	1.04	1.03	8.60	1.00	1.01	1.02	1.02
2022	6	TS	TS	722	9	769	1.17%	1/1/23-3/14/24	VM,VL,V	9.82	1.02	0.85	0.88	0.86	8.88	1.00	1.01	0.98	0.98
2022	6B	TS	TS	318		235	0.00%			COMBINED W/NBHD 6									
2024	11	TS	TS	49	4	49	8.16%	1/1/2023-1/23/2024	VM,VL	1.68	1.00	1.01	1.00	1.01	1.67	0.99	1.00	1.00	1.00
2024	13	TS	TS	210	19	212	8.96%	1/1/2023-2/1/2024	VM,VL,V	4.61	1.00	1.03	1.04	1.03	4.92	1.00	1.00	1.02	1.02
2024	14	TS	TS	40	0	40	0.00%			TRENDING W/ NBHD 15 AND 13									
2024	15	TS	TS	91	19	93	20.43%	1/1/2023-2/1/2024	VM,VL,V	COMBINED W/ NBHD 13									
2023	20	TS	TS	36	0	37	0.00%			TRENDING W/NBHD 38									
2023	21	TS	TS	271	21	231	9.09%	1/1/2023-3/4/2024	VM,VL,V	4.27	1.00	1.02	1.03	1.02	4.28	1.00	1.01	1.02	1.01
2023	25	TS	TS	537	26	507	5.13%	1/1/2023-2/29/2024	VM,VL,V	10.29	1.01	0.93	0.94	0.93	10.86	1.00	1.00	1.01	1.00
2023	38	TS	TS	81	3	81	3.70%	1/1/23-3/6/2024	VM	2.38	1.00	0.99	0.98	0.98	2.38	1.00	1.00	0.99	0.99
2023	42	TS	TS	177	10	171	5.85%	1/1/2023-3/5/2024	VM,VL,V	5.19	1.00	0.99	1.01	1.01	5.20	1.00	1.00	1.02	1.02
2023	45	TS	TS	91	8	88	9.09%	1/1/2023-3/6/2024	VM,VL	5.11	1.00	0.96	0.96	0.96	5.13	1.00	1.00	0.99	0.99
2023	46	TS	TS	222	13	232	5.60%	1/1/2023-3/6/2024	VM,VL	6.59	1.00	1.01	1.00	0.99	6.59	1.00	1.00	0.99	0.99
2024	55	TS	TS	296	12	297	4.04%	1/1/2023-2/22/2024	VM,VL	5.89	1.00	0.99	0.98	0.98	5.58	0.99	0.99	0.99	0.99
2023	58	TS	TS	293	15	303	4.95%	1/1/2023-2/28/2024	VM	7.36	1.01	1.01	1.02	1.00	7.36	1.01	1.01	1.02	1.00
2024	68	TS	TS	299	6	287	2.09%	1/1/2023-2/5/2024	VM,VL,V	4.78	1.00	1.03	1.03	1.03	3.18	1.00	1.00	1.00	1.00
2024	81	TS	TS	351	14	340	4.12%	1/1/2023- 2/22/2024	VM	9.93	1.03	1.02	1.10	1.06	2.88	1.00	1.01	1.00	1.00
2024	82	TS	TS	84	8	78	10.26%	1/1/2024-2/6/2024	VM,V	4.19	1.00	1.00	1.02	1.01	4.19	1.00	1.00	1.02	1.01
2024	83	TS	TS	126	5	128	3.91%	1/1/2023-2/12/2024	VM	3.39	0.99	1.01	1.00	1.00	1.24	1.00	0.99	0.99	0.99
2024	95	TS	TS	77	6	77	7.79%	1/1/2023-2/15/2024	VM,VL	6.14	0.99	1.00	0.99	1.00	6.14	0.99	1.00	0.99	1.00
2023	97	TS	TS	41	2	41	4.88%	1/1/2023-3/5/2024	VM	1.83	1.00	0.99	0.99	0.99	1.83	1.00	1.00	1.00	1.00
2023	103	TS	TS	250	12	224	5.36%	1/1/2023-3/5/2024	VM,VL	4.59	1.00	1.03	1.04	1.04	4.36	1.00	1.00	1.01	1.01
2024	111	TS	TS	592	20	564	3.55%	1/1/2023-2/15/2024	VM	7.79	1.01	1.05	1.02	1.01	7.09	1.00	1.00	1.00	0.99
2021	600	TS	TS	876	39	896	4.35%	1/1/2023-3/7/2024	VM,VL	10.84	1.01	0.97	1.01	0.99	10.56	1.01	0.99	1.03	1.01
2021	601	TS	TS	928	36	947	3.80%	1/1/2023-3/13/2024	VM,VL	8.14	1.01	0.99	1.02	1.01	8.13	1.01	1.00	1.03	1.02
2021	602	TS	TS	285	14	285	4.91%	1/1/2023-3/11/2024	VM,VL	5.41	1.00	1.05	1.04	1.04	5.42	1.00	1.01	1.00	1.00
2021	603	TS	TS	68	3	68	4.41%	1/1/2023-3/11/2024	VM,VL	6.11	0.98	1.01	1.01	1.02	6.11	0.98	1.00	1.00	1.01
2021	604	TS	TS	396	19	431	4.41%	1/1/2023-3/11/2024	VM,VL	7.05	0.99	1.03	1.02	1.02	7.04	0.99	1.00	0.98	0.99
2022	605	TS	TS	51	2	49	4.08%	1/1/2023-3/20/2024	VM	9.97	0.99	1.02	1.02	1.03	9.97	0.99	1.02	1.02	1.02
2022	606	TS	TS	810	21	297	7.07%	1/1/2023-3/20/2024	VM,VL	9.73	0.99	1.03	1.02	1.03	9.79	0.99	1.00	1.00	1.01
2022	608	TS	TS	772	8	347	2.31%	1/1/2023-3/21/2024	VM,VL	4.51	1.01	0.99	0.98	0.96	4.51	1.01	1.00	0.99	0.98
2022	609	TS	TS	824		530	0.00%			COMBINED W/606,609E									
2022	609E	TS	TS	528		304	0.00%			COMBINED W/606,609									
2023	21A	TS	TS	168	17	168	10.12%	1/1/2023-3/5/2024	VM	5.60	1.00	1.01	1.01	1.01	5.59	1.00	1.00	1.00	1.00
2023	25C	TS	TS	667	35	664	5.27%	1/1/2023-3/1/2024	VM,VL	7.74	1.00	0.97	0.98	0.98	7.74	1.00	1.00	1.02	1.02
2023	25D	TS	TS	30		30	0.00%			TRENDING W/ NBHD 21 AND 21A									
2023	25E	TS	TS	25	4	26	15.38%	1/1/2023-3/4/2024	VM	20.75	1.06	1.01	1.05	0.99	20.76	1.06	1.01	1.04	0.98
2023	25FP	TS	TS	100	2	98	2.04%	1/1/2023-3/4/2024	VM	0.00	1.00	0.96	0.96	0.96	0.90	0.99	0.98	0.98	0.98
2023	46A	TS	TS	152	7	151	4.64%	1/1/2023-3/7/2024	VM	6.39	0.99	1.01	1.00	1.01	6.38	0.99	1.00	0.99	1.00
2022	70A	TS	TS	343	16	339	4.72%	1/1/2023-3/13/2024	VM,VL	5.71	1.00	0.91	0.94	0.93	5.52	1.01	0.99	1.02	1.00
2024	81A	TS	TS	144	8	135	5.93%	1/1/2023-2/6/2024	VM,VL,V	5.20	1.01	1.00	0.98	0.97	2.60	1.00	1.00	0.99	0.99
2024	82A	TS	TS	94	4	95	4.21%	1/1/2023- 2/8/2024	VM	3.28	1.00	1.00	0.99	0.99	0.96	0.99	1.00	1.00	1.00
2024	82B	TS	TS	24	3	24	12.50%	1/1/2023- 2/8/2024	VM,V	5.62	1.00	1.01	1.01	1.01	5.62	1.00	1.01	1.01	1.01
2024	83A	TS	TS	10	1	10	10.00%	1/1/2023-2/13/2024	VM	0.00	1.00	0.99	0.99	0.99	0.00	1.00	1.00	1.00	1.00

2024	84A1	TS	TS	149	9	150	6.00%	1/1/2023-2/14/2024	VM	3.54	1.00	1.04	1.03	1.02	3.92	1.00	1.00	0.99	0.99
2024	84A2	TS	TS	37	0	37	0.00%			TRENDED W/NBHD 84A1									
2022	1	WG	SR	446	49	420	11.67%	1/1/23 - 3/15/24	VM	5.22	1.00	1.02	1.02	1.01	4.25	1.00	1.01	1.01	1.01
2022	2	WG	SR	619	41	613	6.69%	1/1/23 - 3/18/24	VM	5.58	1.01	1.01	1.00	1.00	5.58	1.01	1.01	1.00	1.00
2023	8	WG	WG	259	8	257	3.11%	1/1/23 - 2/15/24	VM,VL,V	7.66	0.99	1.02	0.99	0.99	7.64	1.00	1.01	0.98	0.98
2023	9	WG	WG	180	13	179	7.26%	1/1/23 - 2/16/24	VM,VL,V	6.22	1.00	1.02	1.04	1.04	6.22	1.01	1.01	1.03	1.03
2023	10	WG	WG	129	7	126	5.56%	1/1/2023-3/15/2024	VM,VL	9.05	1.02	1.00	0.98	0.96	9.05	1.02	1.00	0.98	0.96
2022	16	WG	SR	159	8	156	5.13%	1/1/22 - 3/20/24	VM	10.90	1.02	0.95	0.96	0.94	10.93	1.02	1.01	1.02	1.01
2023	22	WG	WG	182	8	180	4.44%	1/1/2023-3/15/2024	VM,VL	7.61	1.01	0.89	0.93	0.91	5.21	1.00	1.00	1.00	1.00
2023	23	WG	WG	110	5	110	4.55%	1/1/2023-3/15/2024	VM,VL	5.21	0.99	0.87	0.84	0.85	3.36	0.99	1.00	0.99	0.99
2023	30	WG	RD	129	6	129	4.65%	1/1/2023-3/14/2024	VM	2.22	1.00	1.01	1.00	1.00	2.22	1.00	1.01	1.00	1.00
2023	32	WG	RD	44	6	42	14.29%	1/1/2023-3/14/2024	VM	7.35	1.00	0.86	0.88	0.88	7.43	1.00	0.99	1.01	1.01
2023	35	WG	WG	54	1	54	1.85%	1/1/2023-3/18/2024	VM	TRENDED WITH NBHD 61 & 93									
2021	36	WG	SR	220	18	185	9.73%	1/1/23 - 3/18/24	VL,VM	4.16	1.00	1.02	1.02	1.02	4.16	1.00	1.01	1.01	1.01
2023	39	WG	WG	56	0	56	0.00%	N/A	N/A	TRENDED WITH NBHD 42B									
2021	40	WG	SR	246	13	187	6.95%	1/1/23 - 2/19/24	VM	7.14	1.00	0.99	1.00	1.00	5.09	1.00	1.00	1.01	1.01
2023	44	WG	RD	69	11	69	15.94%	1/1/2022-3/19/2024	V,VM	6.18	0.99	1.00	1.04	1.05	6.18	0.99	1.00	1.04	1.05
2023	48	WG	RD	96	7	96	7.29%	1/1/2023-3/14/2024	VM	2.61	0.99	1.01	1.00	1.00	2.61	0.99	1.01	1.00	1.00
2024	52	WG	WG	51	4	46	8.70%	1/1/2023-2/22/2024	VM,VL	5.76	1.02	1.20	1.21	1.19	5.76	1.00	1.02	1.02	1.02
2022	53	WG	SR	244	18	235	7.66%	1/1/23 - 3/20/24	VM	6.35	1.01	1.01	1.01	1.00	6.35	6.35	1.01	1.01	1.00
2022	54	WG	WG	245	18	241	7.47%	1/1/2023-3/18/2024	VM	6.78	1.00	1.03	1.02	1.02	6.62	0.99	1.00	1.01	1.01
2020	56	WG	WG	350	8	305	2.62%	1/23 - 12/23	VM,VL,V	11.23	1.02	1.04	1.03	1.05	11.39	1.02	1.01	1.01	1.03
2020	67	WG	WG	289	12	283	4.24%	3/1/2023 - 1/1/2024	VM,VL	7.51	0.98	1.04	1.04	1.03	5.79	0.99	1.01	1.01	1.01
2021	70	WG	WG	331	9	322	2.80%	1/1/2023-3/15/2024	VM,VL	6.21	1.00	0.98	0.99	0.99	6.21	1.00	1.00	1.01	1.01
2020	88	WG	WG	46	2	36	5.56%	7/22 - 7/23	VM	3.26	99.00	0.95	0.95	0.95	3.28	0.99	0.97	0.97	0.97
2020	89	WG	WG	150	9	149	6.04%	1/23 - 1/24	VM,VL	1.07	1.08	1.08	4.99	0.99	3.49	0.99	1.02	1.02	1.02
2023	91	WG	RD	56	6	55	10.91%	1/1/2023-3/14/2024	VM,VL,V	5.16	1.00	0.98	1.00	0.99	5.16	1.00	0.98	1.00	0.99
2023	93	WG	MT	223	10	212	4.72%	1/1/2023-3/14/2024	VM,VL	3.44	1.00	1.06	1.07	1.07	3.44	1.00	1.01	1.03	1.03
2020	94	WG	MT	23	1	23	4.35%	6/17/2022	VM,VL	0.00	1.00	1.06	1.06	1.06	0.00	1.00	1.05	1.05	1.05
2024	96	RC	WG	100	5	100	5.00%	1/1/2023 - 2/22/2024	VM	5.51	1.00	0.99	1.00	1.00	5.51	1.00	0.99	1.00	1.00
2024	99	WG	MT	27	2	20	10.00%	1/1/23 - 1/1/24	VM,VL	0.10	1.00	1.02	1.02	1.02	0.09	1.00	1.01	1.01	1.01
2024	102	WG	MT	205	10	204	4.90%	1/1/23 - 1/26/24	VM,VL	4.60	1.00	0.89	0.91	0.91	3.68	1.00	1.01	1.03	1.03
2019	106	WG	WG	93		39	0.00%			TRENDED W/ COMPARABLE NBHD'S									
2021	109	WG	WG	0		0	#DIV/0!			WORKED WITH 200MD									
2023	112	WG	RD	181	14	165	8.48%	1/1/2023-3/14/2024	V,VM,VL	4.39	0.99	1.02	1.02	1.02	4.39	0.99	1.02	1.02	1.02
2023	114	WG	WG	86	8	70	11.43%	1/1/2023-3/18/2024	VM	4.42	1.00	1.01	1.01	1.01	4.42	1.00	1.00	1.00	1.00
2021	900	WG	WG	309	5	178	2.81%	1/1/2023-3/19/2024	VM	15.29	1.05	1.00	1.07	1.02	12.73	1.03	1.02	1.07	1.03
2021	950	WG	RD	163	2	137	1.46%	1/1/2023-3/20/2024	VM	TRENDED WITH NBHD 950SE									
2024	102A	WG	MT	35		31	0.00%			TRENDED WITH NBHD 102 AND 102B									
2024	102B	WG	MT	51	3	51	5.88%	1/1/23 - 1/26/24	VM,VL	6.83	1.01	0.83	0.87	0.88	4.55	1.00	1.00	1.00	1.00
2022	1A	WG	SR	24	1	24	4.17%	1/1/23 - 3/18/24	VM		1.00	1.03	1.03	1.03		1.00	1.00	1.00	1.00
2023	25A	WG	WG	349	22	343	6.41%	1/1/2023-3/19/2024	VM,VL	5.36	0.99	0.99	0.98	0.98	5.33	0.99	1.00	0.99	0.99
2023	42B	WG	WG	242	9	242	3.72%	1/1/2023-3/4/2024	VM	7.22	1.00	0.99	1.01	1.00	7.22	1.00	1.00	1.02	1.01
2023	42M	WG	WG	281	17	281	6.05%	1/1/2023-3/4/2024	VM	5.36	1.00	0.97	0.97	0.96	5.35	1.00	1.00	1.00	0.99
2024	52C	WG	WG	46	0	22	0.00%			TRENDED W/ SURROUNDING AREA									
2024	52D	WG	WG	336	19	329	5.78%	1/1/2023-2/19/2024	VM	3.85	1.00	1.01	1.02	1.01	2.14	1.00	1.00	1.01	1.00
2024	52G	WG	WG	165		130	0.00%	1/1/2023-2/19/2024	VM	6.31	0.99	1.04	1.06	1.06	2.04	1.00	0.99	1.00	0.99
2024	65N	WG	WG	656	30	599	5.01%	1/1/22 - 2/7/24	VM,VL	4.96	1.02	0.77	0.77	0.75	9.16	1.02	1.02	1.04	1.02
2024	65S	WG	WG	440	22	428	5.14%	1/1/22 - 2/9/24	VM,VL	12.43	1.01	0.90	0.94	0.93	6.88	1.01	1.01	1.01	1.00
2023	88A	WG	RD	58	5	57	8.77%	1/1/2023-3/18/2024	V,VMM	5.57	1.00	1.01	1.00	1.00	5.57	1.00	1.01	1.00	1.00
partial every year	800	MT	MT	595	29	595	4.87%	1/1/23 - 2/12/24	VM,VL,VMM,VL	13.64	1.01	1.03	1.04	1.05	13.75	1.01	0.99	1.01	1.00
2023	88B	WG	RD	69	1	68	1.47%	1/1/2023-3/18/2024	VM	TRENDED WITH NBHD 88									
2021	950NE	WG	WG	267	2	228	0.88%	1/1/2023-3/19/2024	VM	3.27	0.99	1.03	1.03	1.04	1.16	0.99	1.00	1.00	1.01
2021	950SE	WG	WG	86		83	0.00%			TRENDED WITH OTHER 950 NBHDS									
2021	950SW	WG	WG	354		319	0.00%			7.97	1.01	1.02	1.01	1.02	7.62	1.01	1.01	1.00	1.02

Network > pacsserver > IBM > d > RESIDENTIAL APPRAISAL > ANALYSIS > 2024 > STEVE				Search STEVE
Name	Date modified	Type	Size	
COST CALIBRATION	3/22/2024 9:24 AM	File folder		
NBHD 65	3/25/2024 1:20 PM	File folder		
NBHD 65C	3/25/2024 1:23 PM	File folder		
NBHD 65N	3/27/2024 2:53 PM	File folder		
NBHD 65S	3/25/2024 1:39 PM	File folder		
NBHD 69	3/29/2024 12:47 PM	File folder		
NBHD 69A	3/25/2024 4:35 PM	File folder		
NBHD 69B	3/29/2024 12:47 PM	File folder		
NBHD 108	2/23/2024 12:46 PM	File folder		
NBHD 700	3/26/2024 4:06 PM	File folder		
PRE ANALYSIS	10/19/2023 12:50 PM	File folder		
NBHD SUMMARY TEMPLATE	8/8/2023 10:47 AM	Microsoft Excel 97...	33 KB	

Name	Date modified	Type	Size
PRE ANALYSIS	2/19/2024 2:14 PM	File folder	
1. ALL SALES	2/16/2024 11:14 AM	Microsoft Edge P...	54 KB
1. SALES RATIO REPORT - W02 POOR	2/16/2024 10:49 AM	Microsoft Edge P...	19 KB
1. SALES RATIO REPORT - W03 AVG	2/16/2024 10:52 AM	Microsoft Edge P...	27 KB
1. SALES RATIO REPORT - W03 FAIR	2/16/2024 11:02 AM	Microsoft Edge P...	20 KB
1. SALES RATIO REPORT - W03 GOOD	2/16/2024 10:54 AM	Microsoft Edge P...	19 KB
1. SALES RATIO REPORT - W04 AVG	2/16/2024 11:04 AM	Microsoft Edge P...	26 KB
1. SALES RATIO REPORT - W04 EXCL	2/16/2024 11:16 AM	Microsoft Edge P...	31 KB
2. ALL SALES	2/16/2024 5:21 PM	Microsoft Edge P...	54 KB
2. SALES RATIO REPORT - W02 POOR	2/16/2024 4:20 PM	Microsoft Edge P...	19 KB
2. SALES RATIO REPORT - W03 AVG	2/16/2024 4:22 PM	Microsoft Edge P...	27 KB
2. SALES RATIO REPORT - W03 FAIR	2/17/2024 1:28 PM	Microsoft Edge P...	22 KB
2. SALES RATIO REPORT - W03 GOOD	2/16/2024 4:26 PM	Microsoft Edge P...	19 KB
2. SALES RATIO REPORT - W04 AVG	2/16/2024 5:19 PM	Microsoft Edge P...	26 KB
2. SALES RATIO REPORT - W04 EXCL	2/16/2024 4:35 PM	Microsoft Edge P...	31 KB
GAIN/LOSS REPORT & TREND LINE CHAR...	3/28/2024 12:47 PM	Microsoft Excel W...	150 KB
MAP	10/12/2023 4:34 PM	Microsoft Edge P...	1,342 KB
MARKET ADJ BY NBHD	2/19/2024 2:14 PM	Microsoft Excel W...	55 KB
NBHD 698 - ADDITIONAL ADJUSTMENT ...	3/26/2024 8:32 AM	Microsoft Edge P...	3 KB
NBHD SUMMARY	2/19/2024 1:53 PM	Microsoft Excel 97...	45 KB



NEIGHBORHOOD SUMMARY

MARKET ADJUSTMENTS

Prior Year

2023

Current Year

2024

Cost Calibration

	118
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Cost Calibration

	100
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Neighborhood

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Neighborhood

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Sub Class

Sub Class

Condition

AVG/GOOD	
CLASS4-6	90
AVG/GOOD	
CLASS1-3.5	95
FAIR/POOR	53
<POOR	53

Condition

W02/W03	
POOR	40
W02/W03	
FAIR	47
W02/W03	
AVG	95
W03-GOOD	95
W04-FAIR	53
W04	
AVG/GOOD	100
W04-EXCL	106
W05 - ALL	97

Year Built

Year Built

Sales Ratio Report Parameters

Profile

Search by Sale Date

From: 03/01/2022

To: 02/16/2024

Search by State Code

A1 (SINGLE FAMILY)

Search by Sale Type

V (V)

VA (VERIFIED APPRAISAL)

VD (VERIFIED DEED)

VDT (VERIFIED DEED OF TRUST)

VL (VERIFIED SALES LETTER)

VLM (VERIFIED LETTER MULTI PARCEL)

VM (VERIFIED MULTIPLE LISTING)

VMM (VERIFIED MLS MULTI PARCEL)

VR (VERIFIED REPO SALE)

VLS (VERIFIED LETTER SUPPRESS)

VMS (VERIFIED MULTI LISTING SUPPRESSED)

VRS (VERIFIED REPO SALE SUPPRESS)

Search by Sale Ratio Code

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Includes Confidential Sales.

Sales Ratio Report

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Sale

Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp Living	Avg Price/	Avg Price/					Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
476380	LOPEZ VANESSA/S2F PROPERTIES LLC	1/8/2024	A1	SQ: 9805.36 AC: 0.2251 FF: 76.00 DEPTH: 129.00	WS	1990 1950	104,292	8,000	1,686	66.60	38.55	112,292	65,000	0.0700	0.1231	1.7276
Deed Info: 1/8/2024																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
157199	R 02700180000	LOT 3 BLK 2 BOARDMAN					924 FALLS DR			0.2251		0.0000 0270 I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		104,292	Imp 2 Value:	Imp 3 Value:		Appraiser:		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%:	66.00															
** This sale will not be included in the summary calculations ** INVESTOR PURCHASE						1/23/24 - INVESTOR PURCHASE, 0 DAYS ON MARKET, DEED OF TRUST FOR \$138,500 - SR										
470004	DIXON DEVON S/SMITH PAUL BRYANT	1/24/2023	A1	SQ: 17998.99 AC: 0.4132 FF: 90.00 DEPTH: 200.00	WV	1990 1958	147,680	12,500	1,713	93.51	96.32	160,180	165,000	0.0800	0.0758	0.9708
Deed Info: 1/24/2023																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
144244	R 15400060000	LOT 6 HOLLEY					211 WYNETH DR			0.4132		0.0000 1540 I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		147,680	Imp 2 Value:	Imp 3 Value:		Appraiser:		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%:	72.00															
467032	MORGAN ALEXANDER T ETUX TANYNIA LYNN/CENTENO JUAN	8/24/2022	A1	SQ: 16801.09 AC: 0.3857 FF: 120.00 DEPTH: 140.00	WV	2014 2014	310,746	10,000	1,665	192.64	168.17	320,746	280,000	0.0300	0.0357	1.1455
Deed Info: 8/24/2022																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
141301	R 20800020000	.397 AC BLK 25B LIVELY					3200 SOUTHWEST DR			0.3857		0.0000 2080 I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		284,912	Imp 2 Value:	25,834		Imp 3 Value:	Appraiser:		SR				
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:		SINGLE FAMILY	Imp 2 Desc:	SOLAR ENERGY DEVIC		Imp 3 Desc:							
MA Func%:	110.00	Land Func%:														
MA Base%:	94.00															
** This sale will not be included in the summary calculations ** SOLAR DEVICE AFTER SALE						11/28/23 - SOLAR DEVICE INSTALLED AFTER SALE - SR										
463956	BREIDENBACH JAMES V II/HARRISON BRETT D	3/8/2022	A1	SQ: 11761.20 AC: 0.2700 FF: 80.00 DEPTH: 147.00	WV	1990 1959	143,191	10,000	1,530	100.12	101.31	153,191	155,000	0.0700	0.0645	0.9883
Deed Info: 3/8/2022																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
129560	R 37000150000	LOT 15 THOMP-HAM-DAVIS					3110 SOUTH DR			0.2700		0.0000 3700 I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		143,191	Imp 2 Value:	Imp 3 Value:		Appraiser:		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%:	72.00															

Sales Ratio Report

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Sale

Buyer/Seller		Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Avg Price/				Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
475301	CONWELL ROLAND ETUX LINDA/THOMAS HARRY J JR Deed Info: 10/24/2023	10/24/2023 VM	A1		WW	1990 1972	187,703	12,500	1,782	112.35	112.23	200,203	200,000	0.0600	0.0625	1.0010
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
126398 R		41000160000		LOT 1 BLK 7 WICHITA GARDENS (50 INTEREST)			205 VALLEY VIEW RD			0.4330		0.0000	4100	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		187,703	Imp 2 Value:		Imp 3 Value:		Appraiser:		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%:		72.00														
UDI FOR 2023 & PRIOR WILL COMBINE WHEN 2023 TAXES ARE PAID																
474247	RABENA CASSANDRA & CHRISTINE REYNA/SOUBA CHRISTOPHER Deed Info: 9/19/2023	9/19/2023 VM	A1	SQ: 15002.06 AC: 0.3444 FF: 100.00 DEPTH: 150.00	WW	1990 1930	80,372	12,500	1,118	83.07	71.56	92,872	80,000	0.1300	0.1563	1.1609
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
126413 R		41000290100		TR 16 100X175X87X177 FT BLK 16 WICHITA GARDENS			3233 SOUTHWEST DR			0.3444		0.0000	4100	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		80,372	Imp 2 Value:		Imp 3 Value:		Appraiser:		SR		
MA Phy%:		100.00	Land Phy%:		Imp1 Desc:		SINGLE FAMILY	Imp 2 Desc:		Imp 3 Desc:						
MA Func%:		85.00	Land Func%:													
MA Base%:		66.00														
473425	SATTERFIELD BRIANNA L & ARTHUR A BOATMAN/AMADOR Deed Info: 7/13/2023	7/13/2023 VM	A1	SQ: 27462.00 AC: 0.6304 FF: 125.00 DEPTH: 75.00	WS	2005 1940	168,950	12,500	1,768	102.63	116.52	181,450	206,000	0.0700	0.0607	0.8808
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
126417 R		41000330000		TR 17A 145X261.9X 81.3X253.4 FT BLK 17 WICHITA GARDENS			3229 SOUTHWEST DR			0.6304		0.0000	4100	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		168,950	Imp 2 Value:		Imp 3 Value:		Appraiser:		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%:		85.00														
473793	BOWLES BRYAN DEAN/SEATTLE BANK Deed Info: 7/11/2023	7/11/2023 VM	A1	SQ: 10212.00 AC: 0.2344 FF: 10.00 DEPTH: 75.00	WW	1980 1956	11,820	9,375	720	29.44	26.39	21,195	19,000	0.4400	0.4934	1.1155
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
126419 R		41000350000		TR 17 10X114X85X99X141.4 X210 FT BLK 17 WICHITA GARDENS			300 OZMUN ST R			0.2344		0.0000	4100	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		11,820	Imp 2 Value:		Imp 3 Value:		Appraiser:		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%:		33.00														
SPECIAL W/D CASH																

Sales Ratio Report

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2/16/2024 5:19:56PM Sale																
Buyer/Seller		Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Avg Price/		Land/		Land/		Ratio
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	
471261	LONGORIA ROSEMARY/AMADOR ANDREW Deed Info: 3/21/2023	3/21/2023 VL	A1	SQ: 20699.71 AC: 0.4752 FF: 90.00 DEPTH: 230.00	WS	1990 1955	107,936	12,500	1,794	67.13	55.74	120,436	100,000	0.1000	0.1250	1.2044
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
126424 R		41000400000		TR 18D .49 AC BLK 18 WICHITA GARDENS			3304 VALLEY VIEW RD			0.4752		0.0000 4100 I%-100 L%-100		69B I%-100 L%-100		
MA Econ%: 100.00 MA Phy%: 95.00 MA Func%: 100.00 MA Base%: 66.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc: SINGLE FAMILY		107,936	Imp 2 Value: Imp 2 Desc:		Imp 3 Value: Imp 3 Desc:		Appraiser: SR					
** This sale will not be included in the summary calculations ** ROOF REPAIRS AFTER SALE DATE						11/29/23 - ROOF DAMAGED AT TIME OF SALE (LEAKING.) ROOF REPLACED AFTER SALE. ALSO, PROPERTY WAS NOT ON OPEN MARKET. BUYER'S BOYFRIEND WAS RENTING FROM PREVIOUS OWNER (AMADOR) AND SHE FOUND OUT THAT AMADOR NO LONGER WANTED TO KEEP PROPERTY - SR										
467526	KELLY SUSAN/WALKER JENNIFER K Deed Info: 9/2/2022	9/2/2022 VM	A1	SQ: 14483.70 AC: 0.3325 FF: 102.00 DEPTH: 142.00	WA	1990 1950	76,217	10,000	1,100	78.38	70.91	86,217	78,000	0.1200	0.1282	1.1054
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
126310 R		41000680000		TR 29E BLK 29 102X142 FT WICHITA GARDENS			410 N BEVERLY DR			0.3325		0.0000 4100 I%-100 L%-100		69B I%-100 L%-100		
MA Econ%: 100.00 MA Phy%: 90.00 MA Func%: 100.00 MA Base%: 66.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc: SINGLE FAMILY		76,217	Imp 2 Value: Imp 2 Desc:		Imp 3 Value: Imp 3 Desc:		Appraiser: SR					
464522	TESSIER VERONICA/MILLER JOSHUA DANIEL Deed Info: 3/24/2022	3/24/2022 VM	A1	SQ: 18655.20 AC: 0.4283 FF: 75.00 DEPTH: 75.00	WS	1990 1961	163,166	10,000	2,192	79.00	52.46	173,166	115,000	0.0600	0.0870	1.5058
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
126317 R		41000750000		W75 FT OF TR 31 BLK 31 WICHITA GARDENS			3139 SOUTHEAST DR			0.4283		0.0000 4100 I%-100 L%-100		69B I%-100 L%-100		
MA Econ%: 100.00 MA Phy%: 90.00 MA Func%: 100.00 MA Base%: 72.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc: SINGLE FAMILY		163,166	Imp 2 Value: Imp 2 Desc:		Imp 3 Value: Imp 3 Desc:		Appraiser: SR					
** This sale will not be included in the summary calculations ** REPAIRS AFTER SALE						2/16/24 - ROOF REPLACED AND A/C ASSUMED TO HAVE BEEN REPAIRED - SR										

Sales Ratio Report

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Sale																
Buyer/Seller		Sale Date	Land		Imp	E-Blt	Imp	Land	Imp Living	Avg Price/	Avg Price/			Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
464992	AHEARN JOHN R III ETUX CASSIE R/BAKER RICARDO M ETUX BRENDA K Deed Info: 6/6/2022	6/6/2022 VL	A1	SQ: 78490.80 AC: 1.8019 FF: 108.00 DEPTH: 75.00	WA	1990 1935	129,539	15,000	1,700	85.02	78.24	144,539	133,000	0.1000	0.1128	1.0868
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
126229 R		41001280000		1.57 ACS TR 50 BLK 50 WICHITA GARDENS			406 WILLOW DR			1.8019		0.0000	4100	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		129,539	Imp 2 Value:		Imp 3 Value:		Appraiser:		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%:		66.00														
464019	TAYLOR LAMARR/ANGELES ROMMEL & LISA AMANDA VM Deed Info: 3/4/2022	3/4/2022	A1	SQ: 26572.00 AC: 0.6100	WW	1990 1930	215,895	12,500	2,434	93.84	88.74	228,395	216,000	0.0500	0.0579	1.0574
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
126238 R		41001330400		0.61 AC BLK 52 WICHITA GARDENS HOMESTEAD			3148 SOUTHEAST DR			0.6100		0.6100	4100	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		215,895	Imp 2 Value:		Imp 3 Value:		Appraiser:		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%:		72.00														
473858	CARTER STERLYN K & MORGAN N CARTER/NEWBY JAMES VM Deed Info: 8/21/2023	8/21/2023	A1	SQ: 23712.00 AC: 0.5444 FF: 100.00 DEPTH: 75.00	WW	1985 1954	63,085	12,500	1,616	46.77	55.63	75,585	89,900	0.1700	0.1390	0.8408
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
126275 R		41001670000		TR 62B W100 FT BLK 62 WICHITA GARDENS			109 N BEVERLY DR			0.5444		0.0000	4100	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		63,085	Imp 2 Value:		Imp 3 Value:		Appraiser:		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%:		57.00														
473762	OTT NANCEE/LANE ELLEN ALICIA Deed Info: 8/11/2023	8/11/2023 VM	A1	SQ: 42060.00 AC: 0.9656 FF: 140.20 DEPTH: 300.00	WW	1990 1943	129,396	8,000	1,728	79.51	76.97	137,396	133,000	0.0600	0.0602	1.0331
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood		
125006 R		43201350000		0.96 AC BLK 8U J.L. POWELL ESTATES			3149 JACQUELINE RD			0.9656		0.0000	4320	I%-100 L%-100 69B I%-100 L%-100		
MA Econ%:		100.00	Land Econ%:		Imp 1 Value:		129,396	Imp 2 Value:		Imp 3 Value:		Appraiser:		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%:		66.00														

Sales Ratio Report

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Sale

Buyer/Seller		Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Avg Price/				Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
468403	MAY 0507 LLC/GUALTIER ADRIAN LEE	10/3/2022	A1	SQ: 8799.12 AC: 0.2020 FF: 80.00 DEPTH: 110.00	WW	1985 1962	41,814	6,000	1,270	37.65	35.43	47,814	45,000	0.1300	0.1333	1.0625
Deed Info: 10/3/2022		VM					St Cd:	A1	Schl:	02	City:	01	Sale Type:	VM	Ratio Type:	R
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
125014	R	43201430000		TR 107-2 0.201 AC BLK 8 U ABST. 83		3146 LELA LN		0.2020		0.0000 4320		I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		41,814	Imp 2 Value:	Imp 3 Value:		Appraiser:		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%:		57.00														
473448	SCROGUM TYLER A ETUX BAILEY R/SARGUSINGH HYACINTH RICHARD	7/26/2023	A1	SQ: 33019.00 AC: 0.7580 Deed Info: 7/26/2023	WW	1990 1959	147,512	12,500	1,562	102.44	105.57	160,012	164,900	0.0800	0.0758	0.9704
Deed Info: 7/26/2023		VM					St Cd:	A1	Schl:	05	City:	01	Sale Type:	VM	Ratio Type:	R
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
123708	R	46000300000		0.758 AC ABST. 324 - WELCH		3303 NORTHWEST DR		0.7580		0.0000 4600		I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		147,512	Imp 2 Value:	Imp 3 Value:		Appraiser:		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%:		72.00														
476735	SAAVEDRA JUSTO CARLO/WFI GROUP LLC	1/29/2024	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00	WW	2023 2023	213,597	20,000	1,411	165.55	165.20	233,597	233,100	0.0900	0.0858	1.0021
Deed Info: 1/29/2024		VM					St Cd:	A1	Schl:	05	City:	01	Sale Type:	VM	Ratio Type:	RN
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
469519	R	00561040000		LOT 4 BLK 1 AMBER MEADOWS		3214 NORTHWEST DR		0.2101		0.0000 0056		I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		213,597	Imp 2 Value:	Imp 3 Value:		Appraiser:		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%:		99.00														
470745	JIMENEZ-SANCHEZ JOSE MANUEL & JANEIRY DANIELA GONZALEZ	3/10/2023	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00	WW	2022 2022	211,823	20,000	1,415	163.83	163.20	231,823	230,935	0.0900	0.0866	1.0039
Deed Info: 3/10/2023		VM					St Cd:	A1	Schl:	05	City:	01	Sale Type:	VM	Ratio Type:	RN
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
469520	R	00561050000		LOT 5 BLK 1 AMBER MEADOWS		3216 NORTHWEST DR		0.2101		0.0000 0056		I%-100 L%-100		69B I%-100 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:		211,823	Imp 2 Value:	Imp 3 Value:		Appraiser:		WG					
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:		SINGLE FAMILY	Imp 2 Desc:	Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:		98.00														
10/10/23 - SALE UNSUPPRESSED FOR 2024 AS SINCE HOUSE IS NOW 100% COMPLETE. SALE WAS SUPPRESSED FOR 2023 AS SINCE HOUSE WAS 66% COMPLETE ON 1/1/23 - SR 66% COMPLETE ON 1/1/23																

Sales Ratio Report

2/16/2024 5:19:56PM

2/16/2024 5:19:56PM

												Sale						
Buyer/Seller		Sale Date	Land			Imp	E-Blt		Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions		Class	Y-Blt		Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
474131	BROWN THOMAS A ETUX KIMBERLY/WFI GROUP LLC Deed Info: 9/11/2023	9/11/2023 VM	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00		WV	2023 2023		197,953	20,000	1,336	163.14	158.68	217,953	212,000	0.0900	0.0943	1.0281
Prop ID / Type		Geo ID / Map ID		Legal Description				Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
469521 R		00561060000		LOT 6 BLK 1 AMBER MEADOWS				3218 NORTHWEST DR			0.2101		0.0000 0056 I%-100 L%-100		69B I%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		197,953		Imp 2 Value:		Imp 3 Value:		Appraiser: WG						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		SINGLE FAMILY		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:																
MA Base%: 99.00																		
475854	CRABTREE CHRISTOPHER TODD ETUX REBECCA/WFI GROUP LLC Deed Info: 11/30/2023	11/30/2023 VM	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00		WV	2023 2023		197,087	20,000	1,266	171.47	185.97	217,087	235,440	0.0900	0.0850	0.9221
Prop ID / Type		Geo ID / Map ID		Legal Description				Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
469522 R		00561070000		LOT 7 BLK 1 AMBER MEADOWS				3220 NORTHWEST DR			0.2101		0.0000 0056 I%-100 L%-100		69B I%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		197,087		Imp 2 Value:		Imp 3 Value:		Appraiser: WG						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		SINGLE FAMILY		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:																
MA Base%: 99.00																		
472595	LINTON SARAH-JANE E ETVIR BRANDON C/WFI GROUP LLC Deed Info: 6/16/2023	6/16/2023 VM	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00		WV	2022 2022		199,834	20,000	1,285	171.08	161.09	219,834	207,000	0.0900	0.0966	1.0620
Prop ID / Type		Geo ID / Map ID		Legal Description				Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
469529 R		00562020000		LOT 2 BLK 2 AMBER MEADOWS				3236 NORTHWEST DR			0.2101		0.0000 0056 I%-100 L%-100		69B I%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		199,834		Imp 2 Value:		Imp 3 Value:		Appraiser: WG						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		SINGLE FAMILY		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:																
MA Base%: 98.00																		
472596	EAVES JACKSON R/WFI GROUP LLC Deed Info: 6/16/2023	6/16/2023 VM	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00		WV	2022 2022		203,559	20,000	1,391	160.72	158.88	223,559	221,000	0.0900	0.0905	1.0116
Prop ID / Type		Geo ID / Map ID		Legal Description				Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
469530 R		00562030000		LOT 3 BLK 2 AMBER MEADOWS				3238 NORTHWEST DR			0.2101		0.0000 0056 I%-100 L%-100		69B I%-100 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		203,559		Imp 2 Value:		Imp 3 Value:		Appraiser: WG						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		SINGLE FAMILY		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:																
MA Base%: 98.00																		

Sales Ratio Report

2/16/2024 5:19:56PM

2/16/2024 5:19:56PM

Sale																					
Buyer/Seller		Sale Date	Land		Imp	E-Blt	Imp	Land	Imp Living	Avg Price/	Avg Price/			Land/	Land/						
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio					
469788	RELIFORD ALAN & BROOKLIN D RELIFORD/WFI GROUP LLC VM Deed Info: 1/13/2023	1/13/2023	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00	WV	2022	258,217	20,000	1,415	196.62	155.48	278,217	220,000	0.0700	0.0909	1.2646					
							St Cd:	A1	Schl:	05	City:	01	Sale Type:	VMS	Ratio Type:	RN					
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood							
469531 R		00562040000		LOT 4 BLK 2 AMBER MEADOWS			3240 NORTHWEST DR			0.2101		0.0000	0056 I%-100 L%-100	69B I%-100 L%-100							
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		258,217	Imp 2 Value:		Imp 3 Value:		Appraiser:		WG								
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		SINGLE FAMILY	Imp 2 Desc:		Imp 3 Desc:												
MA Func%: 100.00		Land Func%:																			
MA Base%: 98.00																					
** This sale will not be included in the summary calculations ** POOL						11/23 - SWIMMING POOL INSTALLED AFTER SALE DATE - SR															
INSTALLED AFTER SALE																					
472266	SAMUELS GOLDBERG EDMUND ETUX ALLISON/WFI GROUP LLC VM Deed Info: 5/25/2023	5/25/2023	A1	SQ: 9150.00 AC: 0.2101 FF: 61.00 DEPTH: 150.00	WV	2022	191,556	20,000	1,306	161.99	160.80	211,556	210,000	0.0900	0.0952	1.0074					
							St Cd:	A1	Schl:	05	City:	01	Sale Type:	VM	Ratio Type:	RN					
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size	Subdv	Neighborhood							
469533 R		00562060000		LOT 6 BLK 2 AMBER MEADOWS			3244 NORTHWEST DR			0.2101		0.0000	0056 I%-100 L%-100	69B I%-100 L%-100							
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		191,556	Imp 2 Value:		Imp 3 Value:		Appraiser:		WG								
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		SINGLE FAMILY	Imp 2 Desc:		Imp 3 Desc:												
MA Func%: 100.00		Land Func%:																			
MA Base%: 98.00																					
Land Sale Ratio Mean:								0.1127		Avg Absolute Deviation:		0.0568		Pop Variance:		0.0060		Wt Mean	1.0032		
Land Sale Ratio Median:								0.0886		Median		1.0095		Standard Deviation:		0.0774		Avg Mean	1.0155		
Grand Total:		25		Land Market Ratio Mean:								0.1092		Coefficient of Dispersion:		5.6246		PRD:	1.0124	Max Ratio	1.1609
Land Market Ratio Median:								0.0902												Min Ratio	0.8408

hood_cd	prop_id	SITUS	Sale_Date	Adj_Sale_Amt	LYV	APV	\$/SF	INC	PCT_INC	SC	LY_SC	SOFT	LYSF	COND	LYC	PC	LYPC	PCT_GOOD	TYPE	SCD	yr_blt	EYR	BLT	prop_val_yr
69B	125170	706 ROSS AVE	5/30/2008		0	5802	9969	24.37	4167	71.82	1	1	409	409	<POOR	<POOR	100	100	10	A1	I	1950	1980	2024
69B	126539	711 N BEVERLY DR	9/26/2016		0	11021	13819	17.63	2798	25.39	2	2	784	784	<POOR	<POOR	100	100	16.5	A1	ID	1937	1980	2024
69B	125176	607 ROSS AVE	10/16/2022		0	37601	70896	64.92	33295	88.55	2.5	2.5	1092	1092	AVG	FAIR	100	100	58	A1	I	1975	1990	2024
69B	125178	3104 JACQUELINE RD	2/26/2008	4378	49594	63842	74.32	14248	28.73	2	2	859	859	AVG	AVG	100	100	58	A1	VLS	1955	1990	2024	
69B	157193	909 FALLS DR	4/2/2015		0	43572	51265	80.1	7693	17.66	2.5	2.5	640	640	AVG	AVG	100	100	58	A1	N	1953	1990	2024
69B	126399	203 VALLEY VIEW RD	11/10/2020	190000	45852	52469	78.08	6617	14.43	2	2	672	672	AVG	AVG	100	100	58	A1	VMM	1973	1990	2024	
69B	125192	601 POWELL LN	3/1/1994	11500	35739	39541	74.89	3802	10.64	2	2	528	528	AVG	AVG	100	100	58	A1	VL	1951	1990	2024	
69B	123826	3251 NORTHWEST DR	8/22/2011	35000	66144	72245	72.83	6101	9.22	2.5	2.5	992	992	AVG	AVG	100	100	58	A1	VM	1955	1990	2024	
69B	341394	301 LOOP 11 REAR				28033	30257	25.86	2224	7.93	2.5	3	1170	1170	AVG	FAIR	100	100	53	A1		1998	2000	2024
69B	125012	3154 JACQUELINE RD	11/27/2022		0	51044	53668	64.5	2624	5.14	2	2	832	832	AVG	AVG	100	100	58	A1	ID	1945	1990	2024
69B	125037	3140 LELA LN	11/30/2018		0	17168	19954	42.82	2786	16.23	2	2	466	466	FAIR	FAIR	100	100	48	A1	ID	1928	1985	2024
69B	157186	923 FALLS DR	12/16/2010	9500	23608	26614	39.6	3006	12.73	2.5	2.5	672	672	FAIR	FAIR	100	100	48	A1	VL	1953	1985	2024	
69B	125183	715 POWELL LN	12/1/2003		29114	32255	38.77	3141	10.79	2.5	2.5	832	832	FAIR	FAIR	100	100	48	A1	I	1950	1985	2024	
69B	125184	713 POWELL LN	6/7/2007		0	30147	33186	30.39	3039	10.08	2.5	2.5	1092	1092	FAIR	FAIR	100	100	48	A1	N	1940	1985	2024
69B	157197	928 FALLS DR	1/1/2012		0	25681	28004	38.89	2323	9.05	2.5	2.5	720	720	FAIR	FAIR	100	100	48	A1	I	1955	1985	2024
69B	157183	929 FALLS DR	8/7/2017		0	33623	35432	37.38	1809	5.38	2.5	2.5	948	948	FAIR	FAIR	100	100	48	A1	ID	1943	1985	2024
69B	125021	3152 LELA LN	6/1/1957	850	35098	36349	32.45	1251	3.56	2	2	1120	1120	FAIR	FAIR	100	100	48	A1	I	1940	1985	2024	
69B	125203	3114 JACQUELINE RD	11/2/2018		0	39318	39680	37.08	362	0.92	2.5	2	1070	1070	FAIR	FAIR	100	100	48	A1	N	1919	1985	2024
69B	125090	3120 JACQUELINE RD	5/22/2015		36333	36489	30.23	156	0.43	2	2	1207	1207	FAIR	FAIR	100	100	48	A1	N	1925	1985	2024	
69B	125174	701 ROSS AVE	2/1/1996		0	35806	35958	36.32	152	0.42	2.5	2.5	990	990	FAIR	FAIR	100	100	48	A1	ID	1963	1985	2024
69B	125022	3147 LELA LN	3/29/2022		0	37520	37647	25.37	127	0.34	2.5	2.5	1484	1484	FAIR	FAIR	100	100	48	A1	N	1940	1985	2024
69B	125182	719 POWELL LN				36476	12602	13.1	-23874	-65.45	2.5	2.5	962	962	FAIR	FAIR	100	100	48	A1		1950	1985	2024
69B	157198	926 FALLS DR	10/1/2003	11000	66826	65735	85.59	-1091	-1.63	2.5	2.5	768	768	GOOD	GOOD	100	100	74	A1	ID	1947	2000	2024	
69B	125164	604 ROSS AVE	9/8/2020		0	8705	17831	24.77	9126	104.84	2	2	720	720	POOR	<POOR	100	100	33	A1	I	1959	1980	2024
69B	126233	410 WILLOW DR R	6/29/2013		0	13690	20307	30.22	6617	48.33	2.5	2.5	672	672	POOR	POOR	100	100	33	A1	ID	1955	1980	2024
69B	157184	927 FALLS DR	7/7/2020		0	12334	17965	28.07	5631	45.65	2.5	2	640	640	POOR	POOR	100	100	33	A1	I	1956	1980	2024
69B	125089	3118 JACQUELINE RD	2/1/2015		0	18343	20902	26.69	2559	13.95	2.5	2.5	783	783	POOR	POOR	100	100	33	A1	N	1951	1980	2024
69B	125036	3103 MANCHESTER RD	10/1/2008		0	13683	15131	17.51	1448	10.58	2.5	2.5	864	864	POOR	POOR	100	100	33	A1	I	1960	1980	2024
69B	126419	300 OZMUN ST R	7/11/2023	19000	24923	18646	25.9	-6277	-25.19	2	2.5	720	720	POOR	FAIR	100	100	33	A1	VR	1956	1980	2024	
69B	137831	303 OZMUN ST	9/30/2022		0	42018	94974	88.27	52956	126.03	3	3	1076	1076	AVG	FAIR	100	100	66	A1	I	1952	1990	2024
69B	126341	3110 NORTHEAST DR	5/27/2020		0	44971	98690	85.59	53719	119.45	3.5	3.5	1153	1153	AVG	FAIR	100	100	66	A1	I	1935	1990	2024
69B	125025	201 N BEVERLY DR	11/9/2022		0	49840	108897	67.05	59057	118.49	3	3	1624	1624	AVG	FAIR	100	100	66	A1	I	1922	1990	2024
69B	125105	3121 MANCHESTER RD	10/1/1986	35000	49982	104713	79.09	54731	109.5	3.5	3.5	1324	1324	AVG	FAIR	100	100	66	A1	VD	1950	1990	2024	
69B	125002	3141 MANCHESTER RD	8/7/2020		0	53222	107741	84.7	54519	102.44	3.5	3.5	1272	1272	AVG	FAIR	100	100	66	A1	I	1956	1990	2024
69B	126547	3149 MANCHESTER RD	6/20/2020		0	55713	109513	68.62	53800	96.57	3	3.5	1596	1596	AVG	FAIR	100	100	66	A1	N	1963	1990	2024
69B	125000	514 BARKER DR			78139	115838	79.89	37699	48.25	3.5	4	1450	1450	AVG	FAIR	100	100	66	A1		1958	1990	2024	
69B	126273	107 N BEVERLY DR	9/1/1996	42500	80185	115458	84.03	35273	43.99	3.5	4	1374	1374	AVG	FAIR	100	100	66	A1	ID	1953	1990	2024	
69B	125159	3100 JACQUELINE RD	4/1/1981	25000	83109	118954	68.68	35845	43.13	3.5	3.5	1732	1732	AVG	AVG	100	100		A1	SUP	1950	1990	2024	
69B	141304	3204 SOUTHWEST DR	11/17/2015		0	87432	119205	110.17	31773	36.34	3.5	3	1082	1082	AVG	AVG	100	100	66	A1	ID	1930	1990	2024
69B	125087	716 LOBBAN LN	6/17/2016		0	78693	97696	88.01	19003	24.15	3	3	1110	1110	AVG	AVG	100	100	66	A1	N	1950	1990	2024
69B	126550	3147 MANCHESTER RD	12/10/2008	9000	27176	32178	37.24	5002	18.41	3	2.5	864	864	AVG	AVG	100	100	66	A1	VLS	1958	1990	2024	
69B	125173	601 ROSS AVE	7/20/2007		0	62298	71981	107.11	9683	15.54	3	2.5	672	672	AVG	AVG	100	100	66	A1	N	1980	1990	2024
69B	126267	3110 SOUTHEAST DR	2/1/2003	29000	78127	89486	64.29	11359	14.54	3.5	3	1392	1392	AVG	AVG	100	100	66	A1	ID	1955	1990	2024	
69B	137827	3213 SOUTHWEST DR	5/24/2023		0	97811	110454	66.82	12643	12.93	3	3	1653	1653	AVG	AVG	100	100	66	A1	ID	1952	1990	2024
69B	126307	3205 NORTHWEST DR	5/21/2021	40000	78541	88576	79.8	10035	12.78	3	3	1110	1110	AVG	AVG	100	100	66	A1	VLS	1930	1990	2024	
69B	126422	3240 SOUTHWEST DR	2/17/2012	33435	69695	78223	95.63	8528	12.24	3.5	3	818	818	AVG	AVG	100	100	66	A1	VMS	1935	1990	2024	
69B	126330	3101 SOUTHEAST DR	6/1/2002		0	91263	101962	114.44	10699	11.72	3.5	3	891	891	AVG	AVG	100	100	66	A1	NS	1950	1990	2024
69B	126331	3100 NORTHEAST DR	8/22/2006			104653	116709	91.75	12056	11.52	3.5	3	1272	1272	AVG	AVG	100	100	66	A1	I	1940	1990	2024

69B	126242 3146 SOUTHEAST DR			56287	62654	87.02	6367	11.31	3	3	720	720 AVG	AVG	100	100	66 A1		1955	1990	2024	
69B	137832 301 OZMUN ST	7/24/2020	23500	65661	72260	86.02	6599	10.05	3	3	840	840 AVG	AVG	100	100	66 A1	VLS	1952	1990	2024	
69B	126420 300 OZMUN ST	12/29/2006		0	95746	105249	74.07	9503	9.93	3	3	1421	1421 AVG	AVG	100	100	66 A1	N	1957	1990	2024
69B	141305 3206 SOUTHWEST DR	10/1/2018		0	107674	117765	81.5	10091	9.37	3.5	3.5	1445	1445 AVG	AVG	100	100	66 A1	ID	1950	1990	2024
69B	126408 3249 SOUTHWEST DR	8/22/2008		0	131074	142922	66.72	11848	9.04	3.5	3	2142	2142 AVG	AVG	100	100	66 A1	N	1930	1990	2024
69B	126392 210 N BEVERLY DR	5/27/2016		0	59001	63870	79.64	4869	8.25	3	3	802	802 AVG	AVG	100	100	66 A1	ID	1945	1990	2024
69B	126394 204 N BEVERLY DR	11/4/2016		0	123260	133005	89.27	9745	7.91	3.5	3.5	1490	1490 AVG	AVG	100	100	66 A1	I	1935	1990	2024
69B	126271 3122 SOUTHEAST DR	6/2/2008		0	89361	96291	76.66	6930	7.76	3.5	3	1256	1256 AVG	AVG	100	100	66 A1	N	1954	1990	2024
69B	125132 3141 JACQUELINE RD	9/30/2021		0	78325	84380	72.74	6055	7.73	3.5	3.5	1160	1160 AVG	AVG	100	100	66 A1	N	1955	1990	2024
69B	126263 3101 NORTHEAST DR	3/17/2021	110000	143650	154323	79.02	10673	7.43	3.5	3	1953	1953 AVG	AVG	100	100	66 A1	VM	1940	1990	2024	
69B	126324 3115 SOUTHEAST DR	12/2/2016		0	91376	98116	87.92	6740	7.38	3.5	3	1116	1116 AVG	AVG	100	100	66 A1	ID	1935	1990	2024
69B	154110 304 SKELLY DR	6/7/2017		0	101502	108669	73.33	7167	7.06	3.5	3.5	1482	1482 AVG	AVG	100	100	66 A1	N	1957	1990	2024
69B	126254 425 WILLOW DR				108246	115837	80.78	7591	7.01	3.5	3	1434	1434 AVG	AVG	100	100	66 A1		1950	1990	2024
69B	126249 415 WILLOW DR	2/2/2013		0	118526	126810	82.34	8284	6.99	3.5	3	1540	1540 AVG	AVG	100	100	66 A1	N	1925	1990	2024
69B	126256 3119 NORTHEAST DR	4/11/2014	70000	113596	121202	86.08	7606	6.7	3.5	3	1408	1408 AVG	AVG	100	100	66 A1	VM	1937	1990	2024	
69B	157199 924 FALLS DR	1/8/2024	65000	105548	112292	66.6	6744	6.39	3	3	1686	1686 AVG	AVG	100	100	66 A1	VMS	1950	1990	2024	
69B	125084 710 LOBBAN LN	5/15/2015	34000	94556	100531	67.93	5975	6.32	3.5	3.5	1480	1480 AVG	AVG	100	100	A1	VMS	1955	1990	2024	
69B	126426 3242 SOUTHWEST DR	1/26/2015		0	70428	74524	78.86	4096	5.82	3	3	945	945 AVG	AVG	100	100	66 A1	N	1940	1990	2024
69B	126265 3106 SOUTHEAST DR	4/1/1967	10000	95574	101103	93.35	5529	5.79	3.5	3	1083	1083 AVG	AVG	100	100	66 A1	I	1945	1990	2024	
69B	126300 3221 NORTHWEST DR	12/3/2010		0	118546	124954	80	6408	5.41	3.5	3.5	1562	1562 AVG	AVG	100	100	66 A1	I	1952	1990	2024
69B	126549 3145 MANCHESTER RD	6/3/2021	70000	108872	114668	58	5796	5.32	3.5	3	1977	1977 AVG	AVG	100	100	66 A1	VMS	1950	1990	2024	
69B	144239 213 VALLEY VIEW RD	4/20/2016		0	119566	125830	88.86	6264	5.24	3.5	3	1416	1416 AVG	AVG	100	100	66 A1	N	1930	1990	2024
69B	146793 108 N BEVERLY DR	12/30/2010	27000	72513	75691	80.69	3178	4.38	3.5	3.5	938	938 AVG	AVG	100	100	66 A1	VLS	1935	1990	2024	
69B	146794 203 WYNETH DR	3/25/2013		0	93184	97206	77.89	4022	4.32	3.5	3.5	1248	1248 AVG	AVG	100	100	66 A1	I	1958	1990	2024
69B	126224 3137 NORTHEAST DR			113312	118161	91.17	4849	4.28	3.5	3.5	1296	1296 AVG	AVG	100	100	66 A1		1945	1990	2024	
69B	474576 931 FALLS DR			126636	132025	97.8	5389	4.26	3.5	3.5	1350	1350 AVG	AVG	100	100	66 A1		1960	1990	2024	
69B	126351 509 BARKER DR	5/10/2021	65000	84196	87648	90.55	3452	4.1	3.5	3.5	968	968 AVG	AVG	100	100	66 A1	VM	1956	1990	2024	
69B	126239 409 N BEVERLY DR	8/18/2020		0	86572	90101	73.97	3529	4.08	3	3	1218	1218 AVG	AVG	100	100	66 A1	I	1955	1990	2024
69B	157192 911 FALLS DR	9/11/2014		0	45705	47534	82.52	1829	4	3	3	576	576 AVG	AVG	100	100	66 A1	ID	1948	1990	2024
69B	126227 414 WILLOW DR	6/8/2012		0	84954	87654	58.2	2700	3.18	3.5	3.5	1506	1506 AVG	AVG	100	100	66 A1	N	1950	1990	2024
69B	126244 401 WILLOW DR	4/1/1975	48500	118230	121598	75.25	3368	2.85	3.5	3.5	1616	1616 AVG	AVG	100	100	66 A1	VM	1955	1990	2024	
69B	126272 105 N BEVERLY DR	8/4/2015		0	79138	81293	85.48	2155	2.72	3.5	3.5	951	951 AVG	AVG	100	100	66 A1	ID	1935	1990	2024
69B	154115 305 SKELLY DR	10/25/2022		0	100217	102749	77.14	2532	2.53	3.5	3.5	1332	1332 AVG	AVG	100	100	66 A1	I	1953	1990	2024
69B	126403 217 VALLEY VIEW RD	4/17/2017		0	90233	92501	82	2268	2.51	3.5	3.5	1128	1128 AVG	AVG	100	100	66 A1	ID	1930	1990	2024
69B	126264 3100 SOUTHEAST DR	12/22/2020		0	110935	113695	108.08	2760	2.49	3.5	3.5	1052	1052 AVG	AVG	100	100	66 A1	I	1935	1990	2024
69B	129551 3109 SOUTH DR	3/10/2022		0	97053	99442	78.3	2389	2.46	3.5	3.5	1270	1270 AVG	AVG	100	100	66 A1	N	1957	1990	2024
69B	126328 3103 SOUTHEAST DR	12/29/2006	65000	150988	154625	91.22	3637	2.41	3.5	3.5	1695	1695 AVG	AVG	100	100	66 A1	VM	1935	1990	2024	
69B	141303 406 N BEVERLY DR	8/1/2006			99667	102002	82.46	2335	2.34	3.5	3.5	1237	1237 AVG	AVG	100	100	66 A1	I	1950	1990	2024
69B	126400 207 VALLEY VIEW RD	2/15/2005	71700	118197	120850	80.89	2653	2.24	3.5	3.5	1494	1494 AVG	AVG	100	100	66 A1	VM	1935	1990	2024	
69B	126255 3123 NORTHEAST DR	3/16/2015		0	111274	113740	92.92	2466	2.22	3.5	3.5	1224	1224 AVG	AVG	100	100	66 A1	ID	1955	1990	2024
69B	337159 300 N BEVERLY DR	6/9/2021		0	112362	114806	83.92	2444	2.18	3	2.5	1368	1368 AVG	AVG	100	100	85 A1	N	2005	2010	2024
69B	126407 3259 SOUTHWEST DR	1/1/2015		0	114958	117437	85.1	2479	2.16	3.5	3	1380	1380 AVG	AVG	100	100	66 A1	N	1930	1990	2024
69B	126349 507 BARKER DR	5/1/2001	51000	107690	109997	91.21	2307	2.14	3.5	3.5	1206	1206 AVG	AVG	100	100	66 A1	VM	1961	1990	2024	
69B	125186 707 POWELL LN				96616	98459	87.99	1843	1.91	3.5	3.5	1119	1119 AVG	AVG	100	100	66 A1		1955	1990	2024
69B	125163 3101 JACQUELINE RD	2/1/2000	45000	112544	114597	94.87	2053	1.82	3.5	3.5	1208	1208 AVG	AVG	100	100	66 A1	VL	1950	1990	2024	
69B	125092 3124 JACQUELINE RD	4/30/2015		0	68992	70238	71.09	1246	1.81	3	3	988	988 AVG	AVG	100	100	66 A1	ID	1961	1990	2024
69B	137830 305 OZMUN ST	10/8/2015		0	78204	79567	82.88	1363	1.74	3	3	960	960 AVG	AVG	100	100	66 A1	ID	1962	1990	2024
69B	126309 412 N BEVERLY DR	1/21/2022	79000	106504	108342	85.31	1838	1.73	3.5	3.5	1270	1270 AVG	AVG	100	100	66 A1	VMS	1950	1990	2024	
69B	125073 601 LOBBAN LN	9/2/2008		0	135206	137444	108.31	2238	1.66	3.5	3.5	1269	1269 AVG	AVG	100	100	66 A1	NS	1962	1990	2024
69B	126563 3154 NORTHEAST DR	6/1/1972	11100	115393	117312	62	1919	1.66	3	3	1892	1892 AVG	AVG	100	100	66 A1	V	1940	1990	2024	
69B	125106 3123 MANCHESTER RD				407086	413814	400.98	6728	1.65	3	3	1032	1032 AVG	AVG	100	100	66 A1		1930	1990	2024
69B	123706 3259 NORTHWEST DR	1/1/2002	40000	107591	109151	90.66	1560	1.45	3.5	3.5	1204	1204 AVG	AVG	100	100	66 A1	ID	1959	1990	2024	
69B	126389 216 N BEVERLY DR	7/29/2016		0	126666	128490	78.35	1824	1.44	3.5	3.5	1640	1640 AVG	AVG	100	100	66 A1	N	1945	1990	2024
69B	141302 404 N BEVERLY DR	7/30/2021		0	83998	85169	78.21	1171	1.39	3	3	1089	1089 AVG	AVG	100	100	66 A1	I	1950	1990	2024
69B	126359 3140 NORTHEAST DR	7/25/2014	53630	103849	105276	88.92	1427	1.37	3.5	3.5	1184	1184 AVG	AVG	100	100	66 A1	VM	1951	1990	2024	

69B	126318 3131 SOUTHEAST DR	11/15/2017	0	106789	108231	86.93	1442	1.35	3.5	3.5	1245	1245	AVG	AVG	100	100	66 A1	N	1955	1990	2024
69B	126269 3120 SOUTHEAST DR	8/13/2020	95000	190000	192361	109.92	2361	1.24	3.5	3.5	1750	1750	AVG	AVG	100	100	66 A1	VMS	1930	1990	2024
69B	126384 230 N BEVERLY DR	12/1/1988	0	153146	154979	72.42	1833	1.2	3	3	2140	2140	AVG	AVG	100	100	66 A1	NS	1947	1990	2024
69B	125127 3142 JACQUELINE RD	10/30/2013	49078	101847	103070	96.51	1223	1.2	3.5	3.5	1068	1068	AVG	AVG	100	100	66 A1	ID	1955	1990	2024
69B	129547 3117 SOUTH DR	1/29/2016	60972	96115	97244	105.24	1129	1.17	3.5	3.5	924	924	AVG	AVG	100	100	66 A1	VM	1958	1990	2024
69B	126348 3128 NORTHEAST DR	10/25/2021	0	188017	190186	109.81	2169	1.15	3.5	3.5	1732	1732	AVG	AVG	100	100	66 A1	I	1947	1990	2024
69B	141300 3208 SOUTHWEST DR	10/23/2020	99900	98563	99640	76.65	1077	1.09	3.5	3.5	1300	1300	AVG	AVG	100	100	66 A1	VM	1945	1990	2024
69B	154114 303 SKELLY DR	4/21/2017	45000	86942	87885	91.36	943	1.08	3.5	3.5	962	962	AVG	AVG	100	100	66 A1	VM	1953	1990	2024
69B	125123 3130 JACQUELINE RD	11/10/2011	0	70846	71454	72.03	608	0.86	3.5	3.5	992	992	AVG	AVG	100	100	66 A1	I	1959	1990	2024
69B	126310 410 N BEVERLY DR	9/2/2022	78000	85560	86217	78.38	657	0.77	3.5	3.5	1100	1100	AVG	AVG	100	100	66 A1	VM	1950	1990	2024
69B	126561 507 N BEVERLY DR	6/16/2021	0	87208	87809	87.9	601	0.69	3	3	999	999	AVG	AVG	100	100	66 A1	N	1940	1990	2024
69B	103350 3149 NORTHEAST DR	10/27/2011	0	115026	115808	131.6	782	0.68	3	3	880	880	AVG	AVG	100	100	66 A1	N	1950	1990	2024
69B	125093 3128 JACQUELINE RD	1/20/2013	0	118056	118843	83.69	787	0.67	3.5	3.5	1420	1420	AVG	AVG	100	100	66 A1	N	1957	1990	2024
69B	126302 3211 NORTHWEST DR	1/14/2020	0	139673	140510	58.11	837	0.6	3.5	3.5	2418	2418	AVG	AVG	100	100	66 A1	N	1956	1990	2024
69B	125067 703 LOBBAN LN	5/17/2017	0	125585	126324	74.13	739	0.59	3.5	3.5	1704	1704	AVG	AVG	100	100	66 A1	N	1954	1990	2024
69B	125204 3116 JACQUELINE RD	12/28/2021	0	122053	122766	80.08	713	0.58	3	3	1533	1533	AVG	AVG	100	100	66 A1	N	1920	1990	2024
69B	126274 111 N BEVERLY DR	9/25/2017	72000	106701	107323	98.01	622	0.58	3.5	3.5	1095	1095	AVG	AVG	100	100	66 A1	VM	1935	1990	2024
69B	154111 302 SKELLY DR	6/6/2016	52500	93214	93739	64.92	525	0.56	3.5	3.5	1444	1444	AVG	AVG	100	100	66 A1	VDT	1952	1990	2024
69B	126383 232 N BEVERLY DR			103479	104043	76.5	564	0.55	3.5	3.5	1360	1360	AVG	AVG	100	100	66 A1		1947	1990	2024
69B	126421 302 OZMUN ST	6/16/2023	0	91920	92426	84.64	506	0.55	3	3	1092	1092	AVG	AVG	100	100	66 A1	N	1951	1990	2024
69B	126567 417 N BEVERLY DR	5/1/1995	60000	151749	152527	87.86	778	0.51	3.5	3.5	1736	1736	AVG	AVG	100	100	66 A1	VM	1930	1990	2024
69B	126290 3216 SOUTHWEST DR			107636	108157	72.15	521	0.48	3.5	3.5	1499	1499	AVG	AVG	100	100	66 A1		1947	1990	2024
69B	126418 3221 SOUTHWEST DR	7/1/2002	47000	129910	130353	86.56	443	0.34	3.5	3.5	1506	1506	AVG	AVG	100	100	66 A1	VM	1951	1990	2024
69B	126295 3231 NORTHWEST DR	5/9/2008	72000	106987	107317	89.43	330	0.31	3.5	3.5	1200	1200	AVG	AVG	100	100	66 A1	VM	1952	1990	2024
69B	126538 3157 JACQUELINE RD	8/2/2021	91000	90431	90700	79.28	269	0.3	3.5	3.5	1144	1144	AVG	AVG	100	100	66 A1	VM	1964	1990	2024
69B	126308 414 N BEVERLY DR	11/18/2014	0	92841	93107	76.19	266	0.29	3.5	3.5	1222	1222	AVG	AVG	100	100	66 A1	ID	1950	1990	2024
69B	126564 503 N BEVERLY DR	8/26/2005		98160	98390	88.64	230	0.23	3	3	1110	1110	AVG	AVG	100	100	66 A1	I	1954	1990	2024
69B	125189 611 POWELL LN	1/19/2023	0	93777	93925	80.97	148	0.16	3.5	3.5	1160	1160	AVG	AVG	100	100	66 A1	I	1955	1990	2024
69B	126243 407 WILLOW DR	10/23/2018	0	179570	179827	107.3	257	0.14	3.5	3.5	1676	1676	AVG	AVG	100	100	66 A1	ID	1930	1990	2024
69B	126259 3113 NORTHEAST DR	5/16/2012	74000	120596	120754	79.03	158	0.13	3.5	3.5	1528	1528	AVG	AVG	100	100	66 A1	VM	1956	1990	2024
69B	126297 3225 NORTHWEST DR	9/1/2003	0	113897	114050	76.85	153	0.13	3	3	1484	1484	AVG	AVG	100	100	66 A1	SUP	1949	1990	2024
69B	125080 702 LOBBAN LN			95642	95711	93.83	69	0.07	3.5	3.5	1020	1020	AVG	AVG	100	100	66 A1		1956	1990	2024
69B	125074 600 LOBBAN LN	3/21/2023	0	129634	129663	84.42	29	0.02	3.5	3.5	1536	1536	AVG	AVG	100	100	66 A1	ID	1955	1990	2024
69B	126316 3133 SOUTHEAST DR	8/30/2021	119900	110018	109795	77.54	-223	-0.2	3.5	3.5	1416	1416	AVG	AVG	100	100	66 A1	VM	1930	1990	2024
69B	125104 3119 MANCHESTER RD R	11/10/2006	0	143448	143080	90.33	-368	-0.26	3.5	3.5	1584	1584	AVG	AVG	100	100	66 A1	N	1959	1990	2024
69B	125116 3133 JACQUELINE RD	8/3/2021	0	75182	74953	76.64	-229	-0.3	3	3	978	978	AVG	AVG	100	100	66 A1	I	1950	1990	2024
69B	125077 608 LOBBAN LN	3/4/2014	0	75270	75017	73.84	-253	-0.34	3	3	1016	1016	AVG	AVG	100	100	66 A1	N	1950	1990	2024
69B	126258 3109 NORTHEAST DR	9/4/2020	0	126139	125589	84.06	-550	-0.44	3.5	3.5	1494	1494	AVG	AVG	100	100	66 A1	I	1935	1990	2024
69B	125193 600 POWELL LN	1/9/2020	0	124347	123766	80	-581	-0.47	3.5	3.5	1547	1547	AVG	AVG	100	100	66 A1	N	1955	1990	2024
69B	126322 3121 SOUTHEAST DR	9/30/2014	97025	156018	155240	106.91	-778	-0.5	3.5	3	1452	1452	AVG	AVG	100	100	66 A1	VM	1935	1990	2024
69B	157202 916 FALLS DR	12/14/2023	0	79223	78785	76.64	-438	-0.55	3	3	1028	1028	AVG	AVG	100	100	66 A1	I	1952	1990	2024
69B	126397 100 N BEVERLY DR	12/9/2016	0	105464	104779	91.03	-685	-0.65	3.5	3.5	1151	1151	AVG	AVG	100	100	66 A1	ID	1935	1990	2024
69B	125083 708 LOBBAN LN	11/7/2014	0	92048	91439	74.46	-609	-0.66	3.5	3.5	1228	1228	AVG	AVG	100	100	66 A1	ID	1958	1990	2024
69B	126288 3214 SOUTHWEST DR	11/1/1988	50000	142092	141156	74.25	-936	-0.66	3.5	3.5	1901	1901	AVG	AVG	100	100	66 A1	VM	1932	1990	2024
69B	126393 208 N BEVERLY DR	9/7/2021	0	120200	119380	69.49	-820	-0.68	3.5	3.5	1718	1718	AVG	AVG	100	100	66 A1	I	1941	1990	2024
69B	125126 3142 LELA LN	4/5/2013	0	75659	75034	71.19	-625	-0.83	3.5	3.5	1054	1054	AVG	AVG	100	100	66 A1	ID	1940	1990	2024
69B	125065 709 LOBBAN LN	10/16/2017	44500	80909	80237	85.72	-672	-0.83	3	3	936	936	AVG	AVG	100	100	66 A1	VLS	1957	1990	2024
69B	146792 104 N BEVERLY DR			129409	128322	67.9	-1087	-0.84	3.5	3.5	1890	1890	AVG	AVG	100	100	66 A1		1935	1990	2024
69B	125017 3151 LELA LN	12/5/2016	35000	77123	76429	73.49	-694	-0.9	3	3	1040	1040	AVG	AVG	100	100	66 A1	VLS	1957	1990	2024
69B	125099 3122 MANCHESTER RD	5/20/2013	0	81120	80264	71.16	-856	-1.06	3	3	1128	1128	AVG	AVG	100	100	66 A1	ID	1925	1990	2024
69B	154112 300 SKELLY DR	2/5/2007	69000	123075	121761	77.02	-1314	-1.07	3.5	3.5	1581	1581	AVG	AVG	100	100	66 A1	VM	1955	1990	2024
69B	125207 713 LOBBAN LN	11/7/2017	0	90378	89345	88.64	-1033	-1.14	3.5	3.5	1008	1008	AVG	AVG	100	100	66 A1	N	1958	1990	2024
69B	124999 3135 MANCHESTER RD	6/9/2006	0	79720	78716	73.98	-1004	-1.26	3.5	3.5	1064	1064	AVG	AVG	100	100	66 A1	N	1959	1990	2024
69B	126558 603 N BEVERLY DR			65210	64365	71.84	-845	-1.3	3	3	896	896	AVG	AVG	100	100	66 A1		1950	1990	2024
69B	125004 3142 MANCHESTER RD	10/1/1993	58000	140843	138778	83.45	-2065	-1.47	3.5	3.5	1663	1663	AVG	AVG	100	100	66 A1	VM	1955	1990	2024

NEIGHBORHOOD SUMMARY

NEIGHBORHOOD #

Appraiser
Date

NEIGHBORHOOD NAME:

A1 IMPROVED PROPERTIES:

MEDIAN AGE:

MEDIAN SIZE:

CONDITION	< POOR	POOR	FAIR	AVG	GOOD	EXCELLENT
COUNT	2	12	70	286	47	29

VALUE RANGE:

MEDIAN VALUE:

SAMPLE SIZE:

TYPICAL DAYS ON MARKET

RANGE OF SALE DATES:

SALE PRICE RANGE:

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

RATIO STUDY RESULTS

MEDIAN	WEIGHTED MEAN	AVG MEAN	COD	PRD
1.0095	1.0032	1.0155	5.6246	1.0124

NEIGHBORHOOD SUMMARY

MARKET ADJUSTMENTS

Prior Year	2023
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Current Year	2024
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Cost Calibration

	118
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Neighborhood

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Sub Class

Condition

[illegible]

Year Built

Cost Calibration

	100
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Neighborhood

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Sub Class

Condition

W02/W03	
POOR	40
W02/W03	
FAIR	47
W02/W03	
AVG	95
W03-GOOD	95
W04-FAIR	53
W04	
AVG/GOOD	100
W04-EXCL	106
W05 - ALL	97

Year Built

NEIGHBORHOOD SUMMARY

NEIGHBORHOOD SUMMARY/OBSERVATIONS:

VALUE RANGE AND VALUE CHANGE (APPROXIMATE)

- W02 FAIR - \$20,000 TO \$40,000 (1% TO 10% INCREASE, \$1,000 TO \$3,000 INCREASE)
- W03 FAIR - \$30,000'S TO \$60,000'S (1% TO 8% INCREASE, \$1,000 TO \$3,000 INCREASE)

- W02 AVG - \$40,000 TO \$70,000 (5% TO 10% INCREASE, \$2,000 TO \$6,000 INCREASE)
- W03 AVG - \$60,000 TO MID \$100,000'S (COMBINATION OF VALUE DECREASES AND INCREASES DUE TO VARIATIONS IN THE LAND VALUE CHANGES. VALUE DECREASES RANGED FROM 1% TO 5% (\$1,000 TO \$7,000 DECREASE. VALUE INCREASES RANGED FROM ABOUT 1% TO 4% ABOUT \$1,000 TO \$5,000 INCREASE.)

- W03 GOOD - \$90,000 TO MID \$100,000'S (1% TO 5% INCREASE, ABOUT \$1,000 TO \$9,000 INCREASE.

- W04 AVG - \$125,000 TO \$225,000 (3% TO 10% INCREASE, ABOUT \$5,000 TO \$15,000 INCREASE

- W04 GOOD - MID \$100,000'S TO MID \$200,000'S (3% TO 10% INCREASE, ABOUT \$5,000 TO \$17,000 INCREASE.

- W04 EXCELLENT (NEW CONSTRUCTION) - LOW TO MID \$200,000'S (1% TO 3% INCREASE, ABOUT \$2,000 TO \$7,000 INCREASE.

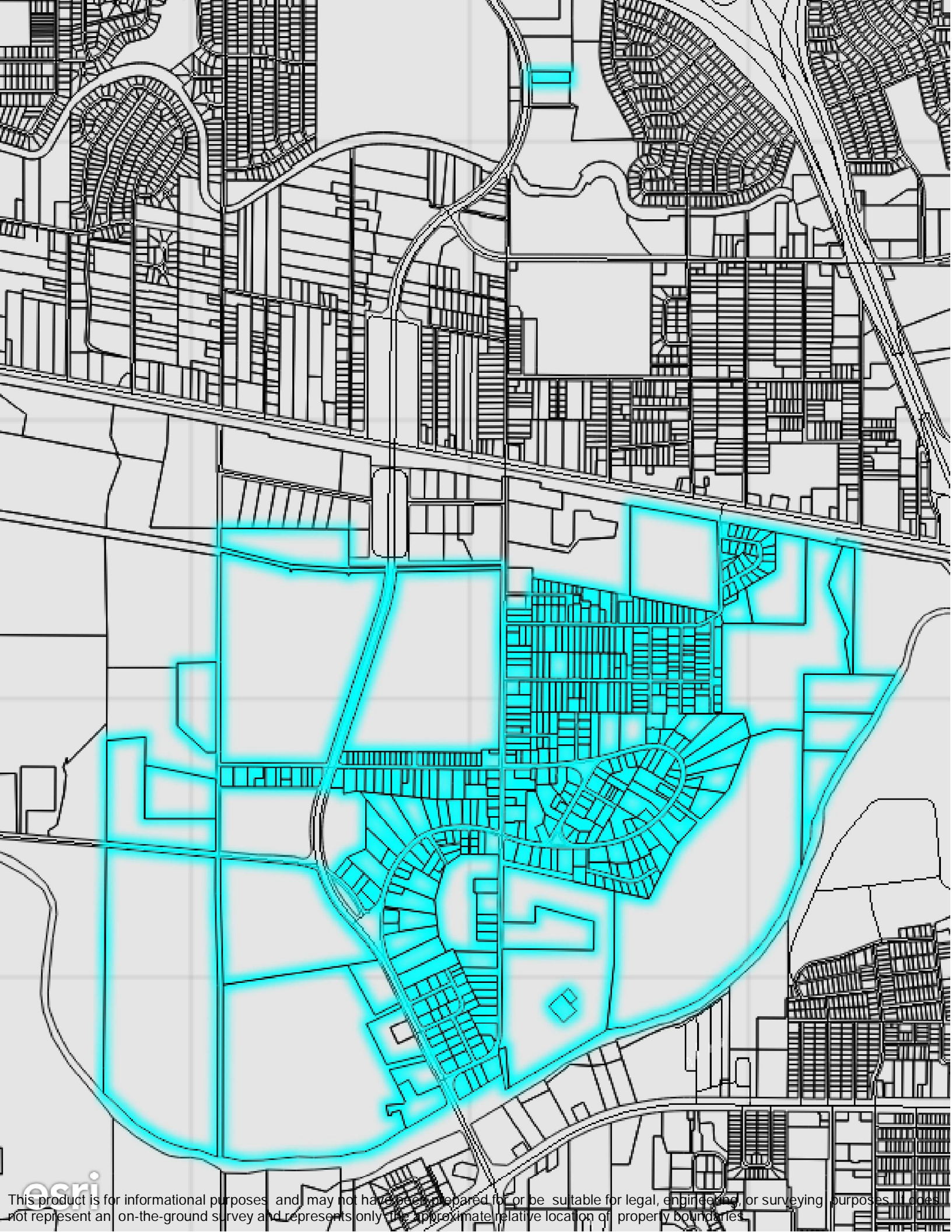
THE SALES ANALYSIS USED SALES DATING BACK TO MARCH 2022 IN ORDER TO HAVE AN ADEQUATE SALES SAMPLE.

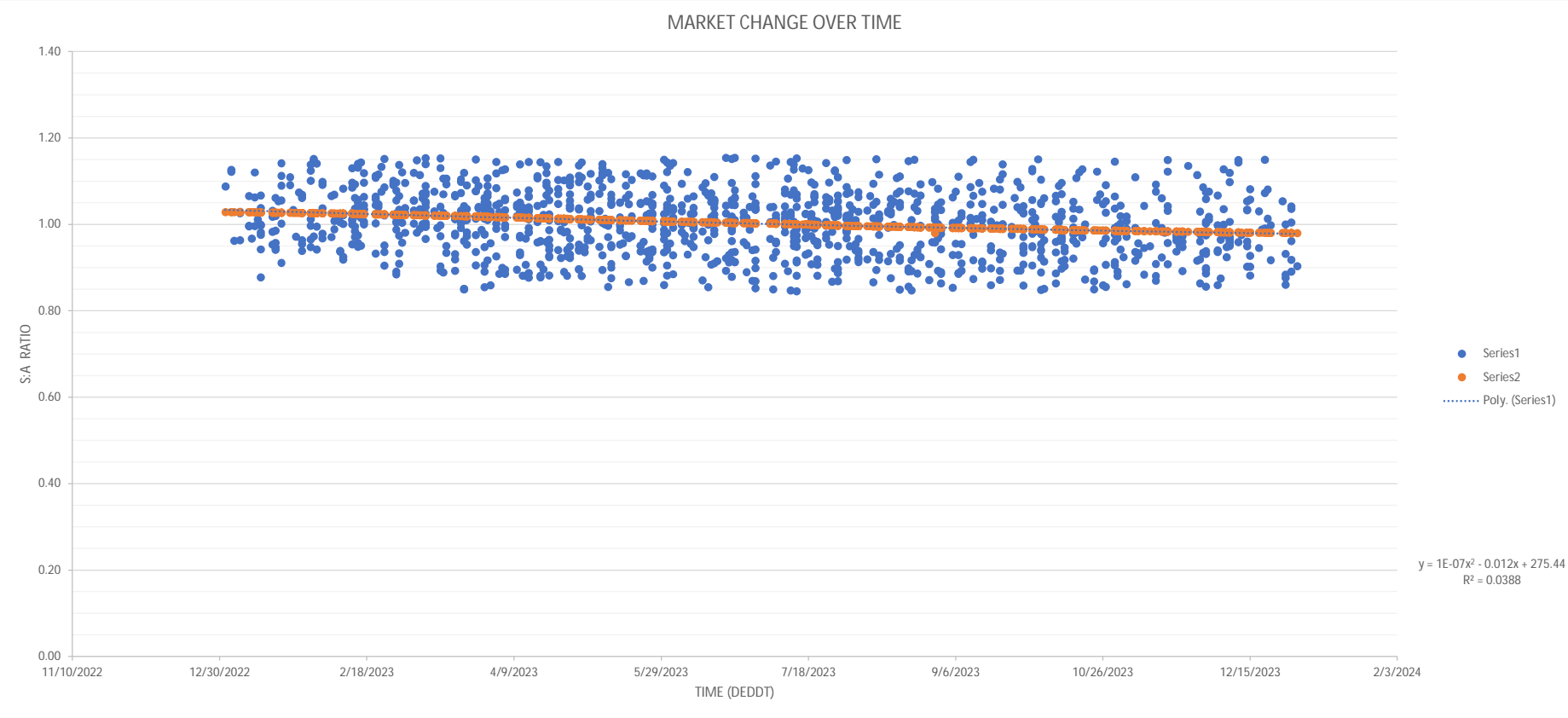
LAND VALUES WERE REAPPRAISED FOR 2024. THE VALUE OF THE LOTS VARY FROM APPROXIMATELY \$6,000 TO \$20,000 DUE TO THE VARIATIONS IN THE LOT SIZES.

EFFECTIVE YEAR BUILT WERE UPDATED ON THE NEIGHBORHOOD HOMES.

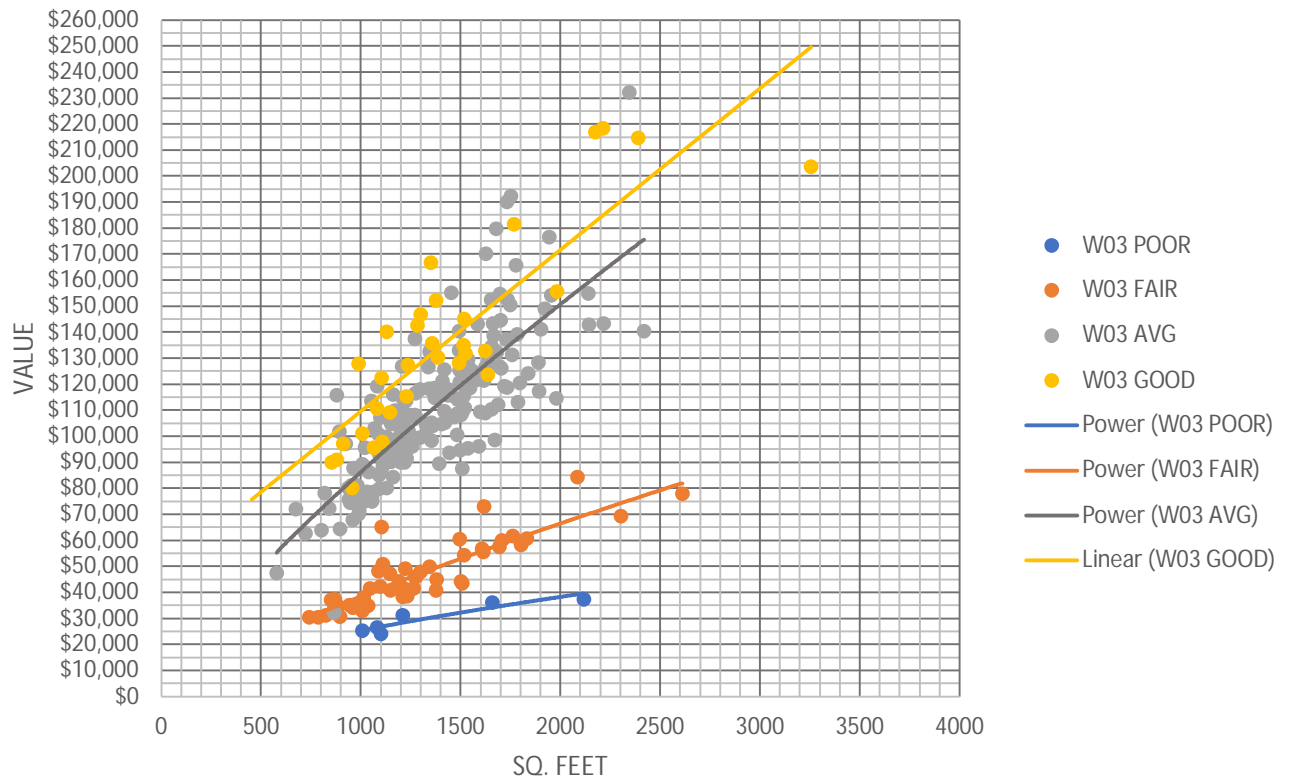
THE 3200 BLOCK OF NORTHWEST DRIVE CONTAINS RECENTLY CONSTRUCTED HOMES. MOST OF THE LOTS HAVE BEEN DEVELOPED. THE NEIGHBORHOOD SALE ANALYSIS USED SALES DATING BACK TO 2022. HOWEVER, THERE WAS AN ADEQUATE NUMBER OF SALES OF THE NEW HOMES THAT OCCURRED IN 2023 AND THE EARLY PART OF 2024, AND SO THE SALES ANALYSIS DID NOT REQUIRE EARLIER SALES FOR THIS TYPE OF HOME.

MOST OF THE SALES INDICATED A NEED FOR A VALUE INCREASE. HOWEVER, THE SALES OF THE W03 - AVERAGE CONDITION HOMES SHOWED THAT THEIR APPRAISAL VALUES REQUIRED A VALUE DECREASE. SEVERAL OF THESE HOMES RECEIVED A VALUE DECREASE FOR 2024. HOWEVER, TAKING INTO CONSIDERATION THE LIMITED NUMBER OF SALES FOR THIS GROUP (4 SALES) AND THAT THE OTHER SUBCLASSES GENERALLY RECEIVED A VALUE INCREASE, THE VALUE REDUCTIONS WERE NOT MADE TO THE FULL AMOUNT AS SUGGESTED BY THE GROUP'S SALE PRICES.

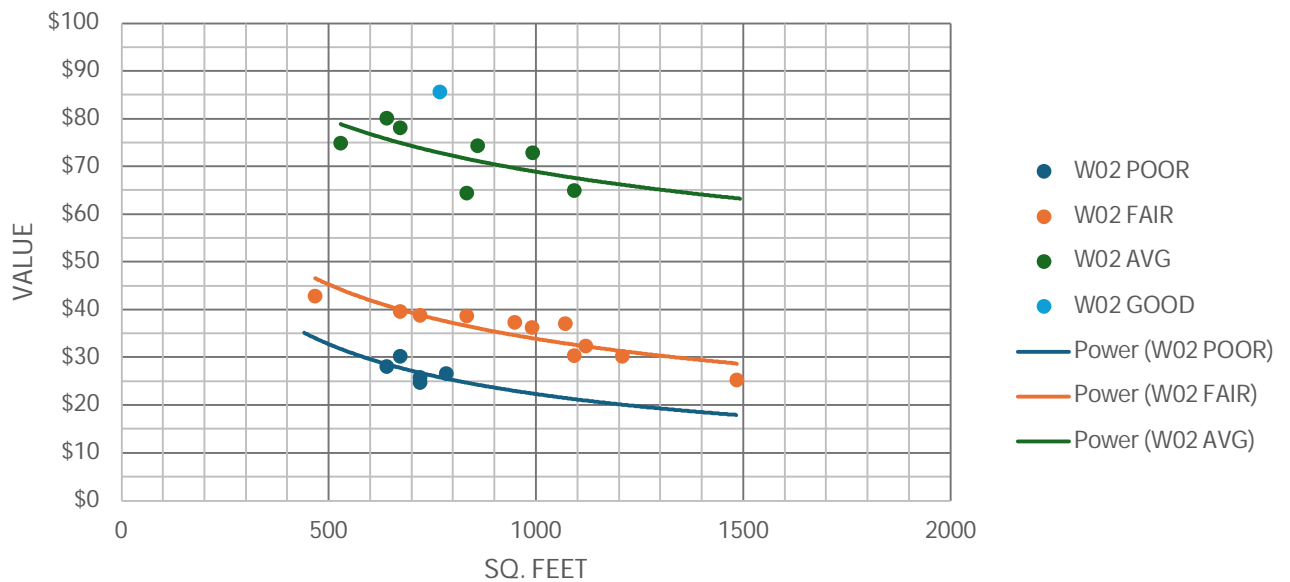


















NBHD 69B - W03 - APPRAISAL VALUE RANGES



NBHD 69B - W02 - APPRAISAL VALUE/SQ. FOOT RANGES



 1. ALL SALES	2/16/2024 11:14 AM	Microsoft Edge P...	54 KB
 1. SALES RATIO REPORT - W02 POOR	2/16/2024 10:49 AM	Microsoft Edge P...	19 KB
 1. SALES RATIO REPORT - W03 AVG	2/16/2024 10:52 AM	Microsoft Edge P...	27 KB
 1. SALES RATIO REPORT - W03 FAIR	2/16/2024 11:02 AM	Microsoft Edge P...	20 KB
 1. SALES RATIO REPORT - W03 GOOD	2/16/2024 10:54 AM	Microsoft Edge P...	19 KB
 1. SALES RATIO REPORT - W04 AVG	2/16/2024 11:04 AM	Microsoft Edge P...	26 KB
 1. SALES RATIO REPORT - W04 EXCL	2/16/2024 11:16 AM	Microsoft Edge P...	31 KB
 2. ALL SALES	2/16/2024 5:21 PM	Microsoft Edge P...	54 KB
 2. SALES RATIO REPORT - W02 POOR	2/16/2024 4:20 PM	Microsoft Edge P...	19 KB
 2. SALES RATIO REPORT - W03 AVG	2/16/2024 4:22 PM	Microsoft Edge P...	27 KB
 2. SALES RATIO REPORT - W03 FAIR	2/17/2024 1:28 PM	Microsoft Edge P...	22 KB
 2. SALES RATIO REPORT - W03 GOOD	2/16/2024 4:26 PM	Microsoft Edge P...	19 KB
 2. SALES RATIO REPORT - W04 AVG	2/16/2024 5:19 PM	Microsoft Edge P...	26 KB
 2. SALES RATIO REPORT - W04 EXCL	2/16/2024 4:35 PM	Microsoft Edge P...	31 KB

2024 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	Updated	Completed	Date	Date	Completed	Accounts	Completed	Completed
	360	Electra	BP	321	321		321	9/21/23	10/6/23	100.00%	89	92	103.37%
	360R	Electra Rural	BP	37	37		37	9/20/23	9/21/23	100.00%	22	22	100.00%
	302	WF South	CC	558	558	558	558	9/19/23	10/26/23	100.00%	294	294	100.00%
	308C	Kemp/Kell Corridor	EB	388	388	388	388	9/19/23	10/27/23	100.00%	768	768	100.00%
	301E	WF East	LD	736	736	736	736	9/15/23	10/26/23	100.00%	242	242	100.00%
Field	BL	Building List Inspections	EB/CC/LD	51	51		51	11/27/2023	12/14/2023	100.00%	714	714	100.00%

2,040

1,415

3,455 Total Property Count (excluding BL Inspections)

Appraisers will update on a weekly basis

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:

159569123567159518125369159508146216159520

Wichita Appraisal District Commercial Department Reappraisal Summary Report

Work File Location	x:\commercial appraisal\reappraisal 2024\301DT
--------------------	--

Region/Neighborhood	301DT
---------------------	-------

Reappraisal Year	2024
------------------	------

Appraiser	BP
-----------	----

Date Completed	02/26/24
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	Condition	Year	Market Adjustment	2023 MA
Adjustments	<Poor	All	0.19	0.19
	Poor	All	0.28	0.28
	Fair	All	0.53	0.44
	Average	< 2000	0.78	0.68
	Average	2000-2017	0.80	0.70
	Good	2000-2017	0.93	0.90
		2018		
	FIMA		0.44	0.46
	FIMA		0.65	0.63
	J5		0.63	0.57
	Parking Garage	Fair	0.37	0.35

Ratio Study Information:

Between 0.95 - 1.05
Recommended <20.00
Between 0.98 - 1.03

Pre Ratio Study	
Median	0.874
COD	9.140
PRD	1.009
WTD Mean	0.852
Min. Ratio	0.647
Max. Ratio	1.057

Final Ratio Study	
Median	1.001
COD	9.515
PRD	1.011
WTD Mean	0.989
Min. Ratio	0.762
Max. Ratio	1.226

Total 658
Land Only 96

Region Recap	
Number of Props	562
Number of Sales	20
% of Total Sold	3.56%

TOTAL GAIN LOSS	
Last Yr Value	329,843,243
This Yr Value	364,311,812
Percent Change	10.45%

NON EXEMPT GAIN LOSS	
Last Yr Value	90,147,604
This Yr Value	115,537,059
Percent Change	28.16%

EXEMPT GAIN LOSS	
Last Yr Value	239,695,639
This Yr Value	248,774,753
Percent Change	3.79%

Work File Documentation	
Document	Date
Sales & Market Adjustments	02/23/24
Apply new MA's	02/23/24
MA QC	02/23/24
Final Ratio Study	02/23/24
Final Gain Loss	02/26/24
Reapp. Narrative Report	02/26/24
Reapp. Summary Report	02/26/24
County Wide Adjustments	02/21/24

2024 Commercial Market Adjustment Study

NBHD	COND	MKT ADJ	# SALES	# IMPS	% SALE/IMP
301DT	Excel.				
	Good	0.71	1	10	10.00%
	Avg.	0.78	12	188	6.38%
	Fair	0.53	11	195	5.64%
	Poor			41	0.00%
	All	0.66	24	434	5.53%
301E	Excel.				
	Good			8	0.00%
	Avg.	0.75	9	115	7.83%
	Fair	0.56	13	234	5.56%
	Poor	0.22	3	121	2.48%
	All	0.57	25	478	5.23%
301M	Excel.			2	
	Good	1.04	1	9	11.11%
	Avg.	0.75	8	74	10.81%
	Fair			27	0.00%
	Poor			3	0.00%
	All	0.80	9	115	7.83%
302	Excel.			1	
	Good	1.49	1	31	3.23%
	Avg.	1.31	10	241	4.15%
	Fair	0.48	5	97	5.15%
	Poor	0.41	1	27	3.70%
	All	0.82	17	397	4.28%
302C	Excel.				
	Good			9	0.00%
	Avg.	0.87	7	69	10.14%
	Fair	0.45	5	64	7.81%
	Poor			2	0.00%
	All	0.77	12	144	8.33%
305R	Excel.				
	Good			4	0.00%
	Avg.			21	0.00%
	Fair			23	0.00%
	Poor			3	0.00%
	All	0.00	0	51	0.00%
306	Excel.			2	
	Good			10	0.00%
	Avg.	0.93	7	153	4.58%
	Fair	0.78	6	113	5.31%
	Poor			37	0.00%
	All	0.93	13	315	4.13%
306C	Excel.			5	
	Good			2	0.00%
	Avg.	0.74	6	68	8.82%
	Fair	0.78	1	23	4.35%
	Poor			2	0.00%
	All	0.78	7	100	7.00%
308	Excel.			8	
	Good	1.24	3	53	5.66%
	Avg.	0.99	22	333	6.61%
	Fair	0.49	3	63	4.76%
	Poor			5	0.00%
	All	0.99	28	462	6.06%

NBHD	COND	MKT ADJ	# SALES	# IMPS	% SALE/IMP
308C	Excel.	1.32	1	19	5.26%
	Good	1.32	3	42	7.14%
	Avg.	1.10	11	242	4.55%
	Fair	0.25	2	32	6.25%
	Poor			1	0.00%
	All	1.09	17	336	5.06%
309	Excel.			2	
	Good	0.92	2	10	20.00%
	Avg.	0.66	21	196	10.71%
	Fair	0.58	18	170	10.59%
	Poor	0.68	1	25	4.00%
	All	0.61	42	403	10.42%
310R	Excel.				#DIV/0!
	Good			11	0.00%
	Avg.	1.04	1	60	1.67%
	Fair	0.62	4	34	11.76%
	Poor			14	0.00%
	All	0.64	5	119	4.20%
354	Excel.			3	0.00%
	Good			21	0.00%
	Avg.	0.61	12	167	7.19%
	Fair	0.50	8	112	7.14%
	Poor	0.26	6	32	18.75%
	All	0.53	26	335	7.76%
354R	Excel.				
	Good			8	0.00%
	Avg.	0.54	2	17	11.76%
	Fair	0.36	1	4	25.00%
	Poor			2	0.00%
	All	0.36	3	31	9.68%
360	Excel.			1	
	Good			7	0.00%
	Avg.	0.65	4	69	5.80%
	Fair	0.25	6	81	7.41%
	Poor			54	0.00%
	All	0.33	10	212	4.72%
360R	Excel.				
	Good			1	
	Avg.			10	0.00%
	Fair			8	0.00%
	Poor			4	0.00%
	All			23	0.00%
367	Excel.			2	
	Good	0.63	1	20	5.00%
	Avg.	0.84	10	105	9.52%
	Fair	0.50	6	68	8.82%
	Poor			7	0.00%
	All	0.69	17	202	8.42%
367R	Excel.			1	
	Good			12	0.00%
	Avg.	0.49	3	57	5.26%
	Fair	0.42	2	48	4.17%
	Poor			3	0.00%
	All	0.44	5	121	4.13%

2024 Commercial Market Adjustment Study

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

Wichita Falls

WF	Excel.	1.93	1	32	3.13%
	Good	1.24	11	152	7.24%
	Avg.	0.86	113	1,567	7.21%
	Fair	0.54	64	1,071	5.98%
	Poor	0.41	5	231	2.16%
		0.75	194	3053	6.35%

Burkburnett

BK	Excel.			3	0.00%
	Good		0	21	0.00%
	Avg.	0.61	12	167	7.19%
	Fair	0.50	8	112	7.14%
	Poor	0.26	6	32	18.75%
		0.53	26	335	7.76%

Iowa Park

IP	Excel.			2	
	Good			20	0.00%
	Avg.	0.84	10	105	9.52%
	Fair	0.50	6	68	8.82%
	Poor			7	0.00%
		0.75	16	202	7.92%

Electra

EL	Excel.				
	Good			7	0.00%
	Avg.	0.65	4	69	5.80%
	Fair	0.28	10	81	12.35%
	Poor			54	0.00%
	All	0.32	14	211	6.64%

Outside City Limits

RURAL	Excel.			1	
	Good	0.63	1	37	2.70%
	Avg.	0.60	6	159	3.77%
	Fair	0.55	7	117	5.98%
	Poor			26	0.00%
		0.57	14	340	4.12%

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

Wichita Falls ISD

WFISD	Excel.	1.93	1	37	2.70%
	Good	1.24	11	182	6.04%
	Avg.	0.86	112	1,651	6.78%
	Fair	0.54	63	1,029	6.12%
	Poor	0.41	5	251	1.99%
		0.75	192	3150	6.10%

Burkburnett ISD

BISD	Excel.			3	0.00%
	Good		0	29	0.00%
	Avg.	0.61	14	209	6.70%
	Fair	0.49	9	121	7.44%
	Poor	0.26	6	36	16.67%
		0.53	29	398	7.29%

Iowa Park ISD

IPISD	Excel.			2	
	Good	0.63	1	32	3.13%
	Avg.	0.83	13	169	7.69%
	Fair	0.44	8	126	6.35%
	Poor			21	0.00%
		0.64	22	350	6.29%

Electra ISD

EISD	Excel.			1	
	Good			8	0.00%
	Avg.	0.65	4	79	5.06%
	Fair	0.25	6	89	6.74%
	Poor			58	0.00%
		0.33	10	235	4.26%

City View ISD

CVISD	Excel.			2	
	Good			4	0.00%
	Avg.	0.77	2	58	3.45%
	Fair	1.38	1	28	3.57%
	Poor			8	0.00%
		1.21	3	100	3.00%

Holliday ISD

HISD	Excel.				
	Good			2	0.00%
	Avg.			12	0.00%
	Fair	0.62	4	13	30.77%
	Poor			1	0.00%
		0.62	4	28	14.29%

2024 Commercial Market Adjustment Study

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

2000 - PRESENT

2000 +	Excel.	1.93	1	43	2.33%
	Good	1.26	10	214	4.67%
	Avg.	0.69	24	309	7.77%
	Fair	0.47	2	23	8.70%
	Poor			8	0.00%
	ALL	0.80	37	597	6.20%

1986 - 1999

86 - 99	Excel.			0	
	Good			18	0.00%
	Avg.	0.83	12	345	3.48%
	Fair	0.36	5	68	7.35%
	Poor			7	0.00%
	ALL	0.75	17	438	3.88%

1970 - 1985

70 - 85	Excel.				
	Good	0.53	1	6	16.67%
	Avg.	0.88	54	704	7.67%
	Fair	0.55	28	363	7.71%
	Poor	0.61	1	37	2.70%
	ALL	0.70	84	1110	7.57%

1946 - 1969

46 - 69	Excel.				
	Good			8	0.00%
	Avg.	0.76	36	362	9.94%
	Fair	0.54	37	563	6.57%
	Poor	0.35	4	143	2.80%
	ALL	0.64	77	1076	7.16%

1901 - 1945

01 - 45	Excel.				
	Good	0.71	1	6	16.67%
	Avg.	0.75	19	165	11.52%
	Fair	0.46	19	315	6.03%
	Poor	0.24	6	169	3.55%
	ALL	0.56	45	655	6.87%

AGE	COND	MKT ADJ	# SALES	# ACCTS	% SALE/IMP
STUDY #2					

2000 - PRESENT

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

1980 - 1999

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

1946 - 1979

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

1901 - 1945

01 - 45	Excel.				
	Good				#DIV/0!
	Avg.				#DIV/0!
	Fair				#DIV/0!
	Poor				#DIV/0!
	ALL		0	0	#DIV/0!

2024 Commercial Market Adjustment Study

SIZE	COND	MKT ADJ	# SALES	# ACCTS	% SALE/IMP
------	------	------------	---------	---------	------------

Less Than 2,500 SF

< 2,500	Excel.			3	0.00%
	Good	0.52	2	42	4.76%
	Avg.	0.85	42	382	10.99%
	Fair	0.49	27	477	5.66%
	Poor	0.28	2	146	1.37%
	ALL	0.67	73	1050	6.95%

2,500 - 4,999 SF

2.5-4.9	Excel.			10	0.00%
	Good	1.27	6	55	10.91%
	Avg.	0.84	48	371	12.94%
	Fair	0.45	15	350	4.29%
	Poor	0.59	3	86	3.49%
	ALL	0.65	72	872	8.26%

5,000 - 9,999 SF

5.0-9.9	Excel.			12	
	Good	0.67	2	38	5.26%
	Avg.	0.77	35	297	11.78%
	Fair	0.52	20	252	7.94%
	Poor	0.49	2	64	3.13%
	ALL	0.68	59	663	8.90%

10,000 - 29,999 SF

10k +	Excel.	1.93	1	8	12.50%
	Good	1.32	2	33	6.06%
	Avg.	0.75	14	205	6.83%
	Fair	0.56	24	195	12.31%
	Poor	0.18	3	35	8.57%
	ALL	0.59	44	476	9.24%

Greater Than 30,000 SF

10k +	Excel.			5	0.00%
	Good			17	0.00%
	Avg.	0.71	6	169	3.55%
	Fair	0.57	5	55	9.09%
	Poor	0.43	1	8	12.50%
	ALL	0.54	12	254	4.72%

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

Less than 10,000	0.92
Gr. Than 10,000	1.16

Adjustment	26.00%
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2024 Commercial Sales by Age

ASSESS DATA 1/1/2024												MO. CHANGE 0.00730		GOAL RATIO 1.00																	
NBHID	PID	PROP ADDRESS	CITY	ISD	TYPE	CLASS	YR	BLT	EFF	SL TYP	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:R	RATIO	SOFT	COND	T.A.A.I.V.	RCNLD	MKT ADJ	
301M	157475	1811 10TH ST		1	2	FQ2S	CCD	1914				1963 VM	3/1/2021	33	105,000	105,000	1.241	130,295	111,237	0.85	0.94	0.06	12,750	98,487	1: 7.7	2,842	AVG		117,545	198,963	0.59
309	142449	1906 8TH ST		1	2	FSJU	CCD	1915				1963 VM	5/13/2022	20	94,000	94,000	1.146	107,724	87,010	0.81	1.08	0.08	4,800	82,210	1: 17.1	3,288	AVG		102,924	155,113	0.66
309	142449	1906 8TH ST		1	2	FSJU	CCD	1915				1963 VM	12/13/2023	1	90,000	90,000	1.007	90,657	87,010	0.96	1.03	0.03	4,800	82,210	1: 17.1	3,288	AVG		95,857	155,113	0.55
309	149157	1315 KEMP BLVD		1	2	F01S	CCD	1919				1971 VM	4/26/2023	8	189,000	189,000	1.058	200,038	149,589	0.75	1.26	0.26	5,026	144,563	1: 28.8	2,316	AVG		195,012	289,125	0.67
301DT	156862	709 INDIANA AVE		1	2	F01S	CCC	1919				1983 VL	6/21/2019	54	130,000	130,000	1.394	181,246	137,567	0.76	0.94	0.06	15,940	121,627	1: 7.6	2,118	AVG		165,306	178,863	0.92
301M	146874	1812 ROSE ST		1	2	FQ2S	CCD	1924				1974 VM	10/16/2020	39	189,000	189,000	1.285	242,808	242,294	1.00	0.78	0.22	14,000	228,294	1: 16.3	5,652	AVG		228,808	461,199	0.50
308C	148314	2114 KEMP BLVD		1	2	FRGR	CCD	1925				2000 VL	6/1/2020	43	87,500	87,000	1.314	114,309	104,338	0.91	0.83	0.17	6,251	98,087	1: 15.7	1,136	AVG		108,058	106,616	1.01
308C	148314	2114 KEMP BLVD		1	2	FRGR	CCD	1925				2000 VM	7/28/2020	41	115,000	115,000	1.299	149,420	104,338	0.70	1.10	0.10	6,251	98,087	1: 15.7	1,136	AVG		143,169	106,616	1.34
302	137924	2504 HOLLIDAY RD		1	2	FRS1	CCD	1929				1977 VM	3/14/2019	58	45,000	45,000	1.423	64,053	58,373	0.91	0.77	0.23	3,150	55,223	1: 17.5	1,104	AVG		60,903	80,033	0.76
301DT	158863	1417 9TH ST		1	2	FQ2S	CCD	1930				1977 VM	11/1/2021	26	297,500	297,500	1.190	353,966	244,916	0.69	1.21	0.21	7,426	237,490	1: 32.0	3,824	AVG		346,540	349,249	0.99
367	461420	121 W PARK		6	7	F01S	CCC	1930				1977 VL	11/22/2019	49	48,700	48,700	1.358	66,120	69,930	1.06	0.70	0.30	2,650	67,280	1: 25.4	2,650	AVG		63,470	97,692	0.65
367	116823	215 N YOSEMITE		6	7	F01S	CCC	1930				1971 VM	10/18/2022	14	95,000	95,000	1.102	104,709	106,332	1.02	0.89	0.11	2,114	104,218	1: 49.3	4,100	AVG		102,595	148,268	0.69
309	157503	1901 10TH ST		1	2	F01S	CCD	1935				1979 VM	11/8/2019	50	165,000	165,000	1.365	225,225	215,935	0.96	0.76	0.24	32,219	183,716	1: 5.7	6,579	AVG		193,006	367,432	0.53
309	145869	2610 GRANT ST		1	2	FRS2	CCC	1935				1990 VM	12/9/2019	49	120,000	120,000	1.358	162,924	94,617	0.58	1.27	0.27	4,087	90,530	1: 22.2	3,750	AVG		158,837	181,059	0.88
309	157503	1901 10TH ST		1	2	F01S	CCD	1935				1979 VM	5/7/2021	32	175,000	175,000	1.234	215,880	215,935	1.00	0.81	0.19	32,219	183,716	1: 5.7	6,579	AVG		183,661	367,432	0.50
301E	142561	404 GALVESTON ST		1	2	FIWE	CCS	1935				1979 VM	7/2/2020	42	120,000	120,000	1.307	156,792	146,701	0.94	0.82	0.18	3,250	143,451	1: 44.1	5,814	AVG		153,542	191,268	0.80
301E	142561	404 GALVESTON ST		1	2	FIWE	CCS	1935				1979 VM	2/15/2023	11	135,000	135,000	1.080	145,841	146,701	1.01	0.92	0.08	3,250	143,451	1: 44.1	5,814	AVG		142,591	191,268	0.75
308E	154149	2406 BROOK AVE		1	2	FRS1	CCD	1945				2005 VM	7/1/2019	54	177,500	177,500	1.394	247,471	175,291	0.71	1.01	0.01	5,249	170,042	1: 32.4	2,160	AVG		242,222	193,230	1.25
367	116732	211 S YOSEMITE		6	7	FEST	CCD	1937				1979 VMM	3/12/2021	34	230,000	230,000	1.248	287,086	485,302	1.69	0.47	0.53	15,159	230,048	1: 15.2	8,058	AVG		271,927	320,803	0.85
																3,246,562					180,591					4,139,342					
301E	158308	105 E SCOTT AVE		1	2	FFCL	CCD	1948				1984 VLM	3/1/2021	34	52,500	52,500	1.248	65,531	72,802	1.11	0.72	0.28	6,578	66,224	1: 10.1	1,749	AVG		58,953	88,299	0.67
301E	142562	400 GALVESTON ST		1	2	FIWE	CCD	1948				1984 VM	5/1/2023	8	110,000	110,000	1.058	116,424	94,146	0.81	1.17	0.17	3,250	90,896	1: 28.0	3,640	AVG		113,174	121,195	0.93
301M	153447	804 BROOK AVE		1	2	FRS1	CCD	1948				1984 VM	3/10/2023	10	285,000	285,000	1.073	305,805	312,590	1.02	0.91	0.09	49,497	263,093	1: 5.3	5,450	AVG		256,308	393,705	0.65
354R	118381	7403 N CENTRAL FRWY		0	4	FR12	CCS	1950				2000 VM	1/3/2023	12	130,000	130,000	1.088	141,388	120,403	0.85	1.08	0.08	67,639	52,764	1: 0.8	4,656	AVG		73,749	103,459	0.71
301DT	159221	1204 INDIANA AVE		1	2	FSWA	CCD	1950				1981 VM	1/31/2019	59	69,500	69,500	1.431	99,434	88,580	0.89	0.78	0.22	7,004	81,576	1: 11.6	6,900	AVG		92,430	119,965	0.77
301DT	106211	1104 11TH ST		1	2	FRGR	CCD	1952				1981 VM	9/19/2019	51	63,000	63,000	1.372	86,455	94,876	1.10	0.66	0.34	4,526	90,350	1: 20.0	3,050	AVG		81,929	132,867	0.62
301DT	159453	918 LAMAR ST		1	2	F01S	CCC	1953				1981 VM	3/28/2022	21	750,000	750,000	1.153	864,975	755,821	0.87	0.99	0.01	20,700	735,121	1: 35.5	15,573	AVG		844,275	1,081,061	0.78
301DT	159564	709 LAMAR ST		1	2	FOIN	CCC	1953				1986 VM	6/26/2023	6	122,000	122,000	1.044	127,344	113,053	0.89	1.08	0.08	15,002	98,051	1: 6.5	1,520	AVG		112,342	144,193	0.78
306	125811	2812 IOWA PARK RD		1	2	FORE	CCD	1954				1988 VL	5/1/2022	20	100,000	100,000	1.146	114,600	80,035	0.70	1.25	0.25	17,576	62,459	1: 3.6	2,336	AVG		97,024	89,227	1.09
306C	123649	3502 SHEPPARD ACCESS RD		1	2	FRS1	CCD	1954				1988 VM	11/14/2019	50	127,664	127,664	1.365	174,261	160,353	0.92	0.80	0.20	48,334	112,019	1: 2.3	3,520	AVG		125,927	149,359	0.84
309	149621	2000 10TH ST		1	2	FRS1	CCD	1955				1988 VM	7/24/2023	5	100,000	100,000	1.037	103,650	72,913	0.70	1.37	0.37	12,502	60,411	1: 4.8	1,285	AVG		91,148	120,822	0.75
354	123168	501 E 3RD ST		3	4	FOCL	CCD	1955				1988 VM	10/13/2023	3	155,000	155,000	1.022	158,395	146,472	0.92	1.06	0.06	7,501	138,971	1: 18.5	4,591	AVG		150,894	272,493	0.55
309	125295	3701 SEYMOUR HWY		1	2	FAUS	CCC	1956				2006 VM	9/13/2019	52	75,000	75,000	1.380	103,470	76,849	0.74	0.98	0.02	15,872	60,977	1: 3.8	1,680	AVG		87,598	121,953	0.72
301DT	160254	218 INDIANA AVE		1	2	FR1I	CCC	1956				1978 VM	11/15/2023	2	240,000	240,000	1.015	243,504	215,084	0.88	1.12	0.12	7,501	207,583	1: 27.7	8,000	AVG		236,003	305,269	0.77
302C	145114	3000 JACKSBORO HWY		1	2	FORE	CCD	1957				2005 VM	9/20/2019	51	42,500	42,500	1.372	58,323	139,314	2.39	0.31	0.69	13,370	125,944	1: 9.4	1,334	AVG		44,953	155,142	0.29
309	148661	1803 KEMP BLVD		1	2	FAUS	CCD	1958				2008 VM	7/8/2021	30	120,000	120,000	1.219	146,280	104,317	0.71	1.15	0.15	30,004	74,313	1: 2.5	1					

2024 Commercial Sales by Age

306C	123734	3704 SHEPPARD ACCESS RD	1	2	FFFA	CCC	1978	2000	VM	3/4/2022	22	230,000	208,000	1.161	241,405	268,054	1.11	0.78	0.22	104,278	163,776	1: 1.6	1,350	AVG	137,127	218,368	0.63
308C	146087	2912 BUCHANAN ST	1	2	FO1S	CCD	1978	1998	VL	3/28/2019	57	250,000	250,000	1.416	354,025	294,050	0.83	0.85	0.15	78,937	215,113	1: 2.7	2,816	AVG	275,088	233,818	1.18
308C	455744	3909 KELL BLVD	1	2	FFMA	CCS	1978	2000	VM	12/6/2019	49	333,659	333,659	1.358	453,009	265,966	0.59	1.25	0.25	80,490	185,476	1: 2.3	4,226	AVG	372,519	201,604	1.85
308C	146087	2912 BUCHANAN ST	1	2	FO1S	CCD	1978	1998	VM	4/15/2021	33	299,999	299,999	1.241	372,269	294,050	0.79	1.02	0.02	78,937	215,113	1: 2.7	2,816	AVG	293,332	233,818	1.25
308E	124505	5023 KEMP BLVD	1	2	FOCO	CCS	1978	1998	VL	6/13/2019	55	150,000	150,000	1.402	210,225	137,700	0.66	1.09	0.09	6,460	131,240	1: 20.3	4,000	AVG	203,765	174,987	1.16
306E	125480	2524 SHEPPARD ACCESS RD	1	2	FIWE	CCS	1979	1985	VM	12/13/2021	25	325,000	325,000	1.183	384,313	358,808	0.93	0.91	0.09	11,979	346,829	1: 29.0	16,040	AVG	372,334	495,470	0.75
302C	155882	5016 JACKSBORO HWY	1	2	FRS1	CCS	1979	1980	VM	11/8/2019	50	183,000	183,000	1.365	249,795	278,162	1.11	0.66	0.34	66,595	211,567	1: 3.2	6,560	AVG	183,200	258,009	0.71
302C	155882	5016 JACKSBORO HWY	1	2	FRS1	CCS	1979	1980	VM	7/28/2022	17	256,500	256,500	1.124	288,332	278,162	0.96	0.92	0.08	66,595	211,567	1: 3.2	6,560	AVG	221,737	258,009	0.86
306C	131993	3001 N CENTRAL FRWY	1	2	FOVE	CCS	1979	2000	VM	5/17/2019	55	375,000	375,000	1.402	525,563	1,398,670	2.66	0.27	0.73	261,815	1,136,855	1: 4.3	18,048	AVG	263,748	1,515,806	0.17
308W	146093	3010 BUCHANAN ST	1	2	FO1S	CCS	1979	2000	VM	9/2/2021	28	435,000	435,000	1.204	523,914	418,802	0.80	1.04	0.04	93,626	325,176	1: 3.5	4,800	AVG	430,288	369,518	1.16
308W	153592	2921 SOUTHWEST PKWY	1	2	FODO	CCD	1979	2000	VM	10/26/2022	14	280,000	280,000	1.102	308,616	245,840	0.80	1.14	0.14	44,998	200,842	1: 4.5	2,112	AVG	263,618	228,230	1.16
308W	142061	4705 FAIRWAY BLVD	1	2	FORE	CCD	1979	2015	VM	12/2/2022	13	365,000	365,000	1.095	399,639	313,494	0.78	1.16	0.16	65,340	248,154	1: 3.8	2,680	AVG	334,299	265,071	1.26
367R	113809	474 RIFLE RANGE RD	0	7	FR12	CCS	1980	2000	VM	1/13/2020	48	188,500	188,500	1.350	254,550	216,168	0.85	0.87	0.13	52,500	163,668	1: 3.1	6,260	AVG	202,050	224,204	0.90
367R	113812	554 RIFLE RANGE RD	0	7	FIMA	CCS	1980	1985	VM	6/16/2020	43	580,000	580,000	1.314	762,062	806,794	1.06	0.72	0.28	80,319	726,475	1: 9.0	43,900	AVG	681,743	1,394,746	0.49
367R	113812	554 RIFLE RANGE RD	0	7	FIMA	CCS	1980	1985	VM	2/23/2020	10	670,000	670,000	1.073	718,910	806,794	1.12	0.83	0.17	80,319	726,475	1: 9.0	43,900	AVG	635,591	1,452,948	0.44
302	130144	1601 E CENTRAL FRWY	1	2	FR12	CCS	1980	1987	VM	10/28/2022	14	160,000	160,000	1.102	176,352	152,534	0.86	1.05	0.05	26,307	126,227	1: 4.8	4,800	AVG	150,045	182,338	0.82
309	139393	3631 ARENA RD	1	2	FOCO	CCS	1981	2013	VM	6/5/2020	43	120,000	120,000	1.314	157,668	175,098	1.11	0.69	0.31	43,976	131,122	1: 3.0	4,512	AVG	113,692	262,243	0.43
302C	143783	4000 JACKSBORO HWY	1	2	FODO	CCD	1981	2000	VM	3/13/2023	10	305,000	305,000	1.073	327,265	292,128	0.89	1.04	0.04	66,653	225,475	1: 3.4	2,150	AVG	260,612	274,970	0.95
354	119780	617 S RED RIVER EXPY	3	4	FELO	CCS	1981	2000	VM	10/7/2022	15	145,000	145,000	1.110	160,878	133,170	0.83	1.09	0.09	35,819	97,351	1: 2.7	6,200	AVG	125,059	190,885	0.66
302	152138	2707 E CENTRAL FRWY	1	2	FR11	CCS	1982	2000	VM	12/3/2021	25	795,000	795,000	1.183	940,088	775,364	0.82	1.03	0.03	146,175	629,189	1: 4.3	16,300	AVG	793,913	566,837	1.40
306	158494	210 RANDY DR	1	2	FSWA	CCS	1982	1990	VL	8/2/2021	29	750,000	750,000	1.212	908,775	689,546	0.76	1.09	0.09	19,640	669,906	1: 34.1	30,000	AVG	889,135	957,008	0.93
308E	124494	4722 TAFT BLVD	1	2	FO1S	CCD	1982	2000	VL	8/1/2023	5	650,000	650,000	1.037	673,725	751,455	1.12	0.86	0.14	111,365	640,090	1: 5.7	9,352	AVG	562,360	727,375	0.77
367	117316	200 W HIGHWAY ST	6	7	FFCO	CCD	1982	2000	VL	8/16/2019	53	548,438	281,381	1.387	390,247	300,383	0.77	0.94	0.06	19,125	281,258	1: 14.7	2,640	AVG	371,122	249,143	1.49
360	109858	102 E HWY 287	8	9	FR12	CCS	1982	1994	VL	11/2/2023	2	200,000	200,000	1.015	202,920	119,788	0.59	1.67	0.67	26,833	92,955	1: 3.5	6,500	AVG	176,087	237,527	0.74
308W	108893	4090 REGENT DR	1	2	FORE	CCD	1983	2003	VM	12/8/2020	37	445,000	445,000	1.270	565,195	564,999	1.00	0.79	0.21	78,186	486,813	1: 6.2	5,611	AVG	487,009	553,197	0.88
354	105483	1101 S PRESTON	3	4	FO1S	CCD	1983	1995	VL	6/20/2019	54	40,000	40,000	1.394	55,768	78,114	1.40	0.51	0.49	2,250	75,864	1: 33.7	1,722	AVG	53,518	148,753	0.36
306	125464	1511 ROANOKE DR	1	2	FOCO	CCS	1984	2003	VL	1/28/2021	35	60,000	60,000	1.256	75,330	75,632	1.00	0.79	0.21	8,357	67,275	1: 8.1	2,000	AVG	66,973	96,107	0.70
301M	133723	1101 BROOK AVE	1	2	FRS1	CCD	1984	2003	VL	1/10/2022	24	218,250	218,250	1.175	256,487	224,359	0.87	0.97	0.03	55,861	168,498	1: 3.0	1,474	AVG	200,626	252,148	0.80
302C	145126	1424 31ST ST	1	2	FRS1	CCD	1984	2005	VM	10/21/2022	14	205,000	205,000	1.102	225,951	215,957	0.96	0.95	0.05	62,788	153,169	1: 2.4	1,929	AVG	163,163	186,792	0.87
306C	123735	4018 BURKBURNETT RD	1	2	FFCO	CCD	1984	2005	VL	10/23/2020	38	360,000	360,000	1.277	459,864	355,079	0.77	1.01	0.01	49,852	305,227	1: 6.1	2,560	AVG	410,012	242,244	1.69
306C	137059	1128 CENTRAL FRWY	1	2	FSMO	CCC	1984	1995	VL	12/1/2020	37	3,800,000	3,800,000	1.270	4,826,380	2,587,000	0.54	1.47	0.47	503,554	2,083,446	1: 4.1	50,136	AVG	4,322,826	4,353,580	0.99
308W	107203	4716 BROOKDALE DR	1	2	FRS1	CCD	1985	1995	VM	6/28/2019	54	165,000	165,000	1.394	230,043	210,209	0.91	0.78	0.22	13,682	196,527	1: 14.4	2,936	AVG	216,361	262,036	0.83
308W	147169	3515 MCNIEL AVE	1	2	FRS1	CCS	1985	2003	VM	10/1/2021	27	510,000	510,000	1.197	610,521	577,381	0.95	0.88	0.12	114,671	462,710	1: 4.0	14,040	AVG	495,850	525,807	0.94
308W	456973	6232 SOUTHWEST PKWY	1	2	FR11	CCC	1985	1990	VL	10/27/2022	14	365,000	365,000	1.102	402,303	216,000	0.54	1.69	0.69	26,080	189,920	1: 7.3	8,800	AVG	376,223	381,392	0.99
301E	142570	312 GALVESTON ST	1	2	FR11	CCS	1975	1998	VMM	3/5/2021	34	116,000	116,000	1.248	144,791	116,805	0.81	0.99	0.01	7,500	109,305	1: 14.6	3,204	AVG	137,291	159,149	0.86
306	140159	1912 LOOP 11	1	2	FOCO	CCS	1978	1998	VMM	10/21/2022	14	345,000	345,000	1.102	380,259	326,156	0.86	1.06	0.06	48,727	277,429	1: 5.7	5,000	AVG	331,532	357,667	0.93
308W	106722	4706 BROOKDALE DR B	1	2	FO1S	CCD	1985	2003	VLM	6/15/2021	31	389,900	389,900	1.226	478,134	516,867	1.08	0.75	0.25	32,736	484,131	1: 14.8	4,790	AVG	445,398	550,150	0.81

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1970-1985 - AVG	54	0.88	0.88	0.82

301M	157231	1704 11TH ST	1	2	FODO	CCD	1986	2003	VL	10/6/2023	3	1,746,167	1,746,167	1.022	1,784,408	1,715,419	0.96	1.02	0.02	142,006	1,573,413	1: 11.1	14,777	AVG	1,642,402	2,302,095	0.71		
308C	106719	2519 E MONTGOMERY PL	1	2	FAAU	CCC	1987	2003	VM	1/14/2020	48	825,000	825,000	1.350	1,114,080	580,279	0.52	1.42	0.42	156,330	423,949	1: 2.7	5,824	AVG	957,750	460,814	2.08		
367	116606	1303 N PACIFIC	6	7	FIWE	CCS	1988	2003	VM	8/4/2023	5	150,000	150,000	1.037	155,475	135,869	0.87	1.10	0.10	20,370	115,499	1: 5.7	4,000	AVG	135,105	167,706	0.81		
301M	133362	1600 BROOK AVE	1	2	FODO	CCD	1990	2005	VL	6/30/2023	6	525,000	525,000	1.044	547,995	326,346	0.60	1.61	0.61	75,010	251,336	1: 3.4	2,748	AVG	472,985	372,349	1.27		
308C	108639	1908 N ELMWOOD AVE	1	2	FOIN	CCS	1991	2005	VM	10/15/2020	39	430,000	430,000	1.285	552,421	512,088	0.93	0.84	0.16	141,211	370,877	1: 2.6	3,481	AVG	411,210	403,127	1.02		
308W	107912	2901 LYDIA DR	1	2	FR12	CCS	1991	1995	VM	7/17/2020	41	265,000	265,000	1.299	344,315	285,435	0.83	0.93	0.07	26,064	259,371	1: 10.0	6,416	AVG	318,251	345,828	0.92		
302	106044	1416 TWIN OAKS ST	1	2	FTFD	CCS	1992	2005	VM	9/8/2022	16	277,500	277,500	1.117	309,912	258,132	0.83	1.0	0.00	28,403	228,729	1: 1.0	4,200	AVG	280,599	331,492	0.85		
304	123599	3155 5TH ST	1	2	FRS1	CCS	1996	2006	VL	8/8/2019	16	180,000	180,000	1.387	249,642	136,673	0.54	1.10	0.10	27,450	136,673	1: 4.0	4,000	AVG	273,346	273,346	0.85		
308W	109175	4801 FAIRWAY BLVD	1	2	FAGA	CCS	1995	2006	VL	12/20/2023	0	340,000	310,000	1.000	310,000	136,355	0.44	2.27	1.27	20,517	115,838	1: 5.6	4,000	AVG	289,483	525,178	0.55		
301E	160611	700 N SCOTT AVE	1	2	FR11	CCS	1996	1996	VM	5/20/2020	43	435,000	435,000	1.314	571,547	568,175	0.99	0.77	0.23	29,251	538,924	1: 18.4	19,600	AVG	542,296	718,565	0.75		
367	103118	111 W PARK	6	7	FRS1	CCS	1996	2006	VL	6/12/2020	43	115,000	115,000	1.314	151,099	125,174	0.83	0.92	0.08	4,080	121,094	1: 29.7	2,368	AVG	147,019	170,555	0.86		
367	109129	803 SW ACCESS RD	6	7	FFRE	CCD	1999	2008	VL	10/15/2020	29	157,500	153,000	1.285	196,559	330,862	1.68	0.46	0.54	22,976	307,886	1: 13.4	3,300	AVG	173,583	409,097	0.42		
												6,287,452														694,097		6,480,152	

2024 Commercial Sales by Age

301DT	159893	522 OHIO AVE	1	2	FSWA	CCC	1909	1970	VL	10/23/2020	38	55,000	55,000	1.277	70,257	65,020	0.93	0.85	0.15	3,751	61,269	1: 16.3	7,500 FAIR	66,506	139,248	0.48
309	149411	2410 9TH ST	1	2	FODO	CCD	1919	1990	VM	3/1/2022	22	110,000	103,000	1.161	119,542	103,016	0.86	1.00	0.00	4,000	99,016	1: 24.8	1,866 FAIR	115,542	186,822	0.62
301DT	159679	717 INDIANA AVE	1	2	FRSC	CCC	1919	1963	VM	10/3/2020	51	130,000	130,000	1.372	178,399	115,461	0.65	1.13	0.13	15,002	100,459	1: 6.7	13,180 FAIR	163,397	228,315	0.72
301DT	159434	908 INDIANA AVE	1	2	FFCL	CCC	1919	1970	VL	9/28/2023	3	170,000	170,000	1.022	173,723	168,406	0.97	1.01	0.01	15,002	153,404	1: 10.2	15,000 FAIR	158,721	348,645	0.46
309	157510	909 VAN BUREN ST	1	2	FRS1	CCD	1920	1980	VM	11/22/2023	1	300,000	300,000	1.007	302,190	242,663	0.80	1.24	0.24	16,874	225,789	1: 13.4	11,512 FAIR	285,316	426,017	0.67
354	122923	205 E 3RD ST	3	4	FRGR	CCC	1920	1963	VM	2/1/2021	35	28,000	28,000	1.256	35,154	28,522	0.81	0.98	0.02	5,626	22,896	1: 4.1	1,800 FAIR	29,528	60,253	0.49
354	122923	205 E 3RD ST	3	4	FRGR	CCC	1920	1963	VM	12/3/2022	13	40,000	40,000	1.095	43,796	28,522	0.65	1.40	0.40	5,626	22,896	1: 4.1	1,800 FAIR	38,170	60,253	0.63
301DT	159528	817 SCOTT AVE	1	2	FRS1	CCC	1926	1967	VM	9/18/2019	51	110,000	110,000	1.372	150,953	148,788	0.99	0.74	0.26	15,002	133,786	1: 8.9	14,952 FAIR	135,951	304,060	0.45
301DT	159050	1400 SCOTT AVE	1	2	FR1I	CCC	1929	1970	VM	6/16/2022	19	430,000	430,000	1.139	489,641	394,296	0.81	1.09	0.09	73,503	320,793	1: 4.4	29,568 FAIR	416,138	729,076	0.57
360	112113	222 W CLEVELAND	8	9	FRS1	CCC	1930	1965	VL	2/26/2021	34	23,500	23,500	1.248	29,333	30,430	1.04	0.77	0.23	2,200	28,230	1: 12.8	7,500 FAIR	27,133	108,577	0.25
367	116714	117 W CASH ST	6	7	FRS1	CCC	1932	1967	VL	6/23/2023	6	60,000	60,000	1.044	62,628	85,454	1.36	0.70	0.30	2,990	82,464	1: 27.6	6,250 FAIR	59,638	188,921	0.32
301E	104921	502 WICHITA ST	1	2	FRS1	CCC	1933	1970	VL	2/28/2020	46	25,000	25,000	1.336	33,395	43,469	1.30	0.58	0.42	990	42,479	1: 42.9	1,650 FAIR	32,405	90,381	0.36
306C	100800	4230 BURKBURNETT RD	1	2	FSCH	CCD	1935	1972	VL	10/13/2021	27	75,000	75,000	1.197	89,783	88,631	0.99	0.85	0.15	36,336	52,295	1: 1.4	1,421 FAIR	53,447	68,809	0.78
360	111787	100 N ELECTRA	8	9	FRLU	CCD	1935	1972	VL	11/24/2020	37	30,000	30,000	1.270	38,103	27,547	0.72	1.09	0.09	5,040	22,507	1: 4.5	7,304 FAIR	33,063	94,904	0.35
367	116655	211 N WALL	6	7	FAAU	CCC	1940	1975	VM	7/11/2019	54	79,000	79,000	1.394	110,142	87,426	0.79	0.90	0.10	5,663	81,763	1: 14.4	5,344 FAIR	104,479	187,316	0.56
301E	142407	1111 E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VM	9/13/2019	52	92,000	92,000	1.380	126,923	230,696	1.82	0.40	0.60	16,893	213,803	1: 12.7	14,940 FAIR	110,030	454,901	0.24
301E	142407	1111 E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VM	11/14/2019	50	165,000	165,000	1.365	225,225	230,696	1.02	0.72	0.28	16,893	213,803	1: 12.7	14,940 FAIR	208,332	454,901	0.46
301E	142407	1111 E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VL	6/9/2023	7	190,000	190,000	1.051	199,709	230,696	1.16	0.82	0.18	16,893	213,803	1: 12.7	14,940 FAIR	182,816	454,901	0.40
360	111357	715 E FRONT	8	9	FSJU	CCS	1943	1975	VL	1/17/2020	47	20,000	20,000	1.343	26,862	28,574	1.06	0.70	0.30	4,800	23,774	1: 5.0	13,685 FAIR	22,062	91,440	0.24

2,505,757

263,084

4,677,740

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1901-1945 - FAIR	19	0.48	0.46	0.48

306	124396	1427 IOWA PARK RD	1	2	FFLI	CCD	1947	1978	VL	8/31/2022	16	20,000	20,000	1.117	22,336	24,977	1.12	0.80	0.20	8,002	16,975	1: 2.1	532 FAIR	14,334	26,523	0.54
306	124400	1116 SHEPPARD ACCESS RD	1	2	FOCO	CCS	1949	1980	VM	4/14/2022	21	37,000	37,000	1.153	42,672	31,443	0.74	1.18	0.18	6,665	24,778	1: 3.7	3,744 FAIR	36,007	38,715	0.93
309	139923	1510 BEVERLY DR	1	2	FRGR	CCD	1949	1980	VL	7/8/2022	18	35,000	35,000	1.131	39,599	46,470	1.17	0.75	0.25	5,400	41,070	1: 7.6	1,520 FAIR	34,199	77,491	0.44
301E	132826	2112 JACKSBORO HWY	1	2	FAGA	CCC	1950	1986	VM	3/10/2023	10	100,000	100,000	1.073	107,300	80,851	0.75	1.24	0.24	8,644	72,207	1: 8.4	7,720 FAIR	98,656	153,633	0.64
301E	144388	1007 JACKSBORO HWY	1	2	FSWA	CCC	1951	1980	VM	3/25/2020	45	54,100	54,100	1.329	71,872	68,119	0.95	0.79	0.21	28,876	39,243	1: 1.4	5,723 FAIR	42,996	83,495	0.51
301E	160504	502 N SCOTT AVE	1	2	FR1I	CCS	1953	1980	VM	6/25/2019	54	193,200	189,200	1.394	263,783	251,965	0.96	0.75	0.25	26,249	225,716	1: 8.6	12,350 FAIR	237,534	407,213	0.58
309	124340	2200 5TH ST	1	2	FSWA	CCC	1955	1997	VL	3/28/2019	57	425,000	425,000	1.416	601,843	849,796	1.41	0.50	0.50	43,212	806,584	1: 18.7	30,625 FAIR	558,631	1,521,857	0.37
309	158615	1501 5TH ST	1	2	FO1S	CCD	1955	1988	VM	2/22/2021	34	55,000	55,000	1.248	68,651	71,767	1.05	0.77	0.23	8,651	63,116	1: 7.3	1,662 FAIR	60,000	119,086	0.50
309	124340	2200 5TH ST	1	2	FSWA	CCC	1955	1997	VDT	7/28/2022	17	995,000	995,000	1.124	1,118,480	849,796	0.76	1.17	0.17	43,212	806,584	1: 18.7	30,625 FAIR	1,075,268	1,521,857	0.71
309	149382	1100 TYLER ST	1	2	FSJU	CCD	1955	1983	VM	9/13/2023	4	55,000	55,000	1.029	56,606	63,444	1.12	0.87	0.13	8,490	54,954	1: 6.5	1,610 FAIR	48,116	103,686	0.46
301DT	159008	1307 11TH ST	1	2	FRS2	CCD	1955	1983	VM	5/15/2020	44	72,000	72,000	1.321	95,126	78,907	0.83	0.91	0.09	8,250	70,657	1: 8.6	8,820 FAIR	86,876	160,585	0.54
301DT	159011	1300 12TH ST	1	2	FR1I	CCC	1955	1988	VM	8/13/2021	29	145,000	145,000	1.212	175,697	116,464	0.66	1.25	0.25	16,501	99,963	1: 6.1	8,090 FAIR	159,196	227,188	0.70
354	123018	313 E 3RD ST	3	4	FRS1	CCC	1955	1975	VL	4/14/2021	33	27,500	27,500	1.241	34,125	42,048	1.23	0.65	0.35	5,626	36,422	1: 6.5	2,297 FAIR	28,499	95,847	0.30
309	148380	1801 HAYES ST	1	2	FRS1	CCC	1956	1988	VL	10/16/2020	39	66,000	64,500	1.285	82,863	152,469	1.84	0.42	0.58	11,252	141,217	1: 12.6	3,680 FAIR	71,611	266,447	0.27
309	149417	2403 9TH ST	1	2	FORE	CCD	1957	1983	VM	10/8/2021	27	97,500	97,500	1.197	116,717	78,880	0.68	1.24	0.24	22,499	56,381	1: 2.5	1,404 FAIR	94,218	106,379	0.89
301E	138630	200 N SCOTT AVE	1	2	FSWA	CCC	1957	1983	VM	8/31/2020	40	200,000	200,000	1.292	258,400	186,834	0.72	1.07	0.07	36,363	150,471	1: 4.1	14,736 FAIR	222,037	320,151	0.69
309	126221	3124 5TH ST	1	2	FFLI	CCC	1958	1975	VL	5/16/2019	56	100,000	100,000	1.409	140,880	141,377	1.00	0.71	0.29	33,748	107,629	1: 3.2	6,966 FAIR	107,132	203,074	0.53
301E	138370	113 HENRIETTA ST	1	2	FR1I	CCC	1958	1983	VMM	3/11/2019	58	200,000	200,000	1.423	284,680	286,995	1.01	0.70	0.30	25,214	261,781	1: 10.4	18,810 FAIR	259,466	398,726	0.65
301E	138223	8131 JACKSBORO HWY	1	2	FSJU	CCD	1960	1992	VM	1/27/2023	11	90,000	90,000	1.080	97,227	69,088	0.71	1.30	0.30	34,456	34,632	1: 1.0	1,583 FAIR	62,771	73,685	0.85
367	115872	805 W HIGHWAY ST	6	7	FSMI	CCS	1960	1986	VM	2/28/2019	-1	150,000	150,000	0.993	148,905	161,000	1.08	0.93	0.07	18,646	142,354	1: 7.6	12,300 FAIR	130,259	230,484	0.57
367	116647	303 N WALL	6	7	FO1S	CCD	1960	1980	VM	11/20/2020	37	52,500	52,500	1.270	66,680	71,040	1.07	0.74	0.26	5,723	65,317	1: 11.4	3,072 FAIR	60,957	149,639	0.41
367	116648	307 N WALL	6	7	FO1S	CCC	1960	1980	VL	12/7/2022	13	70,000	70,000	1.095	76,643	61,251	0.80	1.14	0.14	3,349	57,902	1: 17.3	1,845 FAIR	73,294	132,650	0.55
309	125308	3248 SEYMOUR HWY	1	2	FR12	CCS	1961	1980	VM	2/25/2020	46	120,000	120,000	1.336	160,296	116,306	0.73	1.03	0.03	9,000	107,306	1: 11.9	13,160 FAIR	151,296	202,464	0.75
309	125306	3248 SEYMOUR HWY	1	2	FR12	CCS	1961	1980	VM	12/7/2020	37	110,000	110,000	1.270	139,711	116,306	0.83	0.95	0.05	9,000	107,306	1: 11.9	13,160 FAIR	130,711	202,464	0.65
302C	132179	4720 JACKSBORO HWY	1	2	FAGA	CCD	1961	1986	VM	3/24/2022	21	100,000	100,000	1.153	115,330	114,757	1.00	0.87	0.13	33,775	80,982	1: 2.4	3,400 FAIR	81,555	148,728	0.55
302	125045	2220 HOLLIDAY RD	1	2	FRS1	CCC	1962	1986	VL	9/10/2019	52	30,000	30,000	1.380	41,388	75,861	1.83	0.40	0.60	2,526	73,335	1: 29.0	2,340 FAIR	38,862	135,805	0.29
302	125039	1600 MCGREGOR AVE	1	2	FR1I	CCS	1962	2000	VM	1/29/2021	35	185,000	185,000	1.256	232,266	176,442	0.76	1.05	0.05	30,056	146,386	1: 4.9	8,162 FAIR	202,212	271,085	0.75
308E	140167	1608 MIDWESTERN PKWY	1	2	FRCL	CCD	1962	1983	VL	6/22/2023	6	65,000	65,000	1.044	67,847	68,398	1.01	0.95	0.05	16,276	52,122	1: 3.2	2,000 FAIR	51,571	104,244	0.49
302C	450437	4722 JACKSBORO HWY	1	2	FAGA	CCS	1963	1986	VL	12/16/2020	37	110,000	110,000	1.270	139,711	154,169	1.10	1.07	0.29	66,767	87,402	1: 1.3	6,126 FAIR	72,944	160,518	0.45
301R	153767	9672 SEYMOUR HWY	1	11	FASA	CCS	1965	1989	VM	7/2/2022	42	70,000	70,000	1.307	126,740	93,383	0.74	1.04	0.04	55,880	37,503	1: 0.7	4,920 FAIR	70,860	83,340	0.85
310C	132183	4716 JACKSBORO HWY	1	2	FRS1	CCS	1965	1989	VM	1/29/2021	35	70,000	70,000	1.256	87,785	115,452	1.31	0.61	0.39	54,399	61,053	1: 1.1	3,816 FAIR	33,486	112,127	0.30
302	105486	1409 26TH ST B	1	2	FAGA	CCD	1966	1989	VL	2/22/2021	34	8,000	8,000	1.248	9,986	8,945	0.90	0.89	0.11	1,969	6,976	1: 3.5	3,516 FAIR	8,017	12,918	0.62
309	149373	1001 POLK ST	1	2	FR1A	CCC	1969	1991	VM	4/29/2022	20	83,000	83,000	1.146	95,118	94,179	0.99	0.88	0.12	7,466	86,713	1: 11.6	2,100 FAIR	87,652	163,610	0.54
302	144250	2651 JASPER ST	1	2	FOCO	CCS	1950	2000	VMM	12/23/2019	48	125,000	125,000	1.350	168,800	97,586	0.58	1.28	0.28	6,334	91,252	1: 14.4	6,120 FAIR	162,466	337,970	0.48
301DT	159227	601 12TH ST	1	2	FSWA	CCC	1950	1980	VMM	1/7/2022	24	200,000	200,000	1.175	235,040	185,490	0.79	1.08	0.08	24,341	161,149	1: 6.6	28,577 FAIR	210,699	733,552	0.29
301E	142688	605 E SCOTT AVE	1	2	FR1I	CCC	1951	2007	VMM	11/18/2021	25	307,000	307,000	1.183	363,028	311,161	0.86	0.99	0.01	29,276	281,885	1: 9.6	20,688 FAIR	333,752	599,754	0.56
301DT	160123	219 INDIANA AVE	1	2	FR12	CCD	1962	1983	VMM	12/28/2022	12	320,000	320,000	1.088	348,032	292,172	0.84	1.10	0.10	26,252	265,920	1: 10.1	11,616 FAIR	321,780	604,364	0.53

2024 Commercial Sales by Age

354	119387	106 S RED RIVER EXPY	3	4	FRDI	CCC	1982	1982	VL	2/28/2022	22	1,175,000	1,175,000	1.161	1,363,705	1,569,000	1.15	0.75	0.25	262,667	1,306,333	1: 5.0	43,756	FAIR	1,101,038	2,152,702	0.51
360	111304	915 E CLEVELAND	8	9	FRI2	CCS	1982	1997	VL	4/22/2022	20	3,000	3,000	1.146	3,438	6,767	1.97	0.44	0.56	2,660	4,107	1: 1.5	1,340	FAIR	778	15,797	0.05
302C	153545	3917 JACKSBORO HWY	1	2	FAUS	CCD	1983	1997	VM	3/27/2020	45	65,000	65,000	1.329	86,353	120,363	1.39	0.54	0.46	82,620	37,743	1: 0.5	960	FAIR	3,733	69,316	0.05
367R	108982	2850 E HWY 287	0	7	FIWE	CCS	1984	2000	VL	4/1/2022	21	422,231	134,901	1.153	155,581	149,653	0.96	0.90	0.10	51,644	98,009	1: 1.9	4,800	FAIR	103,937	245,022	0.42
306	475577	1141 SHEPPARD ACCESS RD	1	2	FAGA	CCC	1984	2003	VM	11/29/2022	13	260,000	260,000	1.095	284,674	212,252	0.75	1.22	0.22	16,329	195,923	1: 12.0	15,959	FAIR	268,345	286,191	0.94
309	148323	2101 BUCHANAN ST	1	2	FRLA	CCC	1984	2000	VM	11/12/2021	26	112,000	112,000	1.190	133,258	104,995	0.79	1.07	0.07	15,002	89,993	1: 0.0	2,000	FAIR	118,256	169,799	0.70
302C	138257	4312 JACKSBORO HWY	1	2	FR1I	CCS	1984	2003	VL	12/21/2022	12	325,000	325,000	1.088	353,470	497,428	1.41	0.65	0.35	117,712	218,926	1: 1.9	8,322	FAIR	235,758	280,898	0.84
360	111210	901 E GARRISON	8	9	FAGA	CCC	1984	2000	VL	9/8/2021	28	6,500	6,500	1.204	7,829	19,176	2.45	0.34	0.66	1,960	17,216	1: 8.8	1,750	FAIR	5,869	66,214	0.09
367	106876	414 W HIGHWAY ST	6	7	FFFA	CCC	1985	1997	VL	2/24/2020	46	80,000	80,000	1.336	106,864	106,598	1.00	0.75	0.25	21,000	85,598	1: 4.1	1,758	FAIR	85,864	192,140	0.45
309	131935	5100 SEYMOUR HWY	1	2	FR12	CCS	1972	1997	VLM	6/26/2020	42	550,000	550,000	1.307	718,630	620,043	0.86	0.89	0.11	183,671	436,372	1: 2.4	61,080	FAIR	534,959	845,978	0.63
301E	138371	100 FORT WORTH ST	1	2	FSWA	CCS	1972	1991	VMM	8/29/2019	52	450,000	450,000	1.380	620,820	522,900	0.84	0.86	0.14	61,811	461,089	1: 7.5	43,316	FAIR	559,009	981,039	0.57
308W	142064	4517 SOUTHWEST PKWY	1	2	FFRE	CCC	1984	2000	VLM	4/1/2021	33	480,000	474,400	1.241	588,683	561,574	0.95	0.84	0.16	93,598	467,976	1: 5.0	9,999	FAIR	495,085	1,038,046	0.48
354	109045	936 CROPPER RD R	3	4	FOCO	CCS	1985	1997	VLM	12/3/2019	49	110,000	110,000	1.358	149,347	135,837	0.91	0.81	0.19	69,742	66,095	1: 0.9	6,732	FAIR	79,605	314,334	0.25

7,336,411

1,542,204

10,384,751

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1970-1985 - FAIR	28	0.54	0.55	0.56

308C	146231	2407 KEMP BLVD	1	2	FRS1	CCD	1986	1997	VM	2/27/2023	10	141,875	141,875	1.073	152,232	179,330	1.18	0.79	0.21	60,008	119,322	1: 2.0	4,968	FAIR	92,224	284,100	0.32
302	143042	1308 HOLLIDAY ST	1	2	FFFA	CCC	1988	2000	VM	6/23/2022	18	110,000	100,000	1.131	113,140	139,956	1.24	0.71	0.29	34,648	105,308	1: 3.0	2,260	FAIR	78,492	195,015	0.40
354R	105395	7767 BURKBURNETT RD	0	4	FOCO	CCD	1991	2002	VMM	6/30/2023	6	100,000	100,000	1.044	104,380	108,582	1.04	0.92	0.08	34,950	73,632	1: 2.1	1,940	FAIR	69,430	193,769	0.36
354	122862	124 E 3RD ST	3	4	FACA	CCC	1993	2004	VM	6/30/2022	18	70,000	70,000	1.131	79,198	62,445	0.79	1.12	0.12	18,748	43,697	1: 2.3	939	FAIR	60,450	114,991	0.53
308C	104820	4525 MAPLEWOOD AVE	1	2	FFRE	CCC	1997	2003	VL	4/26/2023	8	300,000	280,000	1.058	296,352	414,251	1.40	0.68	0.32	218,236	196,015	1: 0.9	3,851	FAIR	78,116	466,703	0.17

745,302

366,590

1,254,578

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1986-1999 - FAIR	5	0.36	0.36	0.30

360	112606	419 W FRONT ST	8	9	FFNG	CCS	2017	1975	VL	8/18/2023	4	100,000	100,000	1.029	102,920	44,599	0.43	2.24	1.24	3,825	40,774	1: 10.7	9,148	FAIR	99,095	156,823	0.63
354	100454	511 N AVENUE B	3	4	FSWA	CCS	2022	2022	VM	1/26/2021	35	51,000	51,000	1.256	64,031	142,977	2.23	0.36	0.64	9,570	133,407	1: 13.9	8,048	FAIR	54,461	181,795	0.30

166,951

13,395

338,618

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
2000-Present - FAIR	2	0.47	0.47	0.45

354	123019	317 E 3RD ST	3	4	FOBA	CCC	1920	1955	VMM	3/7/2019	58	55,000	55,000	1.423	78,287	85,956	1.10	0.64	0.36	39,374	46,582	1: 1.2	15,100	POOR	38,913	220,086	0.18
354	123047	218 E 3RD ST	3	4	FRS1	CCC	1920	1955	VM	8/30/2019	52	9,000	9,000	1.380	12,416	15,014	1.21	0.60	0.40	5,626	9,388	1: 1.7	1,750	POOR	6,790	46,939	0.14
301E	160512	707 N SCOTT AVE	1	2	FO1S	CCC	1929	1963	VL	6/8/2022	19	430,000	430,000	1.139	489,641	465,503	0.95	0.92	0.08	31,145	434,358	1: 13.9	####	POOR	458,496	1,074,086	0.43
354	123029	219 AVENUE D	3	4	FSJU	CCC	1930	1959	VL	7/27/2022	17	35,000	35,000	1.124	39,344	38,067	0.97	0.92	0.08	22,499	15,568	1: 0.7	4,668	POOR	16,845	77,841	0.22
309	124342	2212 5TH ST	1	2	FRS1	CCD	1939	1966	VM	12/21/2021	24	110,000	110,000	1.175	129,272	105,789	0.82	1.04	0.04	24,612	81,177	1: 3.3	9,100	POOR	104,660	153,164	0.68
301E	159736	406 6TH ST	1	2	FSGR	CCC	1939	1968	VL	12/8/2022	13	70,000	70,000	1.095	76,643	55,873	0.73	1.25	0.25	7,200	48,673	1: 6.8	20,844	<POOR	69,443	256,174	0.27

825,603

130,456

1,828,290

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1901-1945 - POOR	6	0.32	0.24	0.38

354	122416	204 WESTWOOD DR	3	4	FSWA	CCD	1950	1975	VL	1/30/2020	47	15,000	15,000	1.343	20,147	12,336	0.61	1.22	0.22	4,620	7,716	1: 1.7	2,766	POOR	15,527	26,423	0.59
301E	142309	1208 E SCOTT AVE	1	2	FSMO	CCD	1951	1975	VM	5/29/2020	43	15,000	15,000	1.314	19,709	14,500	0.74	1.03	0.03	11,196	3,304	1: 0.3	17,228	POOR	8,513	389,732	0.02
302	127225	2709 ARMORY RD	1	2	FRS2	CCD	1966	1984	VM	12/19/2023	0	45,000	45,000	1.000	45,000	33,237	0.74	1.35	0.35	7,000	26,237	1: 3.7	2,316	POOR	38,000	93,703	0.41
354	120396	705 E 3RD ST	3	4	FRS1	CCD	1950	1980	VMM	3/11/2019	58	27,000	27,000	1.423	38,432	40,799	1.06	0.66	0.34	11,723	29,076	1: 2.5	5308	POOR	26,709	89,544	0.30

123,287

34,539

599,402

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1946-1969 - POOR	4	0.33	0.35	0.15

354	119929	512 SHEPPARD RD	3	4	FFHA	CCD	1975	1991	VM	4/4/2019	57	50,000	50,000	1.416	70,805	37,586	0.53	1.33	0.33	21,475	16,111	1: 0.0	2,683	POOR	49,330	80,554	0.61
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70,805

21,475

80,554

0.61

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1970-1985 - POOR	1	0.61	0.61	0.61

301DT	159710	620 OHIO AVE	1	2	FRS1	CCC	1919	1974	VM	2/18/2020	46	165,000	165,000	1.336	220,407	261,192	1.19	0.63	0.37	16,199	244,993	1: 15.1	6,050	GOOD	204,208	288,227	0.71
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220,407

16,199

288,227

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1901-1945 GOOD	1	0.71	0.71	0.71

309	149569	2200 9TH ST	1	2	FODO	CCD	1982	2003	VM	10/28/2022	14	140,000	140,000	1.102	154,308	254,119	1.65	0.55	0.45	9,376	244,743	1: 26.1	1,800	GOOD	144,932	271,937	0.53
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154,308

9,376

271,937

CATEGORY	COUNT	MEAN	MEDIAN	WT. MEAN
1970-1985 - GOOD	1	0.53	0.53	0.53

301M	133355	1607 BROOK AVE	1	2	FODO	CCD	2002	2010	VM	2/6/2019	59	472,500	472,500	1.431	676,006	542,413	0.80	0.87	0.13	75,010	467,403	1: 6.2	3,835	GOOD	600,996	577,041	1.04
302	301495	4190 HENRY S. GRACE FRWY	1	2	FSWA	CCS	2005	2013	VM	11/27/2023	1	375,000	375,000	1.007	377,738	257,247	0.68	1.46	0.46	36,834	220,413	1: 6.0	4,200	GOOD	340,904	244,903	1.39
308C	124608	2206 BROOK AVE	1	2	FSMI	CCC	2006	2013	VM	12/20/2019	48	637,000	637,000	1.350	860,205	603,000	0.70	1.06	0.06	149,148	453,852	1: 3.0	11,050	GOOD	711,057	519,590	1.37
308E	474780	1810-2 SOUTHWEST PKWY	1	2	FO1S	CCD	2010	2014	VM	4/1/2022	21	590,000	590,000	1.153	680,447	611,937	0.90	0.96	0.04	63,163	548,774	1: 8.7	3,361	GOOD	617,284	498,885	1.24
308E	474780	1810-2 SOUTHWEST PKWY	1	2	FO1S	CCD	2010	2014	VM	9/6/2022	16	650,000	650,000	1.117	725,920	611,937	0.84	1.06	0.06	63,163	548,774	1: 8.7	3,361	GOOD	662,757	498,885	1.33
308C	468966	3110 MIDWESTERN PKWY	1	2	FFRE	CCS	2012	2013	VL	10/7/2022	15	870,000	870,000	1.110	965,265	867,673	0.90	1.00	0.00	212,480	655,193	1: 3.1	4,000	GOOD	752,785	712,166	1.06
308C	146158	2505 KEOP BLVD	1	2	FEAM	CCS	2015	2017	VM	12/17/2020	36	1,450,000	1,450,000	1.263	1,831,060	1,570,396	0.86	0.92	0.08	410,041	1,160,355	1: 2.8	21,000	GOOD	1,421,019	1,115,726	1.27
309	104836	5610 SEYMOUR HWY	1	2	FRS1	CCS	2019	2019	VM	9/22/2023	3	350,000	350,000	1.022	357,665	275,817	0.77	1.27	0.27	38,492	237,325	1: 6.2	4,400	GOOD	319,173	244,665	1.30
308W	147329	3510 MCNIEL AVE	1	2	FODE	CCD	2020	2020	VL	1/24/2020	47	238,000	238,000	1.343	319,658	506,671	1.59	0.47	0.53	96,368	410,303	1: 4.3	2,303	GOOD	223,290	441,186	0.51
367	113844	1216 W MAGNOLIA	0	7	FMSI	CCS	2010	2014	VLM	1/3/2019	60	285,000	285,000	1.438	409,830	330,418	0.81	0.86	0.14	52,872	277,546	1: 5.2	9,864	GOOD	356,958	562,188	0.63

2024 Commercial Sales by Age

	FAIR	6,302,263
	POOR	123,287
	TOTALS:	20,677,115
1970-1985	AVG	22,614,436
	FAIR	7,336,411
	POOR	70,805
	GOOD	0
	TOTALS:	30,021,652
1986-1999	AVG	6,287,452
	GOOD	0
	FAIR	745,302
	TOTALS:	7,032,754
	AVG	11,897,833
	GOOD	7,203,793
	TOTALS:	19,101,625

782,345
34,539
3,134,621
3,106,561
1,542,204
21,475
0
4,670,240
694,097
0
366,590
1,060,687
2,063,524
1,197,571
3,261,095

10,291,354	0
599,402	0
25,651,322	
23,872,334	0
10,384,751	0
80,554	1
0	0
34,337,639	
6,480,152	0
0	0
1,254,578	0
7,734,730	
10,893,291	0
5,415,235	11
16,308,526	

	37			
	4			
1946-1969 ALL	COUNT	MEAN	MEDIAN	WT. MEAN
	77	0.00	0.64	0.68
	54			
	28			
	1			
	1			
1970-1985 ALL	COUNT	MEAN	MEDIAN	WT. MEAN
	84	0.01	0.70	0.74
	12			
	1			
	5			
1986-1999 ALL	COUNT	MEAN	MEDIAN	WT. MEAN
	18	0.00	0.75	0.77
	24			
	10			
2000-PRESENT ALL	COUNT	MEAN	MEDIAN	WT. MEAN
	34	0.33	0.80	0.97

1986-1999 - FAIR	3	0.58	0.52	0.55
1901-1945 - POOR	5	0.33	0.18	0.26
1946-1969 - POOR	6	0.40	0.33	0.15
1970-1985 - POOR	2	-0.28	-0.28	0.13
1901-1945 GOOD	1	0.51	0.51	0.51
2000-PRESENT GOOD	5	0.83	0.85	0.90
2000-PRESENT EXCL	1	1.57	1.57	1.57

	COUNT	MEAN	MEDIAN	WT. MEAN
1901-1945 ALL	43	0.57	0.58	0.59
1946-1969 ALL	58	0.65	0.61	0.74
1970-1985 ALL	69	0.70	0.70	0.75
1986-1999 ALL	17	0.87	0.79	0.79
2000-PRESENT ALL	28	0.91	0.78	0.90

2024 Commercial Sales by NBHD

ASSESS DATE										1/1/2024	MO. CHANGE			0.00730	GOAL RATIO				1.00										
NBHD	PID	PROP ADDRESS	CITY	ISD	TYPE	CLASS	YR BLT	EFF YR BLT	SL TYP 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	155940	1701 ARCHER CITY HWY		1	2	FELO	CCS	1963	1986	VM	3/6/2019	58	147,500	147,500	1.423	209,952	196,678	0.94	0.75	0.25	105,851	90,827	1: 0.9		5,760	AVG	104,101	168,198	0.62
302	137924	2504 HOLLIDAY RD		1	2	FRS1	CCD	1929	1977	VM	3/14/2019	58	45,000	45,000	1.423	64,053	58,373	0.91	0.77	0.23	3,150	55,223	1: 17.5		1,104	AVG	60,903	80,033	0.76
302	156210	3119 WINDTHORST RD		1	2	FOCO	CCS	2000	2008	VM	6/6/2019	55	260,000	260,000	1.402	364,390	334,923	0.92	0.78	0.22	35,078	299,845	1: 8.5		5,000	AVG	329,312	270,131	1.22
302	134903	219 E CENTRAL FRWY		1	2	FAUS	CCS	2003	2008	VL	9/19/2019	51	16,000	16,000	1.372	21,957	18,262	0.83	0.88	0.12	10,794	7,468	1: 0.7		180	AVG	11,163	6,728	1.66
302	144858	1417 32ND ST		1	2	FSWA	CCS	2015	2016	VMM	6/10/2021	31	220,000	220,000	1.226	269,786	213,137	0.79	1.03	0.03	9,244	203,893	1: 22.1		3,321	AVG	260,542	183,687	1.42
302	152138	2707 E CENTRAL FRWY		1	2	FR11	CCS	1982	2000	VM	12/3/2021	25	795,000	795,000	1.183	940,088	775,364	0.82	1.03	0.03	146,175	629,189	1: 4.3		16,300	AVG	793,913	566,837	1.40
302	106044	1416 TWIN OAKS ST		1	2	FTFD	CCS	1992	2005	VM	9/8/2022	16	277,500	277,500	1.117	309,912	258,132	0.83	1.08	0.08	29,403	228,729	1: 7.8		4,200	AVG	280,509	331,492	0.85
302	473359	2875 FISHER RD		1	2	FSWA	CCS	2020	2020	VM	9/13/2022	16	1,760,000	1,760,000	1.117	1,965,568	1,477,298	0.75	1.19	0.19	114,080	1,363,218	1: 11.9		11,934	AVG	1,851,488	1,228,124	1.51
302	130144	1601 E CENTRAL FRWY		1	2	FR12	CCS	1980	1997	VM	10/28/2022	14	160,000	160,000	1.102	176,352	152,534	0.86	1.05	0.05	26,307	126,227	1: 4.8		4,800	AVG	150,045	182,938	0.82
302	156210	3119 WINDTHORST RD		1	2	FOCO	CCS	2000	2008	VM	11/14/2022	14	380,000	380,000	1.102	418,836	334,923	0.80	1.13	0.13	35,078	299,845	1: 8.5		5,000	AVG	383,758	270,131	1.42
302	125045	2220 HOLLIDAY RD		1	2	FRS1	CCC	1962	1986	VL	9/10/2019	52	30,000	30,000	1.380	41,388	75,861	1.83	0.40	0.60	2,526	73,335	1: 29.0		2,340	FAIR	38,862	135,805	0.29
302	125039	1600 MCGREGOR AVE		1	2	FR11	CCS	1962	2000	VM	1/29/2021	35	185,000	185,000	1.256	232,268	176,442	0.76	1.05	0.05	30,056	146,386	1: 4.9		8,162	FAIR	202,212	271,085	0.75
302	105486	1409 26TH ST B		1	2	FAGA	CCD	1966	1989	VL	2/22/2021	34	8,000	8,000	1.248	9,986	8,945	0.90	0.89	0.11	1,969	6,976	1: 3.5		3,516	FAIR	8,017	12,918	0.62
302	143042	1308 HOLLIDAY ST		1	2	FFFA	CCC	1988	2000	VM	6/23/2022	18	110,000	100,000	1.131	113,140	139,956	1.24	0.71	0.29	34,648	105,308	1: 3.0		2,260	FAIR	78,492	195,015	0.40
302	144250	2651 JASPER ST		1	2	FOCO	CCS	1950	2000	VMM	12/23/2019	48	125,000	125,000	1.350	168,800	97,586	0.58	1.28	0.28	6,334	91,252	1: 14.4		6,120	FAIR	162,466	337,970	0.48
302	301495	4190 HENRY S. GRACE FRWY		1	2	FSWA	CCS	2005	2013	VM	11/27/2023	1	375,000	375,000	1.007	377,738	257,247	0.68	1.46	0.46	36,834	220,413	1: 6.0		4,200	GOOD	340,904	244,903	1.39
302	127225	2709 ARMORY RD		1	2	FRS2	CCD	1966	1984	VM	12/19/2023	0	45,000	45,000	1.000	45,000	33,237	0.74	1.35	0.35	7,000	26,237	1: 3.7		2,316	POOR	38,000	93,703	0.41

2024 Commercial Sales by NBHD

308E	154149	2406	BROOK AVE	1	2	FRS1	CCD	1945	2005	VM	7/1/2019	54	177,500	177,500	1.394	247,471	175,291	0.71	1.01	0.01	5,249	170,042	1: 32.4	2,160	AVG	242,222	193,230	1.25	0.95 Mean 0.99 Median 0.92 Weighted Mean
308E	103071	2637	PLAZA PKWY	1	2	FO1S	CCD	2003	2008	VM	12/27/2022	12	545,000	545,000	1.088	592,742	500,024	0.84	1.09	0.09	103,413	396,611	1: 3.8	3,523	AVG	489,329	450,694	1.09	
308E	125363	4715	TAFT BLVD	1	2	FO1S	CCD	1977	1998	VM	2/15/2023	11	250,000	250,000	1.080	270,075	256,934	0.95	0.97	0.03	41,239	215,695	1: 5.2	1,728	AVG	228,836	231,930	0.99	
308E	124494	4722	TAFT BLVD	1	2	FO1S	CCD	1982	2000	VL	8/1/2023	5	650,000	650,000	1.037	673,725	751,455	1.12	0.86	0.14	111,365	640,090	1: 5.7	9,352	AVG	562,360	727,375	0.77	
308E	125363	4715	TAFT BLVD	1	2	FO1S	CCD	1977	1998	VM	1/12/2024	0	295,000	295,000	1.000	295,000	256,934	0.87	1.15	0.15	41,239	215,695	1: 5.2	1,728	AVG	253,761	231,930	1.09	308 - AVG
308W	107203	4716	BROOKDALE DR	1	2	FRS1	CCD	1985	1995	VM	6/28/2019	54	165,000	165,000	1.394	230,043	210,209	0.91	0.78	0.22	13,682	196,527	1: 14.4	2,936	AVG	216,361	262,036	0.83	1.00 Mean
308W	132616	4905	SOUTHWEST PKWY	1	2	FAAU	CCC	2006	2011	VM	6/1/2020	43	975,000	975,000	1.314	1,281,053	1,218,796	0.95	0.80	0.20	233,964	984,832	1: 4.2	6,626	AVG	1,047,089	895,302	1.17	0.99 Median
308W	107912	2901	LYDIA DR	1	2	FR12	CCS	1991	1995	VM	7/17/2020	41	265,000	265,000	1.299	344,315	285,435	0.83	0.93	0.07	26,064	259,371	1: 10.0	6,416	AVG	318,251	345,828	0.92	0.98 Weighted Mean
308W	108893	4090	REGENT DR	1	2	FORE	CCD	1983	2003	VM	12/8/2020	37	445,000	445,000	1.270	565,195	564,999	1.00	0.79	0.21	78,186	486,813	1: 6.2	5,611	AVG	487,009	553,197	0.88	
308W	146093	3010	BUCHANAN ST	1	2	FO1S	CCS	1979	2000	VM	9/2/2021	28	435,000	435,000	1.204	523,914	418,802	0.80	1.04	0.04	93,626	325,176	1: 3.5	4,800	AVG	430,288	369,518	1.16	308 - FAIR
308W	147169	3515	MCNIEL AVE	1	2	FRS1	CCS	1985	2003	VM	10/1/2021	27	510,000	510,000	1.197	610,521	577,381	0.95	0.88	0.12	114,671	462,710	1: 4.0	14,040	AVG	495,850	525,807	0.94	0.54 Mean
308W	103229	6701	SEYMOUR HWY	1	2	FR11	CCC	1959	1991	VM	12/15/2021	25	525,000	525,000	1.183	620,813	606,372	0.98	0.87	0.13	311,062	295,310	1: 0.9	7,880	AVG	309,751	393,746	0.79	0.49 Median
308W	153952	2921	SOUTHWEST PKWY	1	2	FODO	CCD	1979	2000	VM	10/26/2022	14	280,000	280,000	1.102	308,616	245,840	0.80	1.14	0.14	44,998	200,842	1: 4.5	2,112	AVG	263,618	228,230	1.16	0.52 Weighted Mean
308W	456973	6232	SOUTHWEST PKWY	1	2	FR11	CCC	1985	1990	VL	10/27/2022	14	365,000	365,000	1.102	402,303	216,000	0.54	1.69	0.69	26,080	189,920	1: 7.3	8,800	AVG	376,223	381,392	0.99	
308W	142061	4705	FAIRWAY BLVD	1	2	FORE	CCD	1979	2015	VM	12/2/2022	13	365,000	365,000	1.095	399,639	313,494	0.78	1.16	0.16	65,340	248,154	1: 3.8	2,680	AVG	334,299	265,071	1.26	308 - GOOD
308W	126650	4414	FAIRWAY BLVD	1	2	FRGR	CCD	1967	1975	VM	6/30/2023	6	239,900	239,900	1.044	250,408	231,279	0.92	1.04	0.04	81,544	149,735	1: 1.8	3,956	AVG	168,864	199,647	0.85	1.02 Mean
308W	147324	3500	MCNIEL AVE	1	2	FODO	CCD	1977	1998	VM	9/13/2023	4	295,000	295,000	1.029	303,614	244,450	0.81	1.21	0.21	68,613	175,837	1: 2.6	1,800	AVG	235,001	234,449	1.00	1.24 Median
308W	142067	4523	SOUTHWEST PKWY	1	2	FFFA	CCD	2006	2013	VM	9/29/2023	3	750,000	750,000	1.022	766,425	615,505	0.80	1.22	0.22	163,786	451,719	1: 2.8	2,175	AVG	602,639	485,719	1.24	1.04 Weighted Mean
308W	109175	4801	FAIRWAY BLVD	1	2	FAGA	CCS	1995	2006	VL	12/20/2023	0	340,000	310,000	1.000	310,000	136,355	0.44	2.27	1.27	20,517	115,838	1: 5.6	4,000	AVG	289,483	525,178	0.55	
308W	106722	4706	BROOKDALE DR B	1	2	FO1S	CCD	1985	2003	VLM	6/15/2021	31	389,900	389,900	1.226	478,134	516,867	1.08	0.75	0.25	32,736	484,131	1: 14.8	4790	AVG	445,398	550,150	0.81	
308E	140167	1608	MIDWESTERN PKWY	1	2	FRCL	CCC	1962	1983	VL	6/22/2023	6	65,000	65,000	1.044	67,847	68,398	1.01	0.95	0.05	16,276	52,122	1: 3.2	2,000	FAIR	51,571	104,244	0.49	
308W	147167	3511	MCNIEL AVE	1	2	FRS1	CCS	1979	1997	VM	7/26/2021	29	304,500	304,500	1.212	368,963	314,816	0.85	0.97	0.03	117,441	197,375	1: 1.7	3,750	FAIR	251,522	394,749	0.64	
308W	142064	4517	SOUTHWEST PKWY	1	2	FFRE	CCC	1984	2000	VLM	4/1/2021	33	480,000	474,400	1.241	588,683	561,574	0.95	0.84	0.16	93,598	467,976	1: 5.0	9,999	FAIR	495,085	1,038,046	0.48	
308W	147329	3510	MCNIEL AVE	1	2	FODE	CCD	2020	2020	VL	1/24/2020	47	238,000	238,000	1.343	319,658	506,671	1.59	0.47	0.53	96,368	410,303	1: 4.3	2,303	GOOD	223,290	441,186	0.51	
308E	474780	1810-2	SOUTHWEST PKWY	1	2	FO1S	CCD	2010	2014	VM	4/1/2022	21	590,000	590,000	1.153	680,447	611,937	0.90	0.96	0.04	63,163	548,774	1: 8.7	3,361	GOOD	617,284	498,885	1.24	
308E	474780	1810-2	SOUTHWEST PKWY	1	2	FO1S	CCD	2010	2014	VM	9/6/2022	16	650,000	650,000	1.117	725,920	611,937	0.84	1.06	0.06	63,163	548,774	1: 8.7	3,361	GOOD	662,757	498,885	1.33	
309	123599	3155	5TH ST	1	2	FRS1	CCS	1995	2006	VM	8/8/2019	53	180,000	180,000	1.387	249,642	163,552	0.66	1.10	0.10	26,879	136,673	1: 5.1	4,000	AVG	222,763	273,346	0.81	309 - ALL
309	125295	3701	SEYMOUR HWY	1	2	FAUS	CCC	1956	2006	VM	9/13/2019	52	75,000	75,000	1.380	103,470	76,849	0.74	0.98	0.02	15,872	60,977	1: 3.8	1,680	AVG	87,598	121,953	0.72	0.64 Mean
309	157503	1901	10TH ST	1	2	FO1S	CCD	1935	1979	VM	11/8/2019	50	165,000	165,000	1.365	225,225	215,935	0.96	0.76	0.24	32,219	183,716	1: 5.7	6,579	AVG	193,006	367,432	0.53	0.61 Median
309	124247	2408	5TH ST	1	2	FAUS	CCS	1964	1993	VM	11/13/2019	50	110,000	110,000	1.365	150,150	137,019	0.91	0.80	0.20	15,103	121,916	1: 0.0	2,220	AVG	135,047	243,831	0.55	0.61 Weighted Mean
309	145869	2610	GRANT ST	1	2	FRS2	CCC	1935	1990	VM	12/9/2019	49	120,000	120,000	1.358	162,924	94,617	0.58	1.27	0.27	4,087	90,530	1: 22.2	3,750	AVG	158,837	181,059	0.88	
309	139393	3631	ARENA RD	1	2	FOCO	CCS	1981	2013	VM	6/5/2020	43	120,000	120,000	1.314	157,668	175,098	1.11	0.69	0.31	43,976	131,122	1: 3.0	4,512	AVG	113,692	262,243	0.43	309 - AVG
309	124247	2408	5TH ST	1																									

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309	151585 2815 LAWRENCE RD	1	2	FRS2	CCS	1978	1986	VL	7/14/2021	30	30,000	30,000	1.219	36,570	32,695	0.89	0.92	0.08	3,500	29,195	1: 8.3	3,000 FAIR	33,070	55,085	0.60	
309	149417 2403 9TH ST	1	2	FORE	CCD	1957	1983	VM	10/8/2021	27	97,500	97,500	1.197	116,717	78,880	0.68	1.24	0.24	22,499	56,381	1: 2.5	1,404 FAIR	94,218	106,379	0.89	
309	148323 2101 BUCHANAN ST	1	2	FRLA	CCC	1984	2000	VM	11/12/2021	26	112,000	112,000	1.190	133,258	104,995	0.79	1.07	0.07	15,002	89,993	1: 6.0	2,000 FAIR	118,256	169,799	0.70	
309	149411 2410 9TH ST	1	2	FODO	CCD	1919	1990	VM	3/1/2022	22	110,000	103,000	1.161	119,542	103,016	0.86	1.00	0.00	4,000	99,016	1: 24.8	1,866 FAIR	115,542	186,822	0.62	
309	149373 1001 POLK ST	1	2	FRLA	CCC	1969	1991	VM	4/29/2022	20	83,000	83,000	1.146	95,118	94,179	0.99	0.88	0.12	7,466	86,713	1: 11.6	2,100 FAIR	87,652	163,610	0.54	
309	139923 1510 BEVERLY DR	1	2	FRGR	CCD	1949	1980	VL	7/8/2022	18	35,000	35,000	1.131	39,599	46,470	1.17	0.75	0.25	5,400	41,070	1: 7.6	1,520 FAIR	34,199	77,491	0.44	
309	124340 2200 5TH ST	1	2	FSWA	CCC	1955	1997	VDT	7/28/2022	17	995,000	995,000	1.124	1,118,480	849,796	0.76	1.17	0.17	43,212	806,584	1: 18.7	30,625 FAIR	1,075,268	1,521,857	0.71	
309	149382 1100 TYLER ST	1	2	FSJU	CCD	1955	1983	VM	9/13/2023	4	55,000	55,000	1.029	56,606	63,444	1.12	0.87	0.13	8,490	54,954	1: 6.5	1,610 FAIR	48,116	103,686	0.46	
309	157510 909 VAN BUREN ST	1	2	FRS1	CCD	1920	1980	VM	11/22/2023	1	300,000	300,000	1.007	302,190	242,663	0.80	1.24	0.24	16,874	225,789	1: 13.4	11,512 FAIR	285,316	426,017	0.67	
309	131935 5100 SEYMOUR HWY	1	2	FR12	CCS	1972	1997	VLM	6/26/2020	42	550,000	550,000	1.307	718,630	620,043	0.86	0.89	0.11	183,671	436,372	1: 2.4	61,080 FAIR	534,959	845,978	0.63	
309	149569 2200 9TH ST	1	2	FODO	CCD	1982	2003	VM	10/28/2022	14	140,000	140,000	1.102	154,308	254,119	1.65	0.55	0.45	9,376	244,743	1: 26.1	1,800 GOOD	144,932	271,937	0.53	
309	104836 5610 SEYMOUR HWY	1	2	FRS1	CCS	2019	2019	VM	9/22/2023	3	350,000	350,000	1.022	357,665	275,817	0.77	1.27	0.27	38,492	237,325	1: 6.2	4,400 GOOD	319,173	244,665	1.30	
309	124342 2212 5TH ST	1	2	FRS1	CCD	1939	1966	VM	12/21/2021	24	110,000	110,000	1.175	129,272	105,789	0.82	1.04	0.04	24,612	81,177	1: 3.3	9,100 POOR	104,660	153,164	0.68	
354	120375 209 N BERRY ST	3	4	FSJU	CCS	2004	2011	VM	3/7/2019	58	195,000	195,000	1.423	277,563	195,000	0.70	1.00	0.00	62,530	132,470	1: 2.1	6,518 AVG	215,033	302,998	0.71	354 - ALL
354	118913 612 SHEPPARD RD	3	4	FRS1	CCD	1975	1993	VM	4/30/2019	56	82,000	82,000	1.409	115,522	143,521	1.24	0.57	0.43	44,748	98,773	1: 2.2	4,155 AVG	70,774	210,864	0.34	0.49 Mean
354	105483 1101 S PRESTON	3	4	FO1S	CCD	1983	1995	VL	6/20/2019	54	40,000	40,000	1.394	55,768	78,114	1.40	0.51	0.49	2,250	75,864	1: 33.7	1,722 AVG	53,518	148,753	0.36	0.53 Median
354	100164 1 COMMERCE DR	3	4	FRS2	CCS	2013	2013	VM	8/13/2019	53	200,000	200,000	1.387	277,380	237,259	0.86	0.84	0.16	54,691	182,568	1: 3.3	7,200 AVG	222,689	357,976	0.62	0.52 Weighted Mean
354	121914 115 N AVENUE D	3	4	FODE	CCD	1976	2005	VL	2/4/2021	35	230,000	230,000	1.256	288,765	174,601	0.60	1.32	0.32	17,500	157,101	1: 9.0	2,088 AVG	271,265	308,041	0.88	
354	120413 720 E 3RD ST	3	4	FIWE	CCS	1960	2005	VM	11/19/2021	25	105,000	105,000	1.183	124,163	85,558	0.69	1.23	0.23	4,500	81,058	1: 18.0	3,600 AVG	119,663	158,938	0.75	354 - AVG
354	119235 934 CROPPER RD	3	4	FR12	CCS	2016	2016	VM	12/14/2021	25	175,000	175,000	1.183	206,938	151,758	0.73	1.15	0.15	18,550	133,208	1: 7.2	6,000 AVG	188,388	253,698	0.74	0.60 Mean
354	123033 203 N AVENUE D	3	4	FO1S	CCD	1972	1995	VM	6/17/2022	18	63,900	63,900	1.131	72,296	79,569	1.10	0.80	0.20	12,502	67,067	1: 5.4	1,525 AVG	59,794	131,504	0.45	0.61 Median
354	119780 617 S RED RIVER EXPY	3	4	FELO	CCS	1981	2000	VM	10/7/2022	15	145,000	145,000	1.110	160,878	133,170	0.83	1.09	0.09	35,819	97,351	1: 2.7	6,200 AVG	125,059	190,885	0.66	0.62 Weighted Mean
354	121178 908 W KRAMER RD	3	4	FSJU	CCD	1977	1998	VL	7/13/2023	6	100,000	100,000	1.044	104,380	97,177	0.93	1.03	0.03	27,007	70,170	1: 2.6	6,680 AVG	77,373	137,588	0.56	
354	123168 501 E 3RD ST	3	4	FOCL	CCD	1955	1988	VM	10/13/2023	3	155,000	155,000	1.022	158,395	146,472	0.92	1.06	0.06	7,501	138,971	1: 18.5	4,591 AVG	150,894	272,493	0.55	354 - FAIR
354	122896 121 S BERRY ST	3	4	FFCO	CCD	2009	2012	VMM	3/21/2023	9	265,000	250,716	1.066	267,188	243,649	0.91	1.03	0.03	34,508	209,141	1: 6.1	11271 AVG	232,680	394,463	0.59	0.44 Mean
354	100454 511 N AVENUE B	3	4	FSWA	CCS	2022	2022	VM	1/26/2021	35	51,000	51,000	1.256	64,031	142,977	2.23	0.36	0.64	9,570	133,407	1: 13.9	8,048 FAIR	54,461	181,795	0.30	0.50 Median
354	122923 205 E 3RD ST	3	4	FRGR	CCC	1920	1963	VM	2/1/2021	35	28,000	28,000	1.256	35,154	28,522	0.81	0.98	0.02	5,626	22,896	1: 4.1	1,800 FAIR	29,528	60,253	0.49	0.47 Weighted Mean
354	123018 313 E 3RD ST	3	4	FRS1	CCC	1955	1975	VL	4/14/2021	33	27,500	27,500	1.241	34,125	42,048	1.23	0.65	0.35	5,626	36,422	1: 6.5	2,297 FAIR	28,499	95,847	0.30	
354	119315 1011 SHEPPARD RD	3	4	FRS2	CCS	1975	1997	VL	2/25/2022	22	60,000	60,000	1.161	69,636	56,339	0.81	1.06	0.06	24,615	31,724	1: 1.3	3,857 FAIR	45,021	83,486	0.54	354 - POOR
354	119387 106 S RED RIVER EXPY	3	4	FRDI	CCC	1982	1982	VL	2/28/2022	22	1,175,000	1,175,000	1.161	1,363,705	1,569,000	1.15	0.75	0.25	262,667	1,306,333	1: 5.0	43,756 FAIR	1,101,038	2,152,702	0.51	0.34 Mean
354	122862 124 E 3RD ST	3	4	FACA	CCD	1993	2004	VM	6/30/2022	18	70,000	70,000	1.131	79,198	62,445	0.79	1.12	0.12	18,748	43,697	1: 2.3	939 FAIR	60,450	114,991	0.53	0.26 Median
354	122923 205 E 3RD ST	3	4	FRGR	CCC	1920	1963	VM	12/3/2022	13	40,000	40,000	1.095	43,796	28,522	0.65	1.40	0.40	5,626	22,896	1: 4.1	1,800 FAIR	38,170	60,253	0.63	0.28 Weighted Mean
354	109045 936 CROPPER RD R	3	4	FOCO	CCS	1985	1997	VLM	12/3/2019	49	110,000	110,000	1.358	149,347	135,837	0.91	0.81	0.19	69,742	66,095	1: 0.0	6,732 FAIR	79,605	314,334	0.25	
354	123019 317 E 3RD ST	3	4	FOBA	CCC	1920	1955	VMM	3/7/2019	58	55,000	55,000	1.423	78,287	85,956	1.10	0.64	0.36	39,374	46,582	1: 1.2	15,100 POOR	38,913	220,086	0.18	
354	119929 512 SHEPPARD RD	3	4	FFHA	CCD	1975	1991	VM	4/4/2019	57	50,000	50,000	1.416	70,805	37,586	0.53	1.33	0.33	21,475	16,111	1: 0.8	2,683 POOR	49,330	80,554	0.61	
354	123047 218 E 3RD ST	3	4	FRS1	CCC	1920	1955	VM	8/30/2019	52																

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																							360 - FAIR					
																							0.27 Mean					
																							0.25 Median					
																							0.35 Weighted Mean					
367	117316	200 W HIGHWAY ST	6	7	FFCO	CCC	1982	2000	VL	8/16/2019	53	548,438	281,381	1.387	390,247	300,383	0.77	0.94	0.06	19,125	281,258	1: 14.7	2,640 AVG	371,122	249,143	1.49	367 - ALL	
367	461420	121 W PARK	6	7	FO1S	CCC	1930	1977	VL	11/22/2019	49	48,700	48,700	1.358	66,120	69,930	1.06	0.70	0.30	2,650	67,280	1: 25.4	2,650 AVG	63,470	97,692	0.65	0.79 Mean	
367	103118	111 W PARK	6	7	FRS1	CCS	1996	2006	VL	6/12/2020	43	115,000	115,000	1.314	151,099	125,174	0.83	0.92	0.08	4,080	121,094	1: 29.7	2,368 AVG	147,019	170,555	0.86	0.69 Median	
367	109129	803 SW ACCESS RD	6	7	FFRE	CCD	1999	2008	VL	10/15/2020	39	153,000	153,000	1.285	196,559	330,862	1.68	0.46	0.54	22,976	307,886	1: 13.4	3,300 AVG	173,583	409,097	0.42	0.80 Weighted Mean	
367	116169	501 SW ACCESS RD	6	7	FAGA	CCS	2008	2011	VL	5/7/2021	32	395,000	395,000	1.234	487,272	300,357	0.62	1.32	0.32	26,250	274,107	1: 10.4	2,800 AVG	461,022	287,324	1.60		
367	103109	311 N WALL	6	7	FRS1	CCC	1960	1991	VM	3/10/2022	22	105,000	105,000	1.161	121,863	101,252	0.83	1.04	0.04	2,757	98,495	1: 35.7	1,540 AVG	119,106	143,016	0.83	367 - AVG	
367	116823	215 N YOSEMITE	6	7	FO1S	CCC	1930	1971	VM	10/18/2022	14	95,000	95,000	1.102	104,709	106,332	1.02	0.89	0.11	2,114	104,218	1: 49.3	4,100 AVG	102,595	148,268	0.69	0.97 Mean	
367	100213	804 NW ACCESS RD	6	7	FAGA	CCS	2005	2011	VL	2/28/2023	10	300,000	300,000	1.073	321,900	204,184	0.63	1.47	0.47	18,960	185,224	1: 9.8	4,800 AVG	302,940	203,767	1.49	0.84 Median	
367	116606	1303 N PACIFIC	6	7	FIWE	CCS	1988	2003	VM	8/4/2023	5	150,000	150,000	1.037	155,475	135,869	0.87	1.10	0.10	20,370	115,499	1: 5.7	4,000 AVG	135,105	167,706	0.81	0.98 Weighted Mean	
367	116732	211 S YOSEMITE	6	7	FEST	CCD	1937	1979	VMM	3/12/2021	34	230,000	230,000	1.248	287,086	485,302	1.69	0.47	0.53	15,159	230,048	1: 15.2	8,058 AVG	271,927	320,803	0.85		
367	115872	805 W HIGHWAY ST	6	7	FSMI	CCS	1960	1986	VM	2/28/2019	58	150,000	150,000	1.423	213,510	161,000	0.75	0.93	0.07	18,646	142,354	1: 7.6	12,300 FAIR	194,864	230,484	0.85	367 - FAIR	
367	116655	211 N WALL	6	7	FAAU	CCC	1940	1975	VM	7/11/2019	54	79,000	79,000	1.394	110,142	87,426	0.79	0.90	0.10	5,663	81,763	1: 14.4	5,344 FAIR	104,479	187,316	0.56	0.52 Mean	
367	106876	414 W HIGHWAY ST	6	7	FFFA	CCC	1985	1997	VL	2/24/2020	46	80,000	80,000	1.336	106,864	106,598	1.00	0.75	0.25	21,000	85,598	1: 4.1	1,758 FAIR	85,864	192,140	0.45	0.50 Median	
367	116647	303 N WALL	6	7	FO1S	CCD	1960	1980	VM	11/20/2020	37	52,500	52,500	1.270	66,680	71,040	1.07	0.74	0.26	5,723	65,317	1: 11.4	3,072 FAIR	60,957	149,639	0.41	0.54 Weighted Mean	
367	116648	307 N WALL	6	7	FO1S	CCC	1960	1980	VL	12/7/2022	13	70,000	70,000	1.095	76,643	61,251	0.80	1.14	0.14	3,349	57,902	1: 17.3	1,845 FAIR	73,294	132,650	0.55		
367	116714	117 W CASH ST	6	7	FRS1	CCC	1932	1967	VL	6/23/2023	6	60,000	60,000	1.044	62,628	85,454	1.36	0.70	0.30	2,990	82,464	1: 27.6	6,250 FAIR	59,638	188,921	0.32	367 - GOOD	
367	113844	1216 W MAGNOLIA	0	7	FSMI	CCS	2010	2014	VLM	1/3/2019	60	285,000	285,000	1.438	409,830	330,418	0.81	0.86	0.14	52,872	277,546	1: 5.2	9,864 GOOD	356,958	562,188	0.63	0.63 Mean	
																							0.63 Median					
																							0.63 Weighted Mean					
301DT	159221	1204 INDIANA AVE	1	2	FSWA	CCC	1950	1981	VM	1/31/2019	59	69,500	69,500	1.431	99,434	88,580	0.89	0.78	0.22	7,004	81,576	1: 11.6	6,900 AVG	92,430	119,965	0.77	301DT - ALL	
301DT	159682	709 INDIANA AVE	1	2	FO1S	CCC	1919	1983	VL	6/21/2019	54	130,000	130,000	1.394	181,246	137,567	0.76	0.94	0.06	15,940	121,627	1: 7.6	2,118 AVG	165,306	178,863	0.92	0.65 Mean	
301DT	106211	1104 11TH ST	1	2	FRGR	CCC	1952	1981	VM	9/19/2019	51	63,000	63,000	1.372	86,455	94,876	1.10	0.66	0.34	4,526	90,350	1: 20.0	3,050 AVG	81,929	132,867	0.62	0.66 Median	
301DT	159411	815 OHIO AVE	1	2	FIWE	CCS	1977	2000	VL	11/15/2019	50	200,000	200,000	1.365	273,000	195,421	0.72	1.02	0.02	15,002	180,419	1: 12.0	7,500 AVG	257,998	265,322	0.97	0.61 Weighted Mean	
301DT	158853	902 BROAD ST	1	2	FRS1	CCD	2005	2011	VM	1/10/2020	48	210,000	210,000	1.350	283,584	245,219	0.86	0.86	0.14	47,291	197,928	1: 4.2	4,654 AVG	236,293	282,754	0.84		
301DT	143199	1101 16TH ST	1	2	FTFD	CCC	1968	1991	VM	2/19/2020	46	125,000	125,000	1.336	166,975	176,564	1.06	0.71	0.29	6,694	169,870	1: 25.4	10,968 AVG	160,281	294,001	0.55	301DT - AVG	
301DT	158863	1417 9TH ST	1	2	FO2S	CCD	1930	1977	VM	11/1/2021	26	297,500	297,500	1.190	353,966	244,916	0.69	1.21	0.21	7,426	237,490	1: 32.0	3,824 AVG	346,540	349,249	0.99	0.76 Mean	
301DT	158835	1408 8TH ST	1	2	FO1S	CCC	1973	1988	VM	12/1/2021	25	305,000	305,000	1.183	360,663	332,090	0.92	0.92	0.08	10,860	321,230	1: 29.6	4,000 AVG	349,803	472,397	0.74	0.78 Median	
301DT	159453	918 LAMAR ST	1	2	FO1S	CCC	1953	1981	VM	3/28/2022	21	750,000	750,000	1.153	864,975	755,821	0.87	0.99	0.01	20,700	735,121	1: 35.5	15,573 AVG	844,275	1,081,061	0.78	0.69 Weighted Mean	
301DT	159564	709 LAMAR ST	1	2	FOIN	CCC	1953	1986	VM	6/26/2023	6	122,000	122,000	1.044	127,344	113,053	0.89	1.08	0.08	15,002	98,051	1: 6.5	1,520 AVG	112,342	144,193	0.78		
301DT	160254	218 INDIANA AVE	1	2	FRI1	CCC	1956	1978	VM	11/15/2023	2	240,000	240,000	1.015	243,504	215,084	0.88	1.12	0.12	7,501	207,583	1: 27.7	8,000 AVG	236,003	305,269	0.77	301DT - FAIR	
301DT	159498	901 8TH ST	1	2	FFHA	CCD	1966	1993	VLM	7/25/2019	53	375,000	375,000	1.387	520,088	441,109	0.85	0.85	0.15	50,007	391,102	1: 7.8	53,575 AVG	470,081	1,257,336	0.37	0.53 Mean	
301DT	159528	817 SCOTT AVE	1	2	FRS1	CCC	1926	1967	VM	9/18/2019	51	110,000	110,000	1.372	150,953	148,788	0.99	0.74	0.26	15,002	133,786	1: 8.9	14,952 FAIR	135,951	304,060	0.45	0.53 Median	
301DT	159679	717 INDIANA AVE	1	2	FRSC	CCC	1919	1963	VM	10/3/2019	51	130,000	130,000	1.372	178,399	115,461	0.65	1.13	0.13	15,002	100,459	1: 6.7	13,180 FAIR	163,397	228,315	0.72	0.50 Weighted Mean	
301DT	159008	1307 11TH ST	1	2	FRS2	CCD	1955	1983	VM	5/15/2020	44	72,000	72,000	1.321	95,126	78,907	0.83	0.91	0.09	8,250	70,657	1: 8.6	8,820 FAIR	86,876	160,585	0.54		
301DT	159893	522 OHIO AVE	1	2	FSWA	CCC	1909	1970	VL	10/23/2020	38	55,000	55,000	1.277	70,257	65,020	0.93	0.85	0.15	3,751	61,269	1: 16.3	7,500 FAIR	66,506	139,248	0.48	301DT - GOOD	
301DT	159011	1300 12TH ST	1	2	FRI1	CCC	1955	1988	VM	8/13/2021	29	145,000	145,000	1.212	175,697	116,464	0.66	1.25	0.25	16,501	99,963	1: 6.1	8,090 FAIR	159,196	227,188	0.70	0.71 Mean	
301DT	159050	1400 SCOTT AVE	1	2	FRI1	CCC	1929	1970	VM	6/16/2022	19	430,000	430,000	1.139	489,641	394,296	0.81	1.09	0.09	73,503	320,793	1: 4.4	29,568 FAIR	416,138	729,076	0.57	0.71 Median	
301DT	159281	1104 TRAVIS ST	1	2	FO1S	CCD	1980	1997	VM	10/10/2022	15	101,000	101,000	1.110	112,060	108,579	0.97	0.93	0.07	5,249	103,330	1: 19.7	3,176 FAIR	106,811	234,841	0.45	0.71 Weighted Mean	
301DT	159226	1201 SCOTT AVE	1	2	FRS1	CCS	1978	1994	VM	12/27/2022	12	160,000	160,000	1.088	174,016	128,707	0.74	1.24	0.24	20,996	107,711	1: 5.1	5,034 FAIR	153,020	244,797	0.63		
301DT	159434	908 INDIANA AVE	1	2	FFCL	CCC	1919	1970	VL	9/28/2023	3	170,000	170,000	1.022	173,723	168,406	0.97	1.01	0.01	15,002	153,404	1: 10.2	15,000 FAIR	158,721	348,645	0.46		
301DT	159227	601 12TH ST	1	2	FSWA	CCC	1950	1980	VMM	1/7/2022	24	200,000	200,000	1.175	235,040	185,490	0.79	1.08	0.08	24,341	161,149	1: 6.6	28,577 FAIR	210,699	733,552	0.29		
301DT	160123																											

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301DT	159710 620 OHIO AVE	1	2	FRS1	CCC	1919	1974	VM	2/18/2020	46	165,000	165,000	1.336	220,407	261,192	1.19	0.63	0.37	16,199	244,993	1: 15.1	6,050	GOOD	204,208	288,227	0.71		
301E	156512 2200 MISSISSIPPI AVE	1	2	FSWA	CCS	1973	1995	VM	12/31/2019	48	60,000	60,000	1.350	81,024	52,629	0.65	1.14	0.14	1,789	50,840	1: 28.4	3,000	AVG	79,235	67,786	1.17	301E - ALL	
301E	160611 700 N SCOTT AVE	1	2	FRI1	CCS	1996	1996	VM	5/20/2020	43	435,000	435,000	1.314	571,547	568,175	0.99	0.77	0.23	29,251	538,924	1: 18.4	19,600	AVG	542,296	718,565	0.75	0.58 Mean	
301E	142561 404 GALVESTON ST	1	2	FIWE	CCS	1935	1979	VM	7/2/2020	42	120,000	120,000	1.307	156,792	146,701	0.94	0.82	0.18	3,250	143,451	1: 44.1	5,814	AVG	153,542	191,268	0.80	0.57 Median	
301E	158306 105 E SCOTT AVE	1	2	FFCL	CCD	1948	1984	VLM	3/1/2021	-1	52,500	52,500	0.993	52,117	72,802	1.40	0.72	0.28	6,578	66,224	1: 10.1	1,749	AVG	45,539	88,299	0.52	0.53 Weighted Mean	
301E	461261 1339 FM 171 RD	1	2	FOCO	CCS	2019	2019	VM	1/5/2023	12	65,000	65,000	1.088	70,694	101,500	1.44	0.64	0.36	46,181	55,319	1: 1.2	800	AVG	24,513	73,759	0.33		
301E	142561 404 GALVESTON ST	1	2	FIWE	CCS	1935	1979	VM	2/15/2023	11	135,000	135,000	1.080	145,841	146,701	1.01	0.92	0.08	3,250	143,451	1: 44.1	5,814	AVG	142,591	191,268	0.75	301E - AVG	
301E	142562 400 GALVESTON ST	1	2	FIWE	CCC	1948	1984	VM	5/1/2023	8	110,000	110,000	1.058	116,424	94,146	0.81	1.17	0.17	3,250	90,896	1: 28.0	3,640	AVG	113,174	121,195	0.93	0.75 Mean	
301E	156494 2206 JACKSBORO HWY	1	2	FAUS	CCD	1964	1993	VMM	1/26/2024	-1	135,000	135,000	0.993	134,015	141,126	1.05	0.96	0.04	40,005	101,121	1: 2.5	816	AVG	94,010	146,824	0.64	0.75 Median	
301E	142570 312 GALVESTON ST	1	2	FRI1	CCS	1975	1998	VMM	3/5/2021	34	116,000	116,000	1.248	144,791	116,805	0.81	0.99	0.01	7,500	109,305	1: 14.6	3,204	AVG	137,291	159,149	0.86	0.76 Weighted Mean	
301E	138370 113 HENRIETTA ST	1	2	FRI1	CCC	1958	1983	VMM	3/11/2019	58	200,000	200,000	1.423	284,680	286,995	1.01	0.70	0.30	25,214	261,781	1: 10.4	18,810	FAIR	259,466	398,726	0.65		
301E	160504 502 N SCOTT AVE	1	2	FRI1	CCS	1953	1980	VM	6/25/2019	54	193,200	189,200	1.394	263,783	251,965	0.96	0.75	0.25	26,249	225,716	1: 8.6	12,350	FAIR	237,534	407,213	0.58	301E - FAIR	
301E	142407 1111 E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VM	9/13/2019	52	92,000	92,000	1.380	126,923	230,696	1.82	0.40	0.60	16,893	213,803	1: 12.7	14,940	FAIR	110,030	454,901	0.24	0.54 Mean	
301E	142407 1111 E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VM	11/14/2019	50	165,000	165,000	1.365	225,225	230,696	1.02	0.72	0.28	16,893	213,803	1: 12.7	14,940	FAIR	208,332	454,901	0.46	0.56 Median	
301E	104921 502 WICHITA ST	1	2	FRS1	CCC	1933	1970	VL	2/28/2020	46	25,000	25,000	1.336	33,395	43,469	1.30	0.58	0.42	990	42,479	1: 42.9	1,650	FAIR	32,405	90,381	0.36	0.52 Weighted Mean	
301E	144388 1007 JACKSBORO HWY	1	2	FSWA	CCC	1951	1980	VM	3/25/2020	45	54,100	54,100	1.329	71,872	68,119	0.95	0.79	0.21	28,876	39,243	1: 1.4	5,723	FAIR	42,996	83,495	0.51		
301E	138630 200 N SCOTT AVE	1	2	FSWA	CCC	1957	1983	VM	8/31/2020	40	200,000	200,000	1.292	258,400	186,834	0.72	1.07	0.07	36,363	150,471	1: 4.1	14,736	FAIR	222,037	320,151	0.69	301E - POOR	
301E	132823 2131 JACKSBORO HWY	1	2	FSJU	CCD	1960	1992	VM	1/27/2023	11	90,000	90,000	1.080	97,227	69,088	0.71	1.30	0.30	34,456	34,632	1: 1.0	1,583	FAIR	62,771	73,685	0.85	0.22 Mean	
301E	142873 117 HENRIETTA ST	1	2	FRI1	CCS	1982	1997	VL	2/23/2023	10	220,000	220,000	1.073	236,060	222,498	0.94	0.99	0.01	20,696	201,802	1: 9.8	11,862	FAIR	215,364	429,366	0.50	0.22 Median	
301E	132826 2112 JACKSBORO HWY	1	2	FAGA	CCC	1950	1986	VM	3/10/2023	10	100,000	100,000	1.073	107,300	80,851	0.75	1.24	0.24	8,644	72,207	1: 8.4	7,720	FAIR	98,656	153,633	0.64	0.32 Weighted Mean	
301E	142407 1111 E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VL	6/9/2023	7	190,000	190,000	1.051	199,709	230,696	1.16	0.82	0.18	16,893	213,803	1: 12.7	14,940	FAIR	182,816	454,901	0.40		
301E	138371 100 FORT WORTH ST	1	2	FSWA	CCS	1972	1991	VMM	8/29/2019	52	450,000	450,000	1.380	620,820	522,900	0.84	0.86	0.14	61,811	461,089	1: 7.5	43,316	FAIR	559,009	981,039	0.57	301E - <POOR	
301E	142688 605 E SCOTT AVE	1	2	FRI1	CCC	1951	2007	VMM	11/18/2021	25	307,000	307,000	1.183	363,028	311,161	0.86	0.99	0.01	29,276	281,885	1: 9.6	20,688	FAIR	333,752	599,754	0.56	0.27 Mean	
301E	142309 1208 E SCOTT AVE	1	2	FSMO	CCC	1951	1975	VM	5/29/2020	43	15,000	15,000	1.314	19,709	14,500	0.74	1.03	0.03	11,196	3,304	1: 0.3	17,228	POOR	8,513	389,732	0.02	0.27 Median	
301E	160512 707 N SCOTT AVE	1	2	FO1S	CCS	1929	1963	VL	6/8/2022	19	430,000	430,000	1.139	489,641	465,503	0.95	0.92	0.08	31,145	434,358	1: 13.9	128,079	POOR	458,496	1,074,086	0.43	0.27 Weighted Mean	
301E	159738 406 6TH ST	1	2	FSGR	CCC	1939	1968	VL	12/8/2022	13	70,000	70,000	1.095	76,643	55,873	0.73	1.25	0.25	7,200	48,673	1: 6.8	20,844	<POOR	69,443	256,174	0.27		
301M	146874 1812 ROSE ST	1	2	FO2S	CCD	1924	1974	VM	10/16/2020	39	189,000	189,000	1.285	242,808	242,294	1.00	0.78	0.22	14,000	228,294	1: 16.3	5,652	AVG	228,808	461,199	0.50	301M - ALL	
301M	157475 1811 10TH ST	1	2	FO2S	CCD	1914	1963	VM	3/31/2021	33	105,000	105,000	1.241	130,295	111,237	0.85	0.94	0.06	12,750	98,487	1: 7.7	2,842	AVG	117,545	198,963	0.59	0.82 Mean	
301M	157228 1004 BROOK AVE	1	2	FODO	CCD	1965	1993	VM	6/1/2021	31	461,000	461,000	1.226	565,324	440,633	0.78	1.05	0.05	81,170	359,463	1: 4.4	5,515	AVG	484,154	532,538	0.91	0.80 Median	
301M	133723 1101 BROOK AVE	1	2	FRS1	CCD	1984	2003	VL	1/10/2022	24	218,250	218,250	1.175	256,487	224,359	0.87	0.97	0.03	55,861	168,498	1: 3.0	1,474	AVG	200,626	252,148	0.80	0.80 Weighted Mean	
301M	158806 1508 10TH ST	1	2	FODO	CCD	1961	1995	VL	10/19/2022	14	490,900	490,900	1.102	541,070	432,355	0.80	1.14	0.14	68,065	364,290	1: 5.4	5,072	AVG	473,005	539,689	0.88		
301M	153447 804 BROOK AVE	1	2	FRS1	CCC	1948	1984	VM	3/10/2023	10	285,000	285,000	1.073	305,805	312,590	1.02	0.91	0.09	49,497	263,093	1: 5.3	5,450	AVG	256,308	393,705	0.65	301M - AVG	
301M	133362 1600 BROOK AVE	1	2	FODO	CCD	1990	2005	VL	6/30/2023	6	525,000	525,000	1.044	547,995	326,346	0.60	1.61	0.61	75,010	251,336	1: 3.4	2,748	AVG	472,985	372,349	1.27	0.79 Mean	
301M	157231 1704 11TH ST	1	2	FODO	CCD	1986	2003	VL	10/6/2023	3	1,746,167	1,746,167	1.022	1,784,408	1,715,419	0.96	1.02	0.02	142,006	1,573,413	1: 11.1	14,777	AVG	1,642,402	2,302,095	0.71	0.75 Median	
301M	133355 1607 BROOK AVE	1	2	FODO	CCD	2002	2010	VM	2/6/2019	59	472,500	472,500	1.431	676,006	542,413	0.80	0.87	0.13	75,010	467,403	1: 6.2	3,835	GOOD	600,996	577,041	1.04	0.77 Weighted Mean	
																												301M - GOOD
																												1.04 Mean
																												1.04 Median
																												1.04 Weighted Mean

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302C	156322	4200	JACKSBORO HWY	1	2	FO1S	CCC	1961	1991	VM	9/11/2019	52	290,000	290,000	1.380	400,084	324,937	0.81	0.89	0.11	152,202	172,735	1: 1.1	2,946	AVG	247,882	210,652	1.18	302C - ALL 0.66 Mean 0.77 Median 0.75 Weighted Mean
302C	145114	3000	JACKSBORO HWY	1	2	FORE	CCD	1957	2005	VM	9/20/2019	51	42,500	42,500	1.372	58,323	139,314	2.39	0.31	0.69	13,370	125,944	1: 9.4	1,334	AVG	44,953	155,142	0.29	
302C	155882	5016	JACKSBORO HWY	1	2	FRS1	CCS	1979	1980	VM	11/8/2019	50	183,000	183,000	1.365	249,795	278,162	1.11	0.66	0.34	66,595	211,567	1: 3.2	6,560	AVG	183,200	258,009	0.71	
302C	155882	5016	JACKSBORO HWY	1	2	FRS1	CCS	1979	1980	VM	7/28/2022	17	256,500	256,500	1.124	288,332	278,162	0.96	0.92	0.08	66,595	211,567	1: 3.2	6,560	AVG	221,737	258,009	0.86	
302C	145126	1424	31ST ST	1	2	FRS1	CCD	1984	2005	VM	10/21/2022	14	205,000	205,000	1.102	225,951	215,957	0.96	0.95	0.05	62,788	153,169	1: 2.4	1,929	AVG	163,163	186,792	0.87	302C - AVG 0.82 Mean 0.87 Median 0.84 Weighted Mean
302C	156270	4607	JACKSBORO HWY	1	2	FORE	CCC	1969	1995	VM	10/21/2022	14	250,000	250,000	1.102	275,550	257,012	0.93	0.97	0.03	58,805	198,207	1: 3.4	1,640	AVG	216,745	241,716	0.90	
302C	143783	4000	JACKSBORO HWY	1	2	FODO	CCD	1981	2000	VM	3/13/2023	10	305,000	305,000	1.073	327,265	292,128	0.89	1.04	0.04	66,653	225,475	1: 3.4	2,150	AVG	260,612	274,970	0.95	
302C	153545	3917	JACKSBORO HWY	1	2	FAUS	CCD	1983	1997	VM	3/27/2020	45	65,000	65,000	1.329	86,353	120,363	1.39	0.54	0.46	82,620	37,743	1: 0.5	960	FAIR	3,733	69,316	0.05	
302C	450437	4722	JACKSBORO HWY	1	2	FAGA	CCS	1963	1986	VL	12/16/2020	37	110,000	110,000	1.270	139,711	154,169	1.10	0.71	0.29	66,767	87,402	1: 1.3	6,126	FAIR	72,944	160,518	0.45	302C - FAIR 0.44 Mean 0.45 Median 0.55 Weighted Mean
302C	132183	4716	JACKSBORO HWY	1	2	FRS1	CCS	1965	1989	VM	1/29/2021	35	70,000	70,000	1.256	87,885	115,452	1.31	0.61	0.39	54,399	61,053	1: 1.1	3,816	FAIR	33,486	112,127	0.30	
302C	132179	4720	JACKSBORO HWY	1	2	FAGA	CCD	1961	1986	VM	3/24/2022	21	100,000	100,000	1.153	115,330	114,757	1.00	0.87	0.13	33,775	80,982	1: 2.4	3,400	FAIR	81,555	148,728	0.55	
302C	138257	4312	JACKSBORO HWY	1	2	FRI1	CCS	1984	2003	VL	12/21/2022	12	325,000	325,000	1.088	353,470	497,428	1.41	0.65	0.35	117,712	218,926	1: 1.9	8,322	FAIR	235,758	280,898	0.84	
305R - ALL - FAIR																													
#DIV/0! Mean																													
#NUM! Median																													
#DIV/0! Weighted Mean																													
306C	131993	3001	N CENTRAL FRWY	1	2	FOVE	CCS	1979	2000	VM	5/17/2019	55	375,000	375,000	1.402	525,563	1,398,670	2.66	0.27	0.73	261,815	1,136,855	1: 4.3	18,048	AVG	263,748	1,515,806	0.17	306C - ALL 0.78 Mean 0.78 Median 0.70 Weighted Mean
306C	123649	3502	SHEPPARD ACCESS RD	1	2	FRS1	CCD	1954	1988	VM	11/14/2019	50	127,664	127,664	1.365	174,261	160,353	0.92	0.80	0.20	48,334	112,019	1: 2.3	3,520	AVG	125,927	149,359	0.84	
306C	123735	4018	BURKBURNETT RD	1	2	FFCO	CCD	1984	2005	VL	10/23/2020	38	360,000	360,000	1.277	459,864	355,079	0.77	1.01	0.01	49,852	305,227	1: 6.1	2,560	AVG	410,012	242,244	1.69	
306C	137059	1128	CENTRAL FRWY	1	2	FSMO	CCC	1984	1995	VL	12/1/2020	37	3,800,000	3,800,000	1.270	4,826,380	2,587,000	0.54	1.47	0.47	503,554	2,083,446	1: 4.1	50,136	AVG	4,322,826	4,353,580	0.99	
306C	101514	2444	SIERRA DR	1	5	FRST	CCS	2001	2008	VM	5/24/2021	31	860,000	860,000	1.226	1,054,618	900,000	0.85	0.96	0.04	418,594	481,406	1: 1.2	26,350	AVG	636,024	1,940,148	0.33	306C - AVG 0.78 Mean 0.74 Median 0.70 Weighted Mean
306C	123734	3704	SHEPPARD ACCESS RD	1	2	FFFA	CCC	1978	2000	VM	3/4/2022	22	230,000	208,000	1.161	241,405	268,054	1.11	0.78	0.22	104,278	163,776	1: 1.6	1,350	AVG	137,127	218,368	0.63	
306C	100800	4230	BURKBURNETT RD	1	2	FSCH	CCD	1935	1972	VL	10/13/2021	27	75,000	75,000	1.197	89,783	88,631	0.99	0.85	0.15	36,336	52,295	1: 1.4	1,421	FAIR	53,447	68,809	0.78	
306C - FAIR																													
0.78 Mean																													
0.78 Median																													
0.78 Weighted Mean																													

2024 Commercial Sales by NBHD

308C	124608 2206 BROOK AVE	1	2	FSMI	CCC	2006	2013	VM	12/20/2019	48	637,000	637,000	1.350	860,205	603,000	0.70	1.06	0.06	149,148	453,852	1: 3.0	11,050	GOOD	711,057	519,590	1.37	<div>0.23 Weighted Mean</div>
308C	146158 2505 KEMP BLVD	1	2	FEAM	CCS	2015	2017	VM	12/17/2020	36	1,450,000	1,450,000	1.263	1,831,060	1,570,396	0.86	0.92	0.08	410,041	1,160,355	1: 2.8	21,000	GOOD	1,421,019	1,115,726	1.27	<div>308C - GOOD & EXCL</div> <div>1.41 Mean</div> <div>1.32 Median</div> <div>1.47 Weighted Mean</div>
308C	469866 3110 MIDWESTERN PKWY	1	2	FFRE	CCS	2012	2013	VL	10/7/2022	15	870,000	870,000	1.110	965,265	867,673	0.90	1.00	0.00	212,480	655,193	1: 3.1	4,000	GOOD	752,785	712,166	1.06	
308C	101424 5340 KELL BLVD	1	2	FAGA	CCS	2020	2020	VL	5/21/2021	31	3,648,000	2,223,333	1.226	2,726,473	2,268,000	0.83	0.98	0.02	412,077	1,855,923	1: 4.5	15,665	EXCL	2,314,396	1,200,558	1.93	
310R	100786 7578 SEYMOUR HWY		2	FSWA	CCS	2014	2011	VM	5/27/2021	31	630,000	630,000	1.226	772,569	629,260	0.81	1.00	0.00	100,521	528,739	1: 5.3	15,000	AVG	672,048	644,803	1.04	<div>310R - ALL</div> <div>0.74 Mean</div> <div>0.64 Median</div> <div>0.76 Weighted Mean</div>
310R	123516 8321 SEYMOUR HWY		11	FIWE	CCS	1972	1985	VL	11/7/2019	50	250,000	250,000	1.365	341,250	280,461	0.82	0.89	0.11	90,000	190,461	1: 2.1	14,235	FAIR	251,250	423,246	0.59	
310R	153767 9672 SEYMOUR HWY		11	FASA	CCS	1965	1989	VM	7/2/2020	42	97,000	97,000	1.307	126,740	93,383	0.74	1.04	0.04	55,880	37,503	1: 0.7	4,920	FAIR	70,860	83,340	0.85	
310R	153752 9478 SEYMOUR HWY		11	FRI2	CCS	1976	1994	VL	9/21/2020	39	232,000	232,000	1.285	298,050	239,235	0.80	0.97	0.03	48,164	191,071	1: 4.0	13,732	FAIR	249,886	391,665	0.64	<div>310R - AVG</div> <div>1.04 Mean</div> <div>1.04 Median</div> <div>1.04 Weighted Mean</div>
310R	153752 9478 SEYMOUR HWY		11	FRI2	CCS	1976	1994	VM	3/30/2022	21	230,000	230,000	1.153	265,259	239,235	0.90	0.96	0.04	48,164	191,071	1: 4.0	13,732	FAIR	217,095	391,662	0.55	
																											<div>310R - FAIR</div> <div>0.66 Mean</div> <div>0.62 Median</div> <div>0.61 Weighted Mean</div>
354R	120541 8029 BOBBY POINT RD		4	FSWA	CCS	2005	2005	VM	12/15/2021	25	152,000	152,000	1.183	179,740	397,466	2.21	0.38	0.62	35,099	362,367	1: 10.3	11,488	AVG	144,641	400,808	0.36	<div>354R - ALL</div> <div>0.48 Mean</div> <div>0.36 Median</div> <div>0.41 Weighted Mean</div>
354R	118381 7403 N CENTRAL FRWY		4	FRI2	CCS	1950	2000	VM	1/3/2023	12	130,000	130,000	1.088	141,388	120,403	0.85	1.08	0.08	67,639	52,764	1: 0.8	4,656	AVG	73,749	103,459	0.71	
354R	105395 7767 BURKBURNETT RD		4	FOCO	CCD	1991	2002	VMM	6/30/2023	6	100,000	100,000	1.044	104,380	108,582	1.04	0.92	0.08	34,950	73,632	1: 2.1	1,940	FAIR	69,430	193,769	0.36	
																											<div>354R - AVG</div> <div>0.54 Mean</div> <div>0.54 Median</div> <div>0.43 Weighted Mean</div>
																											<div>354R - ALL - FAIR</div> <div>0.36 Mean</div> <div>0.36 Median</div> <div>0.36 Weighted Mean</div>
367R	113809 474 RIFLE RANGE RD		7	FRI2	CCS	1980	2000	VM	1/13/2020	48	188,500	188,500	1.350	254,550	216,168	0.85	0.87	0.13	52,500	163,668	1: 3.1	6,260	AVG	202,050	224,204	0.90	<div>367R - ALL</div> <div>0.53 Mean</div> <div>0.44 Median</div> <div>0.49 Weighted Mean</div>
367R	113812 554 RIFLE RANGE RD		7	FIMA	CCS	1980	1985	VM	6/16/2020	43	580,000	580,000	1.314	762,062	806,794	1.06	0.72	0.28	80,319	726,475	1: 9.0	43,900	AVG	681,743	1,394,746	0.49	
367R	113812 554 RIFLE RANGE RD		7	FIMA	CCS	1980	1985	VM	2/23/2023	10	670,000	670,000	1.073	718,910	806,794	1.12	0.83	0.17	80,319	726,475	1: 9.0	43,900	AVG	638,591	1,452,948	0.44	
367R	113700 0 RIFLE RANGE RD		7	FTAI	CCS	1970	1991	VL	10/3/2020	39	7,500	7,500	1.285	9,635	8,040	0.83	0.93	0.07	0	8,040	1: 0.0	1,782	FAIR	9,635	22,971	0.42	<div>367R - AVG</div> <div>0.61 Mean</div> <div>0.49 Median</div> <div>0.50 Weighted Mean</div>
367R	108982 2850 E HWY 287		7	FIWE	CCS	1984	2000	VL	4/1/2022	21	422,231	134,901	1.153	155,581	149,653	0.96	0.90	0.10	51,644	98,009	1: 1.9	4,800	FAIR	103,937	245,022	0.42	
																											<div>367R - FAIR</div> <div>0.42 Mean</div> <div>0.42 Median</div> <div>0.42 Weighted Mean</div>

2024 Commercial Sales by Size

ASSESS DATE 1/1/2024										MO. CHANGE		0.00730		GOAL RATIO 1.00														
NBHD	PID	PROP ADDRESS	CITY	ISD	TYPE	CLASS	YR BLT	EFF YR BLT	SL TYP 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	51	16,000	16,000	1.372	21,957	18,262	0.83	0.88	0.12	10,794	7,468	1: 0.7	180 AVG	11,163	6,728	1.66	
301E	461261	1339 FM 171 RD		1	2	FOCO	CCS	2019	2019	VM	1/5/2023	12	65,000	65,000	1.088	70,694	101,500	1.44	0.64	0.36	46,181	55,319	1: 1.2	800 AVG	24,513	73,759	0.33	
301E	156494	2206 JACKSBORO HWY		1	2	FAUS	CCD	1964	1993	VMM	1/26/2024	-1	135,000	135,000	0.993	134,015	141,126	1.05	0.96	0.04	40,005	101,121	1: 2.5	816 AVG	94,010	146,824	0.64	
302	137924	2504 HOLLIDAY RD		1	2	FRS1	CCD	1929	1977	VM	3/14/2019	58	45,000	45,000	1.423	64,053	58,373	0.91	0.77	0.23	3,150	55,223	1: 17.5	1,104 AVG	60,903	80,033	0.76	
308C	148314	2114 KEMP BLVD		1	2	FRGR	CCD	1925	2000	VL	6/1/2020	43	87,500	87,000	1.314	114,309	104,338	0.91	0.83	0.17	6,251	98,087	1: 15.7	1,136 AVG	108,058	106,616	1.01	
308C	148314	2114 KEMP BLVD		1	2	FRGR	CCD	1925	2000	VM	7/28/2020	41	115,000	115,000	1.299	149,420	104,338	0.70	1.10	0.10	6,251	98,087	1: 0.0	1,136 AVG	143,169	106,616	1.34	
309	149665	2112 9TH ST		1	2	FFFA	CCC	1977	1995	VM	7/28/2022	17	85,500	85,500	1.124	96,111	120,498	1.25	0.71	0.29	18,753	101,745	1: 5.4	1,164 AVG	77,358	203,490	0.38	
309	149621	2000 10TH ST		1	2	FRS1	CCC	1955	1988	VM	7/24/2023	5	100,000	100,000	1.037	103,650	72,913	0.70	1.37	0.37	12,502	60,411	1: 4.8	1,285 AVG	91,148	120,822	0.75	
309	148661	1803 KEMP BLVD		1	2	FAUS	CCC	1958	2008	VM	7/8/2021	30	120,000	120,000	1.219	146,280	104,317	0.71	1.15	0.15	30,004	74,313	1: 2.5	1,300 AVG	116,276	148,626	0.78	
302C	145114	3000 JACKSBORO HWY		1	2	FORE	CCD	1957	2005	VM	9/20/2019	51	42,500	42,500	1.372	58,323	139,314	2.39	0.31	0.69	13,370	125,944	1: 9.4	1,334 AVG	44,953	155,142	0.29	
306C	123734	3704 SHEPPARD ACCESS RD		1	2	FFFA	CCC	1978	2000	VM	3/4/2022	22	230,000	208,000	1.161	241,405	268,054	1.11	0.78	0.22	104,278	163,776	1: 1.6	1,360 AVG	137,127	218,368	0.63	
306	449803	2720 IOWA PARK RD		1	2	FO1S	CCD	1959	2010	VM	1/10/2023	10	180,000	180,000	1.073	193,140	157,491	0.82	1.14	0.14	10,760	146,731	1: 13.6	1,378 AVG	182,380	209,616	0.87	
308C	145306	3239 KELL BLVD		1	2	FORE	CCS	2004	2011	VL	6/14/2019	55	205,000	205,000	1.402	287,308	258,188	0.90	0.79	0.21	105,851	152,337	1: 1.4	1,386 AVG	181,457	165,584	1.10	
309	154125	3004 9TH ST		1	2	FOCO	CCD	1958	1988	VM	8/12/2022	17	80,000	80,000	1.124	89,928	80,206	0.89	1.00	0.00	11,252	68,954	1: 6.1	1,396 AVG	78,676	137,907	0.57	
301M	133723	1101 BROOK AVE		1	2	FRS1	CCD	1984	2003	VL	1/10/2022	24	218,250	218,250	1.175	256,487	224,359	0.87	0.97	0.03	55,861	168,498	1: 3.0	1,474 AVG	200,626	252,148	0.80	
301DT	159564	709 LAMAR ST		1	2	FOIN	CCC	1953	1986	VM	6/26/2023	6	122,000	122,000	1.044	127,344	113,053	0.89	1.08	0.08	15,002	98,051	1: 6.5	1,520 AVG	112,342	144,193	0.78	
354	123033	203 N AVENUE D		3	4	FO1S	CCD	1972	1995	VM	6/17/2022	18	63,900	63,900	1.131	72,296	79,569	1.10	0.80	0.20	12,502	67,067	1: 5.4	1,525 AVG	59,794	131,504	0.45	
367	103109	311 N WALL		6	7	FRS1	CCC	1960	1991	VM	3/10/2022	22	105,000	105,000	1.161	121,863	101,252	0.83	1.04	0.04	2,757	98,495	1: 35.7	1,540 AVG	119,106	143,016	0.83	
302C	156270	4607 JACKSBORO HWY		1	2	FORE	CCC	1969	1995	VM	10/21/2022	14	250,000	250,000	1.102	275,550	257,012	0.93	0.97	0.03	58,805	198,207	1: 3.4	1,640 AVG	216,745	241,716	0.90	
309	125295	3701 SEYMOUR HWY		1	2	FAUS	CCC	1956	2006	VM	9/13/2019	52	75,000	75,000	1.380	103,470	76,849	0.74	0.98	0.25	15,872	60,977	1: 3.8	1,680 AVG	87,598	121,953	0.72	
354	105483	1101 S PRESTON		3	4	FO1S	CCD	1983	1995	VL	6/20/2019	54	40,000	40,000	1.394	55,768	78,114	1.40	0.51	0.49	2,250	75,864	1: 33.7	1,722 AVG	53,518	148,753	0.36	
308E	125363	4715 TAFT BLVD		1	2	FO1S	CCD	1977	1998	VM	2/15/2023	11	250,000	250,000	1.080	270,075	256,934	0.95	0.97	0.03	41,239	215,695	1: 5.2	1,728 AVG	228,836	231,930	0.99	
308E	125363	4715 TAFT BLVD		1	2	FO1S	CCD	1977	1998	VM	1/12/2024	0	295,000	295,000	1.000	295,000	256,934	0.87	1.15	0.15	41,239	215,695	1: 5.2	1,728 AVG	253,761	231,930	1.09	
301E	158306	105 E SCOTT AVE		1	2	FFCL	CCD	1948	1984	VLM	3/1/2021	34	52,500	52,500	1.248	65,531	72,802	1.11	0.72	0.28	6,578	66,224	1: 10.1	1,749 AVG	58,953	88,299	0.67	
308W	147324	3500 MCNIEL AVE		1	2	FODO	CCD	1977	1998	VM	9/13/2023	4	295,000	295,000	1.029	303,614	244,450	0.81	1.21	0.21	68,613	175,837	1: 2.6	1,800 AVG	235,001	234,449	1.00	
302C	145126	1424 31ST ST		1	2	FRS1	CCD	1984	2005	VM	10/21/2022	14	205,000	205,000	1.102	225,951	215,957	0.96	0.95	0.05	62,788	153,169	1: 2.4	1,929 AVG	163,163	186,792	0.87	
306	125464	1511 ROANOKE DR		1	2	FOCO	CCS	1984	2003	VL	1/28/2021	35	60,000	60,000	1.256	75,330	75,632	1.00	0.79	0.21	8,357	67,275	1: 8.1	2,000 AVG	66,973	96,107	0.70	
354	121914	115 N AVENUE D		3	4	FODE	CCD	1976	2005	VL	2/4/2021	35	230,000	230,000	1.256	288,765	174,601	0.60	1.32	0.32	17,500	157,101	1: 9.0	2,088 AVG	271,265	308,041	0.88	
308W	153952	2921 SOUTHWEST PKWY		1	2	FODO	CCD	1979	2000	VM	10/26/2022	14	280,000	280,000	1.102	308,616	245,840	0.80	1.14	0.14	44,998	200,842	1: 4.5	2,112 AVG	263,618	228,230	1.16	
301DT	159682	709 INDIANA AVE		1	2	FO1S	CCC	1919	1983	VL	6/21/2019	54	130,000	130,000	1.394	181,246	137,567	0.76	0.94	0.06	15,940	121,627	1: 7.6	2,118 AVG	165,306	178,863	0.92	
302C	143783	4000 JACKSBORO HWY		1	2	FODO	CCD	1981	2000	VM	3/13/2023	10	305,000	305,000	1.073	327,265	292,128	0.89	1.04	0.04	66,653	225,475	1: 3.4	2,150 AVG	260,612	274,970	0.95	
308E	154149	2406 BROOK AVE		1	2	FRS1	CCD	1945	2005	VM	7/1/2019	54	177,500	177,500	1.394	247,471	175,291	0.71	1.01	0.01	5,249	170,042	1: 32.4	2,160 AVG	242,222	193,230	1.25	
308W	142067	4523 SOUTHWEST PKWY		1	2	FFFA	CCD	2006	2013	VM	9/29/2023	3	750,000	750,000	1.022	766,425	615,505	0.80	1.22	0.22	163,786	451,719	1: 2.8	2,175 AVG	602,639	485,719	1.24	
309	124247	2408 5TH ST		1	2	FAUS	CCS	1964	1993	VM	11/13/2019	50	110,000	110,000	1.365	150,150	137,019	0.91	0.80	0.20	15,103	121,916	1: 8.1	2,220 AVG	135,047	243,831	0.55	
309	124247	2408 5TH ST		1	2	FAUS	CCS	1964	1993	VM	6/30/2020	42	140,000	140,000	1.307	182,924	137,019	0.75	1.02	0.02	15,103	121,916	1: 8.1	2,220 AVG	167,821	243,831	0.69	
309	149157	1315 KEMP BLVD		1	2	FO1S	CCD	1919	1971	VM	4/26/2023	8	189,000	189,000	1.058	200,038	149,589	0.75	1.26	0.26	5,026	144,563	1: 0.0	2,316 AVG	195,012	289,125	0.67	
306	125811	2812 IOWA PARK RD		1	2	FORE	CCD	1954	1988	VL	5/1/2022	20	100,000	100,000	1.146	114,600	80,035	0.70	1.25	0.25	17,576	62,459	1: 3.6	2,336 AVG	97,024	89,227	1.09	
367	103118	111 W PARK		6	7	FRS1	CCS	1996	2006	VL	6/12/2020	43	115,000	115,000	1.314	151,099	125,174	0.83	0.92	0.08	4,080	121,094	1: 29.7	2,368 AVG	147,019	170,555	0.86	
308E	138962	2614 SOUTHWEST PKWY		1	2	FRS1	CCC	1972	1995	VL	6/27/2019	54	210,000	210,000	1.394	292,782	226,673	0.77	0.93	0.07	89,112	137,561	1: 1.5	2,400 AVG	203,670	183,415	1.11	
309	149750	2000 9TH ST		1	2	FRS1	CCC	1977	1998	VL	4/24/2023	8	194,000	194,000	1.058	205,330	104,159	0.51	1.86	0.86	22,503	81,656	1: 3.6	2,400 AVG	182,827	163,312	1.12	
306	130709	1722 CIMARRON TRL		1	5	FRS1	CCD	1965	1993	VMM	3/30/2022	21	255,000	240,000	1.153	276,792	241,042	0.87	1.00	0.00	11,730	229,312	1: 19.5	2,160 AVG	265,062	218,392	1.21	
354	122896	121 S BERRY ST		3	4	FFCO	CCD	2009	2012	VMM	3/21/2023	9	265,000	250,716	1.066	267,188	231,602	0.87	1.08	0.08	28,101	203,502	1: 7.2	2,438 AVG	239,087	399,023	0.60	
306	124396	1427 IOWA PARK RD		1	2	FFLI	CCD	1947	1978	VL	8/31/2022	16	20,000	20,000	1.117	22,336	24,977	1.12	0.80	0.20	8,002	16,975	1: 2.1	532 FAIR	14,334	26,523	0.54	
354	122862	124 E 3RD ST																										

2024 Commercial Sales by Size

367	116648	307 N WALL	6	7 FO1S	CCC	1960	1980 VL	12/7/2022	13	70,000	70,000	1.095	76,643	61,251	0.80	1.14	0.14	3,349	57,902	1: 17.3	1,845 FAIR	73,294	132,650	0.55
309	149411	2410 9TH ST	1	2 FODO	CCD	1919	1990 VM	3/1/2022	22	110,000	103,000	1.161	119,542	103,016	0.86	1.00	0.00	4,000	99,016	1: 24.8	1,866 FAIR	115,542	186,822	0.62
354R	105395	7767 BURKBURNETT RD	0	4 FOCO	CCD	1991	2002 VMM	6/30/2023	6	100,000	100,000	1.044	104,380	108,582	1.04	0.92	0.08	34,950	73,632	1: 2.1	1,940 FAIR	69,430	193,769	0.36
308E	140167	1608 MIDWESTERN PKWY	1	2 FRCL	CCC	1962	1983 VL	6/22/2023	6	65,000	65,000	1.044	67,847	68,398	1.01	0.95	0.05	16,276	52,122	1: 3.2	2,000 FAIR	51,571	104,244	0.49
309	148323	2101 BUCHANAN ST	1	2 FRLA	CCC	1984	2000 VM	11/12/2021	26	112,000	112,000	1.190	133,258	104,995	0.79	1.07	0.07	15,002	89,993	1: 6.0	2,000 FAIR	118,256	169,799	0.70
309	149373	1001 POLK ST	1	2 FRLA	CCC	1969	1991 VM	4/29/2022	20	83,000	83,000	1.146	95,118	94,179	0.99	0.88	0.12	7,466	86,713	1: 11.6	2,100 FAIR	87,652	163,610	0.54
302	143042	1308 HOLLIDAY ST	1	2 FFFA	CCC	1988	2000 VM	6/23/2022	18	110,000	100,000	1.131	113,140	139,956	1.24	0.71	0.29	34,648	105,308	1: 3.0	2,260 FAIR	78,492	195,015	0.40
354	123018	313 E 3RD ST	3	4 FRS1	CCC	1955	1975 VL	4/14/2021	33	27,500	27,500	1.241	34,125	42,048	1.23	0.65	0.35	5,626	36,422	1: 6.5	2,297 FAIR	28,499	95,847	0.30
302	125045	2220 HOLLIDAY RD	1	2 FRS1	CCC	1962	1986 VL	9/10/2019	52	30,000	30,000	1.380	41,388	75,861	1.83	0.40	0.60	2,526	73,335	1: 29.0	2,340 FAIR	38,862	135,805	0.29
306	148048	3600 IOWA PARK RD	1	5 FFCO	CCD	1977	1994 VL	4/7/2021	33	150,000	150,000	1.241	186,135	134,797	0.72	1.11	0.11	17,624	117,173	1: 6.6	2,400 FAIR	168,511	122,055	1.38
309	149569	2200 9TH ST	1	2 FODO	CCD	1982	2003 VM	10/28/2022	14	140,000	140,000	1.102	154,308	254,119	1.65	0.55	0.45	9,376	244,743	1: 26.1	1,800 GOOD	144,932	271,937	0.53
308W	147329	3510 MCNIEL AVE	1	2 FODE	CCD	2020	2020 VL	1/24/2020	47	238,000	238,000	1.343	319,658	506,671	1.59	0.47	0.53	96,368	410,303	1: 4.3	2,303 GOOD	223,290	441,186	0.51
354	123047	218 E 3RD ST	3	4 FRS1	CCC	1920	1955 VM	8/30/2019	52	9,000	9,000	1.380	12,416	15,014	1.21	0.60	0.40	5,626	9,388	1: 1.7	1,750 POOR	6,790	46,939	0.14
302	127225	2709 ARMORY RD	1	2 FRS2	CCD	1966	1984 VM	12/19/2023	0	45,000	45,000	1.000	45,000	33,237	0.74	1.35	0.35	7,000	26,237	1: 3.7	2,316 POOR	38,000	93,703	0.41

309	158646	3200 CHERYL ST	1	2	FCRO	CCD	1960	1986	VM	10/31/2022	14	145,000	145,000	1.102	159,819	170,689	1.07	0.85	0.15	12,000	158,689	1: 13.2	2,521	AVG	147,819	317,377	0.47
360	112679	517 W ROOSEVELT	8	9	FAGA	CCS	2011	2011	VL	4/16/2021	33	40,000	40,000	1.241	49,636	53,574	1.08	0.75	0.25	1,960	51,614	1: 26.3	2,542	AVG	47,676	68,819	0.69
306C	123735	4018 BURKBURNETT RD	1	2	FFCO	CCD	1984	2005	VL	10/23/2020	38	360,000	360,000	1.277	459,864	355,079	0.77	1.01	0.01	49,852	305,227	1: 6.1	2,560	AVG	410,012	242,244	1.69
367	117316	200 W HIGHWAY ST	6	7	FFCO	CCC	1982	2000	VL	8/16/2019	53	548,438	281,381	1.387	390,247	300,383	0.77	0.94	0.06	19,125	281,258	1: 14.7	2,640	AVG	371,122	249,143	1.49
367	461420	121 W PARK	6	7	FO1S	CCC	1930	1977	VL	11/22/2019	49	48,700	48,700	1.358	66,120	69,930	1.06	0.70	0.30	2,650	67,280	1: 25.4	2,650	AVG	63,470	97,692	0.65
308W	142061	4705 FAIRWAY BLVD	1	2	FORE	CCD	1979	2015	VM	12/2/2022	13	365,000	365,000	1.095	399,639	313,494	0.78	1.16	0.16	65,340	248,154	1: 3.8	2,680	AVG	334,299	265,071	1.26
308C	125875	2186 KELL BLVD	1	2	FODE	CCD	2006	2011	VM	4/18/2019	56	345,000	345,000	1.409	486,036	433,365	0.89	0.80	0.20	57,500	375,865	1: 6.5	2,723	AVG	428,536	408,549	1.05
301M	133362	1600 BROOK AVE	1	2	FODO	CCD	1990	2005	VL	6/30/2023	6	525,000	525,000	1.044	547,995	326,346	0.60	1.61	0.61	75,010	251,336	1: 3.4	2,748	AVG	472,985	372,349	1.27
367	116169	501 SW ACCESS RD	6	7	FAGA	CCS	2008	2011	VL	5/7/2021	32	395,000	395,000	1.234	487,272	300,357	0.62	1.32	0.32	26,250	274,107	1: 10.4	2,800	AVG	461,022	287,324	1.60
308C	146087	2912 BUCHANAN ST	1	2	FO1S	CCD	1978	1998	VL	3/28/2019	57	250,000	250,000	1.416	354,025	294,050	0.83	0.85	0.15	78,937	215,113	1: 2.7	2,816	AVG	275,088	233,818	1.18
308C	146087	2912 BUCHANAN ST	1	2	FO1S	CCD	1978	1998	VM	4/15/2021	33	299,999	299,999	1.241	372,269	294,050	0.79	1.02	0.02	78,937	215,113	1: 2.7	2,816	AVG	293,332	233,818	1.25
301M	157475	1811 10TH ST	1	2	FO2S	CCD	1914	1963	VM	3/31/2021	33	105,000	105,000	1.241	130,295	111,237	0.85	0.94	0.06	12,750	98,487	1: 7.7	2,842	AVG	117,545	198,963	0.59
308W	107203	4716 BROOKDALE DR	1	2	FRS1	CCD	1985	1995	VM	6/28/2019	54	165,000	165,000	1.394	230,043	210,209	0.91	0.78	0.22	13,682	196,527	1: 14.4	2,936	AVG	216,361	262,036	0.83
302C	156322	4200 JACKSBORO HWY	1	2	FO1S	CCC	1961	1991	VM	9/11/2019	52	290,000	290,000	1.380	400,084	324,937	0.81	0.89	0.11	152,202	172,735	1: 1.1	2,946	AVG	247,882	210,652	1.18
301E	156512	2200 MISSISSIPPI AVE	1	2	FSWA	CCS	1973	1995	VM	12/31/2019	48	60,000	60,000	1.350	81,024	52,629	0.65	1.14	0.14	1,789	50,840	1: 28.4	3,000	AVG	79,235	67,786	1.17
301DT	106211	1104 11TH ST	1	2	FRGR	CCC	1952	1981	VM	9/19/2019	51	63,000	63,000	1.372	86,455	94,876	1.10	0.66	0.34	4,526	90,350	1: 20.0	3,050	AVG	81,929	132,867	0.62
309	142449	1906 8TH ST	1	2	FSJU	CCD	1915	1963	VM	5/13/2022	20	94,000	94,000	1.146	107,724	87,010	0.81	1.08	0.08	4,800	82,210	1: 17.1	3,288	AVG	102,924	155,113	0.66
309	142449	1906 8TH ST	1	2	FSJU	CCD	1915	1963	VM	12/13/2023	1	90,000	90,000	1.007	90,657	87,010	0.96	1.03	0.03	4,800	82,210	1: 17.1	3,288	AVG	85,857	155,113	0.55
367	109129	803 SW ACCESS RD	6	7	FFRE	CCD	1999	2008	VL	10/15/2020	39	153,000	153,000	1.285	196,559	330,862	1.68	0.46	0.54	22,976	307,886	1: 13.4	3,300	AVG	173,583	409,097	0.42
302	144858	1417 32ND ST	1	2	FSWA	CCS	2015	2016	VMM	6/10/2021	31	220,000	220,000	1.226	269,786	213,137	0.79	1.03	0.03	9,244	203,893	1: 22.1	3,321	AVG	260,542	183,687	1.42
308C	108639	1908 N ELMWOOD AVE	1	2	FOIN	CCS	1991	2005	VM	10/15/2020	39	430,000	430,000	1.285	552,421	512,088	0.93	0.84	0.16	141,211	370,877	1: 2.6	3,481	AVG	411,210	403,127	1.02
306C	123649	3502 SHEPPARD ACCESS RD	1	2	FRS1	CCD	1954	1988	VM	11/14/2019	50	127,664	127,664	1.365	174,261	160,353	0.92	0.80	0.20	48,334	112,019	1: 2.3	3,520	AVG	125,927	149,359	0.84
308E	103071	2637 PLAZA PKWY	1	2	FO1S	CCD	2003	2008	VM	12/27/2022	12	545,000	545,000	1.088	592,742	500,024	0.84	1.09	0.09	103,413	396,611	1: 3.8	3,523	AVG	489,329	450,694	1.09
354	120413	720 E 3RD ST	3	4	FIWE	CCS	1960	2005	VM	11/19/2021	25	105,000	105,000	1.183	124,163	85,558	0.69	1.23	0.23	4,500	81,058	1: 18.0	3,600	AVG	119,663	158,938	0.75
301E	142562	400 GALVESTON ST	1	2	FIWE	CCC	1948	1984	VM	5/1/2023	8	110,000	110,000	1.058	116,424	94,146	0.81	1.17	0.17	3,250	90,896	1: 28.0	3,640	AVG	113,174	121,195	0.93
309	145869	2610 GRANT ST	1	2	FRS2	CCC	1935	1990	VM	12/9/2019	49	120,000	120,000	1.358	162,924	94,617	0.58	1.27	0.27	4,087	90,530	1: 22.2	3,750	AVG	158,837	181,059	0.88
360	109729	508 AVENUE C	8	9	FAGA	CCS	1975	1995	VL	8/10/2022	17	65,000	50,000	1.124	56,205	59,412	1.06	0.84	0.16	5,076	54,336	1: 10.7	3,750	AVG	51,129	83,206	0.61
301DT	158863	1417 9TH ST	1	2	FO2S	CCD	1930	1977	VM	11/1/2021	26	297,500	297,500	1.190	353,966	244,916	0.69	1.21	0.21	7,426	237,490	1: 32.0	3,824	AVG	346,540	349,249	0.99
308C	157541	4610 KELL BLVD	1	2	FO1S	CCD	2008	2011	VM	12/11/2020	37	625,000	625,000	1.270	793,813	695,555	0.88	0.90	0.10	160,658	534,897	1: 3.3	3,898	AVG	633,155	581,410	1.09
308W	126650	4414 FAIRWAY BLVD	1	2	FRGR	CCD	1967	1975	VM	6/30/2023	6	239,900	239,900	1.044	250,408	231,279	0.92	1.04	0.04	81,544	149,735	1: 1.8	3,956	AVG	168,864	199,647	0.85
301DT	158835	1408 8TH ST	1	2	FO1S	CCC	1973	1988	VM	12/1/2021	25	305,000	305,000	1.183	360,663	332,090	0.92	0.92	0.08	10,860	321,230	1: 29.6	4,000	AVG	349,803	472,397	0.74
308E	124505	5023 KEMP BLVD	1	2	FOCO	CCS	1978	1998	VL	6/13/2019	55	150,000	150,000	1.402	210,225	137,700	0.66	1.09	0.09	6,460	131,240	1: 20.3	4,000	AVG	203,765	174,987	1.16
367	116606	1303 N PACIFIC	6	7	FIWE	CCS	1988	2003	VM	8/4/2023	5	150,000	150,000	1.037	155,475	135,869	0.87	1.10	0.10	20,370	115,499	1: 5.7	4,000	AVG	135,105	167,706	0.81
309	123599	3155 5TH ST	1	2	FRS1	CCS	1995	2006	VM	8/8/2019	53	180,000	180,000	1.387	249,642	163,552	0.66	1.10	0.10	26,879	136,673	1: 5.1	4,000	AVG	222,763	273,346	0.81
308W	109175	4801 FAIRWAY BLVD	1	2	FAGA	CCS	1995	2006	VL	12/20/2023	0	340,000	310,000	1.000	310,000	136,355	0.44	2.27	1.27	20,517	115,838	1: 5.6	4,000	AVG	289,483	525,178	0.55
367	116823	215 N YOSEMITE	6	7	FO1S	CCC	1930	1971	VM	10/18/2022	14	95,000	95,000	1.102	104,709	106,332	1.02	0.89	0.11	2,114	104,218	1: 49.3	4,100	AVG	102,595	148,268	0.69
354	118913	612 SHEPPARD RD	3	4	FRS1	CCD	1975	1993	VM	4/30/2019	56	82,000	82,000	1.409	115,522	143,521	1.24	0.57	0.43	44,748	98,773	1: 2.2	4,155	AVG	70,774	210,864	0.34
302	106044	1416 TWIN OAKS ST	1	2	FTFD	CCS	1992	2005	VM	9/8/2022	16	277,500	277,500	1.117	309,912	258,132	0.83	1.08	0.08	29,403	228,729	1: 7.8	4,200	AVG	280,509	331,492	0.85
308C	455744	3909 KELL BLVD	1	2	FFMA	CCS	1978	2000	VM	12/6/2019	49	333,659	333,659	1.358	453,009	265,966	0.59	1.25	0.25	80,490	185,476	1: 2.3	4,226	AVG	372,519	201,604	1.85
309	139393	3631 ARENA RD	1	2	FOCO	CCS	1981	2013	VM	6/5/2020	43	120,000	120,000	1.314	157,668	175,098	1.11	0.69	0.31	43,976	131,122	1: 3.0	4,512	AVG	113,692	262,243	0.43

2024 Commercial Sales by Size

354	123168	501 E 3RD ST	3	4	FOCL	CCD	1955	1988	VM	10/13/2023	3	155,000	155,000	1.022	158,395	146,472	0.92	1.06	0.06	7,501	138,971	1: 18.5	4,591	AVG	150,894	272,493	0.55
301DT	158853	902 BROAD ST	1	2	FRS1	CCD	2005	2011	VM	1/10/2020	48	210,000	210,000	1.350	283,584	245,219	0.86	0.86	0.14	47,291	197,928	1: 4.2	4,654	AVG	236,293	282,754	0.84
354R	118381	7403 N CENTRAL FRWY	0	4	FR12	CCS	1950	2000	VM	1/3/2023	12	130,000	130,000	1.088	141,388	120,403	0.85	1.08	0.08	67,639	52,764	1: 0.8	4,656	AVG	73,749	103,459	0.71
308W	146093	3010 BUCHANAN ST	1	2	FO1S	CCS	1979	2000	VM	9/2/2021	28	435,000	435,000	1.204	523,914	418,802	0.80	1.04	0.04	93,626	325,177	1: 3.5	4,800	AVG	430,288	369,518	1.16
302	130144	1601 E CENTRAL FRWY	1	2	FR12	CCS	1980	1997	VM	10/28/2022	14	160,000	160,000	1.102	176,352	152,534	0.86	1.05	0.05	26,307	126,227	1: 4.8	4,800	AVG	150,045	182,938	0.82
367	100213	804 NW ACCESS RD	6	7	FAGA	CCS	2005	2011	VL	2/28/2023	10	300,000	300,000	1.073	321,900	204,184	0.63	1.47	0.47	18,960	185,224	1: 9.8	4,800	AVG	302,940	203,767	1.49
301E	142570	312 GALVESTON ST	1	2	FRH1	CCS	1975	1998	VMM	3/5/2021	34	116,000	116,000	1.248	144,791	116,805	0.81	0.99	0.01	7,500	109,305	1: 14.6	3,204	AVG	137,291	159,149	0.86
308W	106722	4706 BROOKDALE DR B	1	2	FO1S	CCD	1985	2003	VLM	6/15/2021	31	389,900	389,900	1.226	478,134	516,867	1.08	0.75	0.25	32,736	484,131	1: 14.8	4,790	AVG	445,398	550,150	0.81
309	158616	505 BROOK AVE	1	2	FO1S	CCC	1982	1997	VM	2/22/2021	34	75,000	75,000	1.248	93,615	132,464	1.41	0.57	0.43	16,753	115,711	1: 6.9	2,508	FAIR	76,862	218,323	0.35
309	151585	2815 LAWRENCE RD	1	2	FRS2	CCS	1978	1986	VL	7/14/2021	30	30,000	30,000	1.219	36,570	32,695	0.89	0.92	0.08	3,500	29,195	1: 8.3	3,000	FAIR	33,070	55,085	0.60
367	116647	303 N WALL	6	7	FO1S	CCD	1960	1980	VM	11/20/2020	37	52,500	52,500	1.270	66,680	71,040	1.07	0.74	0.26	5,723	65,317	1: 11.4	3,072	FAIR	60,957	149,639	0.41
301DT	159281	1104 TRAVIS ST	1	2	FO1S	CCD	1980	1997	VM	10/10/2022	15	101,000	101,000	1.110	112,060	108,579	0.97	0.93	0.07	5,249	103,330	1: 19.7	3,176	FAIR	106,811	234,841	0.45
302C	132179	4720 JACKSBORO HWY	1	2	FAGA	CCD	1961	1986	VM	3/24/2022	21	100,000	100,000	1.153	115,330	114,757	1.00	0.87	0.13	33,775	80,982	1: 2.4	3,400	FAIR	81,555	148,728	0.55
302	105486	1409 26TH ST B	1	2	FAGA	CCD	1966	1989	VL	2/22/2021	34	8,000	8,000	1.248	9,986	8,945	0.90	0.89	0.11	1,969	6,976	1: 3.5	3,516	FAIR	8,017	12,918	0.62
309	148380	1801 HAYES ST	1	2	FRS1	CCC	1956	1988	VL	10/16/2020	39	66,000	64,500	1.285	82,863	152,469	1.84	0.42	0.58	11,252	141,217	1: 12.6	3,680	FAIR	71,611	266,447	0.27
306	124400	1116 SHEPPARD ACCESS RD	1	2	FOCO	CCS	1949	1980	VM	4/14/2022	21	37,000	37,000	1.153	42,672	31,443	0.74	1.18	0.18	6,665	24,778	1: 3.7	3,744	FAIR	36,007	38,715	0.93
308W	147167	3511 MCNIEL AVE	1	2	FRS1	CCS	1979	1997	VM	7/26/2021	29	304,500	304,500	1.212	368,963	314,816	0.85	0.97	0.03	117,441	197,375	1: 1.7	3,750	FAIR	251,522	394,749	0.64
302C	132183	4716 JACKSBORO HWY	1	2	FRS1	CCS	1965	1989	VM	1/29/2021	35	70,000	70,000	1.256	87,885	115,452	1.31	0.61	0.39	54,399	61,053	1: 1.1	3,816	FAIR	33,486	112,127	0.30
308C	104820	4525 MAPLEWOOD AVE	1	2	FFRE	CCC	1997	2003	VL	4/26/2023	8	300,000	280,000	1.058	296,352	414,251	1.40	0.68	0.32	218,236	196,015	1: 0.9	3,851	FAIR	78,116	466,703	0.17
354	119315	1011 SHEPPARD RD	3	4	FRS2	CCS	1975	1997	VL	2/25/2022	22	60,000	60,000	1.161	69,636	56,339	0.81	1.06	0.06	24,615	31,724	1: 1.3	3,857	FAIR	45,021	83,486	0.54
367R	108982	2850 E HWY 287	0	7	FIWE	CCS	1984	2000	VL	4/1/2022	21	422,231	134,901	1.153	155,581	149,653	0.96	0.90	0.10	51,644	98,009	1: 1.9	4,800	FAIR	103,937	245,022	0.42
310R	153767	9672 SEYMOUR HWY	0	11	FASA	CCS	1965	1989	VM	7/2/2020	42	97,000	97,000	1.307	126,740	93,383	0.74	1.04	0.04	55,880	37,503	1: 0.7	4,920	FAIR	70,860	83,340	0.85
308C	146231	2407 KEMP BLVD	1	2	FRS1	CCD	1986	1997	VM	2/27/2023	10	141,875	141,875	1.073	152,232	179,330	1.18	0.79	0.21	60,008	119,322	1: 2.0	4,968	FAIR	92,224	284,100	0.32
308E	474780	1810-2 SOUTHWEST PKWY	1	2	FO1S	CCD	2010	2014	VM	4/1/2022	21	590,000	590,000	1.153	680,447	611,937	0.90	0.96	0.04	63,163	548,774	1: 8.7	3,361	GOOD	617,284	498,885	1.24
308E	474780	1810-2 SOUTHWEST PKWY	1	2	FO1S	CCD	2010	2014	VM	9/6/2022	16	650,000	650,000	1.117	725,920	611,937	0.84	1.06	0.06	63,163	548,774	1: 8.7	3,361	GOOD	662,757	498,885	1.33
301M	133355	1607 BROOK AVE	1	2	FODO	CCD	2002	2010	VM	2/6/2019	59	472,500	472,500	1.431	676,006	542,413	0.80	0.87	0.13	75,010	467,403	1: 6.2	3,835	GOOD	600,996	577,041	1.04
308C	469866	3110 MIDWESTERN PKWY	1	2	FFRE	CCS	2012	2013	VL	10/7/2022	15	870,000	870,000	1.110	965,265	867,673	0.90	1.00	0.00	212,480	655,193	1: 3.1	4,000	GOOD	752,785	712,166	1.06
302	301495	4190 HENRY S. GRACE FRWY	1	2	FSWA	CCS	2005	2013	VM	11/27/2023	1	375,000	375,000	1.007	377,738	257,247	0.68	1.46	0.46	36,834	220,413	1: 6.0	4,200	GOOD	340,904	244,903	1.39
309	104836	5610 SEYMOUR HWY	1	2	FRS1	CCS	2019	2019	VM	9/22/2023	3	350,000	350,000	1.022	357,665	275,817	0.77	1.27	0.27	38,492	237,325	1: 6.2	4,400	GOOD	319,173	244,665	1.30
354	119929	512 SHEPPARD RD	3	4	FFHA	CCD	1975	1991	VM	4/4/2019	57	50,000	50,000	1.416	70,805	37,586	0.53	1.33	0.33	21,475	16,111	1: 0.8	2,683	POOR	49,330	80,554	0.61
354	122416	204 WESTWOOD DR	3	4	FSWA	CCD	1950	1975	VL	1/30/2020	47	15,000	15,000	1.343	20,147	12,336	0.61	1.22	0.22	4,620	7,716	1: 1.7	2,766	POOR	15,527	26,423	0.59
354	123029	219 AVENUE D	3	4	FSJU	CCC	1930	1959	VL	7/27/2022	17	35,000	35,000	1.124	39,344	38,067	0.97	0.92	0.08	22,499	15,568	1: 0.7	4,668	POOR	16,845	77,841	0.22

2,500 - 4,999 SF - GOOD
1.23 Mean
1.27 Median
1.19 Weighted Mean

2,500 - 4,999 SF - POOR
0.47 Mean
0.59 Median
0.44 Weighted Mean

302	156210	3119 WINDTHORST RD	1	2	FOCO	CCS	2000	2008	VM	6/6/2019	55	260,000	260,000	1.402	364,390	334,923	0.92	0.78	0.22	35,078	299,845	1: 8.5	5,000	AVG	329,312	270,131	1.22
302	156210	3119 WINDTHORST RD	1	2	FOCO	CCS	2000	2008	VM	11/14/2022	14	380,000	380,000	1.102	418,836	334,923	0.80	1.13	0.13	35,078	299,845	1: 8.5	5,000	AVG	383,758	270,131	1.42
301M	158806	1508 10TH ST	1	2	FODO	CCD	1961	1995	VL	10/19/2022	14	490,900	490,900	1.102	541,070	432,355	0.80	1.14	0.14	68,065	364,290	1: 5.4	5,072	AVG	473,005	539,689	0.88
309	123593	3064 5TH ST	1	2	FAGA	CCC	1960	1995	VL	5/25/2022	19	190,000	190,000	1.139	216,353	230,071	1.06	0.83	0.17	35,767	194,304	1: 5.4	5,170	AVG	180,586	388,607	0.46
301M	153447	804 BROOK AVE	1	2	FRS1	CCC	1948	1984	VM	3/10/2023	10	285,000	285,000	1.073	305,805	312,590	1.02	0.91	0.09	49,497	263,093	1: 5.3	5,450	AVG	256,308	393,705	0.65
301M	157228	1004 BROOK AVE	1	2	FODO	CCD	1965	1993	VM	6/1/2021	31	461,000	461,000	1.226	565,324	440,633	0.78	1.05	0.05	81,170	359,463	1: 4.4	5,515	AVG	484,154	532,538	0.91
308W	108893	4090 REGENT DR	1	2	FORE	CCD	1983	2003	VM	12/8/2020	37	445,000	445,000	1.270	565,195	564,999	1.00	0.79	0.21	78,186	486,813	1: 6.2	5,611	AVG	487,009	553,197	0.88
301M	146874	1812 ROSE ST	1	2	FO2S	CCD	1924	1974	VM	10/16/2020	39	189,000	189,000	1.285	242,808	242,294	1.00	0.78	0.22	14,000	228,294	1: 16.3	5,652	AVG	228,808	461,199	0.50
302	155940	1701 ARCHER CITY HWY	1	2	FELO	CCS	1963	1986	VM	3/6/2019	58	147,500	147,500	1.423	209,952	196,678	0.94	0.75	0.25	105,851	90,827	1: 0.9	5,760	AVG	104,101	168,198	0.62
301E	142561	404 GALVESTON ST	1	2	FIWE	CCS	1935	1979	VM	7/2/2020	42	120,000	120,000	1.307	156,792	146,701	0.94	0.82	0.18	3,250	143,451	1: 44.1	5,814	AVG	153,542	191,268	0.80
301E	142561	404 GALVESTON ST	1	2	FIWE	CCS	1935	1979	VM	2/15/2023	11	135,000	135,000	1.080	145,841	146,701	1.01	0.92	0.08	3,250	143,451	1: 44.1	5,814	AVG	142,591	191,268	0.75
308C	106719	2519 E MONTGOMERY PL	1	2	FAAU	CCC	1987	2003	VM	1/14/2020	48	825,000	825,000	1.350	1,114,080	580,279	0.52	1.42	0.42	156,330	423,949	1: 2.7	5,824	AVG	957,750	460,814	2.08
354	119235	934 CROPPER RD	3	4	FR12	CCS	2016	2016	VM	12/14/2021	25	175,000	175,000	1.183	206,938	151,758	0.73	1.15	0.15	18,550	133,208	1: 7.2	6,000	AVG	188,388	253,698	0.74
309	145796	1611 BELL ST	1	2	B14D	CCD	1972	1995	VM	12/18/2020	36	350,000	350,000	1.263	441,980	382,000	0.86	0.92	0.08	9,301	372,699	1: 40.1	6,117	AVG	432,679	484,647	0.89
354	119780	617 S RED RIVER EXPY	3	4	FELO	CCS	1981	2000	VM	10/7/2022	15	145,000	145,000	1.110	160,878	133,170	0.83	1.09	0.09	35,819	97,351	1: 2.7	6,200	AVG	125,059	190,885	0.66
367R	113809	474 RIFLE RANGE RD	0	7	FR12	CCS	1980	2000	VM	1/13/2020	48	188,500	188,500	1.350	254,550	216,168	0.85	0.87	0.13	52,500	163,668	1: 3.1	6,260	AVG	202,050	224,204	0.90
308W	107912	2901 LYDIA DR	1	2	FR12	CCS	1991	1995	VM	7/17/2020	41	265,000	265,000	1.299	344,315	285,435	0.83	0.93	0.07	26,064	259,371	1: 10.0	6,416	AVG	318,251	345,828	0.92
360	109858	102 E HWY 287	8	9	FR12	CCS	2082	1994	VL	11/2/2023	2	200,000	200,000	1.015	202,920	119,788	0.59	1.67	0.67	26,833	92,955	1: 3.5	6,500	AVG	176,087	237,527	0.74
354	120375	209 N BERRY ST	3	4	FSJU	CCC	2004	2011	VM	3/7/2019	58	195,000	195,000	1.423	277,563	195,000	0.70	1.00	0.00	62,530	132,470	1: 2.1	6,518	AVG	215,033	302,998	0.71
302C	155882	5016 JACKSBORO HWY	1	2	FRS1	CCS	1979	1980	VM	11/8/2019	50	183,000	183,000	1.365	249,795	278,162	1.11	0.66	0.34	66,595	211,567	1: 3.2	6,560	AVG	183,200	258,009	0.71
302C	155882	5016 JACKSBORO HWY	1	2	FRS1	CCS	1979	1980	VM	7/28/2022	17	256,500	256,500	1.124	288,332	278,162	0.96	0.92	0.08	66,595	211,567	1: 3.2	6,560	AVG	221,737	258,009	0.86
309	157503	1901 10TH ST	1	2	FO1S	CCD	1935	1979	VM	11/8/2019	50	165,000	165,000	1.365	225,225	215,935	0.96	0.76	0.24	32,219	183,716	1: 5.7	6,579	AVG	193,006	367,432	0.53
309	157503	1901 10TH ST	1	2	FO1S	CCD	1935	1979	VM	5/7/2021	32	175,000	175,000	1.234	215,880	215,935	1.00	0.81	0.19	32,219	183,716	1: 0.0	6,579	AVG	183,661	367,432	0.50
308W	132616	4905 SOUTHWEST PKWY	1	2	FAAU	CCC	2006	2011	VM	6/1/2020	43	975,000	975,000	1.314	1,281,053	1,218,796	0.95	0.80	0.20	233,964	984,832	1: 4.2	6,626	AVG	1,047,089	895,302	1.17
354	121178	908 W KRAMER RD	3	4	FSJU	CCC	1977	1998	VL	7/13/2023	6	100,000	100,000	1.044	104,380	97,177	0.93	1.03	0.03	27,007	70,170	1: 2.6	6,680	AVG	77,373	137,588	0.56

2024 Commercial Sales by Size

301DT	159221	1204 INDIANA AVE	1	2	FSWA	CCC	1950	1981	VM	1/31/2019	59	69,500	69,500	1.431	99,434	88,580	0.89	0.78	0.22	7,004	81,576	1: 11.6	6,900 AVG	92,430	119,965	0.77
354	100164	1 COMMERCE DR	3	4	FRS2	CCS	2013	2013	VM	8/13/2019	53	200,000	200,000	1.387	277,380	237,259	0.86	0.84	0.16	54,691	182,568	1: 3.3	7,200 AVG	222,689	357,976	0.62
301DT	159411	815 OHIO AVE	1	2	FIWE	CCS	1977	2000	VL	11/15/2019	50	200,000	200,000	1.365	273,000	195,421	0.72	1.02	0.02	15,002	180,419	1: 12.0	7,500 AVG	257,998	265,322	0.97
308W	103229	6701 SEYMOUR HWY	1	2	FR1I	CCC	1959	1991	VM	12/15/2021	25	525,000	525,000	1.183	620,813	606,372	0.98	0.87	0.13	311,062	295,310	1: 0.9	7,880 AVG	309,751	393,746	0.79
301DT	160254	218 INDIANA AVE	1	2	FR1I	CCC	1956	1978	VM	11/15/2023	2	240,000	240,000	1.015	243,504	215,084	0.88	1.12	0.12	7,501	207,583	1: 27.7	8,000 AVG	236,003	305,269	0.77
308W	456973	6232 SOUTHWEST PKWY	1	2	FR1I	CCC	1985	1990	VL	10/27/2022	14	365,000	365,000	1.102	402,303	216,000	0.54	1.69	0.69	26,080	189,920	1: 7.3	8,800 AVG	376,223	381,392	0.99
308E	124494	4722 TAFT BLVD	1	2	FO1S	CCD	1982	2000	VL	8/1/2023	5	650,000	650,000	1.037	673,725	751,455	1.12	0.86	0.14	111,365	640,090	1: 5.7	9,352 AVG	562,360	727,375	0.77
309	123230	3116 9TH ST	1	2	FSMH	MHS	2015	2015	VC	2/18/2022	22	1,050,000	345,372	1.161	400,839	1,102,424	2.75	0.31	0.69	43,190	629,832	1: 14.6	9,928 AVG	357,649	735,915	0.49
306	140159	1912 LOOP 11	1	2	FOCO	CCS	1978	1998	VMM	10/21/2022	14	345,000	345,000	1.102	380,259	326,156	0.86	1.06	0.06	48,727	277,429	1: 5.7	5,000 AVG	331,532	357,667	0.93
367	116732	211 S YOSEMITE	6	7	FEST	CCD	1937	1979	VMM	3/12/2021	34	230,000	230,000	1.248	287,086	485,302	1.69	0.47	0.53	15,159	230,048	1: 15.2	8,058 AVG	271,927	320,803	0.85
301DT	159226	1201 SCOTT AVE	1	2	FRS1	CCS	1978	1994	VM	12/27/2022	12	160,000	160,000	1.088	174,016	128,707	0.74	1.24	0.24	20,996	107,711	1: 5.1	5,034 FAIR	153,020	244,797	0.63
367	116655	211 N WALL	6	7	FAAU	CCC	1940	1975	VM	7/11/2019	54	79,000	79,000	1.394	110,142	87,426	0.79	0.90	0.10	5,663	81,763	1: 14.4	5,344 FAIR	104,479	187,316	0.56
301E	144388	1007 JACKSBORO HWY	1	2	FSWA	CCC	1951	1980	VM	3/25/2020	45	54,100	54,100	1.329	71,872	68,119	0.95	0.79	0.21	28,876	39,243	1: 1.4	5,723 FAIR	42,996	83,495	0.51
306	136145	1616 PEARLIE DR	1	2	FRST	CCD	1970	1991	VM	7/29/2022	17	240,000	240,000	1.124	269,784	230,000	0.85	1.04	0.04	43,500	186,500	1: 4.3	5,880 FAIR	226,284	359,624	0.63
302C	450437	4722 JACKSBORO HWY	1	2	FAGA	CCS	1963	1986	VL	12/16/2020	37	110,000	110,000	1.270	139,711	154,169	1.10	0.71	0.29	66,767	87,402	1: 1.3	6,126 FAIR	72,944	160,518	0.45
367	116714	117 W CASH ST	6	7	FRS1	CCC	1932	1967	VL	6/23/2023	6	60,000	60,000	1.044	62,628	85,454	1.36	0.70	0.30	2,990	82,464	1: 27.6	6,250 FAIR	59,638	188,921	0.32
309	123621	3124 5TH ST	1	2	FFLI	CCC	1958	1975	VL	5/16/2019	56	100,000	100,000	1.409	140,880	141,377	1.00	0.71	0.29	33,748	107,629	1: 3.2	6,966 FAIR	107,132	203,074	0.53
360	111787	100 N ELECTRA	8	9	FRLU	CCD	1935	1972	VL	11/24/2020	37	30,000	30,000	1.270	38,103	27,547	0.72	1.09	0.09	5,040	22,507	1: 4.5	7,304 FAIR	33,063	94,904	0.35
301DT	159893	522 OHIO AVE	1	2	FSWA	CCC	1909	1970	VL	10/23/2020	38	55,000	55,000	1.277	70,257	65,020	0.93	0.85	0.15	3,751	61,269	1: 16.3	7,500 FAIR	66,506	139,248	0.48
360	112113	222 W CLEVELAND	8	9	FRS1	CCC	1930	1965	VL	2/26/2021	34	23,500	23,500	1.248	29,333	30,430	1.04	0.77	0.23	2,200	28,230	1: 12.8	7,500 FAIR	27,133	108,577	0.25
301E	132826	2112 JACKSBORO HWY	1	2	FAGA	CCC	1950	1986	VM	3/10/2023	10	100,000	100,000	1.073	107,300	80,851	0.75	1.24	0.24	8,644	72,207	1: 8.4	7,720 FAIR	98,656	153,633	0.64
354	100454	511 N AVENUE B	3	4	FSWA	CCS	2022	2022	VM	1/26/2021	35	51,000	51,000	1.256	64,031	142,977	2.23	0.36	0.64	9,570	133,407	1: 13.9	8,048 FAIR	54,461	181,795	0.30
301DT	159011	1300 12TH ST	1	2	FR1I	CCC	1955	1988	VM	8/13/2021	29	145,000	145,000	1.212	175,697	116,464	0.66	1.25	0.25	16,501	99,963	1: 6.1	8,090 FAIR	159,196	227,188	0.70
302	125039	1600 MCGREGOR AVE	1	2	FR1I	CCS	1962	2000	VM	1/29/2021	35	185,000	185,000	1.256	232,268	176,442	0.76	1.05	0.05	30,056	146,386	1: 4.9	8,162 FAIR	202,212	271,085	0.75
302C	138257	4312 JACKSBORO HWY	1	2	FR1I	CCS	1984	2003	VL	12/21/2022	12	325,000	325,000	1.088	353,470	497,428	1.41	0.65	0.35	117,712	218,926	1: 1.9	8,322 FAIR	235,758	280,898	0.84
301DT	159008	1307 11TH ST	1	2	FRS2	CCD	1955	1983	VM	5/15/2020	44	72,000	72,000	1.321	95,126	78,907	0.83	0.91	0.09	8,250	70,657	1: 8.6	8,820 FAIR	86,876	160,585	0.54
360	112606	419 W FRONT ST	8	9	FFNG	CCS	2017	1975	VL	8/18/2023	4	100,000	100,000	1.029	102,920	44,599	0.43	2.24	1.24	3,825	40,774	1: 10.7	9,148 FAIR	99,095	156,823	0.63
302	144250	2651 JASPER ST	1	2	FOCO	CCS	1950	2000	VMM	12/23/2019	48	125,000	125,000	1.350	168,800	97,586	0.58	1.28	0.28	6,334	91,252	1: 14.4	6,120 FAIR	162,466	337,970	0.48
354	109045	936 CROPPER RD R	3	4	FOCO	CCS	1985	1997	VLM	12/3/2019	49	110,000	110,000	1.358	149,347	135,837	0.91	0.81	0.19	69,742	66,095	1: 0.9	6,732 FAIR	79,605	314,334	0.25
308W	142064	4517 SOUTHWEST PKWY	1	2	FFRE	CCC	1984	2000	VLM	4/1/2021	33	480,000	474,400	1.241	588,683	561,574	0.95	0.84	0.16	93,598	467,976	1: 5.0	9,999 FAIR	495,085	1,038,046	0.48
301DT	159710	620 OHIO AVE	1	2	FRS1	CCC	1919	1974	VM	2/18/2020	46	165,000	165,000	1.336	220,407	261,192	1.19	0.63	0.37	16,199	244,993	1: 15.1	6,050 GOOD	204,208	288,227	0.71
367	113844	1216 W MAGNOLIA	0	7	FSMI	CCS	2010	2014	VLM	1/3/2019	60	285,000	285,000	1.438	409,830	330,418	0.81	0.86	0.14	52,872	277,546	1: 5.2	9,864 GOOD	356,958	562,188	0.63
309	124342	2212 5TH ST	1	2	FRS1	CCD	1939	1966	VM	12/21/2021	24	110,000	110,000	1.175	129,272	105,789	0.82	1.04	0.04	24,612	81,177	1: 0.0	9,100 POOR	104,660	153,164	0.68
354	120399	705 E 3RD ST	3	4	FRS1	CCD	1950	1980	VMM	3/11/2019	58	27,000	27,000	1.423	38,432	40,799	1.06	0.66	0.34	11,723	29,076	1: 0.0	5,308 POOR	26,709	89,544	0.30
309	125228	2109 MCGRATH LN	1	2	FIWE	CCS	1978	1998	VM	9/8/2023	4	380,000	380,000	1.029	391,096	187,324	0.48	2.03	1.03	6,685	180,639	1: 27.0	10,175 AVG	384,411	359,658	1.07
301DT	143199	1101 16TH ST	1	2	FTFD	CCC	1968	1991	VM	2/19/2020	46	125,000	125,000	1.336	166,975	176,564	1.06	0.71	0.29	6,694	169,870	1: 25.4	10,968 AVG	160,281	294,001	0.55
354R	120541	8029 BOBBY POINT RD	0	4	FSWA	CCS	2005	2005	VM	12/15/2021	25	152,000	152,000	1.183	179,740	397,466	2.21	0.38	0.62	35,099	362,367	1: 10.3	11,488 AVG	144,641	400,808	0.36
302	473359	2875 FISHER RD	1	2	FSWA	CCS	2020	2020	VM	9/13/2022	16	1,760,000	1,760,000	1.117	1,965,568	1,477,298	0.75	1.19	0.19	114,080	1,363,218	1: 11.9	11,934 AVG	1,851,488	1,228,124	1.51
308W	147169	3515 MCNIEL AVE	1	2	FRS1	CCS	1985	2003	VM	10/1/2021	27	510,000	510,000	1.197	610,521	577,381	0.95	0.88	0.12	114,671	462,710	1: 4.0	14,040 AVG	495,850	525,807	0.94
301M	157231	1704 11TH ST	1	2	FODO	CCD	1986	2003	VL	10/6/2023	3	1,746,167	1,746,167	1.022	1,784,408	1,715,419	0.96	1.02	0.02	142,006	1,573,413	1: 11.1	14,777 AVG	1,642,402	2,302,095	0.71
310R	100786	7578 SEYMOUR HWY	0	2	FSWA	CCS	2014	2011	VM	5/27/2021	31	630,000	630,000	1.226	772,569	629,260	0.81	1.00	0.00	100,521	528,739	1: 5.3	15,000 AVG	672,048	644,803	1.04
301DT	159453	918 LAMAR ST	1	2	FO1S	CCC	1953	1981	VM	3/28/2022	21	750,000	750,000	1.153	864,975	755,821	0.87	0.99	0.01	20,700	735,121	1: 35.5	15,573 AVG	844,275	1,081,061	0.78
306	125480	2524 SHEPPARD ACCESS RD	1	2	FIWE	CCS	1979	1985	VM	12/13/2021	25	325,000	325,000	1.183	384,313	358,808	0.93	0.91	0.09	11,979	346,829	1: 29.0	16,040 AVG	372,334	495,470	0.75
302	152138	2707 E CENTRAL FRWY	1	2	FR1I	CCS	1982	2000	VM	12/3/2021	25	795,000	795,000	1.183	940,088	775,364	0.82	1.03	0.03	146,175	629,189	1: 4.3	16,300 AVG	793,913	566,837	1.40
360	110844	611 W FRONT	8	9	FRST	CCD	1972	1995	VL	3/17/2022	21	373,000	235,000	1.153	271,026	75,000	0.28	3.13								

2024 Commercial Sales by Size

310R	123516	8321	SEYMOUR HWY	0	11	FIWE	CCS	1972	1985	VL	11/7/2019	50	250,000	250,000	1.365	341,250	280,461	0.82	0.89	0.11	90,000	190,461	1: 2.1	14,235	FAIR	251,250	423,246	0.59
301E	138630	200	N SCOTT AVE	1	2	FSWA	CCC	1957	1983	VM	8/31/2020	40	200,000	200,000	1.292	258,400	186,834	0.72	1.07	0.07	36,363	150,471	1: 4.1	14,736	FAIR	222,037	320,151	0.69
301E	142407	1111	E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VM	9/13/2019	52	92,000	92,000	1.380	126,923	230,696	1.82	0.40	0.60	16,893	213,803	1: 12.7	14,940	FAIR	110,030	454,901	0.24
301E	142407	1111	E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VM	11/14/2019	50	165,000	165,000	1.365	225,225	230,696	1.02	0.72	0.28	16,893	213,803	1: 12.7	14,940	FAIR	208,332	454,901	0.46
301E	142407	1111	E SCOTT AVE	1	2	FRSC	CCC	1942	1975	VL	6/9/2023	7	190,000	190,000	1.051	199,709	230,696	1.16	0.82	0.18	16,893	213,803	1: 12.7	14,940	FAIR	182,816	454,901	0.40
301DT	159528	817	SCOTT AVE	1	2	FRS1	CCC	1926	1967	VM	9/18/2019	51	110,000	110,000	1.372	150,953	148,788	0.99	0.74	0.26	15,002	133,786	1: 8.9	14,952	FAIR	135,951	304,060	0.45
301DT	159434	908	INDIANA AVE	1	2	FFCL	CCC	1919	1970	VL	9/28/2023	3	170,000	170,000	1.022	173,723	168,406	0.97	1.01	0.01	15,002	153,404	1: 10.2	15,000	FAIR	158,721	348,645	0.46
306	475577	1141	SHEPPARD ACCESS RD	1	2	FAGA	CCS	1984	2003	VM	11/29/2022	13	260,000	260,000	1.095	284,674	212,252	0.75	1.22	0.22	16,329	195,923	1: 12.0	15,959	FAIR	268,345	286,191	0.94
306	123731	1621	ENTERPRISE ST	1	2	FSWA	CCC	1972	1991	VM	6/28/2019	54	200,000	200,000	1.394	278,840	305,771	1.10	0.65	0.35	101,822	203,949	1: 2.0	18,000	FAIR	177,018	318,671	0.56
301E	138370	113	HENRIETTA ST	1	2	FRI1	CCC	1958	1983	VMM	3/11/2019	58	200,000	200,000	1.423	284,680	286,995	1.01	0.70	0.30	25,214	261,781	1: 10.4	18,810	FAIR	259,466	398,726	0.65
301DT	159050	1400	SCOTT AVE	1	2	FRI1	CCC	1929	1970	VM	6/16/2022	19	430,000	430,000	1.139	489,641	394,296	0.81	1.09	0.09	73,503	320,793	1: 4.4	29,568	FAIR	416,138	729,076	0.57
301DT	160123	219	INDIANA AVE	1	2	FRI2	CCC	1962	1983	VMM	12/28/2022	12	320,000	320,000	1.088	348,032	292,172	0.84	1.10	0.10	26,252	265,920	1: 10.1	11,616	FAIR	321,780	604,364	0.53
301E	142688	605	E SCOTT AVE	1	2	FRI1	CCC	1951	2007	VMM	11/18/2021	25	307,000	307,000	1.183	363,028	311,161	0.86	0.99	0.01	29,276	281,885	1: 9.6	20,688	FAIR	333,752	599,754	0.56
301DT	159227	601	12TH ST	1	2	FSWA	CCC	1950	1980	VMM	1/7/2022	24	200,000	200,000	1.175	235,040	185,490	0.79	1.08	0.08	24,341	161,149	1: 6.6	28,577	FAIR	210,699	733,552	0.29
308C	124608	2206	BROOK AVE	1	2	FSMI	CCC	2006	2013	VM	12/20/2019	48	637,000	637,000	1.350	860,205	603,000	0.70	1.06	0.06	149,148	453,852	1: 3.0	11,050	GOOD	711,057	519,590	1.37
308C	146158	2505	KEMP BLVD	1	2	FEAM	CCS	2015	2017	VM	12/17/2020	36	1,450,000	1,450,000	1.263	1,831,060	1,570,396	0.86	0.92	0.08	410,041	1,160,355	1: 2.8	21,000	GOOD	1,421,019	1,115,726	1.27
354	123019	317	E 3RD ST	3	4	FOBA	CCC	1920	1955	VMM	3/7/2019	58	55,000	55,000	1.423	78,287	85,956	1.10	0.64	0.36	39,374	46,582	1: 1.2	15,100	POOR	38,913	220,086	0.18
301E	142309	1208	E SCOTT AVE	1	2	FSMO	CCC	1951	1975	VM	5/29/2020	43	15,000	15,000	1.314	19,709	14,500	0.74	1.03	0.03	11,196	3,304	1: 0.3	17,228	POOR	8,513	389,732	0.02
301E	159738	406	6TH ST	1	2	FSGR	CCC	1939	1968	VL	12/8/2022	13	70,000	70,000	1.095	76,643	55,873	0.73	1.25	0.25	7,200	48,673	1: 6.8	20,844	<POOR	69,443	256,174	0.27

10,000 - 29,999 SF - POOR
0.16 Mean
0.18 Median
0.13 Weighted Mean

306	158494	210	RANDY DR	1	2	FSWA	CCS	1982	1990	VL	8/2/2021	29	750,000	750,000	1.212	908,775	689,546	0.76	1.09	0.09	19,640	669,906	1: 34.1	30,000	AVG	889,135	957,008	0.93
367R	113812	554	RIFLE RANGE RD	0	7	FIMA	CCS	1980	1985	VM	6/16/2020	43	580,000	580,000	1.314	762,062	806,794	1.06	0.72	0.28	80,319	726,475	1: 9.0	43,900	AVG	681,743	1,394,746	0.49
367R	113812	554	RIFLE RANGE RD	0	7	FIMA	CCS	1980	1985	VM	2/23/2023	10	670,000	670,000	1.073	718,910	806,794	1.12	0.83	0.17	80,319	726,475	1: 9.0	43,900	AVG	638,591	1,452,948	0.44
306C	137059	1128	CENTRAL FRWY	1	2	FSMO	CCC	1984	1995	VL	12/1/2020	37	3,800,000	3,800,000	1.270	4,826,380	2,587,000	0.54	1.47	0.47	503,554	2,083,446	1: 4.1	50,136	AVG	4,322,826	4,353,580	0.99
308C	147228	3915	KELL BLVD	1	2	FRST	CCC	1969	1995	VL	9/29/2021	27	5,161,000	5,131,000	1.197	6,142,320	5,083,000	0.83	1.01	0.01	916,504	4,166,496	1: 4.5	72,912	AVG	5,225,816	5,167,069	1.01
301DT	159498	901	8TH ST	1	2	FFHA	CCD	1966	1993	VLM	7/25/2019	53	375,000	375,000	1.387	520,088	441,109	0.85	0.85	0.15	50,007	391,102	1: 7.8	53,575	AVG	470,081	1,257,336	0.37
309	124340	2200	5TH ST	1	2	FSWA	CCC	1955	1997	VL	3/28/2019	57	425,000	425,000	1.416	601,843	849,796	1.41	0.50	0.50	43,212	806,584	1: 18.7	30,625	FAIR	558,631	1,521,857	0.37
309	124340	2200	5TH ST	1	2	FSWA	CCC	1955	1997	VDT	7/28/2022	17	995,000	995,000	1.124	1,118,480	849,796	0.76	1.17	0.17	43,212	806,584	1: 18.7	30,625	FAIR	1,075,268	1,521,857	0.71
354	119387	106	S RED RIVER EXPY	3	4	FRDI	CCC	1982	1982	VL	2/28/2022	22	1,175,000	1,175,000	1.161	1,363,705	1,569,000	1.15	0.75	0.25	262,667	1,306,333	1: 5.0	43,756	FAIR	1,101,038	2,152,702	0.51
301E	138371	100	FORT WORTH ST	1	2	FSWA	CCS	1972	1991	VMM	8/29/2019	52	450,000	450,000	1.380	620,820	522,900	0.84	0.86	0.14	61,811	461,089	1: 7.5	43,316	FAIR	559,009	981,039	0.57
309	131935	5100	SEYMOUR HWY	1	2	FRI2	CCS	1972	1997	VLM	6/26/2020	42	550,000	550,000	1.307	718,630	620,043	0.86	0.89	0.11	183,671	436,372	1: 2.4	61,080	FAIR	534,959	845,978	0.63
301E	160512	707	N SCOTT AVE	1	2	FO1S	CCS	1929	1963	VL	6/8/2022	19	430,000	430,000	1.139	489,641	465,503	0.95	0.92	0.08	31,145	434,358	1: 13.9	128,079	POOR	458,496	1,074,086	0.43

> 30,000 SF - ALL
0.62 Mean
0.54 Median
0.73 Weighted Mean

> 30,000 SF - AVG
0.71 Mean
0.71 Median
0.84 Weighted Mean

> 30,000 SF - FAIR
0.56 Mean
0.57 Median
0.55 Weighted Mean

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

COMMERCIAL RATIO STUDY

NBHD : 301DT

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

COPIED FROM - COM SALES WITH RCNLD - COPY TO RATIO STUDY TAB

														Market Value Ratio Study						Market Adjusted Improvement Value Ratio Study					
														Pre Ratio Study		Recommended	Final Ratio Study				Pre Ratio Study		Recommended	Final Ratio Study	
														Mean	0.860	0.95 - 1.05	Mean	1.000			Mean	0.846	0.95 - 1.05	Mean	0.998
														Median	0.874	0.95 - 1.05	Median	1.001			Median	0.871	0.95 - 1.05	Median	1.001
														COD	9.140	< 20.00	COD	9.515			COD	10.241	< 20.00	COD	10.305
														PRD	1.009	0.98 - 1.03	PRD	1.011			PRD	1.007	0.98 - 1.03	PRD	1.010
														Wtd. Mean	0.852		Wtd. Mean	0.989			Wtd. Mean	0.840		Wtd. Mean	0.988
														Min Ratio	0.647		Min Ratio	0.762			Min Ratio	0.615		Min Ratio	0.741
														Max Ratio	1.057		Max Ratio	1.226			Max Ratio	1.060		Max Ratio	1.235
														Av. Ab. Dev.	0.08		Av. Ab. Dev.	0.10			Av. Ab. Dev.	0.09		Av. Ab. Dev.	0.10
														2024 PRE	2024 PRE	2024 FINAL	2024 FINAL			2024 PRE	2024 PRE	2024 FINAL	2024 FINAL		
														AP VALUE	RATIO	DEV	AP VALUE	RATIO	DEV	IMP VAL	RATIO	DEV	IMP VAL	RATIO	DEV
301DT	159682	709 INDIANA AVE	FO1S	CCC	2,118	1919	AVG	06/21/19	181,246	0.76	15,940	165,306	178,863	137,567	0.76	0.11	155,453	0.86	0.14	121,627	0.74	0.13	139,513	0.84	0.16
129715	159221	1204 INDIANA AVE	FSWA	CCC	6,900	1950	AVG	01/31/19	99,434	0.89	7,004	92,430	119,965	88,580	0.89	0.02	100,577	1.01	0.01	81,576	0.88	0.01	93,573	1.01	0.01
301DT	159564	709 LAMAR ST	FOIN	CCC	1,520	1953	AVG	06/26/23	127,344	0.89	15,002	112,342	144,193	113,053	0.89	0.01	127,473	1.00	0.00	98,051	0.87	0.00	112,471	1.00	0.00
301DT	160254	218 INDIANA AVE	FRI1	CCC	8,000	1956	AVG	11/15/23	243,504	0.88	7,501	236,003	305,269	215,084	0.88	0.01	245,611	1.01	0.01	207,583	0.88	0.01	238,110	1.01	0.01
301DT	158835	1408 8TH ST	FO1S	CCC	4,000	1973	AVG	12/01/21	360,663	0.92	10,860	349,803	472,397	332,090	0.92	0.05	379,330	1.05	0.05	321,230	0.92	0.05	368,470	1.05	0.05
301DT	159411	815 OHIO AVE	FIWE	CCS	7,500	1977	AVG	11/15/19	273,000	0.72	15,002	257,998	265,322	195,421	0.72	0.16	221,953	0.81	0.19	180,419	0.70	0.17	206,951	0.80	0.20
301DT	158853	902 BROAD ST	FRS1	CCD	4,654	2005	AVG	01/10/20	283,584	0.86	47,291	236,293	282,754	245,219	0.86	0.01	273,494	0.96	0.04	197,928	0.84	0.03	226,203	0.96	0.04
301DT	159453	918 LAMAR ST	FO1S	CCC	15,573	1953	AVG	03/28/22	864,975	0.87	20,700	844,275	1,081,061	755,821	0.87	0.00	863,928	1.00	0.00	735,121	0.87	0.00	843,228	1.00	0.00
301DT	143199	1101 16TH ST	FTFD	CCC	10,968	1968	AVG	02/19/20	166,975	1.06	6,694	160,281	294,001	176,564	1.06	0.18	204,712	1.23	0.22	169,870	1.06	0.19	198,018	1.24	0.23
301DT	159498	901 8TH ST	FFHA	CCD	53,575	1966	AVG	07/25/19	520,088	0.85	50,007	470,081	1,257,336	441,109	0.85	0.03	533,384	1.03	0.02	391,102	0.83	0.04	483,377	1.03	0.03
301DT	159893	522 OHIO AVE	FSWA	CCC	7,500	1909	FAIR	10/23/20	70,257	0.93	3,751	66,506	139,248	65,020	0.93	0.05	77,552	1.10	0.10	61,269	0.92	0.05	73,801	1.11	0.11
301DT	159011	1300 12TH ST	FRI1	CCC	8,090	1955	FAIR	08/13/21	175,697	0.66	16,501	159,196	227,188	116,464	0.66	0.21	136,911	0.78	0.22	99,963	0.63	0.24	120,410	0.76	0.24
301DT	159008	1307 11TH ST	FRS2	CCD	8,820	1955	FAIR	05/15/20	95,126	0.83	8,250	86,876	160,585	78,907	0.83	0.04	93,360	0.98	0.02	70,657	0.81	0.06	85,110	0.98	0.02
301DT	159281	1104 TRAVIS ST	FO1S	CCD	3,176	1980	FAIR	10/10/22	112,060	0.97	5,249	106,811	234,841	108,579	0.97	0.10	129,715	1.16	0.16	103,330	0.97	0.10	124,466	1.17	0.16
301DT	159679	717 INDIANA AVE	FRSC	CCC	13,180	1919	FAIR	10/03/19	178,399	0.65	15,002	163,397	228,315	115,461	0.65	0.23	136,009	0.76	0.24	100,459	0.61	0.26	121,007	0.74	0.26
301DT	159434	908 INDIANA AVE	FFCL	CCC	15,000	1919	FAIR	09/28/23	173,723	0.97	15,002	158,721	348,645	168,406	0.97	0.10	199,784	1.15	0.15	153,404	0.97	0.10	184,782	1.16	0.16
301DT	159528	817 SCOTT AVE	FRS1	CCC	14,952	1926	FAIR	09/18/19	150,953	0.99	15,002	135,951	304,060	148,788	0.99	0.11	176,154	1.17	0.17	133,786	0.98	0.11	161,152	1.19	0.18
301DT	159050	1400 SCOTT AVE	FRI1	CCC	29,568	1929	FAIR	06/16/22	489,641	0.81	73,503	416,138	729,076	394,296	0.81	0.07	459,913	0.94	0.06	320,793	0.77	0.10	386,410	0.93	0.07
301DT	160123	219 INDIANA AVE	FRI2	CCC	11,616	1962	FAIR	12/28/22	348,032	0.84	26,252	321,780	604,364	292,172	0.84	0.03	346,565	1.00	0.01	265,920	0.83	0.04	320,313	1.00	0.01

**Wichita County Car Washes
Valuation**

Full Service Car Washes

PID	Address	Bays	STABILIZED Gallons Per Month	95% Car Usage	30 Gal Per Veh	Vehicles Per Year	Charge Per Veh	Gross Revenue	Secondary Income	Effective Income	12% Net \$ / Year	Cap Rate	2024 Value		
102826	4208 Kell	1	400,000	380,000	12,667	110,000	\$16.00	1,760,000	200000	1,960,000	235,200	10.50%	2,240,000	GIM	
108641	2825 Elmwood	1	350,000	332,500	11,083	80,000	\$30.00	2,400,000	300000	2,700,000	324,000	10.50%	3,085,714	1.27	7 x EBDITA
464779	3603 Maplewood	1	400,000	380,000	12,667	110,000	\$16.00	1,760,000	100000	1,860,000	223,200	10.50%	2,125,714	1.29	
101930	2241 Airport Dr	1	400,000	380,000	12,667	110,000	\$16.00	1,760,000	20000	1,780,000	213,600	10.50%	2,034,286	1.21	
														1.16	Est stabilized Gallons

Self-Service Bays Only

PID	Address	Bays	STABILIZED Gallons Per Month	85% Car Usage	3.00 Gal Per Min	Yearly Per Min	Charge Per Min	Gross Revenue	Secondary Income	Effective Income	55% Net \$ / Year	Cap Rate	2024 Value		
108169	4713 Fairway	6	25,000	21,250	7,083	85,000	\$0.36	30,600	3,060	33,660	18,513	11.50%	160,983	5.26	7 x EBDITA
111484	414 Cleveland	3	5,000	4,250	1,417	17,000	\$0.25	4,250	425	4,675	2,571	11.50%	22,359	5.26	Est stabiliz
122862	124 E 3rd	5	15,000	12,750	4,250	51,000	\$0.25	12,750	1,275	14,025	7,714	11.50%	67,076	5.26	Est stabiliz
125812	2800 Iowa Park	5	14,500	12,325	4,108	49,300	\$0.33	16,269	1,627	17,896	9,843	11.50%	85,589	5.26	
129261	4507 Call Field	4	8,500	7,225	2,408	28,900	\$0.45	13,005	1,301	14,306	7,868	11.50%	68,418	5.26	
138119	4300 Burkburnett	5	10,000	8,500	2,833	34,000	\$0.33	11,220	1,122	12,342	6,788	11.50%	59,027	5.26	
143685	4100 Jacksboro	6	57,500	48,875	16,292	195,500	\$0.33	64,515	6,452	70,967	39,032	11.50%	339,405	5.26	
145115	3002 Jacksboro	4	12,000	10,200	3,400	40,800	\$0.33	13,464	1,346	14,810	8,146	11.50%	70,832	5.26	
151180	4330 Rhea	4	13,250	11,263	3,754	45,050	\$0.33	14,867	1,487	16,353	8,994	11.50%	78,211	5.26	
157756	519 Sullivan	5	6,000	5,100	1,700	20,400	\$0.33	6,732	673	7,405	4,073	11.50%	35,416	5.26	

Automatic Bays Only

STABILIZED													2024 Value	GIM	5 x EBDITA
PID	Address	Bays	Gallons Per Month	3.0 Gal Per Min	Yearly Per Min	Charge Per Min	Gross Revenue	Secondary Income	Effective Income	75% Net \$ / Year	Cap Rate				
105201	209 S Berry	1	20,000	667	8,000	\$1.00	8,000	400	8,400	6,300	11.50%	54,783	6.85		
118982	513 Sheppard Rd	1	100,000	3,333	40,000	\$1.00	40,000	2,000	42,000	31,500	11.50%	273,913	6.85		
142072	4507 Southwest	2	90,000	3,000	36,000	\$1.00	36,000	1,800	37,800	28,350	11.50%	246,522	6.85		
115988	0 W Highway	1											%cmplt 2024		

Combination - Self-Service and Automatic Bays

PID	Address	Bays S/A	STABILIZED Gallons Per Month	85% Car Use	***** 3.0 Gal/Min	Yearly Per Min	Charge Per Min	Gross Revenue	Secondary Income	Effective Income	55% Net \$ / Year	Cap Rate	Sub Total	2024 Value		
100296	1607 Archer City	6 1	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	17,106 6,098	14.00% 14.00%	122,186 43,560	165,746	3.93	7 x EBDITA
										42,190	23,204					
102921	4533 Maplewood	6 1	200,000	170,000	34,000 2,667	408,000 32,000	\$0.33 \$2.00	134,640 64,000	13,464 6,400	148,104 70,400	81,457 38,720	14.00% 14.00%	581,837 276,571	858,409	3.93	
										218,504	120,177					
103577	1002 Kramer	4 1	45,000	38,250	7,650 600	91,800 7,200	\$0.25 \$0.83	22,950 5,976	2,295 598	25,245 6,574	13,885 3,615	14.00% 14.00%	99,177 25,825	125,002	3.93	
										31,819	17,500					
104193	715 Alameda	5 1	115,000	97,750	19,550 1,533	234,600 18,400	\$0.25 \$0.83	58,650 15,272	5,865 1,527	64,515 16,799	35,483 9,240	14.00% 14.00%	253,452 65,997	319,449	3.93	
										81,314	44,723					
123628	4218 Burkburnett	4 2	85,000	72,250	14,450 1,133	173,400 13,600	\$0.25 \$0.83	43,350 11,288	4,335 1,129	47,685 12,417	26,227 6,829	14.00% 14.00%	187,334 48,780	236,114	3.93	
										60,102	33,056					
142175	5319 Southwest	5 1	125,000	106,250	21,250 1,667	255,000 20,000	\$0.50 \$0.83	127,500 16,600	6,375 830	133,875 17,430	73,631 9,587	14.00% 14.00%	525,938 68,475	594,413	3.93	Est stabilized Gallons
										151,305	83,218					
146338	2305 Kemp	6 2	95,000	80,750	16,150 1,267	193,800 15,200	\$0.50 \$1.50	96,900 22,800	9,690 2,280	106,590 25,080	58,625 13,794	14.00% 14.00%	418,746 98,529	517,275	3.93	Est stabilized Gallons
										131,670	72,419					
154001	4501 Seymour	8 2	145,000	123,250	24,650 1,933	295,800 23,200	\$0.33 \$1.50	97,614 34,800	9,761 3,480	107,375 38,280	59,056 21,054	14.00% 14.00%	421,832 150,386	572,218	3.93	
										145,655	80,110					
155586	1721 City View	3 1	55,000	46,750	9,350 733	112,200 8,800	\$0.33 \$1.50	37,026 13,200	3,703 1,320	40,729 14,520	22,401 7,986	14.00% 14.00%	160,005 57,043	217,048	3.93	
										55,249	30,387					
109041	3426 Maplewood	6 3	250,000	212,500	42,500 3,333	510,000 40,000	\$0.33 \$2.00	168,300 80,000	16,830 8,000	185,130 88,000	101,822 48,400	14.00% 14.00%	727,296 345,714	1,073,011	3.93	Est stabilized Gallons
										273,130	150,222					%cmplt 2023

*Red text indicates a change was made this year

PROPERTY TYPE-B14U

APARTMENT SPREADSHEET - 2024 VALUES

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	2024 Value	2024 Value/Unit
GOOD QUALITY, LOCATION, CONDITION										Sq Ft						

X	100544	5N01 040 0400	Burkburnett Residence	BB	2007	90	87,981	\$1,161,349	\$1.10	\$13.20	6%	55%	7.25%	\$6,775,872	\$6,776,000	\$75,289
	122407	5C05 086 0000	Truity Residential	BB	2022	24	24,828	\$327,730	\$1.10	\$13.20	6%	45%	7.25%	\$2,337,051	\$2,337,000	\$97,375
X	101178	0959 108 0000	Northpark	NWF	2002	100	86,628	\$1,039,536	\$1.00	\$12.00	6%	55%	7.25%	\$6,065,155	\$6,065,000	\$60,650
X	300289	0959 109 0000	Northpark II	NWF	2005	116	110,992	\$1,331,904	\$1.00	\$12.00	6%	55%	7.25%	\$7,770,971	\$7,771,000	\$66,991
	453605	4420 001 0500	Parkstone Senior Village III	SWF	2013	40	40,767	\$489,204	\$1.00	\$12.00	6%	55%	7.25%	\$2,854,252	\$2,854,000	\$71,350
	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	\$3,500,000	\$72,917
X	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
	124511	4490 017 0000	Mustang Village/ formerly The Grove	SWF	2008	192	211,200	\$2,787,840	\$1.10	\$13.20	6%	70%	7.25%	\$10,843,736	\$10,844,000	\$56,479
X	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
	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
	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
	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
	474867	0730 006 0300	Brook Hollow	SWF	2023	216	167,859	Under Construction							\$16,064,529	
X	103263	1915 002 0000	39 Nineteen (former Wellington)	NWF	1996	208	186,833	\$2,690,395	\$1.20	\$14.40	6%	55%	7.25%	\$15,697,064	\$14,484,657	\$69,638
	155819	0480 084 0800	Forest Glen	SWF	1978	132	113,020	\$1,125,679	\$0.83	\$9.96	10%	60%	7.25%	\$5,589,579	\$5,590,000	
	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	
	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	\$41,083
x	146838	1315 004 0200	Waterford Glen	SWF	1980	69	60,104	\$634,698	\$0.88	\$10.56	6%	65%	7.25%	\$2,880,217	\$2,630,000	\$38,116
	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	\$6,707,000	\$41,401
	146840	1315 007 0000	Waterford Glen	SWF	1980	84	83,970	\$886,723	\$0.88	\$10.56	6%	65%	7.25%	\$4,023,889	\$3,774,000	\$44,929
	146834	1315 003 0000	Waterford Glen	SWF	1980	49	61,671	\$651,246	\$0.88	\$10.56	6%	65%	7.25%	\$2,955,308	\$2,705,000	\$55,204
	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
	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
	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
	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

2023 Value	Sales Price	Sale Date	\$ Price per Unit
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\$6,195,000			
\$2,248,522	\$2,235,000	Mar-22	
\$5,762,000		Nov-18	
\$6,413,000		Nov-18	
\$2,712,000			
\$3,500,000		Dec-21	
\$11,601,000			
\$10,844,000	\$38,814,000	Dec-13	DoT
\$3,800,000			
\$3,664,000		Feb-18	
\$3,681,000		Feb-18	
\$10,873,000			
\$853,000			
\$14,484,657			\$0
\$6,113,000		Mar-21	\$0
\$1,194,000			\$0
\$6,609,000			\$0
\$2,630,000			
\$6,707,000			
\$3,774,000			
\$2,705,000			
\$5,825,000	\$17,625,000	May-21	
\$8,799,000			
\$14,600,000		Jan-19	\$0
\$9,900,000			

arbitration \

ARB value

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 2024
Cap rate unchanged 7.25%

124511	4490 017 0000	The Grove	Rents by the room the expenses are higher than average apt complex.
155819	0480 084 0800	Forest Glen	Fire damaged entire bldg. Removed 10584 SF and 16 Units from valuation

PROPERTY TYPE-B14U

IPF	PID	Account Number	Apartment Complex	Econ Area	Age	# of Units	Rentable SF	Gross Income	Rent /SF	Ann Rent Sq Ft	V & C Rate	Expns Ratio	Cap Rate	Value Indication	2024 Value	2024 Value/Unit
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2023

Value

Sales Price	Sale Date	\$ Price per Unit
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AVERAGE QUALITY, LOCATION, CONDITION (Newer and remodeled properties during the 2000's)

X	137249	2770 004 0000	Mindy Court	NWF	2006	8	8,988	\$97,070	\$0.90	\$10.80	6%	55%	8.00%	\$513,260	\$513,000	\$64,125
X	341159	2770 004 0200	Mindy Court	NWF	2009	8	9,076	\$98,021	\$0.90	\$10.80	6%	55%	8.00%	\$518,285	\$518,000	\$64,750
X	106049	2770 004 0100	Mindy Court	NWF	2007	8	9,208	\$99,446	\$0.90	\$10.80	6%	55%	8.00%	\$525,823	\$526,000	\$65,750
	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
	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
X	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
X	159547	0020 542 0000	City Center Lofts & 724 India	NWF	2019	35	41,749	\$500,988	\$1.00	\$12.00	6%	55%	8.00%	\$2,648,974	\$2,649,000	\$75,686
X	158981	0030 292 0000	Austin School Apts	NWF	1919	27	29,668	\$373,817	\$1.05	\$12.60	6%	65%	8.00%	\$1,537,322	\$1,537,000	\$56,926
X	102988	0020 763 0100	Travis/Graham	NWF	1940	11	9,361	\$117,949	\$1.05	\$12.60	6%	65%	8.00%	\$485,064	\$485,000	\$44,091
X	159728	0020 411 0000	La Salle Crossing	NWF	1923	18	13,275	\$167,265	\$1.05	\$12.60	6%	65%	8.00%	\$687,877	\$688,000	\$38,222
X	159674	0020 517 0000	Holt Hotel Apts	NWF	1914	41	37,098	\$467,435	\$1.05	\$12.60	6%	55%	8.00%	\$2,471,562	\$2,472,000	\$60,293
X	157502	0190 062 0000	Alamo School Apts	NWF	1925	40	41,500	\$547,800	\$1.10	\$13.20	6%	65%	8.00%	\$2,252,828	\$2,253,000	\$56,325
X	101074	4630 048 0300	Chandler Place	NWF	2002	16	9,600	\$138,240	\$1.20	\$14.40	6%	45%	8.00%	\$893,376	\$893,000	\$55,813
X	100516	4630 048 0400	Chandler Place #2	NWF	2004	16	9,600	\$138,240	\$1.20	\$14.40	6%	45%	8.00%	\$893,376	\$893,000	\$55,813
	103659	0720 007 0300	Lansing Apts	NWF	2009	42	47,859	\$717,885	\$1.25	\$15.00	6%	55%	8.00%	\$3,795,817	\$3,796,000	\$90,381
X	159449	0020 758 0000	9th St Lofts	NWF	2019	13	12,086	\$195,793	\$1.35	\$16.20	6%	55%	8.00%	\$1,035,257	\$595,000	\$45,769

\$474,000

\$479,000

\$486,000

\$1,117,000

\$1,142,000

\$1,268,000

\$1,700,000

\$1,000,000

\$475,000

\$618,000

\$2,172,000

\$1,700,000

\$687,500

\$687,500

\$3,715,000

\$595,000

	\$1,250,000	May-18	
	\$2,000,000	Aug-23	
			\$0
			\$0
	\$945,000	Jul-23	
	\$945,000	Jul-23	

DT

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 bottom floor to the rentable sq ft. It is leased as retail space.
159728	0020 411 0000	La Salle Crossing	1st floor is retail

V & C is changes from 8% to 6% for 2024
Cap rate unchanged 8.00%

PROPERTY TYPE-B14U

IPF	PID	Account Number	Apartment Complex	Econ Area	Age	# of Units	Rentable SF	Gross Income	Rent /SF	Ann Rent Sq Ft	V & C Rate	Expns Ratio	Cap Rate	Value Indication	2024 Value	2024 Value/Unit
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2023

Value

Sales Price	Sale Date	\$ Price per Unit
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AVERAGE QUALITY, LOCATION, CONDITION

	159203	0030 063 0000	Plantation Manor	NWF	1962	27	15,700	\$141,300	\$0.75	\$9.00	7%	60%	8.75%	\$600,727	\$601,000	\$22,259
	104529	3580 149 0100	Northcrest	NWF	1993	20	23,405	\$224,688	\$0.80	\$9.60	7%	45%	8.75%	\$1,313,462	\$1,313,000	\$65,650
	130707	3580 149 0000	Northcrest	NWF	1995	28	24,311	\$233,386	\$0.80	\$9.60	7%	45%	8.75%	\$1,364,306	\$1,364,000	\$48,714
	227080	4040 041 0000	Norwood	SWF	1964	29	20,435	\$220,698	\$0.90	\$10.80	7%	55%	8.75%	\$1,055,567	\$1,056,000	\$36,414
	126743	4040 044 0200	El Dorado Court	SWF	1984	32	19,680	\$212,544	\$0.90	\$10.80	7%	60%	8.75%	\$903,616	\$904,000	\$28,250
	153939	0720 078 0500	Rain Tree	SWF	1979	164	127,058	\$1,524,696	\$1.00	\$12.00	7%	60%	8.75%	\$6,482,136	\$6,482,000	\$39,524
	132768	3310 066 0000	Southmoor	SWF	1953	24	18,000	\$216,000	\$1.00	\$12.00	7%	60%	8.75%	\$918,309	\$918,000	\$38,250
x	132617	3365 005 0000	Lakeview Villas	SWF	1971	63	45,876	\$550,512	\$1.00	\$12.00	7%	65%	8.75%	\$2,047,905	\$2,048,000	\$32,508
x	142062	1930 046 0200	Lakeview Twnhms	SWF	1975	120	114,800	\$1,446,480	\$1.05	\$12.60	7%	60%	8.75%	\$6,149,606	\$6,150,000	\$51,250
	138965	2303 075 0200	Timberlane	SWF	1980	112	81,572	\$1,027,807	\$1.05	\$12.60	7%	65%	8.75%	\$3,823,443	\$3,823,000	\$34,134
	138966	2303 075 0300	Brentwood	SWF	1980	104	75,298	\$948,755	\$1.05	\$12.60	7%	65%	8.75%	\$3,529,368	\$3,529,000	\$33,933
x	135063	3132 001 0000	The Woodlands	SWF	1967	114	103,551	\$1,242,612	\$1.00	\$12.00	7%	65%	8.75%	\$4,622,517	\$4,623,000	\$40,553
x	124619	4470 014 0100	Camelot	SWF	1966	137	126,204	\$1,514,448	\$1.00	\$12.00	7%	65%	8.75%	\$5,633,747	\$5,634,000	\$41,124
	140158	2172 002 0000	Maverick on Maurine Apts.	NWF	1972	88	71,840	\$862,080	\$1.00	\$12.00	7%	60%	8.75%	\$3,665,072	\$3,665,000	\$41,648
	140157	2172 001 0000	Maverick on Maurine Apts.	NWF	1972	32	34,048	\$408,576	\$1.00	\$12.00	7%	60%	8.75%	\$1,737,032	\$1,737,000	\$54,281
	139099	2303 067 0100	LaDonna Place Apts	SWF	1980	124	88,650	\$1,170,180	\$1.10	\$13.20	7%	60%	8.75%	\$4,974,937	\$4,975,000	\$40,121
	125316	4310 027 0000	The Maverick on Seymour	NWF	1974	116	102,650	\$1,354,980	\$1.10	\$13.20	7%	60%	8.75%	\$5,760,601	\$5,761,000	\$49,664
	151383	0990 011 0000	Wichita Square	SWF	1985	20	12,400	\$178,560	\$1.20	\$14.40	7%	55%	8.75%	\$854,027	\$854,000	\$42,700

\$594,000

\$1,299,000

\$1,350,000

\$981,000

\$894,000

\$5,771,000

\$863,000

\$1,850,000

\$5,504,000

\$3,602,000

\$3,325,000

\$4,573,000

\$5,283,000

\$3,066,000

\$1,134,000

\$4,500,000

\$5,699,000

\$750,000

		Jul-21	\$0
		Jan-21	\$0
			\$0
	\$1,350,000	May-21	\$0
	\$950,000	Dec-21	\$0
			\$0
		Nov-22	\$0
			\$0
			\$0
		Apr-14	\$0
	\$3,433,000	Mar-21	\$16,250
		Jun-21	\$0
		Jan-19	

125316	4310 027 0000	The Maverick on Seymour
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120 106,588

Fire Destoryed one bldg which had 4 units

V & C is changes from 8% to 7% for 2024
Cap Rate unchanged 8.75% for 2024

FAIR-AVERAGE QUALITY, LOCATION, CONDITION

X	122088	5d10 001 0000	Neville	BB	1967	29	27,450	\$181,170	\$0.55	\$6.60	12%	70%	10.00%	\$478,289	\$478,000	\$16,483
x	125366	4290 003 0000	The Edge	SWF	1960	64	57,200	\$459,888	\$0.67	\$8.04	12%	70%	10.00%	\$1,214,104	\$1,214,000	\$18,969
X	124374	4500 110 0000	Lions Court	NWF	1970	44	37,968	\$328,044	\$0.72	\$8.64	12%	65%	10.00%	\$1,010,374	\$1,010,000	\$22,955
X	443322	4500 110 0100	Lions Court	NWF	1970	140	127,632	\$1,102,740	\$0.72	\$8.64	12%	65%	10.00%	\$3,396,441	\$3,396,000	\$24,257
	149332	1080 361 0000	Robin Oaks Apts	NWF	1982	16	10,008	\$96,077	\$0.80	\$9.60	12%	45%	10.00%	\$465,012	\$465,000	\$29,063
	126174	4103 023 0000	Park Place	SWF	1973	100	93,321	\$895,882	\$0.80	\$9.60	12%	65%	10.00%	\$2,759,315	\$2,759,000	\$27,590

\$462,000

\$1,173,000

\$976,000

\$3,281,000

\$449,000

\$2,284,000

			\$0
			\$0
			\$12,500
		Mar-18	\$0
			\$0

PROPERTY TYPE-B14U

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	2024 Value	2024 Value/Unit
										Sq Ft						
	124626	4480 001 0100	Taft Haus	SWF	1973	150	105,192	\$1,072,958	\$0.85	\$10.20	12%	65%	10.00%	\$3,304,712	\$3,305,000	\$22,033
	138823	2303 207 0000	Colony Park	SWF	1978	272	216,424	\$2,337,379	\$0.90	\$10.80	12%	60%	10.00%	\$8,227,575	\$8,228,000	\$30,250
	123558	4630 083 0000	Villa Madrid	NWF	1971	29	19,200	\$218,880	\$0.95	\$11.40	12%	60%	10.00%	\$770,458	\$770,000	\$26,552
	138116	2530-012-0000	DOUBLE S APTS	NWF	1945	25	15,256	\$210,533	\$1.15	\$13.80	12%	55%	10.00%	\$833,710	\$834,000	\$33,360

2023 Value	Sales Price	Sale Date	\$ Price per Unit
\$2,736,000	\$0		\$0
\$7,947,000			
\$735,000		May-21	
\$805,000		Sep-21	

V & C changes from 15% to 12% for 2024
Cap Rate unchanged 10.00% for 2024

POOR QUALITY, LOCATION, CONDITION

	146382	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
	142400	1850 011 0200	La Posada	SWF	1953	45	24,335	\$219,015	\$0.75	\$9.00	25%	75%	10.50%	\$391,098	\$391,000	\$8,689
	115310	6a31 088 0000	Country Hills	IP	1970	18	16,000	\$105,600	\$0.55	\$6.60	20%	60%	10.50%	\$321,829	\$322,000	\$17,889
	138121	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

\$586,000			\$0
\$259,000			\$0
\$322,000			\$0
\$231,000			\$0

HUD with Section 8 COMPLEXES

	126782	4040 074 0000	Westmoreland	SWF	1973	52	46,450	\$418,050	\$0.75	\$9.00	10%	70%	10.25%	\$1,101,205	\$1,101,000	\$21,173
X	155818	0480 084 0700	Country Park	SWF	1980	168	135,000	\$1,296,000	\$0.80	\$9.60	10%	70%	10.25%	\$3,413,854	\$3,250,000	\$19,345
	130143	3612 003 0000	Sun Valley	SWF	1971	132	112,604	\$1,080,998	\$0.80	\$9.60	10%	70%	10.25%	\$2,847,508	\$2,848,000	\$21,576
X	145327	1446 001 0000	High Point Village 1	SWF	1980	50	38,792	\$442,229	\$0.95	\$11.40	10%	65%	10.25%	\$1,359,045	\$1,250,000	\$25,000
X	145328	1446 002 0000	High Point Village 2	SWF	1980	144	113,384	\$1,292,578	\$0.95	\$11.40	10%	65%	10.25%	\$3,972,312	\$3,680,000	\$25,556
	153940	0720 078 0600	Indian Falls	SWF	1982	172	128,092	\$1,460,249	\$0.95	\$11.40	10%	70%	10.25%	\$3,846,509	\$3,847,000	\$22,366
	132619	3365 006 0000	Parkway Villas	SWF	1982	192	159,600	\$1,819,440	\$0.95	\$11.40	10%	65%	10.25%	\$5,591,450	\$5,591,000	\$29,120

\$950,000			
\$3,250,000		Nov-18	\$0
\$2,848,000			\$0
\$1,250,000		Nov-18	\$0
\$3,680,000		Nov-18	\$0
\$3,847,000			
\$5,405,000		March-19	\$0

V & C unchanged at 10% for 2023
Cap Rate unchanged at 10.25 for 2023

TAX EXEMPT BY TEXAS HOUSING FOUNDATION

x	108615	7q20 362 0100	Electra Village	EL	1984	50	39,240	\$400,248	\$0.85	\$10.20	10%	70%	8.00%	\$1,350,837	\$1,351,000	\$27,020
x	119552	5m07 172 0000	Burk Village	BB	1981	40	31,796	\$305,242	\$0.80	\$9.60	10%	70%	8.00%	\$1,030,190	\$1,030,000	\$25,750

\$1,201,000		Nov-18	\$0
\$916,000		Dec-18	\$0

SPECIAL FINANCING COMPLEXES

Arbitration
ARB Value
ARB Value

PROPERTY TYPE-B14U

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	2024 Value	2024 Value/Unit
										Sq Ft						

x	116886	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
	114922	6a37 001 0000	Colonial Heights	IP	1983	48	33,144	\$258,523	\$0.65	\$7.80	10%	75%	9.75%	\$596,592	\$597,000	\$12,438

2023	Sales	Sale	\$ Price
Value	Price	Date	per Unit

\$330,000			
\$597,000			

ALL BILLS PAID COMPLEXES

X	136012	3027 003 0000	Summit	NWF	1972	148	132,400	\$1,429,920	\$0.90	\$10.80	7%	70%	8.00%	\$4,986,846	\$4,987,000	\$33,696
	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
	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
	158488	0070 005 0200	Brigadoon	NWF	1961	88	76,880	\$922,560	\$1.00	\$12.00	7%	65%	8.00%	\$3,753,666	\$3,754,000	\$42,659
	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
X	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
X	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
	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
	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
	124266	4530 074 0000	Stone Ridge East (Timbers)	NWF	1963	88	65,664	\$984,960	\$1.25	\$15.00	7%	65%	8.00%	\$4,007,556	\$4,008,000	\$45,545
X	124253	4530 064 0100	Stone Ridge West (Heritage)	NWF	1972	142	91,912	\$1,378,680	\$1.25	\$15.00	7%	65%	8.00%	\$5,609,504	\$5,610,000	\$39,507
X	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
	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

\$3,600,000			
\$2,030,000		Jun-20	
\$1,540,000		Jun-20	\$0
\$3,025,000		Dec-22	\$0
\$4,900,000		Oct-21	\$0
\$1,583,000		Jul-17	\$0
\$3,171,000		Jan-19	\$0
\$2,925,000	\$0	Dec-21	\$0
\$2,252,000	\$2,350,000	May-22	\$58,750
\$3,847,000	\$7,771,000	May-21	\$33,787
\$3,975,000		May-21	\$0
\$2,800,000		Jul-21	\$0
\$764,000	\$1,150,000	Oct-23	\$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 2024
Cap Rate unchanged at 8% for 2024

CHDO COMPLEXES

	155876	0480 001 0200	Tealwood Place	SWF	1995	180	180,600	\$2,145,528	\$0.99	\$11.88	15%	65%	6.75%	\$9,456,216	\$9,456,000	\$52,533
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\$3,947,000	\$10,260,000	4/20/2023	
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PROPERTY TYPE-B14U

IPF	PID	Account Number	Apartment Complex	Econ Area	Age	# of Units	Rentable SF	Gross Income	Rent /SF	Ann Rent Sq Ft	V & C Rate	Expns Ratio	Cap Rate	Value Indication	2024 Value	2024 Value/Unit
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2023

Value

Sales Price	Sale Date	\$ Price per Unit
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TAX CREDIT COMPLEXES

The cap rate is loaded. The expenses do not include taxes.

	101627	4420 001 0400	Parkstone Sr Village	SWF	2001	140	113,164	\$1,344,388	\$0.99	\$11.88	7%	60%	11.86%	\$4,216,800	\$3,750,000	\$26,786
x	101390	0480 085 0400	Crossroads	SWF	2002	112	101,620	\$853,608	\$0.70	\$8.40	7%	60%	11.86%	\$2,677,421	\$2,677,000	\$23,902
	339057	4270 001 0500	Green Briar Village	NWF	2007	76	71,500	\$686,400	\$0.80	\$9.60	7%	65%	11.86%	\$1,883,838	\$1,884,000	\$24,789
	339058	4270 001 0600	Green Briar Village	NWF	2011	36	33,100	\$317,760	\$0.80	\$9.60	7%	65%	11.86%	\$872,098	\$872,000	\$24,222
x	143807	1590 160 0000	Washington Village	NWF	2008	96	92,264	\$896,806	\$0.81	\$9.72	7%	65%	11.86%	\$2,461,302	\$2,461,000	\$25,635
x	100881	4210 019 0200	Woodview	SWF	2004	104	106,040	\$801,662	\$0.63	\$7.56	7%	65%	11.86%	\$2,200,178	\$2,200,000	\$21,154
X	453606	4420 001 0600	Parkstone Sr Village II	SWF	2012	64	54,180	\$585,144	\$0.90	\$10.80	7%	60%	11.86%	\$1,835,359	\$1,835,000	\$28,672
x	119244	5N01 079 0000	Poineer Crossing Seniors	BB	2013	80	72,000	\$604,800	\$0.70	\$8.40	7%	60%	11.85%	\$1,898,613	\$1,899,000	\$23,738
	455053	5M06 010 0200	Reserves at Saddlebrook	BB	2013	64	68,768	\$577,651	\$0.70	\$8.40	7%	65%	11.85%	\$1,586,713	\$1,587,000	\$24,797
X	457471	0720 017 1100	The Reserves at Maplewood	SWF	2014	36	39,222	\$296,518	\$0.63	\$7.56	7%	65%	11.86%	\$813,800	\$814,000	\$22,611
X	126649	4040 086 0000	Royal Gardens	SWF	2016	49	45,925	\$507,012	\$0.92	\$11.04	7%	60%	11.86%	\$1,590,291	\$1,590,000	\$32,449
X	100946	0720 078 0800	Reserves at Summit West	SWF	2017	36	36,618	\$320,774	\$0.73	\$8.76	7%	65%	11.86%	\$880,370	\$880,000	\$24,444
X	159271	0020 885 0000	The Landmark on Lamar	NWF	2018	30	23,557	\$240,281	\$0.85	\$10.20	7%	65%	11.86%	\$659,457	\$659,000	\$21,967
	106590	3365 005 0300	Cascade Villas	SWF	2018	60	63,908	\$582,841	\$0.76	\$9.12	7%	60%	11.86%	\$1,828,135	\$1,828,000	\$30,467
X	468285	0720 017 1400	The Reserves at Maplewood	SWF	2020	36	39,222	\$352,998	\$0.75	\$9.00	7%	65%	11.86%	\$968,810	\$969,000	\$26,917
	123195	4900 016 0100		NWF	2024	Under Construction									\$309,908	

\$3,750,000

\$2,635,000

\$1,750,000

\$752,000

\$2,400,000

\$2,258,000

\$1,550,000

\$1.864.000

\$1.558.000

\$825.000

\$1,325,000

\$802,000

\$647,000

\$1,739,000

\$878,000

\$277,083

V & C unchanged at 7% for 2024

Cap Rate unchanged at 9.50% for 2024

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

Direct capitalization rate used

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

ALL APARTMENTS

Percentage change

\$376,588,094

\$336,730,262

11.84%

MANUFACTURED HOUSING PARKS - VALUATION 2024 Property Type:FSMH

IPF	PID	Class	Property	Address	Econ Area	Yr Blt	Office	# Pads	Monthly Rate	P G I	% Occ	Actual Occ	Eff Occ	Annual Per Pad	E G I	% Exp	N O I	Cap Rate	Income Value	Value Per Pad	Add Other Imp Value	Total Value
	156490	FSMH-1	Plum Creek M/H Park	2515 Bandera	SWF	1969	Y	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	FSMH-1	Dry Creek MH Park	2812 City View	NWF	1971	Y	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	FSMH-1	Sunnyvale Estates	3900 Lenore	NWF	1971	Y	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
	123764	FSMH-1	Evergreen M/H Park	2701 Saramy	NWF	1970	Y	139	\$230	\$383,640	56%	62	78	\$2,760	\$215,280	50%	\$107,640	7.50%	\$1,435,200	\$10,325		\$1,435,000

CLASS B

	144406	FSMH-2	Vaughan M/H Park	3210 Old Iowa Park Rd.	NWF	1967	Y	56	\$200	\$134,400	40%	27	16	\$2,400	\$53,760	45%	\$29,568	9.00%	\$328,533	\$5,867		\$329,000
	123226	FSMH-2	9th St Trailer Court	3130 9th St	NWF	1960	N	19	\$225	\$51,300	60%	18	12	\$2,700	\$30,780	45%	\$16,929	9.00%	\$188,100	\$9,900		\$188,000
	137168	FSMH-2	Mesquite M/H Park	6907 Seymour Hwy	SWF	2000	N	14	\$200	\$33,600	57%	2	8	\$2,400	\$19,200	45%	\$10,560	9.00%	\$117,333	\$8,381	4,474	\$122,000
	144405	FSMH-2	Adkins M/H park	3208 Old Iowa Park Rd.	NWF	1960	Y	48	\$200	\$115,200	50%	22	22	\$2,400	\$57,600	45%	\$31,680	9.00%	\$352,000	\$7,333		\$352,000
	123230	FSMH-2	La Treace	3116 9th St.	NWF	1962	N	35	\$225	\$94,500	60%	15	20	\$2,700	\$56,700	45%	\$31,185	9.00%	\$346,500	\$9,900		\$347,000
	119042	FSMH-2	Burkburnett Estates	201 S Preston	BB	1975	N	26	\$225	\$70,200	65%	25	15	\$2,700	\$45,630	45%	\$25,097	9.00%	\$278,850	\$10,725		\$279,000
S	141299	FSMH-2	Little Oak M/H Park	1210 1/2 Kenley Ave.	NWF	1950	N	13	\$225	\$35,100	85%	11	11	\$2,700	\$29,700	47%	\$15,741	9.00%	\$174,900	\$13,454		\$175,000
S	120474	FSMH-2	The Groves M/H Park	1505 Sheppard Rd	BB	1950	Y	56	\$210	\$141,120	85%	32	32	\$2,520	\$119,952	45%	\$65,974	9.00%	\$733,040	\$13,090	1,257,938	\$1,991,000
	118812	FSMH-2	Red River Mobile Home Cor	209 S Ave B	BB	1950	N	31	\$210	\$78,120	60%	17	18	\$2,520	\$46,872	45%	\$25,780	9.00%	\$286,440	\$9,240		\$286,000

Seq 1&3

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	217,876	\$423,000
	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	N	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
S	116798	FSMH-3	Greenfield Swan	1001 S Wall	IP	1950	N	11	\$150	\$19,800	35%	3	5	\$1,800	\$6,930	40%	\$4,158	9.50%	\$43,768	\$3,979		\$44,000
	443316	FSMH-3	Greenfield Hunter	1002 S Wall	IP	1950	N	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	3125 9th St	NWF	1960	N	25	\$150	\$45,000	0%	23	18	\$1,800	\$0	40%	\$0	9.50%	\$0	\$0		\$50,000
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RV PARKS - VALUATION 2023 Property Type:FSMH

RV PARKS

IPF	PID	Class	Property	Address	Econ Area	Yr Blt	Office	# Pads	Nightly Rate	P G I	% Occ	Actual Occ	Eff Occ	Annual Per Pad	E G I	% Exp	N O I	Cap Rate	Income Value	Value Per Pad	Add Other Imp Value	Total Value
	123600	FSMH-4	Wichita Falls RV Park	2944 5th St	NWF	1985	Y	154	\$30	\$1,686,300	50%	109	92	\$10,950	\$843,150	75%	\$210,788	12%	\$1,756,563	\$11,406	227,675	\$1,984,000
	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	Y	72	\$43	\$1,130,040	47%	34	34	\$15,695	\$533,630	71%	\$154,753	12%	\$1,289,606	\$17,911		\$1,290,000
	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	\$35	\$114,975	50%	4	4	\$12,775	\$57,488	75%	\$14,372	12%	\$119,766	\$13,307		\$120,000
	123572	FSMH-4		Sierra Dr	NWF	2023	Y			\$0				\$0	\$0	75%	\$0	12%	\$0	#DIV/0!		\$0

Occupancy varies daily

Under Con:

*Items in red hav been changed this year

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

*Items in bold red were updated based on survey

*Properties highlighted in blue have multi-prop allocation

Mini-Warehouse Valuation

INF	REC	PID	Facility	Address	Econ Area	Class	Yr Bt	Gross SF	Net Leasable	Potential Gross Income	Occupied SF	Occ %	An Rent \$/SF	EGI	Expenses	Mkt % of EGI	NOI	Mkt Cap Rate	Income Value	(+) Other Imp VALUE	2024 Total RE Value
		100426	U-Haul Self Storage +++	2807 Kell Blvd	SWF	A	2021	11,570	11,570	\$118,197	4,628	40%	\$10.22	\$47,279	\$26,003	55.00%	\$21,275	7.0%	\$304,000	\$344,357	\$648,000
		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	7.0%	\$2,310,000		\$2,310,000
		100885	StoreLine Wichita Falls LLC	4550 Barnett	SWF	B	2003	9,280	9,280	\$99,813	8,445	91%	\$10.76	\$90,830	\$47,686	52.50%	\$43,144	7.0%	\$616,000		\$616,000
	X	101598	Simple Safe Storage	7124 Seymour Hwy	SWF	B	2022	30,000	30,000	\$215,760	19,200	64%	\$7.19	\$138,086	\$82,852	60.00%	\$55,235	7.0%	\$789,000		\$789,000
	was 101934	477448	Texoma Boat & RV Storage	7304 Seymour Hwy	SWF	B	2023	32,352	32,352	\$150,000	24,264	75%	\$4.64	\$112,500	\$56,250	50.00%	\$56,250	7.0%	\$804,000		\$804,000
		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	7.0%	\$269,000		\$269,000
		102258	MBKK Holdings	179 N FM 369	IP	C	1993	4,200	4,200	\$15,840	3,360	80%	\$3.77	\$12,672	\$6,336	50.00%	\$6,336	7.0%	\$91,000		\$91,000
		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	7.0%	\$261,000		\$261,000
		102571	Adams Self Storage	3816 Fairway	SWF	A	1998	87,444	86,270	\$707,820	74,192	86%	\$8.20	\$608,725	\$334,799	55.00%	\$273,926	7.0%	\$3,913,000		\$3,913,000
	X	102963	Divines Self Storage	303 Buckner	BB	D	1996	3,085	3,085	\$10,500	1,265	41%	\$3.40	\$4,305	\$2,153	50.00%	\$2,153	7.0%	\$31,000		\$31,000
		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	7.0%	\$137,000		\$137,000
		107082	Blue Heaven Storage	1601 Fairfax	NWF	C	2003	4,880	4,880	\$37,980	4,148	85%	\$7.78	\$32,283	\$16,142	50.00%	\$16,142	7.0%	\$231,000		\$231,000
		107388	Red River Self Storage	947 Cropper	BB	D	1985	21,060	21,060	\$166,260	15,795	75%	\$7.89	\$124,695	\$62,348	50.00%	\$62,348	7.0%	\$891,000		\$891,000
		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	7.0%	\$2,868,000		\$2,868,000
	X	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	7.0%	\$390,000		\$390,000
		113810	Rifle Range Storage +++	300 Rifle Range Rd @	IP	B	1999	15,326	15,326	\$101,724	11,495	75%	\$6.64	\$76,293	\$41,961	55.00%	\$34,332	7.0%	\$490,000		\$490,000
		113844	Iowa Park Storage	O West Magnolia	IP	C	2010	4,180	4,000	\$36,960	3,200	80%	\$9.24	\$29,568	\$14,784	50.00%	\$14,784	7.0%	\$211,000		\$211,000
		114015	Johnson Rd Storage	1801 Johnson Rd	IP	D	1950	11,943	10,828	\$8,940	7,580	70%	\$0.83	\$6,258	\$3,129	50.00%	\$3,129	7.0%	\$44,700	\$45,826	\$91,000
		115872	Bybee Investments	805 W Highway	IP	D	1960	12,300	12,300	\$53,520	5,535	45%	\$4.35	\$24,084	\$12,042	50.00%	\$12,042	7.0%	\$172,000		\$172,000
	X	115984	Barn Self Storage %%%	706 W Highway	IP	D	2002	3,600	3,600	\$22,800	2,664	74%	\$6.33	\$16,872	\$8,436	50.00%	\$8,436	7.0%	\$121,000		\$121,000
		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	7.0%	\$88,000		\$88,000
		116718	Pecan Haven	102 S Wall	IP	D	1996	5,072	5,072	\$12,960	4,058	80%	\$2.56	\$10,368	\$5,184	50.00%	\$5,184	7.0%	\$74,000		\$74,000
		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	7.0%	\$1,204,000		\$1,204,000
	X	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	7.0%	\$113,000		\$113,000
	X	118910	Jack's Self Storage	712 Sheppard Rd.	BB	B	2004	14,300	14,300	\$87,420	11,726	82%	\$6.11	\$71,684	\$39,426	55.00%	\$32,258	7.0%	\$460,828	\$77,289	\$538,000
		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	7.0%	\$127,000		\$127,000
		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	7.0%	\$101,000		\$101,000
		119518	Burk Self Storage	216 N Okla Cut Off/611	BB	B	1980	34,514	33,650	\$144,624	23,555	70%	\$4.30	\$101,237	\$53,149	52.50%	\$48,087	7.0%	\$687,000		\$687,000
	X	122557	Rangers Retreat	402 S Red River	BB	D	2004	7,000	7,000	\$26,880	4,900	70%	\$3.84	\$18,816	\$9,408	50.00%	\$9,408	7.0%	\$134,000		\$134,000
		122576	Texoma Mini Storage	406 Mockingbird Ln	BB	D	2022	6,000	6,000	\$48,000	4,500	75%	\$8.00	\$36,000	\$18,000	50.00%	\$18,000	7.0%	\$257,000	\$189,675	\$447,000
		123254	StoreLine Wichita Falls LLC	3224 Seymour Hwy	NWF	A	1978	56,383	55,112	\$595,440	39,504	72%	\$10.80	\$426,811	\$234,746	55.00%	\$192,065	7.0%	\$2,744,000		\$2,744,000
	X	123594	A-American Self Storage	3135 5th	NWF	A	1973	42,310	40,810	\$417,648	31,424	77%	\$10.23	\$321,589	\$173,658	54.00%	\$147,931	7.0%	\$2,113,000		\$2,113,000
		123654	StoreLine Wichita Falls LLC	3314 Sheppard Access	NWF	B	1978	72,324	71,556	\$324,180	54,096	76%	\$4.53	\$245,080	\$128,667	52.50%	\$116,413	7.0%	\$1,663,000		\$1,663,000
		124401	Lock & Roll Self Stor	1122 Sheppard Access	NWF	C	1994	5,872	5,200	\$37,320	3,120	60%	\$7.18	\$22,392	\$11,196	50.00%	\$11,196	7.0%	\$160,000		\$160,000
		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	7.0%	\$2,201,000		\$2,201,000
		124608	Brook & Kell Storage	2206 Brook	SWF	A	2006	11,627	11,023	\$105,840	10,472	95%	\$9.60	\$100,548	\$55,301	55.00%	\$45,247	7.0%	\$646,000		\$646,000
	X	124728	Rangers Retreat	201 Rathgeber Rd	SWF	B	2022	29,100	29,100	\$128,400	21,825	75%	\$4.41	\$96,300	\$50,558	52.50%	\$45,743	7.0%	\$653,000		\$653,000
		125679	Country Club Self Stor +++	3400 Jacksboro Hwy	SWF	A	1991	73,656	39,104	\$66,900	34,412	88%	\$1.71	\$58,872	\$35,323	60.00%	\$23,549	7.0%	\$336,411	\$160,163	\$497,000
		125820	Apex Self Storage	3116 Iowa Park	NWF	B	1991	21,431	20,000	\$97,332	15,000	75%	\$4.87	\$72,999	\$38,324	52.50%	\$34,675	7.0%	\$495,000		\$495,000
		126845	Adams Self Storage #2 Ill	4604 Wyoming	SWF	C	1979	10,000	10,000	\$38,100	8,900	89%	\$3.81	\$33,909	\$16,955	50.00%	\$16,955	7.0%	\$242,000		\$242,000
		132169	StoreLine Wichita Falls LLC	4730 Jacksboro Hwy	SWF	B	1972	34,750	33,850	\$281,042	29,788	88%	\$8.30	\$247,317	\$129,841	52.50%	\$117,476	7.0%	\$1,678,000		\$1,678,000
		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	7.0%	\$1,769,000		\$1,769,000
		136146	Budget Storage +++	1628 Pearlle Dr	NWF	D	1995	3,300	3,300	\$22,620	1,155	35%	\$6.85	\$7,917	\$3,959	50.00%	\$3,959	7.0%	\$57,000		\$57,000
		138963	Blue Sky Self Storage +++	2616 Southwest Pkwy	SWF	A	1984	57,072	44,210	\$373,200	39,789	90%	\$8.44	\$335,880	\$167,940	50.00%	\$167,940	7.0%	\$2,399,143	\$643,070	\$3,042,000
		139464	KO Storage of Wichita Falls	1602 Loop 11	NWF	A	2009	24,000	23,400	\$190,080	20,592	88%	\$8.12	\$167,270	\$91,999	55.00%	\$75,272	7.0%	\$1,075,000		\$1,075,000
		142074	StoreLine Wichita Falls LLC	4515 Southwest Pkwy	SWF	A	1974	43,623	42,613	\$398,498	38,352	90%	\$9.35	\$358,648	\$197,257	55.00%	\$161,392	7.0%	\$2,306,000		\$2,306,000
	X	142099	F&J Distributing +++	5124 Lake Shore	SWF	D	1970	48,500	40,500	\$73,980	24,300	60%	\$1.83	\$44,388	\$22,194	50.00%	\$22,194	7.0%	\$317,057	\$85,978	\$403,000
		142107	Larry's Marine	5007 Lake Shore ****	SWF	B	1985	37,980	26,180	\$61,920	14,399	55%	\$2.37	\$34,056	\$17,879	52.50%	\$16,177	7.0%	\$231,094	\$361,370	\$592,000
		142470	Neighborhood Self Stor	1922 8th	NWF	C	1984	2,200	2,200	\$6,960	1,540	70%	\$3.16	\$4,872	\$2,436	50.00%	\$2,436	7.0%	\$35,000		\$35,000
		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	7.0%	\$2,610,251	\$535,937	\$3,146,000
		147183	National Mini-storage	5300 A Burkumett	NWF	C	1974	11,942	11,270	\$50,940	6,311	56%	\$4.52	\$28,526	\$14,263	50.00%	\$14,263	7.0%	\$203,760	\$29,811	\$234,000
		147187	Pilot Self Storage	5308 Burkumett	NWF	D	1978	11,800	11,800	\$87,720	5,900	50%	\$7.43	\$43,860	\$21,930	50.00%	\$21,930	7.0%	\$313,000		\$313,000
		151457	Tic-A-Lok	2911 Baltimore	NWF	D	1982	2,750	2,750	\$6,000	2,475	90%	\$2.18	\$5,400	\$2,700	50.00%	\$2,700	7.0%	\$39,000		\$39,000
		153548	Just Store It	3801 Jacksboro	SWF	A	1982	51,151	36,138	\$418,020	29,633	82%	\$11.57	\$342,776	\$188,527	55.00%	\$154,249	7.0%	\$2,204,000		\$2,204,000
		155896	C & C Self Storage	5006 Ditto	SWF	D	1975	4,780	4,780	\$16,560	4,541	95%	\$3.46	\$15,732	\$7,866	50.00%	\$7,866	7.0%	\$112,000		\$112,000
		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	7.0%	\$3,064,000		\$3,064,000
	X	157479	Mr. G's Self Stor All 3	1821 10th	NWF	C	2001	2,840	2,840	\$42,480	1,136	40%	\$14.96	\$16,992	\$8,496	50.00%	\$8,496	7.0%	\$121,000		\$121,000
		158858	StoreLine Wichita Falls LLC	1408 10th St	NWF	C	2002	5,963	5,963	\$54,720	3,378	57%	\$9.18	\$30,999	\$15,499	50.00%	\$15,499	7.0%	\$221,000		\$221,000
		159368	Turn Key Storage	1081 Lamar	NWF	B	1967	98,237	83,188	\$476,424	79,029	95%	\$5.73	\$452,603	\$248,932	55.00%	\$203,671	7.0%	\$2,910,000		\$2,910,000
		300063	Red River Self Storage	9 Commerce	BB	A															

		HOTEL / MOTEL VALUATION SPREADSHEET - 2024																			
IPF	PID	Account	Hotel/Motel	Econ	Age	Prop	# of	Total	Expns	NOI	Cap	Value	Value	Value	BEV	Eff	Value	2024	2024	2023	
		Number		Area		Cond	Rms	Revenue			Rate	Indication	Gr Rev	Indication	Indication		Cap	Indication	Value	Value/Rm	Value
												Direct Cap	Multip	GRM		Rate					Real & BPP
			HOTELS (W/ RESTAURANT)																		
	472715	2444 002 0200	Delta by Marriott	NWF	2024	Excell	200	\$7,000,000	75%	\$1,750,000	10.75%	\$16,279,070	3.25	\$22,750,000	\$18,867,442	13%	10.66%	\$16,414,674	\$16,415,000	\$82,075	\$7,056,382

LIMITED SERVICE

	470018	3993 104 0100	Hampton Inn	NWF	2024			Under Construction											\$1,800,807		\$178,000
	154017	0720 017 0200	Residence Inn	NWF	2023	Excell	112	\$3,000,000	75%	\$750,000	10.75%	\$6,976,744	3.25	\$9,750,000	\$8,086,047	13%	10.66%	\$7,034,860	\$7,035,000	\$62,813	\$7,000,000
	100285	2303 501 0000	Home2 Suites & Tru	SWF	2022	Excell	151	\$4,680,424	75%	\$1,170,106	10.75%	\$10,884,707	3.25	\$15,211,378	\$12,615,375	13%	10.66%	\$10,975,377	\$10,975,000	\$72,682	\$10,191,000
	105075	2303 114 2300	La Quinta Inn & Suites	SWF	2013	Good	80	\$2,059,867	75%	\$514,967	10.75%	\$4,790,388	3.25	\$6,694,567	\$5,552,059	13%	10.66%	\$4,830,292	\$4,830,000	\$60,375	\$4,493,000
	123417	4740 003 0000	Fairfield Inn & Suites	NWF	2015	Excell	89	\$2,968,672	75%	\$742,168	10.75%	\$6,903,888	3.25	\$9,648,184	\$8,001,607	13%	10.66%	\$6,961,398	\$6,961,000	\$78,213	\$5,000,000
	339153	0386 020 0200	Courtyard by Marriott	SWF	2008	Good	93	\$3,103,834	75%	\$775,959	10.75%	\$7,218,219	3.00	\$9,311,503	\$8,055,533	13%	11.07%	\$7,008,314	\$7,008,000	\$75,355	\$7,000,000
	101425	0720 012 1700	Holiday Express	NWF	2007	Good	80	\$2,793,958	75%	\$698,489	10.75%	\$6,497,576	3.00	\$8,381,873	\$7,251,295	13%	11.07%	\$6,308,626	\$6,309,000	\$78,863	\$6,000,000
	101720	0720 015 0300	Baymont Inn & Suites	NWF	2007	Good	65	\$1,695,471	75%	\$423,868	11.00%	\$3,853,343	2.75	\$4,662,545	\$4,177,024	13%	11.66%	\$3,634,011	\$3,634,000	\$55,908	\$3,390,000
	462478	0720 015 0600	Natures Inn	NWF	2007	Good	49	\$420,927	75%	\$105,232	11.00%	\$956,652	2.25	\$947,085	\$952,825	8%	12.00%	\$876,599	\$877,000	\$17,898	\$750,000
	338475	4740 011 0200	Candlewood	NWF	2006	Good	75	\$1,809,242	75%	\$452,310	11.00%	\$4,111,913	3.25	\$5,880,035	\$4,819,162	13%	10.79%	\$4,192,671	\$4,193,000	\$55,907	\$4,200,000
X	103733	2303 114 3000	Best Western Plus Univers	SWF	2006	Good	78	\$1,641,694	75%	\$410,424	11.00%	\$3,731,123	3.00	\$4,925,083	\$4,208,707	13%	11.21%	\$3,661,575	\$3,662,000	\$46,949	\$3,275,000
	301024	5N01 040 0500	Best Western	BB	2005	Good	80	\$1,087,299	75%	\$271,825	11.00%	\$2,471,133	2.75	\$2,990,071	\$2,678,709	13%	11.66%	\$2,330,476	\$2,330,000	\$29,125	\$2,687,000
	100286	2303 502 0000	Homewood Suites	SWF	2004	Good	73	\$3,185,479	78%	\$700,805	11.00%	\$6,370,957	2.75	\$8,760,066	\$7,326,601	13%	10.99%	\$6,374,143	\$6,374,000	\$87,315	\$6,385,000
	102100	4660 003 0000	Hampton Inn	SWF	2004	Good	74	\$2,390,576	78%	\$525,927	10.75%	\$4,892,342	3.00	\$7,171,729	\$5,804,097	13%	10.42%	\$5,049,564	\$5,050,000	\$68,243	\$5,066,000
	104379	2303 114 2900	Staybridge Suites	SWF	2000	Good	90	\$2,115,476	75%	\$528,869	11.00%	\$4,807,901	3.00	\$6,346,429	\$5,423,312	13%	11.21%	\$4,718,281	\$4,718,000	\$52,422	\$4,561,000
	106720	2303 114 2100	Comfort Inn & Suites (Fair	SWF	1995	Avg	63	\$1,480,133	75%	\$370,033	11.00%	\$3,363,939	2.75	\$4,070,366	\$3,646,509	13%	11.66%	\$3,172,463	\$3,172,000	\$50,349	\$2,712,000
	125716	4200 014 0000	Oyo Motel	NWF	2000	Avg	42	\$310,048	75%	\$77,512	11.00%	\$704,655	2.75	\$852,632	\$763,846	13%	11.66%	\$664,546	\$665,000	\$15,833	\$651,000
	137052	2820 001 0000	Super 8/Best Western	NWF	1995	Avg	103	\$718,000	75%	\$179,500	12.00%	\$1,495,833	2.50	\$1,795,000	\$1,615,500	13%	12.77%	\$1,405,485	\$1,405,000	\$13,641	\$1,453,000
	103305	4740 008 0300	Quality Inn	NWF	1999	Avg	88	\$715,167	75%	\$178,792	11.00%	\$1,625,379	2.75	\$1,966,708	\$1,761,911	13%	11.66%	\$1,532,862	\$1,533,000	\$17,420	\$1,388,000
	103299	4740 008 0200	Executive Inn	NWF	1996	Avg	66	\$521,667	78%	\$114,767	12.00%	\$956,389	2.50	\$1,304,167	\$1,095,500	13%	12.04%	\$953,085	\$953,000	\$14,439	\$955,000
	125831	4190 001 0000	Red Roof Inn	NWF	1990	Avg	111	\$480,936	78%	\$105,806	13.00%	\$813,892	2.25	\$1,082,107	\$921,178	13%	13.20%	\$801,425	\$801,000	\$7,216	\$1,029,000
	137055	2820 004 0000	Comfort Inn (formerly)Nor	NWF	1986	Avg	118	\$2,741,696	78%	\$603,173	13.00%	\$4,639,793	2.25	\$6,168,816	\$5,251,402	13%	13.20%	\$4,568,720	\$4,569,000	\$38,720	\$3,894,000
	155373	0520 001 0000	Econo Lodge	NWF	1985	Avg	110	\$671,151	78%	\$147,653	13.00%	\$1,135,794	2.00	\$1,342,302	\$1,218,397	8%	13.17%	\$1,120,925	\$1,121,000	\$10,191	\$1,100,000
	123580	4680 003 0300	Rodeway Inn	NWF	1985	Avg	57	\$389,871	78%	\$85,772	13.00%	\$659,781	2.25	\$877,209	\$746,752	8%	12.48%	\$687,012	\$687,000	\$12,053	\$475,000
	123420	4740 007 0100	America's Best Value Inn (C	NWF	1985	Avg	81	\$359,755	75%	\$89,939	12.00%	\$749,489	2.50	\$899,387	\$809,448	8%	12.08%	\$744,692	\$745,000	\$9,198	\$665,000
	137059	2820 008 0000	La Quinta Inn	NWF	1980	Avg	139	\$1,166,386	75%	\$291,597	11.00%	\$2,650,877	2.25	\$2,624,369	\$2,640,274	13%	12.69%	\$2,297,038	\$2,587,000	\$18,612	\$2,587,000
	109687	7R20 255 0100	Electra Inn	EL	1982	Avg	20	\$14,075	75%	\$3,519	13.00%	\$27,068	2.25	\$31,670	\$28,909	0%	12.17%	\$28,909	\$29,000	\$1,450	\$31,000
	158696	0030 700 0000	Oyo Motel	NWF	1976	Avg	35	\$369,418	75%	\$92,355	13.00%	\$710,420	2.25	\$831,191	\$758,728	8%	13.23%	\$698,030	\$698,000	\$19,943	\$590,000

Notes:

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.

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 throughout. Loss to Lease. Use 2023 Income as stablized

Income Revenue is stabilized revenue prior to pandemic

Expenses are increased 3% to account for additional expenses during pandemic

IPF	PID	Account Number	Hotel/Motel	Econ Area	Age	Prop Cond	# of Rms	Total Revenue	Expns	NOI	Cap Rate	Value Indication Direct Cap	Gr Rev Multip	Value Indication GRM	Value Indication	BEV	Eff Cap Rate	Adjusted Value	2024 Value	2024 Value/Rm	2023 Value
			MOTELS Older than 1970																		
	158888	0030 552 0000	Delux Inn (formerly)Tradew	NWF	1963	Fair	69	\$596,558	78%	\$131,243	13.00%	\$1,009,560	1.90	\$1,133,460	\$1,059,120	8%	13.47%	\$974,390	\$974,000	\$14,122	\$850,000
	123415	4740 001 0000	Motel 6 (America's Best Va	NWF	1963	Fair	92	\$896,378	78%	\$197,203	13.00%	\$1,516,947	1.90	\$1,703,118	\$1,591,415	8%	13.47%	\$1,464,102	\$1,464,000	\$15,914	\$1,374,000
	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	\$160,000
	123608	4700 018 0000	River Walk Suites*	NWF	1958	Fair	50	\$158,814	75%	\$39,704	13.50%	\$850,000	1.90	\$850,000	\$850,000	0%	4.67%	\$850,000	\$850,000	\$17,000	\$850,000
	123604	4700 014 0000	Royal Motel	NWF	1958	Fair	18	\$48,985	75%	\$12,246	13.50%	\$90,714	1.90	\$93,072	\$91,657	0%	14.52%	\$84,324	\$84,000	\$4,685	\$91,000
	124109	4550 089 0000	Wayfarer Motel	SWF	1958	Fair	60	\$415,423	78%	\$91,393	14.00%	\$652,807	1.90	\$789,303	\$707,405	0%	14.04%	\$650,813	\$651,000	\$10,847	\$642,000
	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	\$92,002	75%	\$23,001	14.00%	\$164,289	1.70	\$156,403	\$161,135	0%	15.52%	\$148,244	\$148,000	\$3,088	\$134,000
	119365	5N01 057 0000	Twilite Inn	BB	1950	Fair	18	\$57,745	75%	\$14,436	14.00%	\$103,117	1.70	\$98,167	\$101,137	0%	15.52%	\$93,046	\$93,000	\$5,169	\$87,000
	125882	4180 004 0000	Eagle Inn	NWF	1946	Fair	12	\$21,785	75%	\$5,446	14.00%	\$38,902	1.70	\$37,035	\$38,155	0%	15.52%	\$35,102	\$35,000	\$2,925	\$35,000
	146830	1310 010 0000	Sleepwell Motel	NWF	1940	Fair	12	\$17,097	75%	\$4,274	14.00%	\$30,531	1.70	\$29,065	\$29,945	0%	15.52%	\$27,549	\$28,000	\$2,296	\$53,000
	119797	5M06 020 0000	Ranch House Motel	BB	1930	Fair	13	\$42,344	75%	\$10,586	14.00%	\$75,614	1.70	\$71,985	\$74,162	0%	15.52%	\$68,229	\$68,000	\$5,248	\$72,000
	125879	4180 001 0000	Falls Motel	NWF	1929	Fair	14	\$56,531	75%	\$14,133	14.00%	\$100,948	1.70	\$96,102	\$99,009	0%	15.52%	\$91,089	\$91,000	\$6,506	\$92,000
	152950	0860 108 0000	Old Holiday Inn East	SWF	1958	V Poor		Closed				N/A	1.90	N/A		0%		\$9,575	\$9,575		\$9,575
	142309	1860 030 0000	Triple D Motel	SWF	1951	Poor		Closed								0%		\$14,500	\$14,500		\$14,500
	142397	1850 009 0000	Budget (Capri) Inn	SWF	1949	Poor	27	Closed								0%		\$18,000	\$18,000		\$18,000
	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

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.

\$117,034,895

\$102,519,457

Notes:

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

14.16%

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

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

Income History for Three Years

Percent Change	Account Number	Hotel/Motel	2017 Income	2018 Income	2019 Income	2020 Income	2021 Income	2022 Income	2023 Income	Stabilized Income	Percent Change	ADR	OCC	REVPAR	Sales Price	Sale Date	\$ Price per Rm
									\$677,431								
	2444 002 0200	Delta by Marriott							\$7,000,000	\$7,000,000		129	74%	95.89			
									Income does not reflect full year								
		3993 104 0100	Hampton Inn														
		0720 017 0200	Residence Inn						\$ 2,242,817	\$3,000,000		121.22	60.5%	54.86			
7.70%		2303 501 0000	Home2 Suites & Tru					\$3,138,156	\$5,553,806	\$ 5,349,310	\$4,680,424	-3.68%	130.09	74.6%	97.06		
7.51%		2303 114 2300	La Quinta Inn & Suites	\$2,336,516	\$2,148,871	\$2,215,186	\$1,718,037	\$2,432,816	\$1,915,601	\$ 1,831,183	\$2,059,867	-4.41%	87.43	71.7%	62.71		
39.23%		4740 003 0000	Fairfield Inn & Suites	\$156,506	\$2,478,664	\$2,831,975	\$2,218,275	\$313,645	\$110,637	\$ 2,968,672	\$2,968,672	2583.25%	115.19	79.3%	91.39		
0.12%		0386 020 0200	Courtyard by Marriott	\$2,923,299	\$2,909,811	\$3,103,149	\$2,170,832	\$3,238,619	\$3,362,428	\$ 2,710,456	\$3,103,834	-19.39%	122.88	65.0%	79.85		
5.14%		0720 012 1700	Holiday Inn Express	\$2,655,637	\$2,492,082	\$2,539,601	\$1,601,178	\$2,832,638	\$2,796,692	\$ 2,752,543	\$2,793,958	-1.58%	124.80	75.5%	94.27		
7.20%		0720 015 0300	Baymont Inn & Suites	\$1,214,599	\$844,973	\$1,457,418	\$1,033,985	\$1,805,490	\$1,709,430	\$ 1,571,493	\$1,695,471	-8.07%	102.61	64.6%	66.24		Oct-14
16.88%		0720 015 0600	Natures Inn	\$845,805	\$930,937	\$803,725	\$362,066	\$435,040	\$376,165	\$ 451,575	\$420,927	20.05%	50.88	49.6%	25.25		Dec-15
-0.17%		4740 011 0200	Candlewood	\$2,046,554	\$1,853,448	\$1,912,028	\$1,428,682	\$1,882,701	\$1,770,166	\$ 1,774,858	\$1,809,242	0.27%	89.18	72.7%	64.83		Oct-14
11.80%		2303 114 3000	Best Western Plus Univers	\$1,383,553	\$1,526,293	\$1,519,317	\$1,102,820	\$1,659,631	\$1,652,918	\$ 1,612,534	\$1,641,694	-2.44%	81.50	69.5%	56.64		
-13.27%		5N01 040 0500	Best Western	\$1,066,161	\$931,950	\$1,119,781	\$910,574	\$1,190,376	\$1,303,572	\$ 767,948	\$1,087,299	-41.09%	67.04	39.2%	26.30	\$2,900,000	Aug-17
-0.17%		2303 502 0000	Homewood Suites	\$3,150,231	\$3,101,685	\$3,170,643	\$2,568,702	\$3,090,762	\$3,311,425	\$ 3,154,249	\$3,185,479	-4.75%	152.93	77.4%	118.38		
-0.32%		4660 003 0000	Hampton Inn	\$2,244,065	\$2,363,750	\$2,443,577	\$1,645,660	\$2,441,025	\$2,399,477	\$ 2,331,227	\$2,390,576	-2.84%	119.10	72.5%	86.31		
3.45%		2303 114 2900	Staybridge Suites	\$0	\$561,020	\$1,897,375	\$1,941,988	\$2,224,340	\$2,013,290	\$ 2,108,799	\$2,115,476	4.74%	98.52	65.2%	64.19		Aug-15
16.98%		2303 114 2100	Comfort Inn & Suites (Fair	\$367,440	\$532,869	\$918,427	\$660,199	\$1,553,156	\$1,509,211	\$ 1,378,032	\$1,480,133	-8.69%	85.06	70.5%	59.93		Dec-16
2.08%		4200 014 0000	Oyo Motel/Travelodge	\$284,254	\$270,687	\$275,398	\$246,023	\$316,254	\$319,859	\$ 294,031	\$310,048	-8.07%	60.52	31.7%	19.18		
-3.27%		2820 001 0000	Super 8/Best Western	\$854,210	\$884,139	\$775,005	\$420,354	\$815,137	\$688,926	\$ 435,568	\$718,000	-36.78%	41.24	28.1%	11.59		Nov-14
10.44%		4740 008 0300	Quality Inn	\$928,633	\$779,812	\$572,000	\$385,050	\$673,500	\$697,000	\$ 775,000	\$715,167	11.19%	48.24	50.0%	24.13		Nov-21
-0.20%		4740 008 0200	Executive Inn	\$404,950	\$608,000	\$552,500	\$339,000	\$467,000	\$549,000	\$ 549,000	\$521,667	0.00%	50.46	45.2%	22.79		Sep-15
-22.12%		4190 001 0000	Red Roof Inn	\$843,932	\$789,786	\$784,504	\$453,000	\$598,302	\$469,223	\$ 375,284	\$480,936	-20.02%	35.23	26.3%	9.26		
17.33%		2820 004 0000	Comfort Inn (formerly)No	\$1,830,009	\$1,902,041	\$2,128,205	\$1,331,440	\$2,602,813	\$2,816,260	\$ 2,806,015	\$2,741,696	-0.36%	94.81	68.7%	65.15		Jun-16
1.90%		0520 001 0000	Econo Lodge	\$708,213	\$946,645	\$906,789	\$740,360	\$628,106	\$698,334	\$ 687,013	\$671,151	-1.62%	41.52	41.2%	17.11		
44.63%		4680 003 0300	Rodeway Inn	\$362,616	\$410,804	\$354,123	\$297,140	\$346,146	\$286,273	\$ 537,193	\$389,871	87.65%	54.74	47.2%	25.82		Nov-15
11.98%		4740 007 0100	America's Best Value Inn (\$283,965	\$345,975	\$328,683	\$320,254	\$401,765	\$339,600	\$ 337,899	\$359,755	-0.50%	31.20	36.6%	11.43		Dec-12
-11.21%		2820 008 0000	La Quinta Inn	\$1,839,709	\$1,660,670	\$1,702,843	\$1,133,358	\$1,444,356	\$1,314,218	\$ 740,584	\$1,166,386	-43.65%	46.96	31.1%	14.60	\$3,800,000	Dec-20
-6.75%		7R20 255 0100	Electra Inn	\$26,035	\$17,365	\$18,460	\$14,118	\$16,863	\$15,994	\$ 9,369	\$14,075	-41.42%			1.28		
18.31%		0030 700 0000	Oyo Motel/Budget Host In	\$100,449	\$145,310	\$230,511	\$291,766	\$373,851	\$410,382	\$ 324,022	\$369,418	-21.04%	45.33	56.0%	25.36		

Income came from Hotel/Motel Factbook

0720 015 0600	Natures Inn	Now Independent no Flag or Reservation system. Use past two years income at stabilization
4740 003 0000	Fairfield Inn & Suites	Feb. of 2021 freeze caused burst water pipes throughout motel. Use 2023 Income as stabilized
2303 114 2100	Comfort Inn & Suites (Fairfield)	Remodel completed use two years income 2019 & 2020
2820 001 0000	Super 8/Best Western	Shut down during 3rd quarter remodel & reflagged to Best Western
2303 501 0000	Home2Suites & Tru	Use two years of Income

154017 Does not have full 1st quarter

Income History for Three Years

Percent Change	Account Number	Hotel/Motel	2017 Income	2018 Income	2019 Income	2020 Income	2021 Income	2022 Income	2023 Income	Stabilized Income	Percent Change	Sales Price	Sale Date	\$ Price per Rm
14.63%	0030 552 0000	Delux Inn (formerly)Trade	\$468,836	\$494,410	\$468,091	\$457,793	\$571,589	\$614,851	\$603,234	\$596,558	7.57%	48.69	46.6%	22.70
6.56%	4740 001 0000	Motel 6 (America's Best V	\$605,729	\$735,453	\$755,791	\$715,256	\$872,390	\$895,583	\$921,160	\$896,378	2.66%	53.37	48.7%	25.98
-0.08%	3080 001 0000	Scotland Park Motel**	\$63,548	\$86,602	\$105,592	\$100,000	\$94,539	\$78,065	\$85,165	\$85,923	-17.43%			
0.00%	4700 018 0000	River Walk Suites*	\$5,788	\$6,263	\$5,581	\$11,612	\$68,644	\$199,267	\$208,531	\$158,814	190.29%			
-7.34%	4700 014 0000	Royal Motel	\$68,982	\$66,130	\$61,847	\$58,550	\$47,877	\$49,467	\$49,612	\$48,985	3.32%			
1.37%	4550 089 0000	Wayfarer Motel	\$389,386	\$405,300	\$405,858	\$352,883	\$422,889	\$400,465	\$422,914	\$415,423	-5.30%	44.39	43.5%	19.31
9.09%	4700 008 0000	Circle Inn ++	\$8,712	\$9,664	\$118,253	\$118,253	\$130,250	\$116,500	\$110,800	\$119,183	-10.56%			
10.63%	1850 014 0000	Catalina Motel	\$68,126	\$79,305	\$69,573	\$68,734	\$80,095	\$99,286	\$96,625	\$92,002	23.96%			
6.95%	5N01 057 0000	Twilite Inn	\$53,295	\$47,430	\$48,038	\$37,300	\$61,519	\$52,808	\$58,909	\$57,745	-14.16%			
0.29%	4180 004 0000	Eagle Inn	\$38,902	\$41,649	\$27,193	\$16,696	\$21,506	\$16,570	\$27,279	\$21,785	-22.95%			
-48.02%	1310 010 0000	Sleepwell Motel	\$53,446	\$55,854	\$60,250	\$41,053	\$25,000	\$12,693	\$13,599	\$17,097	-49.23%			
-5.24%	5M06 020 0000	Ranch House Motel	\$34,229	\$41,550	\$43,560	\$28,609	\$47,886	\$42,066	\$37,080	\$42,344	-12.15%			
-0.99%	4180 001 0000	Falls Motel	\$53,665	\$55,559	\$56,459	\$47,985	\$59,132	\$56,142	\$54,318	\$56,531	-5.06%			
0.00%	0860 108 0000	Old Holiday Inn East								\$0				Closed
0.00%	1860 030 0000	Triple D Motel								\$0				Closed
0.00%	1850 009 0000	Budget (Capri) Inn								\$0				Closed
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

0030 552 0000Motel 6Was closed down at the beginning of the year in 2007 re-opened 2009 with 69 remodeled rooms.

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

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

Did not report all quarters to State
Comptroller

\$50,565,900

2024MULTI-TENANT RETAIL CENTERProprty Type: FRST																	2023
IPF	PID	SHOPPING CENTER	PROPERTY ADDRESS	ECON AREA	YEAR BUILT	NET RENTABLE	RENT PER SF	GROSS INCOME	ACTUAL OCC	OCC SQ FT	EGI	EXPENSE % of EGI	NOI	CAP RATE	VALUE/Be ROUNDED	2024 VALUE	Value
GROSS LEASE PROPERTIES																	
LOCATION, ACCESS, VISIBILITY, BUILDING CONDITION: FAIR							Class:	FRST-1									
x	139915	FARMERS COFFEE RETAIL CNT	1400 Beverly	NWF	1963	6,510	\$4.20	\$27,342	77%	5,013	\$21,053	55.00%	\$9,474	11.50%	\$82,383	\$82,000	\$79,000
	158633	BEVERLY PLAZA	1501 Beverly	NWF	1953	18,447	\$4.20	\$77,477	32%	5,903	\$24,793	65.00%	\$8,677	11.50%	\$75,456	\$75,000	\$72,000
	149607	TAYLOR BUILDING	900 Van Buren	NWF	1925	11,030	\$4.20	\$46,326	85%	9,376	\$39,377	60.00%	\$15,751	11.50%	\$136,964	\$137,000	\$124,000
	135180	FASTWAY FOOD STORE	1301 MLK Jr	SWF	1965	5,046	\$4.20	\$21,193	95%	4,794	\$20,134	55.00%	\$9,060	11.50%	\$78,783	\$79,000	\$76,000
	136878	WICHITA WEST SHOP CNTR	2700 Old Iowa Park	NWF	1963	34,236	\$4.80	\$164,333	83%	28,416	\$136,396	65.00%	\$47,739	11.50%	\$415,119	\$415,000	\$398,000
x	139916	K-C FASTENERS	1404 Beverly	NWF	1955	15,000	\$4.80	\$72,000	56%	8,400	\$40,320	60.00%	\$16,128	11.50%	\$140,243	\$140,000	\$134,000
x	142477	PARK PLAZA	1900 9th Street	NWF	1951	16,500	\$4.85	\$80,025	70%	11,550	\$56,018	45.00%	\$30,810	11.50%	\$267,910	\$268,000	\$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	11.50%	\$350,374	\$350,000	\$336,000
	136149	CANADAY TV	4108 Burkburnett	NWF	1966	4,272	\$5.40	\$23,069	95%	4,058	\$21,915	45.00%	\$12,053	11.50%	\$104,813	\$105,000	\$95,000
MIX OF BOTH GROSS AND NET LEASES																	
LOCATION, ACCESS, VISIBILITY, BUILDING CONDITION: AVERAGE							Class:	FRST-1									
x	147347	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	\$231,000
	147348	HOME CARE/	3411 McNiell	SWF	1979	26,400	\$4.60	\$121,440	68%	17,952	\$82,579	40.00%	\$49,548	11.00%	\$450,432	\$450,000	\$602,000
	154033	CALLFIELD SHOPPING CENTER	4122 Call Field	SWF	1957	34,100	\$6.00	\$204,600	86%	29,326	\$175,956	45.00%	\$96,776	11.00%	\$879,780	\$880,000	\$842,000
	151398	FINISHING TOUCH PLAZA	4020 Rhea	SWF	1984	55,400	\$6.00	\$332,400	77%	42,658	\$255,948	50.00%	\$127,974	11.00%	\$1,163,400	\$1,163,000	\$1,113,000
	123620	FRE-MAR VALLEY CENTER	3108 5th Street	NWF	1958	48,481	\$6.00	\$290,886	26%	12,605	\$75,630	50.00%	\$37,815	11.00%	\$343,774	\$344,000	\$696,000
	154036	REDNAILS/OLD TOWN/COMPU	4012 Call Field	SWF	1955	4,184	\$6.60	\$27,614	95%	3,975	\$26,234	40.00%	\$15,740	11.00%	\$143,093	\$143,000	\$137,000
	151386	FAT ALBERTS/THE LUCKY LAL	4011 Rhea	SWF	1978	13,000	\$7.20	\$93,600	67%	8,710	\$62,712	35.00%	\$40,763	11.00%	\$370,571	\$371,000	\$354,000
	154147	BROOK VILLAGE CENTER	2308 Brook	SWF	1952	5,381	\$7.20	\$38,743	95%	5,112	\$36,806	35.00%	\$23,924	11.00%	\$217,490	\$217,000	\$208,000
	123749	AUTO ZONE/PAPA JOHN'S/DON	3703 Sheppard Access	NWF	1980	6,720	\$7.20	\$48,384	95%	6,384	\$45,965	35.00%	\$29,877	11.00%	\$271,610	\$272,000	\$260,000
	125682	MIDWESTERN PLAZA SHOPPIN	3600 Jacksboro Hwy	SWF	1973	36,620	\$7.80	\$285,636	95%	34,789	\$271,354	30.00%	\$189,948	11.00%	\$1,726,799	\$1,727,000	\$1,617,000
	154034	OLDTOWN CENTER	4020 Call Field	SWF	1954	14,770	\$9.00	\$132,930	72%	10,634	\$95,710	35.00%	\$62,211	11.00%	\$565,557	\$566,000	\$578,000
x	153450	PUCKETT PLAZA	1700 9th Street	NWF	1953	12,398	\$10.00	\$123,980	95%	11,778	\$117,781	40.00%	\$70,669	11.00%	\$642,442	\$642,000	\$550,000
	146836	UNIVERSITY VILLAGE	2301 Midwestern	SWF	1974	50,259	\$10.00	\$502,590	80%	40,207	\$402,072	45.00%	\$221,140	11.00%	\$2,010,360	\$2,010,000	\$1,923,000
NET LEASES WITH GROSS LEASES																	
LOCATION, ACCESS, VISIBILITY, BUILDING CONDITION: AVERAGE-GOOD							Class:	FRST-2									
x	142987	HASTINGS/HOBBY LOBBY/EL C	2805 Southwest	SWF	1969	132,450	\$6.00	\$794,700	80%	105,960	\$635,760	30.00%	\$445,032	10.00%	\$4,450,320	\$4,450,000	\$5,007,000
	154279	STEVE GRAY PORTRAIT & FRA	2300 Brook	SWF	1939	2,480	\$6.60	\$16,368	59%	1,463	\$9,657	45.00%	\$5,311	10.75%	\$49,409	\$49,000	\$48,000
	154278	BROOK VILLAGE CTR	2302 Brook	SWF	1939	8,494	\$6.60	\$56,060	90%	7,645	\$50,454	45.00%	\$27,750	10.75%	\$258,139	\$258,000	\$252,000
	147343	BIG LOT/HARBOR FREIGHT/FA	3923 Kell	SWF	1973	62,001	\$7.20	\$446,407	95%	58,901	\$424,087	45.00%	\$233,248	10.50%	\$2,221,407	\$2,221,000	\$2,170,000
	138824	CENTURY PLAZA PHASE I	2611 Plaza	SWF	1981	55,150	\$7.20	\$397,080	75%	41,363	\$297,810	45.00%	\$163,796	10.00%	\$1,637,955	\$1,638,000	\$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	\$517,000
	155815	HIGHLAND VILLAGE	1505 Southwest Pkwy	SWF	1986	15,128	\$7.50	\$113,460	92%	13,918	\$104,383	35.00%	\$67,849	10.75%	\$631,154	\$631,000	\$603,000
x	132610	SOUTHWEST PLAZA	4701 Southwest	SWF	1983	46,084	\$7.75	\$357,151	87%	40,093	\$310,721	40.00%	\$186,433	10.00%	\$1,864,328	\$1,864,000	\$1,664,000
	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	\$386,000
x	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	\$1,362,000
	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	\$212,000
	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

IPF	PID	SHOPPING CENTER	PROPERTY ADDRESS	ECON AREA	YEAR BUILT	NET RENTABLE	RENT PER SF	GROSS INCOME	ACTUAL OCC	OCC SQ FT	EGI	EXPENSE % of EGI	NOI	CAP RATE	VALUE/Be ROUNDED	2024 VALUE	2023 Value
	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
x	123854	COUNTRY CLUB VILLAGE	1501 Midwestern Pkwy	SWF	1954	45,019	\$9.00	\$405,171	89%	40,067	\$360,602	30.00%	\$252,422	10.00%	\$2,524,215	\$2,524,000	\$1,365,000
	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	95%	82,591	\$825,911	35.00%	\$536,842	10.00%	\$5,368,422	\$5,368,000	\$4,634,000
	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	\$2,009,000
x	105696	CENTURY PLAZA PHASE II	2615 Plaza	SWF	1983	22,196	\$10.50	\$233,058	65%	14,427	\$151,488	35.00%	\$98,467	10.00%	\$984,670	\$985,000	\$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	\$574,000
	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	\$737,000
x	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	\$516,000
x	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	\$667,000
	146081	PYRAMID CENTER	2900 Kemp	SWF	1972	44,923	\$11.40	\$512,122	66%	29,649	\$338,001	45.00%	\$185,900	10.00%	\$1,859,004	\$1,859,000	\$2,422,000
x	150202	KEMP-MONTGOMERY RETAIL	4410 Kemp	SWF	1980	3,992	\$11.50	\$45,908	77%	3,074	\$35,349	35.00%	\$22,977	10.00%	\$229,770	\$230,000	\$283,000
	134361	PARKWAY PLAZA	2731 Southwest	SWF	1983	22,251	\$16.00	\$356,016	51%	11,348	\$181,568	25.00%	\$136,176	10.00%	\$1,361,761	\$1,362,000	\$1,682,000

NET LEASES

LOCATION, ACCESS, VISIBILITY, BUILDING CONDITION: GOOD

Class: FRST-2

	107551	KOHL'S/DICKEYS BBQ/SPORTS	3712 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	\$6,923,811	\$7,747,000
x	472972	4 WHEEL PERFORMANCE	3905 Wayne	SWF	1979	9,100	\$10.25	\$93,275	95%	8,645	\$88,611	30.00%	\$62,028	9.00%	\$689,199	\$650,000	\$650,000
x	139013	PETCO/TUESDAY MORNING	4319 Kemp	SWF	1979	49,920	\$11.80	\$589,056	76%	37,939	\$447,683	45.00%	\$246,225	10.00%	\$2,462,254	\$2,462,000	\$3,078,000
x	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	\$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	\$567,000
	147105	SIKES VILLAGE	3915 Wayne	SWF	2012	7,200	\$12.00	\$86,400	80%	5,760	\$69,120	40.00%	\$41,472	9.00%	\$460,800	\$461,000	\$547,000
	103317	ACE HARDWARE	4031 Medical	SWF	2008	35,042	\$12.00	\$420,504	80%	28,034	\$336,403	30.00%	\$235,482	9.75%	\$2,415,202	\$2,092,000	\$2,092,000
	443279	DOLLAR TREE PLAZA	5120 Greenbrair	SWF	2008	41,480	\$12.00	\$497,760	54%	22,399	\$268,790	40.00%	\$161,274	9.50%	\$1,697,624	\$1,698,000	\$1,473,000
	139367	SOUTHWEST SQUARE	2925 Southwest	SWF	2001	7,150	\$12.60	\$90,090	95%	6,793	\$85,586	10.00%	\$77,027	10.00%	\$770,270	\$770,000	\$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	\$5,898,000
x	109043	PARKER SQ FRONT	2525 (r) Kell	SWF	1955	12,374	\$13.20	\$163,337	73%	9,033	\$119,236	30.00%	\$83,465	10.00%	\$834,651	\$835,000	\$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	\$1,050,000
	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	\$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	\$1,019,000
x	107550	ROSS/TJ MAXX/SHOE CARNIVA	3614 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	\$6,471,000
x	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	\$5,434,800
	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	\$761,000
	145292	UPS STORE/ NEUROLOGICAL S	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	\$1,466,000
	472043	BRIDGE CREEK COMMONS SC	4111 Southwest Pkwy	SWF	2023	13,562	\$15.00	\$203,430	74%	10,036	\$150,538	25.00%	\$112,904	9.00%	\$1,254,485	\$1,254,000	\$1,320,821
	446248	WASABI/MODE HAIR UTOPIA	3916 Call Field	SWF	2013	21,232	\$15.00	\$318,480	66%	14,013	\$210,197	15.00%	\$178,667	9.50%	\$1,880,708	\$1,881,000	\$2,536,000
	102022	PARKWAY GRILL/CASH ADVAN	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	\$2,099,000
x	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	\$3,358,000
x	102101	FIRST BANK/REMAX/JIMMY'S F	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	\$1,189,000
	151396	FAITH VILLAGE SHOPPING CN'	3801 Call Field	SWF	1970	47,224	\$16.00	\$755,584	50%	23,612	\$377,792	40.00%	\$226,675	9.50%	\$2,386,055	\$2,386,000	\$2,481,000
x	102712	COMET/KIM'S NAIL/SUNKISS	3701 Fairway	NWF	2006	21,700	\$17.00	\$368,900	95%	20,615	\$350,455	25.00%	\$262,841	10.50%	\$2,503,250	\$2,503,000	\$1,975,000
	156552	PETSMART/BED, BATH/OFFICE	3201 Lawrence	SWF	2006	156,438	\$17.25	\$2,698,556	95%	148,616	\$2,563,628	40.00%	\$1,538,177	9.00%	\$17,090,852	\$17,091,000	\$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

2024			MULTI-TENANT RETAIL CENTER										Proprty Type: FRST				2023
IPF	PID	SHOPPING CENTER	PROPERTY ADDRESS	ECON AREA	YEAR BUILT	NET RENTABLE	RENT PER SF	GROSS INCOME	ACTUAL OCC	OCC SQ FT	EGI	EXPENSE % of EGI	NOI	CAP RATE	VALUE/Be ROUNDED	2024 VALUE	Value
	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	65%	8,462	\$160,772	20.00%	\$128,618	9.00%	\$1,429,087	\$1,429,000	\$967,000
x	142495	WHICH-WICH/MEDI-WEIGHT L	3606 Grant	SWF	2016	5,600	\$27.00	\$151,200	95%	5,320	\$143,640	30.00%	\$100,548	9.00%	\$1,117,200	\$1,117,000	\$1,213,000
x	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

146215 Includes 465150 Both Properties sold together

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

147105 SIKES VILLAGE Portion of Property Sold off

OUT OF TOWN GROSS LEASE PROPERTIES

BURKBURNETT, IOWA PARK & ELECTRA Class: FRST-1

	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	\$75,000	\$75,000
	117371	PARKWAY FURNITURE/TRUE V	200 W Bank, IP	IP	1962	27,900	\$4.50	\$125,550	95%	26,505	\$119,273	70.00%	\$35,782	10.00%	\$357,818	\$358,000	\$339,000
	119482	BURK PLAZA	400 S. Ave D, Burk	BK	1965	22,900	\$5.40	\$123,660	79%	18,091	\$97,691	55.00%	\$43,961	10.00%	\$439,611	\$440,000	\$473,000
x	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	\$524,000
x	121177	HEADLINES	910 W. Kramer, Burk	BK	1977	5,024	\$4.00	\$20,096	85%	4,270	\$17,082	45.00%	\$9,395	10.00%	\$93,949	\$94,000	\$69,000
	121176	BOOMTOWN CERAMICS/VET C	912 W. Kramer, Burk	BK	1976	5,008	\$5.00	\$25,040	95%	4,758	\$23,788	50.00%	\$11,894	10.00%	\$118,940	\$119,000	\$119,000

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.

\$140,193,811 \$135,755,621

All information is from market analysis.

2024

MULTI-TENANT RETAIL CENTER

Proprty Type: FRST

IPF	PID	SHOPPING CENTER	PROPERTY ADDRESS	ECON AREA	YEAR BUILT	NET RENTABLE	RENT PER SF	GROSS INCOME	ACTUAL OCC	OCC SQ FT	EGI	EXPENSE % of EGI	NOI	CAP RATE	VALUE/Be ROUNDED	2024 VALUE
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2023
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	56%	10,780	\$28,567	70.00%	\$8,570	11.00%	\$77,910	\$225,000	\$225,000
	136145	SHEPPARD SHOPPING CNTR	1616 Pearlie	NWF	1970	5,880	\$6.80	\$39,984	38%	2,234	\$15,194	30.00%	\$10,636	12.00%	\$88,631	\$230,000	\$230,000
	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%		\$80,000	\$28,000
	123673	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	\$100,000	\$53,000
	153452	HOUSE OF FLOWERS	1712 9th Street	NWF	1960	6,000	\$4.00	\$24,000	95%	5,700	\$22,800	70.00%	\$6,840	12.25%	\$55,837	\$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
	148504	HAIRPORT	1916 Grant	NWF	1925	7,000	\$5.00	\$35,000	27%	1,890	\$9,450	60.00%	\$3,780	12.00%	\$31,500	\$53,000	\$53,000
	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	3,129	\$6.00	\$18,774	69%	2,159	\$12,954	50.00%	\$6,477	11.00%	\$58,882	\$100,000	\$15,000
X	125233	SEYMOUR PLAZA	4500 Seymour	NWF	1960	7,000	\$5.60	\$39,200	43%	3,010	\$16,856	45.00%	\$9,271	10.00%		\$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	\$277,000
	123606	RIO VISTA PLAZA	3146 5th Street	NWF	1984	9,063	\$7.50	\$67,973	65%	5,891	\$44,182	45.00%	\$24,300	11.00%	\$220,911	\$250,000	\$651,000
x	101514	WICHITA FALLS PLAZA ASSOC	2444 Sierra	NWF	2001	26,350	\$15.00	\$395,250	46%	12,121	\$181,815	50.00%	\$90,908	10.00%	\$909,075	\$900,000	\$850,000

3

Property has been remodel and looks complete for 2024

Totals \$143,417,811 \$139,146,621

G/L 3.07%

123656 This property has an apartment complex along with the strip 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
 - Amenities
 - Location
 - Bays
 - Water usage
 - 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
 - Month
 - Year
 - Gallons per month
 - 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:
 - Property identification number
 - Address
 - Year built
 - Condition
 - Number of bays
- Gallons per month
 - Come from three-year average column from Water Usage by Year spreadsheet
- 85% Car Usage
 - Equals gallons per month times .85
 - 15% allowed water usage for cleaning and maintenance
- 3.5 Gallons per minute
 - Approximately output of current spray nozzles
 - Divides 85% car usage by 3.5
- Yearly per minute
 - Multiplies 12 times number in 3.5 gallons per minute column
- Charge per minute
 - Equals cost per minute based on current charges
- Gross revenue
 - Equals yearly per minute times charge per minute
- 55% Net income for year
 - Multiplies gross revenue times .55
- \$ Multiple column
 - 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
 - 60% water usage is allocated to self service bays
 - 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
 - Comes from the valuation tab
- Additional building value
 - Comes from PACS after current market adjustments are applied
- Land value
 - Current land value in PACS
- Improvement value
 - 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.

X:\COMMERCIAL APPRAISER_CATEGORY_Income Producing Property\Apartments

APARTMENT COMPLEX: This is the name of the property.

ECONOMIC 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)
 - Indicated if actual income and expense data received
- Documents each property including:
 - Property identification number
 - Facility
 - Address
 - Economic Area
 - Area of economic influence on value
 - Wichita Falls broken down by direction
 - Burk, IP, and Electra broken down by city
 - Year built
 - 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
 - 7.5% to 9.5% for MH Parks and 12% for RV Parks
 - Based on market research
 - Ratio used to derive a market value based on net operation income
 - Calculated by dividing the net operating income by the cap rate
- (Current Year) Income value
 - 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
 - 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

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
 - Indicates inside each account which improvement values are not included in the income value
 - After new market adjustments, these additional improvement values are added together to get the additional buildings value
- Improvement value
 - Income value attributed to the improvements
 - Calculated by subtracting the land value from the income value
- Additional buildings
 - Value added from additional buildings not attributed to the mini-warehouse income value
 - Linked from the valuation tab
- Land value
 - Current market value of land
- Income value
 - Comes from the valuation tab
 - If more than one account, calculates percent of value allocated to the account
- RE total value
 - 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
 - S – Survey
 - VI – Visual interview
 - V – Visual, counted locks
 - NA – No access
 - PI – Phone interview
 - Blank – Used information from last year
 - C – Changed information, no survey, see notes
- Documents each property including:
 - Property identification number
 - Facility
 - Address
 - Economic Area
 - Area of economic influence on value
 - Wichita Falls broken down by direction
 - Burk, IP, and Electra broken down by city
 - Year built
 - Gross square feet
 - Total square feet of facility
 - 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
 - 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
 - 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
- 50% for Class C & D properties
- 52.50% for Class B properties
- 55% for Class A properties
- Net operating income
 - Calculated by subtracting expenses from the effective gross income
- Cap Rate
 - 7.0%
 - Based on market research
 - Ratio used to derive a market value based on net operation income
 - Calculated by dividing the net operating income by the cap rate
- (Current Year) Income value
 - 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
 - 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
 - Used if more than one account is included in the total income value
 - 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
 - Indicates inside each account which improvement values are not included in the income value
 - After new market adjustments, these additional improvement values are added together to get the additional buildings value
- Improvement value
 - Income value attributed to the improvements
 - Calculated by subtracting the land value from the income value
- Additional buildings
 - Value added from additional buildings not attributed to the mini-warehouse income value
 - Linked from the valuation tab
- Land value
 - Current market value of land
- Income value
 - Comes from the valuation tab
 - If more than one account, calculates percent of value allocated to the account

- RE total value
 - Income value plus the additional buildings
- Other account involved
 - Indicated if another account is attributed to the income value
 - 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
 - Percent change from last year to current year appraised value
 - Percent change from last year to current year percent occupied
- Used to make notes on changes to value
- Totals
 - Last years total appraised value
 - Current year total appraised value
 - Percent change from last year to current year total appraised value
 - 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
 - Each class
 - Each year

Expense Estimations Tab

- Estimates expense per category for each class of facility
 - From 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 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.

ECONOMIC 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 derived from visual inspections of property. Inspections are done as close as possible to Jan. 1 appraisal date.

OCCUPANCY SQUARE 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.

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

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

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

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 (1 minus 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:	5479
Percentage of total accounts reappraised for 2023:	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

Aug 2023

Cross

CLOTHING-WESTERN WEAR	5699	13K
Business Description	SIC Code	Business Type Code

INVENTORY

QUALITY

D
E
N
S
I
T
Y

	FAIR	AVERAGE	GOOD
Sample Property	Locally owned, small boot inventory		High % of boots, tack, exclusive items
LOW	10.00	17.00	50.00
AVERAGE	15.00	21.00	60.00
HIGH	20.00	25.00	70.00

FURNITURE, FIXTURES, AND EQUIPMENT

QUALITY

D
E
N
S
I
T
Y

	FAIR	AVERAGE	GOOD
Sample Property	Locally owned, small boot inventory		High % of boots, tack, exclusive items
LOW	3.00	8.00	16.00
AVERAGE	5.00	10.00	18.00
HIGH	9.00	12.00	20.00

YEAR LIFE	10	CATEGORY	E
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NOTES:

Quality depends on mix between clothing, tack and boots. If boots and tack only represent a Small portion of sales floor, classify as fair or avg.
 If hat equipment or leather shop is included use class 5 & up for FF&E
 If store has a delivery service use class 4 & up for FF&E

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

BUSINESS PERSONAL PROPERTY CARD 2024

Property ID: **P 473083**
 Geo ID: 59003473083
 Ref ID1: 59003473083
 Ref ID2:
 Legal Desc: BUSINESS PERSONAL PROPERTY AT
 4714 KEMP BLVD

Owner ID: 273097
 SOUTHWEST AUTOMOTIVE WICHITA FALLS LLC
 4714 KEMP
 WICHITA FALLS, TX 76308

Ownership %:
 00.00%

Entities:
 01 100%
 02 100%
 12 100%
 CAD 100%

Exemptions:

Appraisal Year: 2024
 Appraised Value: 78,290
 Last Yr Value: 78,290
 Last Inspection Date: 08/13/2021
 Last Appraiser: PP
 SIC Code: 7538
 SIC Description: REPAIR SHOPS
Remarks
 NEW 2022/COMP 8-13-21 CC

Rendition Date:

Submitted By:

SITUS 4714 KEMP BLVD
 DBA SOUTHWEST AUTOMOTIVE WF

Links: 153954

SEQ	TYPE	DESCRIPTION	QUALITY/ DENSITY CLASS	AREA	UNIT COUNT	YEAR ACQ	ORIGINAL COST	UNIT PRICE	GOOD/ECON/ PHYS PCT	DEPR. TABLE/PCT	PRIOR VALUE	APPRAISED	RENDERED	MTH	MARKET
1	INV	INV (INV)	FAIR/LOW	3,300	1.0000		0	0.50	100.00/100.00/100.00		1,650	1,650	0	A	1,650
1	INV			3,300	1.0000		0				1,650	1,650	0		1,650
2	MAC	MAC (MAC)	AVG/HIGH	3,300	1.0000		0	24.00	72.00/100.00/100.00		57,024	57,024	0	F	76,640
1	MAC			3,300	1.0000		0				57,024	57,024	0		76,640
		Grand Totals:		6,600	2.0000		0				58,674	58,674	0		78,290

Typical Personal Property Present Value Factor Table

Property Category										
Category	A	B	C	D	E	F	G	H	I	
Life Expectancy	30	20	15	12	10	8	8	6	4	
Year Acquired	Percent Good									Effective Age
2023	99	97	96	94	93	85	80	79	77	1
2022	98	96	95	90	87	76	72	68	54	2
2021	97	95	93	89	84	69	67	60	31	3
2020	96	94	90	88	80	60	59	48	20	4
2019	95	93	88	84	76	52	48	36	10	5
2018	94	92	84	78	66	41	38	28	10	6
2017	93	91	78	70	54	33	31	20	10	7
2016	92	90	73	61	43	29	27	20	10	8
2015	91	88	69	51	34	20	22	20	10	9
2014	90	85	61	41	24	20	22	20	10	10
2013	89	82	55	36	24	20	22	20	10	11
2012	88	73	45	32	24	20	22	20	10	12
2011	87	67	39	26	24	20	22	20	10	13
2010	86	62	35	26	24	20	22	20	10	14
2009	85	54	29	26	24	20	22	20	10	15
2008	83	48	29	26	24	20	22	20	10	16
2007	81	44	29	26	24	20	22	20	10	17
2006	79	41	29	26	24	20	22	20	10	18
2005	77	38	29	26	24	20	22	20	10	19
2004	75	35	29	26	24	20	22	20	10	20
2003	72	33	29	26	24	20	22	20	10	21
2002	69	33	29	26	24	20	22	20	10	22
2001	66	33	29	26	24	20	22	20	10	23
2000	63	33	29	26	24	20	22	20	10	24
1999	59	33	29	26	24	20	22	20	10	25
1998	55	33	29	26	24	20	22	20	10	26
1997	51	33	29	26	24	20	22	20	10	27
1996	48	33	29	26	24	20	22	20	10	28
1995	45	33	29	26	24	20	22	20	10	29
1994	42	33	29	26	24	20	22	20	10	30
1993	38	33	29	26	24	20	22	20	10	31

<u>Category</u>	<u>Description</u>
A	Long Life Equipment, Steel structure billboards
B	Wood structure Billboards, storage tanks, high security vaults, oil and gas transportation machinery and equipment
C	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
H	Electronics and Data Processing - Telephone systems, fax machines, point of sale equipment, copy machines, mainframe computers and alarm systems
I	Computers - Personal computers/servers