

# Kerr Central Appraisal District

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2019 MASS APPRAISAL REPORT

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## 2019 USPAP Mass Appraisal Report

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# Kerr Central Appraisal District

## 2019 USPAP Mass Appraisal Report

### INTRODUCTION

#### *Scope of Responsibility*

The Kerr Central Appraisal District has prepared and published this report to provide our citizens and taxpayers with a better understanding of the district's responsibilities and activities. This report has several parts: a general introduction and then several sections describing the appraisal effort by the appraisal district.

The Kerr Central Appraisal District is a political subdivision of the State of Texas created effective January 1, 1980. The provisions of the Texas Property Tax Code govern the legal, statutory, and administrative requirements of the appraisal district. A member board of directors, appointed by the taxing units within the boundaries of Bandera County, constitutes 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 fifteen jurisdictions or taxing units in the county. Each taxing unit, such as the county, a city, school district, municipal utility 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. Appraisals established by the appraisal district allocate the year's tax burden on the basis of each taxable property's January 1<sup>st</sup> market value. We also determine eligibility for various types of property tax exemptions such as those for homeowners, the elderly, disabled veterans, and charitable and religious organizations.

Except as otherwise provided by the Property Tax Code, all taxable property is appraised at its "market value" as of January 1<sup>st</sup>. Under the tax code, "market value" means 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 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 Property Tax Code defines special appraisal provisions for the valuation of residential homestead property (Sec. 23.23), productivity (Sec. 23.41), real property inventory (Sec. 23.12), dealer inventory (Sec. 23.121, 23.124, 23.1241 and 23.127), nominal (Sec. 23.18) or restricted use properties (Sec. 23.83) and allocation of interstate property (Sec. 23.03). The owner of real property inventory may elect to have the inventory appraised at its market value as of September 1<sup>st</sup> 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 1<sup>st</sup>.

The Texas Property Tax Code, under Sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real property at least once every three years. The district's current policy is to conduct a general reappraisal of real property on a three-year cycle, however, appraised values are reviewed annually and are subject to change for purposes of equalization. Personal property is appraised every year.

The appraised value of real estate is calculated using specific information about each property. Using computer-assisted appraisal programs, and recognized appraisal methods and techniques, we compare that information with the data for similar properties, and with recent 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 promulgated by the Appraisal Foundation known as the Uniform Standards of Professional Appraisal Practice (USPAP) to the extent they are applicable. In cases where the appraisal district contracts for professional valuation services, the contract that is entered into by each appraisal firm requires adherence to similar professional standards.

### ***Personnel Resources***

The Office of the Chief Appraiser is responsible for the oversight of all operations of the appraisal district including the overall planning, organizing, staffing, coordinating, and controlling of district operations. In addition the Chief Appraiser serves as the head of the administration department planning, organizing, directing and controlling the business support functions related to human resources, budget, finance, records management, purchasing, fixed assets, facilities and postal services. The Chief Appraiser supervises the appraisal Staff in the valuation of all real and personal

property accounts. The property types appraised include commercial, residential, business personal, 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 Board of Tax Professional Examiners.

Support functions including records maintenance, public information assistance to the public and appraisal review hearings support is coordinated by the support personnel.

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

- 1 Administrator (Chief Appraiser)
- 1 Deputy Chief Appraiser
- 1 operations manager
- 1 Appraiser Manager
- 1 Senior Appraiser
- 4 Field Appraisers
- 1 GIS Operator/Abstractor
- 1 Exemption Clerk

### ***Data***

The district is responsible for establishing and maintaining 39,644 real and personal property accounts covering over 1108 square miles Kerr County. This data includes property characteristic and ownership and exemption information. Property characteristic data on new construction is updated through an annual field effort; existing property data is maintained through a field review that is prioritized by last field inspection date. Sales are routinely validated during a separate field effort; however, numerous sales are validated as part of the new construction and data review field activities. General trends in employment, interest rates, new construction trends, and cost and market data are acquired through various sources, including internally generated questionnaires to buyer and seller, 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, including zip code, facet and aerial photography.

### ***Information Systems***

The Chief Appraiser maintains the district's data processing facility, software applications, Internet website, and geographical information system. The district operates under True Automation, Inc.'s PACS (Property Appraisal & Collections System) software system. The mainframe hardware is a Dell Edge Server; NT Servers; ESRI Inc.'s Arc View hosts the geographic information system in addition to Pictometry; and the user base is served by general purpose Desktop and Server PC's, along with network terminal to the network server through a windows format.

## **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 Division (PTD) conducts an annual property value study (PVS) of each Texas school district and each appraisal district. As a part of this annual study, the code also requires the Comptroller to: use sales and recognized auditing and sampling techniques; review each appraisal district's appraisal methods, standards and procedures to determine whether the district used recognized standards and practices (MSP review); test the validity of school district taxable values in each appraisal district and presume the appraisal roll values are correct when values are valid; and, determine the level and uniformity of property tax appraisal in each appraisal district. The methodology used in the property value study includes stratified samples to improve sample representativeness and techniques or procedures of measuring uniformity. This study utilizes statistical analysis 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 (i.e., categories A, B, C, D and F1 are directly applicable to real property).

There are eight independent school districts in the Kerr CAD for which appraisal rolls are annually developed. The preliminary results of this study are released in January 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) in the following July of each year for the year of appraisal. 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 is 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 physical description of personal property, and land and building characteristics. This appraisal activity is responsible for administering, planning and coordinating all activities involving data collection and maintenance of all commercial, residential and personal property types which are located within the boundaries of Bandera County. The data collection effort involves the field inspection of real and personal property accounts, as well as data entry of all data collected into the existing information system. The goal is to periodically field inspect residential and personal properties in these counties every three years, and commercial properties every three years. Meeting this goal is dependent on budgetary constraints.

### *Appraisal Resources*

#### *Personnel*

The appraisal activities consist of six appraisers, one mapping technician, one abstractor and two clerical personnel.

#### *Data*

The data used by field appraisers includes the existing property characteristic information contained in PACS from the district's computer system. The data is printed on a field appraisal record card, or personal property data sheets. Other data used include maps, sales data, fire and damage reports, building, electric, well and septic installation permits, photos and actual cost information.

## PRELIMINARY ANALYSIS

### *Data Collection/Validation*

Data collection of real property involves maintaining data characteristics of the property on PACS. The information contained in PACS includes site characteristics, such as land size and topography, and improvement data, such as square foot of living area, year built, quality of construction, and condition. Field appraisers use manuals that establish uniform procedures for the correct listing of real property. All

properties are coded according to these manuals and the approaches to value are structured and calibrated based on this coding system. The field appraisers use these manuals during their initial training and as a guide in the field inspection of properties. Data collection for personal property involves maintaining information on Personal Property. The type of information includes personal property such as business inventory, furniture and fixtures, machinery and equipment, cost and location. The field appraisers conducting on-site inspections use the state personal property manual during their initial training and as a guide to correctly list all personal property that is taxable.

The procedure manuals that are utilized by the field appraisers are available in the district's office. Copies are available to a property owner/agent who wants a copy of the procedural manual.

### ***Sources of Data***

The sources of data collection are through the new construction field effort, data review/re-list field effort, data mailers, hearings, sales validation field effort, commercial sales verification, newspapers and publications, and property owner correspondence via the Internet. A principal source of data comes from building permits received from taxing jurisdictions that require property owners to obtain a building permit. Paper permits are received and matched manually with the property's tax account number for data entry.

Data review of entire neighborhoods is generally a good source for data collection. Appraisers drive entire neighborhoods to review the accuracy of our data and identify properties that have to be re-listed. The sales validation effort in real property pertains to the collection of data of properties that have sold. In residential, the sales validation effort involves on-site inspection by field appraisers to verify the accuracy of the property characteristics data and confirmation of the sales price. In commercial, the commercial sales group is responsible for contacting both grantee and grantor to confirm sales prices and to verify pertinent data.

Property owners are one of the best sources for identifying incorrect data that generates a field check. Frequently, the property owner provides sufficient enough data to allow correction of records without having to send an appraiser on-site. As the district has increased the amount of information available on the Internet, property owner's requests to correct data inconsistencies has also increased. For the property owner without access to the Internet, letters are often submitted notifying the district of inaccurate data. Properties identified in this manner are added to a work file and inspected at our earliest opportunity.

### ***Data Collection Procedures***



Field data collection requires organization, planning and supervision of the field effort. Data collection procedures have been established for residential, commercial and personal property. The appraisers are assigned throughout Kerr County to conduct field inspections. Appraisers conduct field inspections and record information either on a property record card (PRD) or a personal property data sheet.

The quality of the data used is extremely important in establishing accurate values of taxable property. While production standards are established and upheld for the various field activities, quality of data is emphasized as the goal and responsibility of each appraiser. New appraisers are trained in the specifics of data collection set forth in the manual as "rules" to follow. Experienced appraisers are routinely re-trained in procedures prior to major field projects such as new construction, sales validation or data review. A quality assurance process exists through supervisory review of the work being performed by the field appraisers. Quality assurance supervision is charged with the responsibility of ensuring that appraisers follow listing procedures, identify training issues and provide uniform training throughout the field appraisal staff.

### ***Data Maintenance***

The field appraiser is responsible for the data entry of his/her fieldwork directly into the computer file. This responsibility includes not only data entry, but also quality assurance.

## **INDIVIDUAL VALUE REVIEW PROCEDURES**

### ***Field Review***

The date of last inspection, extent of that inspection, and the CAD appraiser responsible are listed on the PACS record. If a property owner or jurisdiction disputes the district's records concerning this data during a hearing, via a telephone call or correspondence received, PACS data may be altered based on the evidence provided. Typically, a field inspection is requested to verify this evidence for the current year's valuation or for the next year's valuation. Every year a field review of certain areas or neighborhoods in the jurisdiction is done during the data review/re-list field effort.

### ***Office Review***

Office reviews are completed on properties where information has been received from the owner of the property. Survey letters sent en mass, or at the request of the property owner, frequently verify the property characteristics or current condition of the property. When the property data is verified in this manner, field inspections are not required.

## **PERFORMANCE TEST**

The Chief and Deputy Chief Appraisers are responsible for conducting ratio studies and comparative analysis.

Field appraisers, in many cases, may conduct field inspections to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics.

## RESIDENTIAL PROPERTY

### INTRODUCTION

#### *Scope of Responsibility*

The field appraisers are responsible for developing equal uniform market values for residential improved and vacant property within the areas to which they are assigned. There are approximately 21,154 residential improved residential properties in Kerr County.

#### *Appraisal Resources*

##### **Personnel**

The Residential Valuation appraisal staff consists of the Chief Appraiser, Deputy Chief Appraiser, Appraisal Manager, Senior Appraiser and four Field Appraisers.

##### **Data**

A common set of data characteristics for each residential dwelling in Kerr County is collected in the field and data entered to the computer. The property characteristic data drives the computer-assisted mass appraisal (CAMA) approach to valuation.

### MARKET COMPARISON APPROACH

#### *Area Analysis*

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 are collected from private vendors and public sources and provide the field appraiser a current economic outlook on the real estate market. Information is gleaned from real estate publications and sources such as continuing education in the form of IAAO and Industry classes.

#### *Neighborhood and Market Analysis*

Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and stratify comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. Residential valuation and neighborhood analysis are conducted on each of the political entities known as Independent School Districts (ISD).

The first step in neighborhood analysis is the identification of a group of properties that share certain common traits. A "neighborhood" for analysis purposes is defined as the largest 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 has been identified, the next step is 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 a neighborhood's individual market. 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 their 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 is the cornerstone of the residential valuation system at the district. All the residential analysis work done in association with the residential valuation process is neighborhood specific. Neighborhoods are field inspected and delineated based on observable aspects of homogeneity. Neighborhood delineation is periodically reviewed to determine if further neighborhood delineation is warranted. Whereas neighborhoods involve similar properties in the same location, a neighborhood group is simply defined as similar neighborhood in similar locations. Each residential neighborhood is assigned to a neighborhood group based on observable aspects of homogeneity between neighborhoods. Neighborhood grouping is highly beneficial in cost-derived 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. Sales ratio analysis, discussed below, is performed on a neighborhood basis, and in soft sale areas on a neighborhood group basis.

### ***Highest and Best Use Analysis***

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 with ongoing gentrification, the appraiser reviews the existing residential property use and makes a determination regarding highest and best use. Once the conclusion is made that the highest and best use remains residential, further highest and best use analysis is done to decide the type of residential use on a neighborhood basis. As an example, it may be determined in a transition area that older, non-remodeled homes 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**

### ***Cost Schedules***

All residential parcels in the district are valued from identical cost schedules using a comparative unit method. The district's residential cost schedules, originally adopted from a private mass appraisal firm, have been customized to fit Kerr County's local residential building and labor market. The cost schedules are reviewed regularly as a result of recent state legislation requiring that the appraisal district cost schedules be within a range of plus or minus 10% from nationally recognized cost schedules.

An extensive review and revision of the residential cost schedule is performed annually. As part of this process, newly constructed sold properties at various levels of quality of construction in Bandera County are reviewed. The property data characteristics of these properties are verified and photographs taken of the samples. CAD dwelling costs are compared against Marshall & Swift, a nationally recognized cost estimator. This process includes correlation of quality of construction factors

from CAD and Marshall & Swift. The results of the comparison are analyzed using statistical measures, including stratification by quality and reviewing estimated building costs, plus land to sales prices. As a result of this analysis, a new regional multiplier is developed to be used in the district's cost process. This year's regional multiplier was used to adjust the CAD's cost schedule to be in compliance with the state legislative mandate described above. In addition to the mainframe cost schedules, PC spreadsheet applications have been created to address unique appraisal situations, such as different levels of remodeling and atypical housing features not normally accounted the benchmark cost system.

### ***Sales Information***

A sales file for the storage of "snapshot" sales data at the time of sale is maintained. Residential vacant land sales, along with commercial improved and vacant land sales are maintained. Residential improved and vacant sales are collected from a variety of sources, including: Sales letters sent to buyer and seller, field discovery, protest hearings, Board of Realtor's MLS, various sale vendors, builders, and realtors. A system of type, source, validity and verification codes was established to define salient facts related to a property's purchase or transfer. School district or neighborhood sales reports are generated as an analysis tool for the appraiser in the development of value estimates.

### ***Land Analysis***

Residential land analysis is conducted by the Chief Appraiser, with assistance from the Deputy Chief Appraiser. Together, they develop a base lot, primary rate, and assign each unique neighborhood its own cost table either by acres, square foot, front foot or site value. These tables are designed to systematically value the primary and residual land based on a specified percentage of the primary rate. A computerized land table file stores the land information required to consistently value individual parcels within neighborhoods. Specific land influences are used, where necessary, to adjust parcels outside the neighborhood norm for such factors as view, shape, size, and topography, among others. The appraisers use abstraction and allocation methods to insure, that the land values created best reflect the contributory market value of the land to the overall property value.

### ***Statistical Analysis***

The residential valuation appraisers perform statistical analysis annually to evaluate whether values are equitable and consistent with the market. Ratio studies are conducted on each of the residential valuation neighborhoods in the district to judge the two primary aspects of mass appraisal accuracy, being the level and uniformity of value. Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each stratified neighborhood, the weighted mean, median,

standard deviation, coefficient of variation, and coefficient of dispersion provide the appraisers a tool by which to determine both the level and uniformity of appraised value on a stratified neighborhood basis. The level of appraised values is determined by the weighted mean for individual properties within a neighborhood, and a comparison of neighborhood weighted means reflect the general level of appraised value between comparable neighborhoods. Review of the standard deviation, coefficient of variation, and coefficient of dispersion discerns appraisal uniformity within and between stratified neighborhoods.

Every neighborhood is reviewed annually by appraisers, through the sales ratio analysis process. The first phase involves neighborhood ratio studies that compare the recent sales prices of neighborhood properties to the appraised values of these sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the sales. The appraiser makes a preliminary decision, based on the sales ratio statistics and designated parameters for valuation update, as to whether the value level in a neighborhood needs to be updated in an upcoming reappraisal, or whether the level of market value in a neighborhood is at an acceptable level.

#### ***Market Adjustment or Trending Factors***

Neighborhood, or market adjustment, factors are developed from appraisal statistics provided from ratio studies and are used to ensure that estimated values are consistent with the market. The district's primary approach to the valuation of residential properties uses a hybrid cost-sales comparison approach. This type of approach accounts for neighborhood market influences not specified in the cost model.

The following equation denotes the hybrid model used:

$$\text{Land Value} + \text{RCN (Reconstruction Cost New)-Depreciation} = \text{Market Value}$$

The market value equals the market adjustment factor times the land value plus the replacement cost new less depreciation. As the cost approach separately estimates both land and building values and uses depreciated replacement costs, which reflect only the supply side of the market, it is expected that adjustments to the cost values are needed to bring the level of appraisal to an acceptable standard. Market or location adjustments are applied uniformly within neighborhoods to account for location variances between market areas or across a jurisdiction.

If a neighborhood is to be updated, the appraiser uses a cost ratio study that compares recent sales prices of properties appropriately adjusted for the effects of time within a delineated neighborhood with the properties' actual cost value. The calculated ratio derived from the sum of the sold properties' cost value divided by the sum of the sales prices indicates the neighborhood level of value based on the

unadjusted cost value for the sold properties. This cost-to-sale ratio is compared to the appraisal-to-sale ratio to determine the market adjustment factor for each neighborhood. This market adjustment factor is needed to trend the values obtained through the cost approach closer to the actual market evidenced by recent sales prices within a given neighborhood.

The sales used to determine the market adjustment factor will reflect the market influences and conditions only for the specified neighborhood, thus producing more representative and supportable values. The market adjustment factor calculated for each updated neighborhood is applied uniformly to all properties within a neighborhood. Once the market-trend factors are applied, a second set of ratio studies is generated that compares recent sale prices with the proposed appraised values for these sold properties. From this set of ratio studies, the appraiser judges the appraisal level and uniformity in both updated and non-updated neighborhoods, and finally, for the school district as a whole.

### **TREATMENT OF RESIDENCE 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 the new law, beginning in the second year a property receives a homestead exemption increases in the value of that property are "capped." The value for tax purposes (appraised value) of a qualified residence homestead will be the LESSER of:

- the market value; or
- the preceding year's appraised value;  
PLUS 10 percent from the previous year market Value.  
Any new improvements added since the last re-appraisal will be added to the market value and assessed value for the current year.

Values of capped properties must be recomputed annually. If a capped property sells, the cap automatically expires as of January 1<sup>st</sup> of the following year. In that following year, that home is reappraised at its market value to bring its appraisal into uniformity with other properties. An analogous provision applies to new homes. While a developer owns them, unoccupied residences are appraised as part of an inventory using the district's land value and the developer's construction costs as of the valuation date. However, in the year following sale, they are reappraised at market value.

When resales are available time adjustments were developed using the sales ratio trend analysis method. Statistics produced from the market data include measures of central tendency (mean and median) that represent the level of appraised values,



and measures of uniformity (coefficient of dispersion and coefficient of variation) that represent the consistency of appraised values within and between strata. In absence of local data to develop time adjustments, the CAD uses a statewide adjustment for time.

## **INDIVIDUAL VALUE REVIEW PROCEDURES**

### ***Field Review***

The appraiser identifies individual properties in critical need of field review through sales ratio analysis. Sold properties with a high variance in sales ratios are field reviewed on an annual basis to check for accuracy of data characteristics.

As the district's parcel count has increased through new home construction, and the homes constructed in the boom years of the late 70's and early 80's experience remodeling, the appraisers are required to perform the field activity associated with transitioning and high demand neighborhoods. Increased sales activity has also resulted in a more substantial field effort on the part of the appraisers to review and resolve sales outliers. Additionally, the appraiser frequently field reviews subjective data items such as quality of construction, condition, and physical, functional and economic obsolescence, factors contributing significantly to the market value of the property. After preliminary estimates of value have been determined in targeted areas, the appraiser takes valuation documents to the field to test the computer-assisted values against his/her own appraisal judgment. During this review, the appraiser is able to physically inspect both sold properties and unsold properties for comparability and consistency of values.

### ***Office Review***

Given the ample resources and time required to conduct a routine field review of all properties, homogeneous properties consisting of tract housing with a low variance in sales ratios and other properties having a recent field inspection date are value reviewed in the office. Ratio reports comparing previous values against proposed and final values are generated for all residential improved and vacant properties. The dollar amount and percentage of value difference are noted for each property within a delineated neighborhood allowing the appraiser to identify research and resolve value anomalies before final appraised values are released. Previous values resulting from a hearing protest are individually reviewed to determine if the value remains appropriate for the current year.

Once the appraiser is satisfied with the level and uniformity of value for each neighborhood within his area of responsibility, the estimates of value go into the computer system for notice.

## **PERFORMANCE TESTS**

### ***Sales Ratio Studies***

The primary analytical tool used by the appraisers to measure and improve performance is the ratio study. The district ensures that the appraised values that it produces meet the standards of accuracy in several ways. Overall sales ratios are generated for each ISD to allow the appraiser to review general market trends within their area of responsibility, and provide an indication of market appreciation over a specified period of time. The neighborhood descriptive statistic, along with frequency distributions and scatter diagrams are reviewed for each neighborhood being updated for the current tax year. In addition to the mainframe sales ratios by school district and neighborhood, quarterly sales ratios are generated from a PC-based statistical application in spreadsheet format. A copy of the district's latest ratio study is attached.

### ***Management Review Process***

Once the proposed value estimates are finalized, the appraiser reviews the sales ratios by neighborhood and presents pertinent valuation data, such as, history of hearing protest, sale-to-parcel ratio, and level of appraisal to the Chief Appraiser for final review and approval. This review includes comparison of level of value between related neighborhoods within and across jurisdiction lines. The primary objective of this review is to ensure that the proposed values have met preset appraisal guidelines appropriate for the tax year in question.

## **COMMERCIAL PROPERTY VALUATION**

### **INTRODUCTION**

#### ***Appraisal Responsibility***

This mass appraisal assignment includes all of the commercially classed real property which falls within the responsibility of the commercial valuation appraisers of the Kerr CAD. Commercial appraisers appraise the fee simple interest of properties according to statute. However, the affect of easements, restrictions, encumbrances, leases, contracts or special assessments are considered on an individual bases, as is the appraisalment of any non-exempt taxable fractional interests in real property (i.e., certain multi-family housing projects). Fractional interests or partial holdings of real property are appraised in fee simple for the whole property and divided programmatically based on their prorated interests.

### ***Appraisal Resources***

The improved real property appraisal responsibilities are categorized according to major property types of multi-family or apartment, office, retail, warehouse and special use (i.e., hotels, hospitals and nursing homes). The appraisers are assigned by school districts. These valuation duties are generally divided geographically. Eagle Appraisal is assigned to commercial property types

### **Data**

The data used by the commercial appraiser includes 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 appraiser includes actual income and expense data (typically obtained through the hearings process), actual contract rental data, leasing information (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 are also reviewed to provide additional support for market trends.

### **Contractor**

In 2018 the Kerr Central Appraisal District has contracted out the appraisal of commercial property to Eagle Appraisal.

### **PRELIMINARY ANALYSIS**

#### ***Pilot Study***

Pilot studies are utilized to test new or existing procedures or valuation modifications in a limited area (a sample of properties) of the district and are also considered whenever substantial changes are made. The appraiser implements this

methodology when developing both the cost approach and income approach models.

Survey of Similar Jurisdictions: Central Appraisal District of Bandera County coordinates its discovery and valuation activities with adjoining Appraisal Districts. Numerous field trips, interviews and data exchanges with adjacent appraisal districts have been conducted to ensure compliance with state statutes. In addition, CAD of Bandera County administration and personnel interact with other assessment officials through professional trade organizations including the International Association of Assessing Officers, Texas Association of Appraisal Districts and its subchapter Texas Metropolitan Association of Appraisal Districts and the Texas Association of Assessing Officers.

## **VALUATION APPROACH**

### ***Area Analysis***

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 are collected from private vendors and public sources. Continuing education is provided in the form of IAAO, Texas Association of Assessing Officers (TAAO), Texas Association of Appraisal Districts (TAAD) classes, seminars and conferences along with the Texas Comptrollers Property Tax Division.

### ***Neighborhood Analysis***

The neighborhood is comprised of the land area and commercially classed properties located within the boundaries of this taxing jurisdiction. This area consists of a wide variety of property types including residential, commercial and industrial. Neighborhood analysis involves the examination of how physical, economic, governmental and social forces and other influences affect property values. The effects of these forces are also used to identify, classify, and organize comparable properties into smaller, manageable subsets of the universe of properties known as neighborhoods. In the mass appraisal of commercial properties these subsets of a universe of properties are generally referred to as market areas or economic areas.

Economic areas are defined by each of the improved property use types (apartment, office, retail, warehouse and special use) based on an analysis of similar economic or market forces. These include, but are not limited to, similarities of rental rates, classification of projects (known as building class by area commercial market experts), date of construction, overall market activity or other pertinent influences. Economic area identification and delineation by each major property use type is the benchmark of the commercial valuation system. All income model valuation (income

approach to value estimates) is economic area specific. Economic areas are periodically reviewed to determine if re-delineation is required. The geographic boundaries as well as income, occupancy and expense levels and capitalization rates by age within each economic area for all commercial use types and its corresponding income model may be found in the Marshall and Swift Commercial Valuation Manual.

### ***Highest and Best Use Analysis***

The highest and best use is the most reasonable and probable use that generates the highest 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 is evaluated as improved and as if the site were still vacant. This assists in determining if the existing improvements have a transitional use, interim use, nonconforming use, multiple uses, speculative use, excess land, or a different optimum use if the site were vacant. For vacant tracts of land within this jurisdiction, the highest and best use is considered speculative based on the surrounding land uses. Improved properties reflect a wide variety of highest and best uses which include, but are not limited to: office, retail, apartment, warehouse, light industrial, special purpose, or interim uses. In many instances, the property's current use is the same as its highest and best use. This analysis insures that an accurate estimate of market value (sometimes referred to as value in exchange) is derived.

On the other hand, value in use represents the value of a property to a specific user for a specific purpose. This is significantly different than market value, which approximates market price under the following assumptions: (i) no coercion of 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 Analysis***

A market analysis relates directly to 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, and capitalization rate studies are analyzed.

## **DATA COLLECTION/VALIDATION**

### ***Sources of Data***

In terms of commercial sales data, Kerr CAD receives a copy of the deeds recorded in Kerr County that convey commercially classed properties. The deeds involving a change in commercial ownership are entered into the sales information system and researched in an attempt to obtain the pertinent sale information. Other sources of sale data include the hearings process and local, regional and national real estate and financial publications.

For those properties involved in a transfer of commercial ownership, a sale file is produced which begins the research and verification process. The initial step in sales verification involves a computer-generated questionnaire, which is mailed to both parties in the transaction (Buyer and Seller). If the sales information is not obtained, other sources are contacted such as the brokers involved in the sale, property managers or commercial vendors. In other instances, sales verification is obtained from local appraisers or others that may have the desired information. Finally, closing statements are often provided during the hearings process. The actual closing statement is the most reliable and preferred method of sales verification.

## **VALUATION ANALYSIS**

Model calibration involves the process of periodically adjusting the mass appraisal formulas, tables and schedules to reflect current local market conditions. Once the models have undergone the specification process, adjustments can be made to reflect new construction procedures, materials and/or costs, which can vary from year to year. The basic structure of a 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 is applied to all improved real property utilizing the comparative unit method. This methodology involves the utilization of national cost data reporting services as well as actual cost information on comparable properties whenever possible. Cost models are typically developed based on the Marshall Swift Valuation Service. Cost models include the derivation of replacement cost new (RCN) of all improvements. These include comparative base rates, per unit adjustments

and lump sum adjustments. This approach also employs the sales comparison approach in the valuation of the underlying land value. Time and location modifiers are necessary to adjust cost data to reflect conditions in a specific market and changes in costs over a period of time. Because a national cost service is used as a basis for the cost models, location modifiers are necessary to adjust these base costs specifically for Bandera County. These modifiers are provided by the regional modifiers in Marshall Swift Valuation Service.

Depreciation schedules are developed based on what is typical for each property type at that specific age. Depreciation schedules have been implemented for what is typical of each major class of commercial property by economic life categories. Schedules have been developed for improvements with 15, 20, 30, 40, 50 and 60 year expected life. These schedules are then tested to ensure they are reflective of current market conditions. Effective age estimates are 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 are based on three levels of renovation and are described in the Commercial/Industrial Valuation Manual.

Market adjustment factors such as external and/or functional obsolescence can be applied if warranted. A depreciation calculation override can be 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 are typically applied to a specific property type or location and can be developed via ratio studies or other market analyses. Accuracy in the development of the cost schedules, condition ratings and depreciation schedules will usually minimize the necessity of this type of an adjustment factor.

### ***Income consideration***

The income approach to value is 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 pertains to the estimation of market rent on a per unit basis. This is derived primarily from actual rent data furnished by property owners and from local market study publications. This per unit rental rate multiplied by the number of units results in the estimate of potential gross rent.

A vacancy and collection loss allowance is the next item to consider in the income approach. The projected vacancy and collection loss allowance is established from actual data furnished by property owners and on local market publications. This allowance accounts for periodic fluctuations in occupancy, both above and below an estimated stabilized level. The market derived stabilized vacancy and collection loss

allowance is subtracted from the potential gross rent estimate to yield an effective gross rent.

Next a secondary income or service income is calculated as a percentage of stabilized effective gross rent. Secondary income represents parking income, escalations, reimbursements, and other miscellaneous income generated by the operations of real property. The secondary income estimate is derived from actual data collected and available market information. The secondary income estimate is then added to effective gross rent to arrive at an effective gross income.

Allowable expenses and expense ratio estimates are based on a study of the local market, with the assumption of prudent management. An allowance for non-recoverable expenses such as leasing costs and tenant improvements are included in the expenses. A non-recoverable expense represents costs that the owner pays to lease rental space. Different expense ratios are developed for different types of commercial property based on use. For instance, retail properties are most frequently leased on a triple-net basis, whereby the tenant is responsible for his pro-rata share of taxes, insurance and common area 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 first year of the lease. However, any amount in excess of the total per unit expenditure in the first year is the responsibility of the tenant. Under this scenario, if the total operating expense in year one (1) equates to \$8.00 per square foot, any increase in expense over \$8.00 per square foot throughout the remainder of the lease term would be the responsibility of the tenant. As a result, expense ratios are implemented based on the type 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 large lump sums. When these capital expenditures are analyzed for consistency and adjusted, they may be applied on an annualized basis as stabilized expenses. When performed according to local market practices by commercial property type, these expenses when annualized are known as replacement reserves.

Subtracting the allowable expenses (inclusive of non-recoverable expenses and replacement reserves) from the effective gross income yields an estimate of net operating income.

Rates and multipliers are used to convert income into an estimate of market value. These include income multipliers, overall capitalization rates, and discount rates. Each of these is used in specific applications. Rates and multipliers also vary between property types, as well as by location, quality, condition, design, age, and



other factors. Therefore, application of the various rates and multipliers must be based on a thorough analysis of the market.

Capitalization analysis is used in the income approach models. This methodology involves the capitalization of net operating income as an indication of market value for a specific property. Capitalization rates, both overall (going-in) cap rates for the direct capitalization method and terminal cap rates for discounted cash flow analyses, can be derived from the market. Sales of improved properties from which actual income and expense data are obtained provide a very good indication of what a specific market participant is requiring from an investment at a specific point in time. In addition, overall capitalization rates can be derived from the built-up method (band-of-investment). This method relates to satisfying the market return requirements of both the debt and equity positions of a real estate investment. This information is obtained from real estate and financial publications.

Rent loss concessions are made on 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 is calculated by multiplying the rental rate by the percent difference of the property's stabilized occupancy and its actual occupancy. Build-out allowances (for first generation space or retrofit/second generation space as appropriate) and leasing expenses are added to the rent loss estimate. The total adjusted loss from these real property operations is discounted using an acceptable risk rate. The discounted value (inclusive of rent loss due to extraordinary vacancy, build-out allowances and leasing commissions) becomes the rent loss concession and is deducted from the value indication of the property at stabilized occupancy. A variation of this technique allows that for every year that the property's actual occupancy is less than stabilized occupancy a rent loss deduction may be estimated.

Income approach is seldom used due to the fact that sufficient reliable data is not available for applying this method to commercial property.

### ***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 is utilized not only for estimating land value but also in comparing sales of similarly improved properties to each parcel 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, is pursued throughout the year in order to obtain relevant information that can be used in all aspects of valuation. Sales of similarly improved properties can provide 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 are also used in ratio studies, which afford the appraiser an excellent means of judging the present level and uniformity of the appraised values.

### ***Final Valuation Schedules***

Based on the market data analysis and review discussed previously in the cost, income and sales approaches, the cost and income models are calibrated and finalized. The calibration results are keyed to the schedules and models on the PACS system for utilization on all commercial properties in the district. The schedules and models are summarized in the Commercial Review Manual. This manual is provided to appraisers and is made available to the public in an easy to understand format.

### ***Statistical and Capitalization Analysis***

Statistical analysis of final values is 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 are used including sales of similar properties, the previous year's appraised value, audit trails, value change analysis and sales ratio analysis.

Appraisal statistics of central tendency and dispersion generated from sales ratios are available for each property type. These summary statistics including, but not limited to, the weighted mean, standard deviation and coefficient of variation, provide the appraisers an analytical tool by which to determine both the level and uniformity of appraised value of a particular property type. The level of appraised values can be determined by the weighted mean for individual properties within a specific type, and a comparison of weighted means can reflect the general level of appraised value. Review of the standard deviation and the coefficient of variation can discern appraisal uniformity within a specific property type.

The appraisers review every commercial property type annually through the sales ratio analysis process. The first phase involves ratio studies that compare the recent sales prices of properties to the appraised values of the sold properties. This set of ratio studies affords the appraiser an excellent means of judging the present level of appraised value and uniformity of the appraised values. The appraiser makes a preliminary decision, based on the sales ratio statistics and designated parameters for valuation update, as to whether the value level of a particular property type needs to be updated in an upcoming reappraisal, or whether the level of market value is at an acceptable level.

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 are continuously reviewed utilizing frequency distribution methods or other statistical procedures or measures. Income model conclusions are compared to actual information obtained on individual commercial properties during the hearings process as well as information from published sources and area vendors.

## **INDIVIDUAL VALUE REVIEW PROCEDURES**

### ***Field Review***

The date of last inspection, extent of that inspection, and the appraiser responsible are listed in the CAMA system. If a property owner disputes the District's records concerning this data in a protest hearing, CAMA may be altered based on the outcome of the hearing. Typically, a new field check is then requested to verify this evidence for the current year's valuation or for the next year's valuation. In addition, if a building permit is filed for a particular property indicating a change in characteristics, that property is added to a work file. Finally, even though every property cannot be inspected each year, each appraiser typically designates certain segments of their area of responsibility to conduct field checks.

Appraisers are somewhat limited in the time available to field review all commercial properties of a specific use type. However, a major effort is made by appraisers to field review as many properties as possible 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. Additionally, the appraisers frequently field review subjective data items such as building class, quality of construction (known as cost modifiers), condition, and physical, functional and economic obsolescence factors contributing significantly to the market value of the property. In some cases, field reviews are warranted when sharp changes in occupancy or rental rate levels occur between building classes or between economic areas. With preliminary estimates of value in these targeted areas, the appraisers test computer assisted values against their own appraisal judgment. While in the field, the appraisers physically inspect sold and unsold properties for comparability and consistency of values.

## ***Office Review***

Office reviews are completed on properties not subject to field inspections. Office reviews are typically limited by the data presented in final value reports. These reports summarize the pertinent data of each property as well as comparing the previous values (two-year value history) to the proposed value conclusions of the various approaches to value. These reports show proposed percentage value changes, income model attributes or overrides, economic factor (cost overrides) and special factors affecting the property valuation such as new construction status, prior year litigation and a three years sales history (USPAP property history requirement for non-residential property). The appraiser may review methodology for appropriateness to ascertain that it was completed in accordance with USPAP or more stringent statutory and district policies. This review is performed after preliminary ratio statistics have been applied. If the ratio statistics are generally acceptable overall the review process is focused primarily on locating skewed results on an individual basis. Previous values resulting from protest hearings are individually reviewed to determine if the value remains appropriate for the current year based on market conditions. Each appraiser's review is limited to properties in their area of responsibility by property type (improved) or geographic area (commercial vacant land).

Once the appraiser is satisfied with the level and uniformity of value for each commercial property within their area of responsibility, the estimates of value go to noticing. Each parcel is subjected to the value parameters appropriate for its use type. If one of the parcel's component values, land value, improvement value or total value exceeds the permissible change in value range it "fails the value edits." In this case, the parcel does not shift to noticing, but it is placed on a rework list. Therefore, although the value estimates are determined in a computerized mass appraisal environment, value edits and rework lists enable an individual parcel review of value anomalies before the estimate of value is released for noticing.

## **PERFORMANCE TESTS**

The primary tool used to measure mass appraisal performance is the ratio study. A ratio study compares appraised values to market values. In a ratio study, market values (value in exchange) are typically represented by sales prices (i.e., sales ratio study). Independent, expert appraisals may also be used to represent market values in a ratio study (i.e., appraisal ratio study). If there are not enough sales to provide necessary representativeness, independent appraisals can be used as indicators for market value. This can be particularly useful for commercial, warehouse or industrial real property for which sales are limited. In addition, appraisal ratio studies can be used for properties statutorily not appraised at market value, but reflect the use-value requirement. An example of this are multi-family housing projects subject to subsidized rent provisions or other governmental guarantees as provided by

legislative statutes (affordable housing) or agricultural lands to be appraised on the basis of productivity or use value.

The Kerr CAD has adopted the policies of the IAAO STANDARD ON RATIO STUDIES, circa July, 1999, regarding its ratio study standards and practices. Ratio studies generally have six basic steps: (1) determination of the purpose and objectives, (2) data collection and preparation, (3) comparing appraisal and market data, (4) stratification, (5) statistical analysis, and (6) evaluation and application of the results.

### ***Sales Ratio Studies***

Sales ratio studies are an integral part of establishing equitable and accurate market value estimates, and ultimately assessments for this taxing jurisdiction. The primary uses of sale ratio studies include the determination of a need for general reappraisal; prioritization of selected groups of property types for reappraisal; identification of potential problems with appraisal procedures; assistance in market analyses; and calibration of models used to derive appraised values during valuation or reappraisal cycles. However, these studies cannot be used to judge the accuracy of an individual property appraised value. The Kerr Central Appraisal Review Board may make individual value adjustments based on unequal appraisal (ratio) protest evidence submitted on a case-by-case basis during the hearing process.

Overall sales ratios are generated by use type semi-annually (or more often in specific areas) to allow appraisers to review general market trends in their area of responsibility. The appraisers utilize desktop applications such as Microsoft ACCESS and EXCEL And PACS specific programs to evaluate subsets of data by economic area or a specific and unique data item. On the desktop, these may be customized and performed by building class and age basis. In many cases, field checks may be conducted to insure the ratios produced are accurate and the appraised values utilized are based on accurate property data characteristics. These ratio studies aid the appraisers by providing an indication of market activity by economic area or changing market conditions (appreciation or depreciation).

## **BUSINESS PERSONAL PROPERTY VALUATION**

### **INTRODUCTION**

#### ***Appraisal Responsibility***

There are four different personal property types appraised by the district's personal property section: Business Personal Property accounts; Leased Assets; Vehicles; and Multi-Location Assets. There are approximately 2500 business personal property accounts in Kerr County.

#### ***Appraisal Resources***

##### **Personnel**

The personal property staff consists of all the field appraisers, as well as the Abstractor/Mapper.

##### **Data**

A common set of data characteristics for each personal property account in Bandera County is collected in the field and data entered to the district's computer. The property characteristic data drives the computer-assisted personal property appraisal system. The data is collected by the field appraisers.

### **VALUATION APPROACH**

#### ***SIC Code Analysis***

Four digit numeric codes, called Standard Industrial Classification (SIC) codes, developed by the federal government, are used by CAD of Bandera County, as a method for classifying personal property by business type.

#### ***Highest and Best Use Analysis***

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 personal property is normally its current use.

## **DATA COLLECTION/VALIDATION**

### ***Data Collection Procedures***

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

### **SOURCES OF DATA**

#### **Business Personal Property**

The district's property characteristic data was originally received from Kerr County and various school district records in 1980, and where absent, collected through a massive field data collection effort coordinated by the district over a period of time. When revaluation activities permit, district appraisers collect new data via an annual field drive-out. This project results in the discovery of new businesses not revealed through other sources. Various discovery publications such as the assumed names, newspaper ads, yellow pages of the telephone directory and state sales tax listings are also used to discover personal property. Tax assessors, city and local newspapers, and the public often provide the district information regarding new personal property and other useful facts related to property valuation.

#### **Vehicles**

An outside vendor provides Kerr CAD with a listing of vehicles within Kerr County. The vendor develops this listing from the Texas Department of Transportation (DOT) Title and Registration Division records. Other sources of data include property owner renditions and field inspections.

#### **Leased and Multi-Location Assets**

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

## **VALUATION AND STATISTICAL ANALYSIS**

### ***Cost Schedules***

Cost schedules are developed by SIC code by district personal property valuation appraisers. The Property Tax Division business personal property cost schedules are used when analyzing data from property owner renditions. The cost schedules are reviewed as necessary to conform to changing market conditions. The schedules are typically in a price per square foot format, but some exception SIC's are in an alternate price per unit format, such as per room for hotels.

### ***Statistical Analysis***

Summary statistics including, but not limited to, the median, weighted mean, and standard deviation provide the appraisers an analytical tool by which to determine both the level and uniformity of appraised value by SIC code. Review of the standard deviation can discern appraisal uniformity within SIC codes.

### ***Depreciation Schedule and Trending Factors***

#### Business Personal Property

Kerr CAD's primary approach to the valuation of business personal property is the review of renditions and, where renditions appear to be inconsistent with observation upon physical inspection, the State Property Tax Division pricing schedules are used.

#### Vehicles

Value estimates for vehicles are provided by an outside vendor and are based on NADA published book values. An appraiser using published guides values vehicles that are not valued by the vendor.

#### Leased and Multi-Location Assets

Leased and multi-location assets are valued using the published pricing guides. If the asset to be valued in this category is a vehicle, the NADA published book values are used. An appraiser using published guides values assets that are not valued by the vendor.

## **INDIVIDUAL VALUE REVIEW PROCEDURES**

### ***Office Review***

#### Business Personal Property



Property owner renditions, accounts with field or other data changes, accounts with prior hearings, new accounts, and SIC cost table changes are all considered.

### Vehicles

A vehicle master file is received in paper form or on a CD from an outside vendor and vehicles in the district's system to current DOT records. The vehicles remaining after the matching process are sorted by owner name. These vehicles are then matched to existing accounts and new accounts are created as needed. Vehicles that are not valued by the vendor are valued by an appraiser or published guides.

### Leased and Multi-Location Assets

Leasing and multi-location accounts, rendered by hard copy, are either data entered by the appraisers or CAD appraisal support staff

After matching and data entry, reports are generated and reviewed by an appraiser. Once proofed, the report is then mailed to the property owner for review via Notices of Value in April of each year.

## **PERFORMANCE TESTS**

### ***Ratio Studies***

Business Personal Property is not subject to the Property Tax Division's annual PVS review; therefore, local testing is not done at this time.

## LIMITING CONDITIONS

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

1. The appraisals were prepared exclusively for ad valorem tax purposes.
2. The property characteristics data upon which the appraisals are based is assumed to be correct. Exterior inspections of the property appraised were performed as staff resources and time allowed.
3. Validation of sales transactions was attempted through questionnaires to buyer and seller, telephone survey and field review and MLS sallies listings. In the absence of such confirmation, residential sales data obtained from vendors was considered reliable.
4. I have attached a list of staff providing significant mass appraisal assistance to the person signing this certification.

***Certification Statement***

"I, Sharon Constantinides, Chief Appraiser for the Kerr Central Appraisal District of Kerr County, solemnly swear that I have made or caused to be made a diligent inquiry to ascertain all property in the district subject to appraisal by me, and that I have included in the records all property that I am aware of at an appraised value which, to the best of my knowledge and belief, was determined as required by law."

Sharon Constantinides RPA  
Chief Appraiser, Kerr Central Appraisal District

### APPRAISAL DISTRICT STAFF

<u>NAME</u>	<u>TITLE</u>	<u>TDLR NUMBER</u>
Sharon Constantinides, RPA	Chief Appraiser	#65519
Michael Comer, RPA	Deputy Chief Appraiser	#55894
Kathy Leifeste, RPA	Operations Manager	#70445
Russell Hazlett, RPA	Appraisal Manager	#70143
Jason Paredes, RPA	Senior Appraiser	#66894
Robert Neuman	Agricultural Appraiser	#70142
Dale Carman	Field Appraiser	#72626
Becky De Luna	Field Appraiser	#75650
Annie Edenfield	Field/AG Appraiser	#74658
Enrique Lopez	Field Appraiser	#76186
Kathy Johnson	Exemptions Clerk	n/a

## **EAGLE APPRAISAL & CONSULTING STAFF**

Susan Burris: RPA, RTA (Appraiser)

Twila Butler: RPA, RTA, CTA, CAA (Appraiser & "MAPS" Specialist)

Linda Carrington: RPA, RTA, CTA (Appraiser)

Thomas Cates: RPA (Appraiser)

Cynthia Claytor: (Appraiser)

Sandra Giles: RPA, CCA (Appraiser)

Sandra Helander: RPA, (Appraiser)

John Loggins: (Appraiser)

Bruce Martin: RPA (Appraiser)

Carl Maultsby: RPA (Appraiser)

Linda Norell: RPA (Appraiser)

Everett Quintana: RPA, CCA (Appraiser)

Shane Schaffner: RPA (Appraiser)

Keith Toomire: RPA (Appraiser)

Jim Yeats: RPA (Appraiser)

Martha Zamarripa: (Appraiser)

Gary L. Zeitler: RPA, RTA, CCA (Appraiser, Consultant, & Trainer)

All Eagle Appraisers are Registered with TDLR.

Kerrville ISD A Sales Ratio Report

# Sales Ratio Report Parameters

Search by School Code

SKV (KERRVILLE I.S.D.)

Search by State Code

A1 - A1 (Single Family Residence)

A2 - A2 (Single Family Mobile Home)

A3 - A3 (Single Family)

A4 - A4 (Condominium or townhome)

A6 - A6 (REAL, Residential, condominium or townhome)

Search by Sale Date

From: 06/30/2018

To: 06/30/2019

Sort By

School Code

Sales Ratio

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2019

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

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														Sale		
Buyer/Seller	Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/		Land/	Land/			
Sale # Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
153014	CROUCH, ANGIE TAYLOR/ROBINSON, JANET FRANCIS Deed Info: 6/5/2019 VOL/PG: 19-04056	6/5/2019	A1	SQ: 21344.40 AC: 0.4900	M5	2003 2003	197,441	29,400 2,087	108.69	149.74	226,841	312,500	0.1300	0.0941	0.7259	
			St Cd: A1			Schl: SKV			City: CKV			Sale Type: A1			Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
28955 R	4230-0060-017000 S4230	HIGHLANDS BLK 6 LOT 17 ACRES .49				630 EAST LANE N KERRVILLE, TX 78028			0.4900		0.0000 S4230 I%-100 L%-100		S4230 I%-115 L%-100			
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		197,441	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:										
MA Func%: 100.00	Land Func%:															
MA Base%: 94.00																

# Sales Ratio Report

8/12/2019 4:32:25PM

														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			
152927	COGBURN, DAVID C. AND SUSAN M/HUNTS, RICK or HOVERSON, JEANNE Deed Info: 10/5/2018 VOL/PG: 18-06492	10/5/2018	A1	SQ: 76665.60 AC: 1.7600	M5P	1984 1984	186,166	21,120	2,046	101.31	127.08	207,286	260,000	0.1000	0.0812	0.7973			
										St Cd: A1		Schl: SKV		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood						
38082	R 6380-0000-010000 S6380	STONE RIDGE ESTS LOT 10 PT, 11 PT ACRES					109 VALLEY RIDGE DR S ,			1.7600	1.7600 S6380 I%-100 L%-100								
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		186,166	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 90.00																			
151426	MADDOX, STEVEN DOUGLAS/MILES, MARILYN K Deed Info: 11/9/2018 VOL/PG: 18-07341	11/9/2018	A1	SQ: 8276.40 AC: 0.1900	F9	2007 2006	302,838	40,000	2,462	139.25	170.59	342,838	420,000	0.1200	0.0952	0.8163			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood						
69525	R 3585-0020-002200 S3585	COMANCHE TRACE PH 1 SEC 2B BLK B LOT 22 ACRES .19					2892 ROCK BARN DRIVE E KERRVILLE, TX 78028			0.1900	0.1900 S3585 I%-100 L%-100		CT I%-91 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		302,838	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 100.00																			
PROMISSORY NOTE FOR \$420,000																			
150903	SESSIONS, SUSAN/SCOTT, DALINE W Deed Info: 10/17/2018 VOL/PG: 18-06718	10/17/2018	A4		M6P	1984 1984	154,243	6,800	1,329	121.18	144.47	161,043	192,000	0.0400	0.0354	0.8388			
										St Cd: A4		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood						
28174	R 4094-0001-001050 S4094	GUADALUPE RIVER CONDOS BLK 1 LOT UNIT G2; UNIT C1					1000 GUADALUPE ST TX			0.0000	0.0000 S4094 I%-100 L%-100		S4094 I%-140 L%-140						
MA Econ%: 87.00	Land Econ%:	Imp 1 Value:		49,743	Imp 2 Value:		104,500		Imp 3 Value:		Appraiser: MHM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 85.00																			
150176	PUIG, ROBERT G & SUSANA/CHILDERS, JUANITA B Deed Info: 8/14/2018 VOL/PG: 18-05248	8/14/2018	A1		F9	2002 2003	240,334	50,000	1,879	154.52	182.28	290,334	342,500	0.1700	0.1460	0.8477			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood						
66329	R 3572-0010-009000 P32	COMANCHE TRACE PH 1, SEC 2 BLK A LOT 9					2836 ROCK BARN CIRCLE E KERRVILLE, TX 78028			0.0000	0.0000 S3572 I%-100 L%-100		CT I%-91 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		240,334	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 100.00																			



# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
150916	HAYES, MACK HAROLD/FOX, RICHARD NATHAN & Deed Info: 10/18/2018 VOL/PG: 18-06734	10/18/2018	A4	SQ: 6664.68 AC: 0.1530	F9	2014 2014	265,703	80,000	2,045	169.05	193.15	345,703	395,000	0.2300	0.2025	0.8752
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv		Neighborhood				
528616 R		3591-0000-001100 P32	COMANCHE TRACE PH 5 LOT 11 ACRES .153		3200 PINNACLE CLUB DRIVE E #11 KERRVILLE,		0.1530	0.1530		S3591 I%-100 L%-100		CT I%-91 L%-100				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		265,703	Imp 2 Value:	Imp 3 Value:		Appraiser: MHM							
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: TOWNHOME													
MA Func%: 100.00		Land Func%:														
MA Base%: 100.00																
151788	RODRIGUEZ, FEDERICO MANUEL & CECILIA/BOLTON, Deed Info: 1/2/2019 VOL/PG: 19-00095	1/2/2019	A1	FF: 78.00	M6	0 0	139,418	27,500	1,537	108.60	123.62	166,918	190,000	0.1600	0.1447	0.8785
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv		Neighborhood				
31436 R		4945-0080-023000 S4945	LOMA VISTA 5 BLK 8 LOT 23		115 CONTOUR DRIVE S KERRVILLE, TX 78028		0.0000	0.0000		S4945 I%-100 L%-100		S4940 I%-104 L%-100				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		139,418	Imp 2 Value:	Imp 3 Value:		Appraiser: RSH							
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL													
MA Func%: 100.00		Land Func%:														
MA Base%: 92.00																
152124	DRUEHL, BRADLEY P TTEE/MORRIS, JAMES & SHAWNA Deed Info: 2/1/2019 VOL/PG: 19-01090	2/1/2019	A1	SQ: 18992.16 AC: 0.4360	F10	2009 2009	381,133	79,000	2,752	167.20	189.97	460,133	522,800	0.1700	0.1511	0.8801
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv		Neighborhood				
528763 R		3593-0020-005800 P32	COMANCHE TRACE PH 9 BLK B LOT 58 ACRES .436		4077 COMANCHE TRACE DRIVE E KERRVILLE, TX		0.4360	0.4360		S3593 I%-100 L%-100		CT I%-91 L%-100				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		381,133	Imp 2 Value:	Imp 3 Value:		Appraiser: MHM							
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL													
MA Func%: 100.00		Land Func%:														
MA Base%: 90.00																
152564	BARKER, KELLY MARIE/FITCH, RACHEL R Deed Info: 3/18/2019 VOL/PG: 19-01984	3/18/2019	A1	FF: 75.00	F4	0 0	109,919	25,875	1,389	97.76	109.43	135,794	152,000	0.1900	0.1702	0.8934
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv		Neighborhood				
40630 R		6840-0260-002000 S6840	WESTLAND BLK 26 LOT 2, 3 PT		516 FLORENCE ST TX		0.0000	0.0000		S6840 I%-100 L%-100		S6840 I%-130 L%-115				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		109,919	Imp 2 Value:	Imp 3 Value:		Appraiser: MHM							
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: Residential													
MA Func%: 100.00		Land Func%:														
MA Base%: 80.00																

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Sale		Avg Price/		Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
151666	ABP MEMORIAL, LLC/AWELDON & LEWIS PROPERTIES, LP	12/21/2018	A2	SQ: 62726.40 AC: 1.4400 FF: 95.00 DEPTH: 0.25		0	247,960	366,484	0	40.04	43.79	614,444	672,000	0.6000	0.5454	0.9144	
Deed Info: 12/21/2018 VOL/PG: 18-08287							St Cd: A2	Schl: SKV	City: CKV	Sale Type: F1		Ratio Type: A					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
17327	R 0360-0112-018000 N32	ABS A0360 WALLACE, SUR 112,ACRES .46			2900 MEMORIAL BLVD KERRVILLE, TX 78028			0.4600	0.9900	A0360	I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM									
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 100.00																	
17328	R 0360-0112-018010 N32	ABS A0360 WALLACE, SUR 112,ACRES .53			2900 MEMORIAL BLVD KERRVILLE, TX 78028			0.5300	0.9900	A0360	I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: EAGLE									
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc: Commercial		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 90.00																	
29799	R 4460-0010-011000 S4460	HUNT, R A BLK 1 LOT 11 ACRES .45			2888 MEMORIAL BLVD ,			0.4500	0.0000	S4460	I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: EAGLE									
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 80.00																	
34850	R 5860-0010-008020 S5860	RICHESON-NICHOLS BLK 1 LOT 8 PT			2913-1 NICHOLS ST ,			0.0000	0.0000	S5860	I%-100 L%-100		S5860		I%-100 L%-100		
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM									
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 100.00																	
151401	MILFELD, SEAN R/MAYO, ROBERT W	11/9/2018	A1	FF: 50.00	F4	1955 1955	110,127	30,000	1,403	99.88	109.05	140,127	153,000	0.2100	0.1961	0.9159	
Deed Info: 11/9/2018 VOL/PG: 18-07260							St Cd: A1	Schl: SKV	City: CKV	Sale Type: A1		Ratio Type: A					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
40660	R 6840-0280-005000 S6840	WESTLAND BLK 28 LOT 5			504 WEST WATER ST TX			0.0000	0.0000	S6840	I%-100 L%-100		S6840		I%-130 L%-115		
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM									
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 80.00																	

# Sales Ratio Report

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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	
152128 LOPEZ, ENRIQUE G & YESENIA/AVILA, ANGELICA M	2/1/2019	A1 FF: 60.00 DEPTH: 1.00	F4	1969 1969	92,529	25,000	1,391	84.49	92.02	117,529	128,000	0.2100	0.1953	0.9182	
Deed Info: 2/1/2019 VOL/PG: 19-00920															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
22889 R	3062-0020-013000 S3062	ANTLER HGTS 2 BLK 2 LOT 13			1304 RIDGE DRIVE N KERRVILLE, TX 78028			0.0000	0.0000 S3062 I%-100 L%-100		S3060 I%-115 L%-115				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	92,529	Imp 2 Value:	Imp 3 Value:		Appraiser: RSH								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL													
MA Func%: 100.00	Land Func%:														
MA Base%: 80.00															
150883 KNIGHT, JEFFREY W & NANCY M/RAMEY, MARY LOU	10/15/2018	A1	M7P	1986 1986	264,974	65,000	2,497	132.15	143.37	329,974	358,000	0.2000	0.1816	0.9217	
Deed Info: 10/15/2018 VOL/PG: 18-06640															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
35696 R	5953-0010-007000 S5953	RIVERHILL TH 8 BLK 1 LOT 7			515 OAKLAND HILLS LN ,			0.0000	0.0000 S5953 I%-100 L%-100		RH-BIRKDAL I%-95 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	264,974	Imp 2 Value:	Imp 3 Value:		Appraiser: RSH								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL													
MA Func%: 100.00	Land Func%:														
MA Base%: 95.00															
151181 COOK, DEBBORA E/HARREL, ROBIN R	11/5/2018	C1 SQ: 18730.80 AC: 0.4300	M7	2006 2006	252,756	35,000	1,830	157.24	169.40	287,756	310,000	0.1200	0.1129	0.9283	
Deed Info: 11/5/2018 VOL/PG: 18-07179															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
33216 R	5474-0000-251000 S5474	NORTHWEST HILLS PH 2 LOT 251 ACRES .43			118 FANNIN DR TX			0.4300	0.0000 S5474 I%-100 L%-100		NWH I%-104 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	252,756	Imp 2 Value:	Imp 3 Value:		Appraiser: MHM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential													
MA Func%: 100.00	Land Func%:														
MA Base%: 110.00															
151073 SCHMICKLE, BETHANY G/MARTIN-POPE, BRANDI	7/20/2018	A1 FF: 50.00 DEPTH: 144.00	F5	0 0	133,754	30,000	1,345	121.75	130.11	163,754	175,000	0.1800	0.1714	0.9357	
Deed Info: 7/20/2018 VOL/PG: 18-04646/0464															
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
40495 R	6840-0150-010000 S6840	WESTLAND BLK 15 LOT 10			417 ELM STREET N KERRVILLE, TX 78028			0.0000	0.0000 S6840 I%-100 L%-100		S6840 I%-130 L%-115				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	133,754	Imp 2 Value:	Imp 3 Value:		Appraiser: MHM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL													
MA Func%: 100.00	Land Func%:														
MA Base%: 90.00															

# Sales Ratio Report

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														Sale			
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/				
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
151722	CASTILLO, RAMIRO E & RUTH M/REED, CLARENCE E	9/27/2018	A1		M6	1987 1987	192,626	42,000	1,860	126.14	134.41	234,626	250,000	0.1800	0.1680	0.9385	
Deed Info: 9/27/2018 VOL/PG: 18-06254						St Cd: A1	Schl: SKV	City: CKV			Sale Type: A1	Ratio Type: A					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
39849	R 6644-0050-001000 S6644	VICKSBURG VILLAGE BLK 5 LOT 1			423 FLORIAN DR ,			0.0000	0.0000	S6644	I%-100	L%-100	VV I%-102 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	192,626	Imp 2 Value:			Imp 3 Value:			Appraiser: RSH							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential					Imp 3 Desc:										
MA Func%: 100.00	Land Func%:																
MA Base%: 99.00																	
150993	LONDA, CHARLES JR & MELISSA A/BRAD MOORE BUILDERS, LLC	10/26/2018	A1	SQ: 18992.16 AC: 0.4360	F11	0 0	606,843	79,000	3,266	209.99	223.21	685,843	729,000	0.1200	0.1084	0.9408	
Deed Info: 10/26/2018 VOL/PG: 18-06996						St Cd: A1	Schl: SKV	City: CKV			Sale Type: A1	Ratio Type: A					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
528773	R 3593-0020-006800 P32	COMANCHE TRACE PH 9 BLK B LOT 68 ACRES .436			4023 COMANCHE TRACE DR TX			0.4360	0.4360	S3593	I%-100	L%-100	CT I%-91 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	606,843	Imp 2 Value:			Imp 3 Value:			Appraiser: RSH							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL					Imp 3 Desc:										
MA Func%: 100.00	Land Func%:																
MA Base%: 100.00																	
150211	EICHHOLTZ, KEEGAN JAMES & BRITTANY KAYE/D'ARCY	8/16/2018	A1	SQ: 33976.80 AC: 0.7830	M6	1968 1968	217,878	42,000	2,044	127.14	134.54	259,878	275,000	0.1600	0.1527	0.9450	
Deed Info: 8/16/2018 VOL/PG: 18-05322						St Cd: A1	Schl: SKV	City: CKV			Sale Type: A1	Ratio Type: A					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
37788	R 6360-0060-003000 S6360	STARKEY MANOR 1-B BLK 6 LOT 3 ACRES .783			236 HARPER ROAD N KERRVILLE, TX 78028			0.7830	0.7830	S6363	I%-100	L%-100	SM I%-115 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	217,878	Imp 2 Value:			Imp 3 Value:			Appraiser: RSH							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL					Imp 3 Desc:										
MA Func%: 100.00	Land Func%:																
MA Base%: 90.00																	
151853	MEDINA, IRMA/GIVENS, PAULA G	2/14/2019	A1	SQ: 16988.40 AC: 0.3900	F5	1961 1961	146,369	23,400	1,676	101.29	106.80	169,769	179,000	0.1400	0.1307	0.9484	
Deed Info: 2/14/2019 VOL/PG: 19-01178/0117						St Cd: A1	Schl: SKV	City: CKV			Sale Type: A1	Ratio Type: A					
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood						
28823	R 4230-0010-004000 S4230	HIGHLANDS BLK 1 LOT 4 ACRES .39			1513 GLEN ROAD N KERRVILLE, TX 78028			0.3900	0.0000	S4230	I%-100	L%-100	S4230 I%-115 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	146,369	Imp 2 Value:			Imp 3 Value:			Appraiser: MHM							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL					Imp 3 Desc:										
MA Func%: 100.00	Land Func%:																
MA Base%: 95.00																	

# Sales Ratio Report

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														Sale			
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	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	
150889	ROBERTSON, JOHN AND KAREN/REES, HUGH L & BETTY J	7/2/2018	A1	SQ: 31798.80 AC: 0.7300	F11	2006 2006	638,195	139,000	3,476	223.59	235.62	777,195	819,000	0.1800	0.1697	0.9490	
Deed Info: 7/2/2018 VOL/PG: 18-04122/0412																	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood					
67575	R 3581-0020-001700 P32	COMANCHE TRACE PH 2 SEC 2 BLK B LOT 17 ACRES .73				3607 RANCH VIEW COURT E KERRVILLE, TX 78028			0.7300	0.7300 S3581 I%-100 L%-100		CT I%-91 L%-100					
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	638,195	Imp 2 Value:			Imp 3 Value:	Appraiser:		RSH						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:			Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	98.00																
150592	MYERS JOHN D & RAINA CLUCE, RONALD W & MARY B	9/5/2018	A1	SQ: 18295.20 AC: 0.4200	F11	2015 2015	536,113	79,000	2,786	220.79	232.41	615,113	647,500	0.1300	0.1220	0.9500	
Deed Info: 9/5/2018 VOL/PG: 18-05775																	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood					
528754	R 3593-0020-004900 P32	COMANCHE TRACE PH 9 BLK B LOT 49-A (REPLAT) ACRES .42				3932 OAK PARK DRIVE E KERRVILLE, TX 78028			0.4200	0.4200 S3593 I%-100 L%-100		CT I%-91 L%-100					
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	536,113	Imp 2 Value:			Imp 3 Value:	Appraiser:		MHM						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:			Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	97.00																
150641	HANSEN, THOMAS JAMES & CAROL JEANNE/BORGES FAMILY TRUST	9/10/2018	A1		M8M	2009 2008	343,908	35,000	2,608	145.29	152.80	378,908	398,500	0.0900	0.0878	0.9508	
Deed Info: 9/10/2018 VOL/PG: 18-05891																	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood					
33147	R 5473-0000-124000 S5473	NORTHWEST HILLS LOT 124				160 CROCKETT DRIVE N KERRVILLE, TX 78028			0.0000	0.0000 S5473 I%-100 L%-100		NWH I%-104 L%-100					
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	343,908	Imp 2 Value:			Imp 3 Value:	Appraiser:		RSH						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:			Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	98.00																
150612	KULAGIN, VICTOR/CASTILLO, LAURA E	9/7/2018	A1	FF: 50.00 DEPTH: 190.00	F4	1945 1945	62,335	30,000	908	101.69	106.83	92,335	97,000	0.3200	0.3093	0.9519	
Deed Info: 9/7/2018 VOL/PG: 18-05817																	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood					
31539	R 5000-0080-018000 S5000	LOWRY BLK 8 LOT 18				217 PALMER ST S KERRVILLE, TX 78028			0.0000	0.0000 S5000 I%-100 L%-100		S6840 I%-130 L%-115					
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	62,335	Imp 2 Value:			Imp 3 Value:	Appraiser:		MHM						
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:			Imp 3 Desc:									
MA Func%:	100.00	Land Func%:															
MA Base%:	75.00																

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
152057	BEST, AMY J 2005 LIVING TRUST/NEUENSCHWANDE R. DON WAYNE & Deed Info: 3/1/2019 VOL/PG: 19-01555/0155	3/1/2019	A4	SQ: 6098.40 AC: 0.1410	F8	2006 2006	303,229	60,000	1,914	189.77	198.28	363,229	379,500	0.1700	0.1581	0.9571
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
70468 R		3587-0000-000700 S3587		COMANCHE TRACE PH 2 SEC 4 LOT UNIT 7 ACRES .141		3801 CLUB HOUSE ROAD E 7 KERRVILLE, TX 78028		0.1410		0.1410 S3587 I%-100 L%-100		CT I%-91 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		303,229		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: TOWNHOUSE				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 90.00																
150642	WHITE, DOUGLAS A/PALMER, STUART ROBERT & Deed Info: 9/6/2018 VOL/PG: 18-05894	9/6/2018	A1	FF: 51.00 DEPTH: 22.00	M4	1995 1995	78,168	30,000	1,116	96.92	101.25	108,168	113,000	0.2800	0.2655	0.9572
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
27930 R		4068-0000-013000 S4068		GUADALUPE HEIGHTS 5 LOT 13 + 1/14TH INT IN COMMON AREA		106 CEDAR WAY E KERRVILLE, TX 78028		0.0000		0.0000 S4068 I%-100 L%-100		GH I%-118 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		78,168		Imp 2 Value:		Imp 3 Value:		Appraiser: SJS				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 80.00																
150886	SMITH, DORMAN J & BARBARA E/ORELLANA, MARC & SARAH Deed Info: 10/15/2018 VOL/PG: 18-06662	10/15/2018	A1		F6	2007 2006	168,505	22,000	1,735	109.80	114.70	190,505	199,000	0.1200	0.1106	0.9573
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
71545 R		6081-0020-001200 N32		SENDERO RIDGE SUBD UNIT 1 BLK 2 LOT 12		140 JASPER LANE N KERRVILLE, TX 78028		0.0000		0.0000 S6081 I%-100 L%-100		S6081 I%-118 L%-110				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		168,505		Imp 2 Value:		Imp 3 Value:		Appraiser: RSH				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 88.00																
152341	MAYO, HANNAH J/SCHRADER, WILLIAM MARTIN Deed Info: 3/5/2019 VOL/PG: 19-01594	3/5/2019	A1	FF: 80.00	F4P	1937 1937	124,385	24,000	1,180	125.75	131.36	148,385	155,000	0.1600	0.1548	0.9573
Prop ID / Type		Geo ID / Map ID		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
29444 R		4300-0060-006000 S4300		HILL CREST BLK 6 LOT 6 PT (SE 13') 7, 8 PT (NW 17')		914 WHELESS AVE ,		0.0000		0.0000 S4300 I%-100 L%-100		S4300 I%-135 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		124,385		Imp 2 Value:		Imp 3 Value:		Appraiser: RSH				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 88.00																

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
151350	WHITE, WILLIAM/SYKOS, MICHAEL & KEIKO M TTEES Deed Info: 10/31/2018 VOL/PG: 18-07077	10/31/2018	A1	FF: 55.00	F4	1962 1962	86,946	13,750	1,248	80.69	84.13	100,696	105,000	0.1400	0.1310	0.9590
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
36291 R		6100-0330-023000 S6100		SCHREINER BLK 33 LOT 23			122 LOOP 13 ,			0.0000		0.0000 S6100 I%-100 L%-100				
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 80.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc: Residential		86,846		Imp 2 Value: Imp 2 Desc: NOT CLASSIFIED; FRAM		100		Imp 3 Value: Imp 3 Desc:		Appraiser: MHM		
149956	TANNER, WILLIAM B. & CAROLYN J/AFFINITY HOMES CORPORATION Deed Info: 7/31/2018 VOL/PG: 18-04874	7/31/2018	A1	SQ: 8189.28 AC: 0.1880	F8	0 2019	202,554	65,000	1,641	163.04	169.41	267,554	278,000	0.2400	0.2338	0.9624
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
530017 R		4738-0010-001200 M31		KEYSTONE SEC TWO BLK 1 LOT 12 ACRES .188			1113 NORFOLK LANE N KERRVILLE, TX 78028			0.1880		0.1880 S4738 I%-100 L%-100		KEY I%-105 L%-100		
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 100.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc: Residential		202,554		Imp 2 Value: Imp 2 Desc:		Imp 3 Value: Imp 3 Desc:		Appraiser: RSH				
150532	STODDARD, DAVID L. & RHONDA/LINDENBERG, JOSEPH A Deed Info: 7/10/2018 VOL/PG: 18-04384	7/10/2018	A1		M4	1990 1990	116,551	82,500	1,778	111.95	116.14	199,051	206,500	0.4100	0.3995	0.9639
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
31386 R		4942-0070-004030 S4942		LOMA VISTA 3 BLK 7 LOT 4-C			110 CHULA VISTA DR ,			0.0000		0.0000 S4942 I%-100 L%-100		S4940 I%-104 L%-100		
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 100.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc:		Imp 2 Value: Imp 2 Desc:		Imp 3 Value: Imp 3 Desc:		Appraiser: MHM						
31389	R	4942-0070-005030 S4942	LOMA VISTA 3 BLK 7 LOT 5-C			112 CHULA VISTA DR TX			0.0000		0.0000 S4942 I%-100 L%-100		S4940 I%-104 L%-100			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 89.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc: Residential		116,551		Imp 2 Value: Imp 2 Desc:		Imp 3 Value: Imp 3 Desc:		Appraiser: RSH				
31391	R	4942-0070-006020 S4942	LOMA VISTA 3 BLK 7 LOT 6-B			CHULA VISTA DR TX			0.0000		0.0000 S4942 I%-100 L%-100		S4940 I%-104 L%-100			
MA Econ%: 100.00 MA Phy%: 100.00 MA Func%: 100.00 MA Base%: 100.00		Land Econ%: Land Phy%: Land Func%:		Imp 1 Value: Imp1 Desc:		Imp 2 Value: Imp 2 Desc:		Imp 3 Value: Imp 3 Desc:		Appraiser: MHM						

# Sales Ratio Report

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Sale

Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
150718	OGLE, WILLIAM J/GUZMAN, GENERO BARRIOS	9/28/2018	A1	FF: 76.00	M5	2016 1984	145,091	27,500	1,550	111.35	115.48	172,591	179,000	0.1600	0.1536	0.9642
Deed Info: 9/28/2018 VOL/PG: 18-06292								St Cd: A1 Schl: SKV City:		Sale Type: A1		Ratio Type: A				
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
31419	R 4944-0080-006000 S4944	LOMA VISTA 4 BLK 8 LOT 6			110 PALO VERDE DRIVE ,			0.0000	0.0000	S4944	I%-100 L%-100		S4940 I%-104 L%-100			
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	145,091	Imp 2 Value:			Imp 3 Value:	Appraiser: WDC								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential					Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 86.00																
151785	MCCAIN, MARTIN K & ROBIN K/KERN, SHARI D & ANTHONY T	12/28/2018	A1	SQ: 509782.68 AC: 11.7030	M6	1982 1981	248,200	104,105	3,016	116.81	121.02	352,305	365,000	0.3000	0.2852	0.9652
Deed Info: 12/28/2018 VOL/PG: 19-00065								St Cd: A1 Schl: SKV City:		Sale Type: A1		Ratio Type: A				
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
39399	R 6540-0000-201100 S6540	TURTLE CREEK RCHS LOT 201-A ACRES 11.703			199 BACKACRE RD S TX			11.7030	0.0000	S6540	I%-100 L%-100		TC I%-100 L%-100			
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	248,200	Imp 2 Value:			Imp 3 Value:	Appraiser: RSH								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential					Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 85.00																
151402	VIGIL, CORALIA H/VIGIL, CORALIA H	11/9/2018	A1	FF: 100.00 DEPTH: 1.00	F3	1965 1965	52,595	15,000	1,050	39.16	40.56	67,595	70,000	0.2200	0.2143	0.9656
Deed Info: 11/9/2018 VOL/PG: 18-07265								St Cd: A1 Schl: SKV City: CKV		Sale Type: A1		Ratio Type: A				
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
33326	R 5520-0030-004000 S5520	OAK PARK BLK 3 LOT 4			2809 LOCUST STREET N KERRVILLE, TX 78028			0.0000	0.0000	S5520	I%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	20,501	Imp 2 Value:			Imp 3 Value:	Appraiser: MHM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL					Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 70.00																
33327	R 5520-0030-005000 S5520	OAK PARK BLK 3 LOT 5			2809 LOCUST STREET N KERRVILLE, TX 78028			0.0000	0.0000	S5520	I%-100 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	32,094	Imp 2 Value:			Imp 3 Value:	Appraiser: MHM								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL					Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 40.00																



# Sales Ratio Report

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													Sale						
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/				Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio			
151041	NELSONO, KELLY J AND JOHN D/PRIOUR, JANE ELIZABETH Deed Info: 7/12/2018 VOL/P: 18-04418/0441	7/12/2018	A1	SQ: 27442.80 AC: 0.6300	F7P	1958 1958	240,510	40,000	2,372	118.26	122.26	280,510	290,000	0.1400	0.1379	0.9673			
													St Cd: A1		Schl: SKV	City: CKV	Sale Type: A1		Ratio Type: A
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood							
37776	R 6360-0050-003020 S6360	STARKEY MANOR 1 BLK 5 LOT 3 & 4 PTS ACRES .63				1106 W MAIN TX			0.6300	0.6300	S6360	I%-100 L%-100 SM I%-115 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	240,510	Imp 2 Value:				Imp 3 Value:	Appraiser: MHM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:				Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																		
MA Base%: 79.00																			
150860	SCRUGGS, BRUCE K/ROLLISON, EMILY Deed Info: 10/10/2018 VOL/P: 18-06584	10/10/2018	A1	SQ: 34848.00 AC: 0.8000	F5	0 0	134,734	20,160	1,068	145.03	149.72	154,894	159,900	0.1300	0.1261	0.9687			
													St Cd: A1		Schl: SKV	City:	Sale Type: A1		Ratio Type: A
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood							
32588	R 5260-0000-011000 S5260	MONTEBELLO ESTS 1 LOT 11 ACRES .8				1520 NIXON LANE S KERRVILLE, TX 78028			0.8000	0.0000	S5260	I%-100 L%-100 SUM I%-110 L%-100							
MA Econ%: 160.00	Land Econ%:	Imp 1 Value:	134,734	Imp 2 Value:				Imp 3 Value:	Appraiser: RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:				Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																		
MA Base%: 95.00																			
150513	BUTTS, DAVID L & CLAIRE/RUSSELL, ROBERT RAND & Deed Info: 8/24/2018 VOL/P: 18-05517	8/24/2018	A1	SQ: 25500.00 AC: 0.5854 FF: 170.00 DEPTH: 150.00	M8	1997 1997	300,557	59,850	2,172	165.93	171.27	360,407	372,000	0.1700	0.1609	0.9688			
													St Cd: A1		Schl: SKV	City: CKV	Sale Type: A1		Ratio Type: A
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood							
60525	R 6403-0100-001000 S6403	SUMMIT PH FIVE BLK 10 LOT 1				1905 SUMMIT TOP DRIVE N KERRVILLE, TX 78028			0.0000	0.0000	S6403	I%-100 L%-100 SUM I%-110 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:				Imp 3 Value:	Appraiser: MHM										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:		Imp 2 Desc:				Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																		
MA Base%: 100.00																			
60526	R 6403-0100-002000 S6403	SUMMIT PH FIVE BLK 10 LOT 2				1905 SUMMIT TOP DRIVE N KERRVILLE, TX 78028			0.0000	0.0000	S6403	I%-100 L%-100 SUM I%-110 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	300,557	Imp 2 Value:				Imp 3 Value:	Appraiser: RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:				Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																		
MA Base%: 85.00																			

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
151573	TURNER, NATHANIEL CLAY/FLOYD, JARAN P & MARANDA L Deed Info: 12/11/2018 VOL/PG: 18-07998	12/11/2018	A1	SQ: 45302.40 AC: 1.0400	M7	2017 1979	320,103	27,064	2,450	141.70	146.12	347,167	358,000	0.0800	0.0756	0.9697
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Sale Type: A1		Ratio Type: A		
41473 R		6900-0000-007000 S6900	WOODS 1 LOT 7 ACRES 1.04		141 E OAK WOOD RD KERRVILLE, TX 78028		1.0400	1.0400 S6900 I%-100 L%-100		WDS I%-118 L%-116						
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		320,103		Imp 2 Value:	Imp 3 Value:		Appraiser: SJS						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL				Imp 2 Desc:	Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 93.00																
150207	PARK, WILLIAM & SABYN/GRAHAM, ROBERT CALEB & Deed Info: 8/17/2018 VOL/PG: 18-05315	8/17/2018	A1	FF: 64.00 DEPTH: 1.00	F5P	1975 1975	144,108	16,050	1,334	120.06	123.69	160,158	165,000	0.1000	0.0973	0.9707
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Sale Type: A1		Ratio Type: A		
24116 R		3280-0040-005060 S3280	CAGE BLK D LOT 5 PT		912 BULWER AVE N KERRVILLE, TX 78028		0.0000	0.0000 S3280 I%-100 L%-100		CAGE I%-117 L%-107						
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		144,108		Imp 2 Value:	Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL				Imp 2 Desc:	Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 85.00																
151807	WEDIG, TONY AND LYNETTE/MENDEZ, JOHN MARK & VOLHA Deed Info: 2/13/2019 VOL/PG: 19-01066/0106	2/13/2019	A4		M6P	1977 1978	178,562	35,000	1,819	117.41	120.95	213,562	220,000	0.1600	0.1591	0.9707
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Sale Type: A1		Ratio Type: A		
35326 R		5940-0010-044000 S5940	RIVERHILL TH 1 BLK 1 LOT 44		508 FAIRWAY DRIVE E KERRVILLE, TX 78028		0.0000	0.0000 S5940 I%-100 L%-100		RH-TH123 I%-93 L%-100						
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		178,562		Imp 2 Value:	Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: TOWNHOUSE				Imp 2 Desc:	Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 90.00																
152619	BARBOSA, ANTONIO & ANGELINA/ONDROVIK, KERRY J & Deed Info: 3/27/2019 VOL/PG: 19-02150	3/27/2019	A1	FF: 80.00	M5	1974 1974	156,134	27,360	1,409	130.23	134.14	183,494	189,000	0.1500	0.1448	0.9709
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Sale Type: A1		Ratio Type: A		
26574 R		3920-0000-012000 S3920	FAWN VALLEY ESTATES LOT 12		1101 LAKE DRIVE N KERRVILLE, TX 78028		0.0000	0.0000 S3920 I%-100 L%-100		S3920 I%-118 L%-114						
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		156,134		Imp 2 Value:	Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: Residential				Imp 2 Desc:	Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 90.00																

# Sales Ratio Report

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														Sale					
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/						
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio			
151622	FREIMARCK, JACOB/SCHMERBECK, MARIUM H Deed Info: 12/18/2018 VOL/PG: 18-08168	12/18/2018	A1	FF: 75.00	F5	1950 1946	186,343	22,500	2,246	92.98	95.73	208,843	215,000	0.1100	0.1047	0.9714			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood							
29456	R 4300-0060-024000 S4300	HILL CREST BLK 6 LOT 24, 25 PT (1/2)			933 PRESCOTT ST ,			0.0000		0.0000 S4300		I%-100 L%-100 S4300 I%-135 L%-100							
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	186,343	Imp 2 Value:		Imp 3 Value:		Appraiser:		MHM							
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:											
MA Func%:	100.00	Land Func%:																	
MA Base%:	75.00																		
151419	ROBBINS, RODNEY WAYNE/SETNAN, PEGGY S Deed Info: 11/12/2018 VOL/PG: 18-07315	11/12/2018	A1	FF: 105.00 DEPTH: 1.00	M5	2016 1975	169,521	20,000	1,726	109.80	112.98	189,521	195,000	0.1100	0.1026	0.9719			
										St Cd: A1		Schl: SKV		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood							
27849	R 4064-0000-031000 S4064	GUADALUPE HEIGHTS 3 LOT 30-PT & 31			119 LAUREL WAY E KERRVILLE, TX 78028			0.0000		0.0000 S4064		I%-100 L%-100 GH I%-118 L%-100							
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	169,521	Imp 2 Value:		Imp 3 Value:		Appraiser:		SJS							
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:											
MA Func%:	100.00	Land Func%:																	
MA Base%:	90.00																		
150280	DOMINGUEZ, RANDY T & JADAI M/TAYLOR, ROBERT & Deed Info: 8/28/2018 VOL/PG: 18-05558	8/28/2018	A2		T5D	1997 1997	110,756	50,000	1,672	96.15	98.68	160,756	165,000	0.3100	0.3030	0.9743			
										St Cd: A2		Schl: SKV		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood							
24412	R 3348-0020-009000 S3348	CASTLE ESTATES BLK 2 LOT 9, 10			147 KATHY DR TX			0.0000		0.0000 S3348		I%-100 L%-100 S4762 I%-125 L%-125							
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	110,756	Imp 2 Value:		Imp 3 Value:		Appraiser:		SJS							
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	MOBILE HOME	Imp 2 Desc:		Imp 3 Desc:											
MA Func%:	100.00	Land Func%:																	
MA Base%:	90.00																		
151366	NGUYEN, THUY AND/KINCAID, ROBERT & MARILYN Deed Info: 11/1/2018 VOL/PG: 18-07116	11/1/2018	A1	SQ: 6098.40 AC: 0.1400	F3	1977 1977	86,409	11,074	1,461	66.72	68.45	97,483	100,000	0.1100	0.1107	0.9748			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood							
27973	R 4080-0020-006000 S4080	GUADALUPE PLAZA BLK 2 LOT 111 ACRES .14			111 ARIZONA ASH DR ,			0.1400		0.0000 S4080		I%-100 L%-100 S4080 I%-119 L%-113							
MA Econ%:	75.00	Land Econ%:		Imp 1 Value:	86,409	Imp 2 Value:		Imp 3 Value:		Appraiser:									
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:											
MA Func%:	100.00	Land Func%:																	
MA Base%:	80.00																		

# Sales Ratio Report

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														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			
152438	GROENING, FREDERICK K & RUTH Y/DYE, STEVEN V & MARGARET Deed Info: 4/3/2019 VOL/PG: 19-02343	4/3/2019	A1	SQ: 7405.00 AC: 0.2500	F9	2005 2005	423,052	34,000	3,394	134.66	137.83	457,052	467,800	0.0700	0.0727	0.9770			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
69511	R 6408-0090-002700 S6408	SUMMIT PH TWELVE BLK 9 LOT 27 ACRES .25				1890 SUMMIT TOP DRIVE N KERRVILLE, TX 78028			0.2500	0.2500 S6408		I%-100 L%-100 SUM I%-110 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		423,052	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 90.00																			
150052	MCCRAE, JAMES JR. & ANALAURA/BK INDEPENDENT Deed Info: 8/6/2018 VOL/PG: 18-04983	8/6/2018	A1	FF: 60.00	M5	1965 1965	184,302	30,000	1,592	134.61	137.72	214,302	219,250	0.1400	0.1368	0.9774			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
34838	R 5840-0150-014000 S5840	RICHESON BLK 15 LOT 14				805 BLUEBONNET DR ,			0.0000	0.0000 S5840		I%-100 L%-100 S6840 I%-130 L%-115							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		184,302	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 92.00																			
152390	ELIZONDO, CHESTER V & SHELLEY/MCGEHEE, KATHRYN LOUISE Deed Info: 3/6/2019 VOL/PG: 19-01665	3/6/2019	A1	FF: 50.00	F4	0 0	53,262	17,250	620	113.73	116.13	70,512	72,000	0.2400	0.2396	0.9793			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
40690	R 6840-0310-004000 S6840	WESTLAND BLK 31 LOT 4				504 STONEWALL ST TX			0.0000	0.0000 S6840		I%-100 L%-100 S6840 I%-130 L%-115							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		53,262	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 70.00																			
150156	WANHAINEN, JEANNIE/RODRIGUEZ, MICHAEL JOSEPH Deed Info: 8/10/2018 VOL/PG: 18-05144	8/10/2018	A1	SQ: 63162.00 AC: 0.1140	F4	2005 2005	97,955	20,000	1,080	109.22	111.11	117,955	120,000	0.1700	0.1667	0.9830			
										St Cd: A1		Schl: SKV		City: CKV		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
71058	R 5520-0100-006000 S5520	OAK PARK BLK 10 LOT 6 ACRES .114				410 BEECH STREET N KERRVILLE, TX 78028			0.1140	0.0000 S5520		I%-100 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		98,040	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 86.00																			

# Sales Ratio Report

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														Sale		
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
151624	BORDOVSKY, KAREN/AUGER, PHILIPPE B Deed Info: 12/20/2018 VOL/PG: 18-08172	12/20/2018	A1	FF: 65.00	M5	0 0	127,878	19,500	1,330	110.81	112.71	147,378	149,900	0.1300	0.1301	0.9832
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
32175 R		5144-0040-005000 S5144		VIRGIL MERRILL 3 BLK 4 LOT 5			1305 DONNA KAY ,			0.0000		0.0000 S5144 I%-100 L%-100		VM I%-115 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		127,878		Imp 2 Value:		Imp 3 Value:		Appraiser: RRN				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 91.00																
150088	COE, BRETT W. & JULIE K/DONE AND DONE PROPERTY Deed Info: 8/9/2018 VOL/PG: 18-05086	8/9/2018	A1	SQ: 28749.60 AC: 0.6600	M5	1964 1964	196,456	39,600	2,144	110.10	111.94	236,056	240,000	0.1700	0.1650	0.9836
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
28835 R		4230-0010-015000 S4230		HIGHLANDS BLK 1 LOT 15 PT ACRES .66			125 WEST LANE N KERRVILLE, TX 78028			0.6600		0.0000 S4230 I%-100 L%-100		S4230 I%-115 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		196,456		Imp 2 Value:		Imp 3 Value:		Appraiser: RSH				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 88.00																
151819	MERRELL, PATSY R/SILBERISEN, JOHN W & JO ANN Deed Info: 10/4/2018 VOL/PG: 18-06788/0678	10/4/2018	A1		M6	1997 1997	212,989	42,000	2,122	120.16	122.05	254,989	259,000	0.1600	0.1622	0.9845
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
60432 R		6646-0030-006000 S6646		VICKSBURG VILLAGE 3 BLK 3 LOT 6			1257 VICTORY LN N KERRVILLE, TX 78028			0.0000		0.0000 S6646 I%-100 L%-100		VV I%-102 L%-100		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		212,989		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 98.00																
150586	MCCRACKEN, FRANCIS M & DIANE L/HENDERSON, SHERRY L Deed Info: 9/4/2018 VOL/PG: 18-05728	9/4/2018	A1	SQ: 6098.40 AC: 0.1400	F3	1986 1986	79,160	11,074	1,241	72.71	73.73	90,234	91,500	0.1200	0.1210	0.9862
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood		
28000 R		4080-0040-002000 S4080		GUADALUPE PLAZA BLK 4 LOT 102 ACRES .14			102 ARIZONA ASH DRIVE E KERRVILLE, TX 78028			0.1400		0.0000 S4080 I%-100 L%-100		S4080 I%-119 L%-113		
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		79,160		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM				
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL				Imp 2 Desc:		Imp 3 Desc:						
MA Func%: 100.00		Land Func%:														
MA Base%: 60.00																

# Sales Ratio Report

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														Sale		
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/			
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
151031	LAND, CAROLINE A/BANGART, PAETON	7/10/2018	A4		M6P	1984 1984	209,328	7,650	1,572	138.03	139.95	216,978	220,000	0.0400	0.0348	0.9863
Deed Info: 7/10/2018 VOL/PG: 18-04342/0434																
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
28254	R 4094-0003-004010 S4094	GUADALUPE RIVER CONDOS BLK 3 LOT 4, UNIT A & UNIT G1			1012 GUADALUPE ST ,			0.0000	0.0000	S4094	I%-100	L%-100	S4094 I%-140 L%-140			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	163,563	Imp 2 Value:	45,765	Imp 3 Value:	Appraiser:			MHM					
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	unit a	Imp 2 Desc:	Residential	Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	88.00															
150855	REEH, JOSEPH A JR & TRACIE E/WENZEL, DOLPH E	10/9/2018	A1	FF: 60.00	F4	0 0	78,059	20,700	1,410	70.04	70.92	98,759	100,000	0.2100	0.2070	0.9876
Deed Info: 10/9/2018 VOL/PG: 18-06532																
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
34807	R 5840-0130-011000 S5840	RICHESON BLK 13 LOT 11			704 FAY DR ,			0.0000	0.0000	S5840	I%-100	L%-100	S6840 I%-130 L%-115			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	78,059	Imp 2 Value:		Imp 3 Value:	Appraiser:			RSH					
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	60.00															
151638	BRASWELL, SAM L./FLOOD, BETTY ANN	12/20/2018	A1	SQ: 12196.80 AC: 0.2800 FF: 75.00 DEPTH: 108.00	M4	0 1963	96,078	160,998	1,504	170.93	172.87	257,076	260,000	0.6300	0.6192	0.9888
Deed Info: 12/20/2018 VOL/PG: 18-8200																
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
36293	R 6100-0330-026000 S6100	SCHREINER BLK 33 LOT 26 PT ACRES .28			132 LOOP 13 ,			0.2800	0.0000	S6100	I%-100	L%-100				
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	95,728	Imp 2 Value:	350	Imp 3 Value:	Appraiser:			MHM					
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:	MISC IMPS	Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	80.00															
151660	WALSTON, GAVIN & KARINA/OSBORNE, ERIC M &	12/26/2018	A1		F6	2015 2015	161,186	22,000	1,369	133.81	135.14	183,186	185,000	0.1200	0.1189	0.9902
Deed Info: 12/26/2018 VOL/PG: 18-08268																
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
71590	R 6081-0020-005700 N32	SENDERO RIDGE SUBD UNIT 1 BLK 2 LOT 57			144 IVY LANE N KERRVILLE, TX 78028			0.0000	0.0000	S6081	I%-100	L%-100	S6081 I%-118 L%-110			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	161,186	Imp 2 Value:		Imp 3 Value:	Appraiser:			RSH					
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	96.00															

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
151218	MITCHELL, WILLIAM DENNIS & LINDA SUE/MUELLER, STEVE & SUE Deed Info: 10/19/2018 VOL/PG: 18-06791	10/19/2018	A2	T5D	2001 2000	106,503	50,000	1,904	82.20	82.98	156,503	158,000	0.3200	0.3165	0.9905	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
537854 R		4762-0020-008000 S4762	LAMB CREEK BLK 2 LOT 8, 9 ACRES .0 S# SN227610A S# SN227610B TITLE # 00122111,HUD#			102 KATHY DR TX			0.0000		0.0000 S4762 I%-100 L%-100		S4762 I%-125 L%-125			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		106,503	Imp 2 Value:		Imp 3 Value:		Appraiser: RRN						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		MOBILE HOME-PERSONAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 90.00																
151724	MCGUFF, KAREN L & WILLIAM W/WATKINS, RICHARD M & LUCILLE J Deed Info: 9/26/2018 VOL/PG: 18-06277	9/26/2018	A1	SQ: 12960.00 AC: 0.2975 FF: 90.00 DEPTH: 144.00	F5	1963 1963	137,354	31,050	1,694	99.41	100.06	168,404	169,500	0.1800	0.1832	0.9935
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
34676 R		5840-0030-006000 S5840	RICHESON BLK 3 LOT 5 PT, 6			420 LELAND STREET N KERRVILLE, TX 78028			0.0000		0.0000 S5840 I%-100 L%-100		S6840 I%-130 L%-115			
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		137,354	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 73.00																
150959	HUTTO, JOHN W & MARIANNE Y/BARR, CHARLYNE BEACH Deed Info: 10/22/2018 VOL/PG: 18-06859	10/22/2018	A1	M5P	2000 2000	211,235	30,000	2,556	94.38	94.87	241,235	242,500	0.1200	0.1237	0.9948	
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
60462 R		5556-0010-003000 S5556	OAK HILLS PH TWO BLK 1 LOT 3			230 OAK HILL DRIVE N KERRVILLE, TX 78028			0.0000		0.0000 S5556 I%-100 L%-100		OH I%-112 L%-100			
MA Econ%: 93.00		Land Econ%:	Imp 1 Value:		211,235	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 90.00																
151445	JOHNSON, ROMAN/SWEEN, UNA Deed Info: 11/16/2018 VOL/PG: 18-07433	11/16/2018	A1	FF: 73.00 DEPTH: 1.00	F4	1970 1970	76,849	21,900	1,548	63.79	63.89	98,749	98,900	0.2200	0.2214	0.9985
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood			
32535 R		5220-0010-010000 S5220	MILLER BLK 1 LOT 10			221 MILLER ST ,			0.0000		0.0000 S5220 I%-100 L%-100					
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		76,849	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:		RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 76.00																

# Sales Ratio Report

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													Sale					
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio		
150703	VAN PATTEN, JAMES K/CARLILE, CHARLES & MICHELLE Deed Info: 9/26/2018 VOL/PG: 18-06224	9/26/2018	A1	FF: 74.00 DEPTH: 1.00	M4	1970 1970	17,473	25,000	1,200	35.39	35.39	42,473	42,473	0.5900	0.5886	1.0000		
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood				
22878 R		3062-0010-007000 S3062		ANTLER HGTS 2 BLK 1 LOT 7			1312 STADIUM DRIVE N KERRVILLE, TX 78028			0.0000		0.0000 S3062 I%-100 L%-100		S3060 I%-115 L%-115				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		17,473		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM						
MA Phy%: 100.00		Land Phy%:		Imp 1 Desc: RESIDENTIAL				Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:																
MA Base%: 83.00																		
150794	POLLECK, LAURA MARIE/BELL, MARY CHRISTINE Deed Info: 10/3/2018 VOL/PG: 18-06405	10/3/2018	A1		F5P	1997 1997	153,103	20,000	1,306	132.54	132.54	173,103	173,103	0.1200	0.1155	1.0000		
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood				
45613 R		3361-0010-009002 S3361		CASTLECOMB BLK 1 LOT 9,			113 CARDIFF STREET N KERRVILLE, TX 78028			0.0000		0.0000 S3361 I%-100 L%-100		3361 I%-120 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		153,103		Imp 2 Value:		Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:		Imp 1 Desc: Residential				Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:																
MA Base%: 95.00																		
150839	PITTMAN, CLARENCE NELSON & BEVERLY DEE/CHAMPAGNE Deed Info: 10/4/2018 VOL/PG: 18-06446	10/4/2018	C1	SQ: 18687.24 AC: 0.4290	Fg	0 0	290,860	68,640	2,147	167.44	167.44	359,500	359,500	0.1900	0.1909	1.0000		
Prop ID / Type		Geo ID / Map ID		Legal Description			Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood				
531849 R		4732-0010-029000 L32		KEYSTONE, SEC 4-C BLK 1 LOT 29 ACRES .429			105 LEXINGTON AVE N KERRVILLE, TX 78028			0.4290		0.4290 S4732 I%-100 L%-100		KEY I%-105 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		313,441		Imp 2 Value:		Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:		Imp 1 Desc: Residential				Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:																
MA Base%: 100.00																		



# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
150522	ASHLEY, LYNDELL J/VAUGHT, GRAYDON C JR & Deed Info: 8/30/2018 VOL/PG: 18-05690	8/30/2018	E1 SQ: 3509193.60 AC: 80.5600	F8	1986 1986	435,325	615,335	3,472	302.61	302.42	1,050,660	1,050,000	0.5900	0.5860	1.0006
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood		Sale Type: A1		Ratio Type: A		
19041	R 0741-1509-002000 N27	ABS A0741 GARCIA, SUR 1509,BLOCK (PT 71.1 ACS),ACRES 60.6		555 RHUM RD S TX		60.6000	71.1000	A0741	I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	MHM								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:													
MA Base%:	100.00														
19042	R 1423-1134-005000 O27	ABS A1423 BUNDICK, SUR 1134,BLOCK (PT 71.1 ACS),ACRES 10.5		SHEPPARD REES ROAD TX		10.5000	71.1000	A1423	I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	MHM								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:													
MA Base%:	100.00														
23326	R 3154-0000-009000 S3154	BEAR PAW RANCH LOT 9 ACRES 9.46		114 TEDDY BEAR TRL ,		9.4600	0.0000	S3154	I%-100 L%-100				BP I%-104 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	SJS								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:													
MA Base%:	90.00														
151037	HOWARD, DAVID LMUNDT, ARTHUR G & DIANE K Deed Info: 7/9/2018 VOL/PG: 18-04369/0436	7/9/2018	A1 SQ: 92782.80 AC: 2.1300	M8P	2000 2000	422,551	93,720	3,104	166.32	165.91	516,271	515,000	0.1800	0.1820	1.0025
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood		Sale Type: A1		Ratio Type: A		
61601	R 6473-0000-023000 S6473	THE HOMESTEAD @ TURTLE CRK LOT 23 ACRES 2.13		801 SADDLE CLUB DRIVE E KERRVILLE, TX 78028		2.1300	2.1300	S6473	I%-100 L%-100		S6473		I%-95 L%-110		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	MJC								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:													
MA Base%:	98.00														
152347	HOWARD, SEAN L/NATIONAL RESIDENTIAL NOMINEE SERVICES INC Deed Info: 3/5/2019 VOL/PG: 19-01625	3/5/2019	A1 FF: 100.00	M5P	1977 1978	230,114	42,000	2,531	107.51	106.68	272,114	270,000	0.1500	0.1556	1.0078
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood		Sale Type: A1		Ratio Type: A		
37929	R 6371-0110-003000 S6371	STARKEY MANOR 10 BLK 11 LOT 3		1202 WARBLER DRIVE N KERRVILLE, TX 78028		0.0000	0.0000	S6371	I%-100 L%-100		SM		I%-115 L%-100		
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	RSH								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:	Imp 3 Desc:										
MA Func%:	100.00	Land Func%:													
MA Base%:	88.00														

# Sales Ratio Report

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Sale																
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Land/	Land/	Market	Sale Price	Market	Sale Price	Ratio
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft					
152017	FOSTER, WILLIAM RICHARD/KELLER, DENNIS	8/20/2018	A1	FF: 100.00 DEPTH: 100.00	F4	2009 2009	74,162	45,000	896	132.99	131.70	119,162	118,000	0.3800	0.3814	1.0099
Deed Info: 8/20/2018 VOL/PG: 18-05331																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood			
38739	R 6500-0520-009000 S6500	JA TIVY ADDN BLK 52 LOT 9 PT, 10					728 LYTLE STREET N KERRVILLE, TX 78028			0.0000	0.0000 S6500 I%-100 L%-100		TIVY I%-123 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		74,162	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 80.00																
152585	GARCIA, JULIAN B & SYLVIA P/FUSILIER, SANDRA JEAN	3/22/2019	A1	FF: 50.00 DEPTH: 144.00	F3	0 0	33,405	17,250	1,298	39.03	38.52	50,655	50,000	0.3400	0.3450	1.0131
Deed Info: 3/22/2019 VOL/PG: 19-02041																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood			
40641	R 6840-0260-017000 S6840	WESTLAND BLK 26 LOT 17					507 ELM STREET N KERRVILLE, TX 78028			0.0000	0.0000 S6840 I%-100 L%-100		S6840 I%-130 L%-115			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		33,405	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 35.00																
152974	CARTER, JESSE/OTTMERS, MARKUS SHANE &	4/29/2019	A1	FF: 52.00	F4P	2028 2028	86,008	23,400	1,344	81.40	79.99	109,408	107,500	0.2100	0.2177	1.0178
Deed Info: 4/29/2019 VOL/PG: 19-03140																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood			
38995	R 6500-0790-004000 S6500	JA TIVY ADDN BLK 79 LOT 4					313 LYTLE ST ,			0.0000	0.0000 S6500 I%-100 L%-100		TIVY I%-123 L%-100			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		86,008	Imp 2 Value:		Imp 3 Value:		Appraiser: MHM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 68.00																
151662	SCALIA, STEVEN A. & DIANE LEE/TF JORGENSON BUSINESS	12/21/2018	A1	SQ: 28314.00 AC: 0.6500	F5P	0 0	127,322	30,600	1,416	111.53	109.46	157,922	155,000	0.1900	0.1974	1.0189
Deed Info: 12/21/2018 VOL/PG: 18-08275																
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood			
33236	R 5475-0000-017000 S5475	OAK FOREST SOUTH LOT 17 ACRES .65					181 FOREST CIRCLE E KERRVILLE, TX 78028			0.6500	0.6500 S5475 I%-100 L%-100		S5475 I%-119 L%-102			
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		127,322	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 84.00																

# Sales Ratio Report

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Sale

Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Land/	Land/	Ratio					
Sale # Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio			
15258	ADRAY, DORIS KAY & ADAM ALLIE JR/WILLIAMS, SYLVIA Deed Info: 8/22/2018 VOL/PG: 18-05457	8/22/2018	A1	FF: 90.58 DEPTH: 134.00	M6	0 1996	188,520	34,239	1,776	125.43	122.75	222,759	218,000	0.1500	0.1571	1.0218	
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location	Legal Acreage	Eff Size	Subdv	Neighborhood										
28560	R 4160-0020-005000 S4160	HAZY HILLS BLK 2 LOT 5	113 CRESCENT DR ,	0.0000	0.0000	S4160	I%-100 L%-100										
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	188,520	Imp 2 Value:	Imp 3 Value:	Appraiser:	RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 85.00																	
150086	YOUNG, DONALD R. & LAVISA M./CALVILLO, ROSALBA CHAVEZ Deed Info: 8/6/2018 VOL/PG: 18-05081	8/6/2018	A1	FF: 77.00 DEPTH: 1.00	F3	2015 1968	114,064	8,855	1,914	64.22	62.70	122,919	120,000	0.0700	0.0738	1.0243	
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location	Legal Acreage	Eff Size	Subdv	Neighborhood										
22854	R 3060-0000-003000 S3060	ANTLER HGTS 1 LOT 3	507 ANTLER DRIVE N KERRVILLE, TX 78028	0.0000	0.0000	S3060	I%-100 L%-100										
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	114,064	Imp 2 Value:	Imp 3 Value:	Appraiser:	RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 80.00																	
151374	VERBOSKY, NORMAN II/BARBER, JOHN P AND RACHAEL H Deed Info: 11/5/2018 VOL/PG: 18-07173	11/5/2018	A1	FF: 110.00 DEPTH: 200.00	F7	1965 1965	201,735	49,500	1,960	128.18	125.00	251,235	245,000	0.2000	0.2020	1.0255	
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location	Legal Acreage	Eff Size	Subdv	Neighborhood										
38939	R 6500-0750-003000 S6500	JA TIVY ADDN BLK 75 LOT 3 & 4	421 ROSS STREET ,	0.0000	0.0000	S6500	I%-100 L%-100										
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	201,735	Imp 2 Value:	Imp 3 Value:	Appraiser:	RSH										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 97.00																	
152523	SECRETARY OF HOUSING AND/KNEESE, MARIETTA Deed Info: 2/12/2019 VOL/PG: 19-01905	2/12/2019	A1	FF: 123.00 DEPTH: 1.00	M4	0 1971	83,076	20,000	1,487	69.32	67.25	103,076	100,000	0.1900	0.2000	1.0308	
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location	Legal Acreage	Eff Size	Subdv	Neighborhood										
27781	R 4062-0030-010000 S4062	GUADALUPE HEIGHTS 2 BLK 3 LOT 10	124 HILLTOP DRIVE E KERRVILLE, TX 78028	0.0000	0.0000	S4062	I%-100 L%-100										
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	83,076	Imp 2 Value:	Imp 3 Value:	Appraiser:	SJS										
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:	Imp 3 Desc:												
MA Func%: 100.00	Land Func%:																
MA Base%: 60.00																	

# Sales Ratio Report

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														Sale			
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/				
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio	
152383	BAGWELL, JUSTIN W SR/CONFIDENTIAL	4/17/2019	A1	SQ: 5000.00 AC: 0.1148 FF: 50.00 DEPTH: 100.00	F5	2002 2002	121,779	30,000	1,076	141.06	136.62	151,779	147,000	0.2000	0.2041	1.0325	
Deed Info: 4/17/2019 VOL/PG: 19-02689																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
64366	R 6203-0000-021000 S6203	SIERRA VISTA SEC ONE LOT 21					126 AMELIA COURT N KERRVILLE, TX 78028			0.0000	0.0000 S6203 1%-100 L%-100		S6203 1%-130 L%-120				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		121,779	Imp 2 Value:		Imp 3 Value:		Appraiser:						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:															
MA Base%: 97.00																	
149929	DUKE, MARIETTA/KERR GRANDVIEW HOMES, LLC	7/26/2018	A1	SQ: 7753.68 AC: 0.1780	F8	2017 2017	211,130	65,000	1,686	163.78	157.18	276,130	265,000	0.2400	0.2453	1.0420	
Deed Info: 7/26/2018 VOL/PG: 18-04827																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
530018	R 4738-0010-001300 M31	KEYSTONE SEC TWO BLK 1 LOT 13 ACRES .178					1109 NORFOLK LANE N KERRVILLE, TX 78028			0.1780	0.1780 S4738 1%-100 L%-100		KEY 1%-105 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		211,130	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:															
MA Base%: 100.00																	
151526	BROOKS, JULIE KATHRYN QUEST/SOTO, LYDIA	11/28/2018	A1	FF: 100.00	F3	0 1940	68,081	30,000	1,186	82.70	79.30	98,081	94,050	0.3100	0.3190	1.0429	
Deed Info: 11/28/2018 VOL/PG: 18-07823																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
33501	R 5542-0010-009000 S5542	OAK HILL 2 BLK 1 LOT 9, 10					723 QUINLAN ST TX			0.0000	0.0000 S5542 1%-100 L%-100		S5540 1%-110 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		57,409	Imp 2 Value:		10,672	Imp 3 Value:		Appraiser: MHM					
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:															
MA Base%: 71.00																	
152053	CEDAR WAY 110 LLC/CONFIDENTIAL	2/1/2019	A1	FF: 67.00 DEPTH: 0.50	M4	1954 1954	69,821	30,000	1,010	98.83	94.06	99,821	95,000	0.3000	0.3158	1.0508	
Deed Info: 2/1/2019 VOL/PG: 19-00874																	
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
27932	R 4068-0000-015000 S4068	GUADALUPE HEIGHTS 5 LOT 15 & 10'W STRIP + 1/14TH INT IN COMMON AREA					110 CEDAR WAY E KERRVILLE, TX 78028			0.0000	0.0000 S4068 1%-100 L%-100		GH 1%-118 L%-100				
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		69,821	Imp 2 Value:		Imp 3 Value:		Appraiser: SJS						
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: RESIDENTIAL			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:															
MA Base%: 80.00																	

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	Ratio						
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio						
151266	NERI, ERIC & JOSE JUAN/KELLER, DENNIS NELSON	9/12/2018	A1 FF: 50.00 DEPTH: 1.00	F4	0 0	49,291	10,000	995	59.59	56.28	59,291	56,000	0.1700	0.1786	1.0588						
Deed Info: 9/12/2018 VOL/PG: 18-05910		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		St Cd: A1 Schl: SKV City: CKV		Sale Type: A1 Ratio Type: A							
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		33358 R 5520-0050-015000 S5520		OAK PARK BLK 5 LOT 15		2808 LEGION DRIVE N KERRVILLE, TX 78028		0.0000		0.0000 S5520 I%-100 L%-100	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	49,291	Imp 2 Value:		Imp 3 Value:		Appraiser:	RSH										
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:													
MA Func%:	100.00	Land Func%:																			
MA Base%:	70.00																				
150361	WCC4410, LLC/NOWLIN, DONALD H & PEGGY ANN	7/16/2018	A1 SQ: 10000.00 AC: 0.2295	F5	1950 1950	137,757	37,450	1,524	114.97	108.27	175,207	165,000	0.2100	0.2270	1.0619						
Deed Info: 7/16/2018 VOL/PG: 18-04510		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		St Cd: A1 Schl: SKV City: CKV		Sale Type: A1 Ratio Type: A							
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		24227 R 3280-0100-006000 S3280		CAGE BLK J LOT 6 ACRES 0.2295		605 EARL GARRETT STREET N KERRVILLE, TX		0.2295		0.2295 S3280 I%-100 L%-100	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	137,757	Imp 2 Value:		Imp 3 Value:		Appraiser:	RSH										
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:													
MA Func%:	100.00	Land Func%:																			
MA Base%:	90.00																				
151887	O'LEARY, BRADLEY/FLANAGAN, JAMES M &	1/11/2019	A1	M7	0 0	462,623	30,000	4,996	98.60	91.07	492,623	455,000	0.0600	0.0659	1.0827						
Deed Info: 1/11/2019 VOL/PG: 19-00334		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		St Cd: A1 Schl: SKV City: CKV		Sale Type: A1 Ratio Type: A							
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		35084 R 5920-0040-004000 S5920		RIVERHILL ESTS 1 BLK D LOT 4		209 RIVERHILL BLVD ,		0.0000		0.0000 S5920 I%-100 L%-100	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	462,623	Imp 2 Value:		Imp 3 Value:		Appraiser:	MHM										
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:													
MA Func%:	100.00	Land Func%:																			
MA Base%:	80.00																				
151156	MONEY, RUBY AND JIM/HENCKEL, RANDY A & WHITNEY L	7/30/2018	A1 SQ: 13939.00 AC: 0.3200	M4	1986 1986	228,891	44,262	4,664	58.57	51.01	273,153	237,900	0.1600	0.1861	1.1482						
Deed Info: 7/30/2018 VOL/PG: 118-04849/048		Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		St Cd: A1 Schl: SKV City: CKV		Sale Type: A1 Ratio Type: A							
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood		31220 R 4890-0050-001000 S4890		LIME CREEK BLK 5 LOT 1 ACRES .32		135 FALLOW DRIVE N KERRVILLE, TX 78028		0.3200		0.0000 S4890 I%-100 L%-100	
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	228,891	Imp 2 Value:		Imp 3 Value:		Appraiser:	MHM										
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:													
MA Func%:	100.00	Land Func%:																			
MA Base%:	97.00																				

# Sales Ratio Report

8/12/2019 4:32:25PM

										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
150908	MEADOWVIEW COMMERCIAL PROPERTIES LLC/DAVIS Deed Info: 7/1/2018 VOL/P: 18-04132/0413	7/1/2018	A1	SQ: 7840.80 AC: 0.1810	F4	2005 2005	96,143	20,000	1,056	109.98	94.20	116,143	99,477	0.1700	0.2011	1.1675
										St Cd: A1	Schl: SKV	City: CKV	Sale Type: A1	Ratio Type: A		
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood					
71049	R 5520-0090-006000 S5520	OAK PARK BLK 9 LOT 6 ACRES .181			2811 POPLAR STREET N KERRVILLE, TX 78028			0.1810	0.0000 S5520 I%-100 L%-100		RH-11 I%-93 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	96,143	Imp 2 Value:			Imp 3 Value:	Appraiser: RSH								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: RESIDENTIAL					Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 86.00																
<hr/>																
150209	JURCA, SAM & JUDY/GMU FAMILY PARTNERSHIP, LTD Deed Info: 8/30/2018 VOL/P: 18-05662	8/30/2018	A1		F9	0 2020	58,085	30,000	2,255	39.06	13.30	88,085	30,000	0.3400	1.0000	2.9362
										St Cd: A1	Schl: SKV	City: CKV	Sale Type: A1	Ratio Type: A		
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood					
63779	R 5956-0020-006000 S5956	RIVERHILL #11 BLK 2 LOT 6			220 CASTLE PINES E KERRVILLE, TX 78028			0.0000	0.0000 S5956 I%-100 L%-100		RH-11 I%-93 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	58,085	Imp 2 Value:			Imp 3 Value:	Appraiser: SJS								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential					Imp 3 Desc:									
MA Func%: 100.00	Land Func%:															
MA Base%: 100.00																

# Sales Ratio Report

8/12/2019 4:32:25PM

Sale

Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Land/	Land/	Ratio				
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
151652	JDP INTERESTS, LLC/MAMANI, ALFREDO F	12/21/2018	A1	SQ: 34509.00 AC: 0.7923 FF: 167.00 DEPTH: 42.83	F5	2004 2004	1,057,137	243,151	1,119	88.48	14.97	1,300,288	220,000	0.1900	1.1052	5.9104
Deed Info: 12/21/2018 VOL/PG: 18-08233																
St Cd: A1		Schl: SKV		City: CKV		Sale Type: F1		Ratio Type: A								
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage		Eff Size Subdv		Neighborhood				
23842	R 3240-0070-069030 S3240	BROWN BLK 7 LOT 69 PT, 70 PT, 71 PT				223 & 225 EARL GARRETT N KERRVILLE, TX 78028		0.0000		0.0000 S3240 I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		425,841	Imp 2 Value:		Imp 3 Value:		Appraiser: EAGLE							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Commercial														
MA Func%: 100.00	Land Func%:															
MA Base%: 75.00																
64111	R 3280-0060-011010 S3280	CAGE BLK 6 LOT PT 11 (.23); PT 4 (.01) ACRES .24				713 SIDNEY BAKER N KERRVILLE, TX 78028		0.2400		0.2400 S3280 I%-100 L%-100		CAGE I%-117 L%-107				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		124,874	Imp 2 Value:		Imp 3 Value:		Appraiser: EAGLE							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Commercial														
MA Func%: 100.00	Land Func%:															
MA Base%: 70.00																
67455	R 6840-0490-001060 S6840	WESTLAND BLK 49 LOT 6 SUITE 6				627 LOIS SUITE 6 TX		0.0000		0.0000 S6840 I%-100 L%-100		S6840 I%-130 L%-115				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		129,132	Imp 2 Value:		Imp 3 Value:		Appraiser: CG							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:														
MA Func%: 100.00	Land Func%:															
MA Base%: 98.00																
67456	R 6840-0490-001070 S6840	WESTLAND BLK 49 LOT 7 SUITE 7				627 LOIS SUITE 7 TX		0.0000		0.0000 S6840 I%-100 L%-100		S6840 I%-130 L%-115				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		132,406	Imp 2 Value:		Imp 3 Value:		Appraiser: CG							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:														
MA Func%: 100.00	Land Func%:															
MA Base%: 98.00																
67457	R 6840-0490-001080 S6840	WESTLAND BLK 49 LOT 8 SUITE 8				627 LOIS SUITE 8 TX		0.0000		0.0000 S6840 I%-100 L%-100		S6840 I%-130 L%-115				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		122,442	Imp 2 Value:		Imp 3 Value:		Appraiser: CG							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:														
MA Func%: 100.00	Land Func%:															
MA Base%: 98.00																
67458	R 6840-0490-001090 S6840	WESTLAND BLK 49 LOT 9 SUITE 9				627 LOIS SUITE 9 TX		0.0000		0.0000 S6840 I%-100 L%-100		S6840 I%-130 L%-115				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		122,442	Imp 2 Value:		Imp 3 Value:		Appraiser: CG							
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:														
MA Func%: 100.00	Land Func%:															
MA Base%: 98.00																

Grand Total: 85  
Grand Total Count: 85

Land Sale Ratio Mean:	0.2125	Avg Absolute Deviation:	0.1231	Pop Variance:	0.3339	Wt Mean	1.0155
Land Sale Ratio Median:	0.1667	Median	0.9743	Standard Deviation:	0.5778	Avg Mean	1.0523
Land Market Ratio Mean:	0.1986	Coefficient of Dispersion:	12.6360	PRD:	1.0362	Max Ratio	5.9104
Land Market Ratio Median:	0.1696					Min Ratio	0.7259

Ingram ISD A Sales Ratio Report



# Sales Ratio Report Parameters

Search by School Code  
SIN (INGRAM I.S.D.)

Search by State Code  
A1 (Single Family Residence)  
A2 (Single Family Mobile Home)  
A3 (Single Family)  
A4 (Condominium or townhome)

Search by Sale Date  
From: 01/01/2018  
To: 08/14/2019

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2019

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

8/14/2019 9:42:22AM

Buyer/Seller		Sale Date	Land		Imp	E-Blt	Imp	Land	Imp	Sale				Land/	Land/	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Living Area	Avg Price/ Sqft	Avg Price/ Sqft	Market	Sale Price	Market	Sale Price	Ratio
148537	PAXTON, ANDREW W AND LA'CEE J/DOUGLAS, DOROTHY A Deed Info: 1/5/2018 VOL/PG: 18-00090/0009	1/5/2018	A1	FF: 100.00	M6P	1998 1998	246,907	16,000	1,838	143.04	125.68	262,907	231,000	0.0600	0.0693	1.1381
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
45117	R 4041-0250-001000 S4041	GREENWOOD FOREST 9 BLK 25 LOT 1			103 HOLLY HILL DR W TX			0.0000	0.0000	S4041	I%-100	L%-100	GF I%-115 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	246,907	Imp 2 Value:		Imp 3 Value:		Appraiser:	JP					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	90.00															

# Sales Ratio Report

8/14/2019 9:42:22AM

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	
148619 LEE, GERALD & LAURA/GASPER, SHANE A & CHARLOTTE P Deed Info: 1/4/2018 VOL/PG: 18-00117/0117	1/4/2018	A1 SQ: 57934.80 AC: 1.3300	F5	1989 1989	135,550	29,739	1,530	108.03	104.58	165,289	160,000	0.1800	0.1859	1.0331	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location	Legal Acreage			Eff Size	Subdv			Neighborhood		
41604 R	6910-0000-016400 S6910	WOOD TRAILS RCH LOT 16D ACRES 1.33			113 ROLAND TRL N TX	1.3300			0.0000	S6910	I%-100	L%-100	S6910	I%-104 L%-100	
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	135,550	Imp 2 Value:			Imp 3 Value:			Appraiser:			JP		
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00	Land Func%:														
MA Base%: 100.00															
148728 JOHNSON, MICHEAL S/WILKES, RICHARD M & VICKIE LYNN Deed Info: 1/19/2018 VOL/PG: 18-00359/035	1/19/2018	A1 SQ: 32234.40 AC: 0.7400	M4	1985 1985	127,808	37,000	1,365	120.74	120.81	164,808	164,900	0.2200	0.2244	0.9994	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location	Legal Acreage			Eff Size	Subdv			Neighborhood		
41640 R	6910-0000-043030 S6910	WOOD TRAILS RCH LOT 43C ACRES .74			154 WOOD TRAIL N ,	0.7400			0.0000	S6910	I%-100	L%-100	S6910	I%-104 L%-100	
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	127,808	Imp 2 Value:			Imp 3 Value:			Appraiser:			JPP		
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00	Land Func%:														
MA Base%: 95.00															
148783 INCE, SCOT & MISTY/SCHMIDT, MARY K & CLARENCE L Deed Info: 2/2/2018 VOL/PG: 18-00613/0613	2/2/2018	A1 FF: 100.00	M5	1986 1986	183,558	20,000	1,918	106.13	93.07	203,558	178,500	0.1000	0.1120	1.1404	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location	Legal Acreage			Eff Size	Subdv			Neighborhood		
27299 R	4042-0020-016000 S4042	GREENWOOD FOREST 1 BLK 2 LOT 16			112 TIMBER LN W ,	0.0000			0.0000	S4042	I%-100	L%-100	GF	I%-115 L%-100	
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	183,558	Imp 2 Value:			Imp 3 Value:			Appraiser:			JP		
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:		Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00	Land Func%:														
MA Base%: 91.00															
148813 JURCA, JUDY/US DEPARTMENT OF HOUSING AND URBAN Deed Info: 2/8/2018 VOL/PG: 18-00755/0755	2/8/2018	A1 FF: 100.00	M6P	0 0	245,281	20,000	2,230	118.96	58.30	265,281	130,000	0.0800	0.1539	2.0406	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location	Legal Acreage			Eff Size	Subdv			Neighborhood		
27540 R	4045-0110-004000 S4045	GREENWOOD FOREST 2 BLK 11 LOT 4			205 WILD TIMBER DR W TX	0.0000			0.0000	S4045	I%-100	L%-100	GF	I%-115 L%-100	
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	245,281	Imp 2 Value:			Imp 3 Value:			Appraiser:			JP		
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:			Imp 3 Desc:								
MA Func%: 100.00	Land Func%:														
MA Base%: 90.00															

# Sales Ratio Report

8/14/2019 9:42:22AM

Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	Ratio	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
148901	MOOTHART, WARD A/BLACKBURN, JOHN O TTEE Deed Info: 1/2/2018 VOL/PG: 18-00119/0119	1/2/2018	A1	SQ: 50529.60 AC: 1.1600	F4P	2001 2001	132,911	18,560	1,681	90.11	93.15	151,471	156,593	0.1200	0.1185	0.9673
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
16663 R		0332-0129-000800 L26	ABS A0332 TREVINO, SUR 129,ACRES 1.16			108 JOSEPHINE ,			1.1600	1.1600 A0332 I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	73,353	Imp 2 Value:	59,558	Imp 3 Value:	Appraiser: JPP								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:	Residential	Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	90.00															
148916	SCIOTO PROPERTIES SP-16 LLC/LORD, STEVEN H & PENNY S Deed Info: 2/23/2018 VOL/PG: 18-01142/114	2/23/2018	A1	FF: 100.00	M5	0 0	180,831	20,000	1,750	114.76	122.86	200,831	215,000	0.1000	0.0930	0.9341
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
27538 R		4045-0110-002000 S4045	GREENWOOD FOREST 2 BLK 11 LOT 2			209 WILD TIMBER DR W ,			0.0000	0.0000 S4045 I%-100 L%-100		GF I%-115 L%-100				
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	180,831	Imp 2 Value:		Imp 3 Value:	Appraiser: MJC								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	95.00															
148933	ADAMS, WILL/MOLNAR, THOMAS J & Deed Info: 2/27/2018 VOL/PG: 18-01185/118	2/27/2018	A1	SQ: 99403.92 AC: 2.2820	F5P	1945 1945	113,686	99,404	1,038	205.29	207.13	213,090	215,000	0.4700	0.4623	0.9911
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
12882 R		0048-0411-000500 J24	ABS A0048 BBB RY, SUR 411,ACRES 2.282			4030 JUNCTION HWY TX			2.2820	2.2820 A0048 I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	113,686	Imp 2 Value:		Imp 3 Value:	Appraiser: JP								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	95.00															
148942	HERNANDEZ, REYNOLDO G & MICHELLE M/VASQUEZ, ARMANDO Deed Info: 2/28/2018 VOL/PG: 18-01209/120	2/28/2018	A1	FF: 165.00	M5	1990 1990	203,337	16,000	1,862	117.80	135.34	219,337	252,000	0.0700	0.0635	0.8704
Prop ID / Type		Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
27646 R		4053-0160-007000 S4053	GREENWOOD FOREST 5 BLK 16 LOT 7			125 WILD TIMBER DR W ,			0.0000	0.0000 S4053 I%-100 L%-100		GF I%-115 L%-100				
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	203,337	Imp 2 Value:		Imp 3 Value:	Appraiser: JP								
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:									
MA Func%:	100.00	Land Func%:														
MA Base%:	94.00															

# Sales Ratio Report

8/14/2019 9:42:22AM

													Sale									
Buyer/Seller	Sale Date	Land		Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/								
Sale # Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio							
148992	VILLA, ROBERT AND DORIAN/PRICE, CAROLYN RUTH Deed Info: 3/6/2018 VOL/PG: 18-01379/1379	3/6/2018	A2	SQ: 33976.80 AC: 0.7800	T2S	0			31,148	16,770	1,910	25.09	16.23	47,918	31,000	0.3500	0.5410	1.5457				
													St Cd: A2		Schl: SIN		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv			Neighborhood									
36975	R 6237-0000-007000 S6237	SLEEPY HOLLOW 2 LOT 7 ACRES .78				130 SLEEPY MOUNTAIN ROAD N KERRVILLE, TX			0.7800	0.0000 S6237 1%-100 L%-100			S6235 1%-100 L%-100									
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	21,806	Imp 2 Value:	9,342	Imp 3 Value:	Appraiser: JP															
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: MOBILE HOME		Imp 2 Desc: Mobile Home		Imp 3 Desc:																
MA Func%: 100.00	Land Func%:																					
MA Base%: 60.00																						
149018	LEDESMA, DESTINI M & BENJAMIN/HOWARD, DAVID L Deed Info: 3/12/2018 VOL/PG: 18-01488/148	3/12/2018	A1	SQ: 10454.40 AC: 0.2400	F6	0			134,380	10,800	1,087	133.56	138.91	145,180	151,000	0.0700	0.0715	0.9615				
													St Cd: A1		Schl: SIN		City: CIN		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv			Neighborhood									
536708	R 4361-0010-000300 A0332	HILLTOP ACRE BLK 01 LOT 3 ACRES .24				609 MAIN ST TX			0.2400	0.0000 S4361 1%-100 L%-100			S4361 1%-100 L%-100									
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	134,380	Imp 2 Value:		Imp 3 Value:	Appraiser: JP															
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:																
MA Func%: 100.00	Land Func%:																					
MA Base%: 100.00																						
149037	NEWELL, STEVEN AND PAULA/WHITE, MARK A & DEBORAH L Deed Info: 3/13/2018 VOL/PG: 18-01524/152	3/13/2018	A1	FF: 102.00	F5	1934			126,227	20,000	1,220	119.86	125.98	146,227	153,700	0.1400	0.1301	0.9514				
													St Cd: A1		Schl: SIN		City: CIN		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv			Neighborhood									
22836	R 3040-0010-011000 S3040	ALTA LOMA BLK 1 LOT 11, 12				301 WOODLAND RD ,			0.0000	0.0000 S3040 1%-100 L%-100			S3040 1%-105 L%-100									
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	126,227	Imp 2 Value:		Imp 3 Value:	Appraiser: JP															
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:																
MA Func%: 100.00	Land Func%:																					
MA Base%: 100.00																						
149154	MARINES, GEORGE J JR AND GLORIA J/SCOUR HOLDINGS, LLC Deed Info: 3/23/2018 VOL/PG: 18-01771/177	3/23/2018	A1	SQ: 15000.00 FF: 100.00 DEPTH: 150.00	M8	2018			164,688	10,000	2,099	83.22	151.02	174,688	317,000	0.0600	0.0316	0.5511				
													St Cd: A1		Schl: SIN		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv			Neighborhood									
530627	R 4042-0020-008010 S4042	GREENWOOD FOREST 1 BLK 2 LOT 8, Undivided Interest 50.0000000000%				115 SPANISH OAK LANE W TX			0.0000	0.0000 S4042 1%-100 L%-100			GF 1%-115 L%-100									
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		Imp 2 Value:		Imp 3 Value:	Appraiser: JP															
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:																
MA Func%: 100.00	Land Func%:																					
MA Base%: 100.00																						

# Sales Ratio Report

8/14/2019 9:42:22AM

Sale

Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Land/	Land/	Ratio
Sale # Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market Sale Price
149267 FUENTES, ROSA M/OLALDE, DOLORES	4/12/2018	A2 SQ: 1784217.60 AC: 40.9600	T3D	1997	28,367	267,684	2,369	124.97	90.76	296,051	215,000	0.9000 1.2450 1.3770
Deed Info: 4/12/2018 VOL/PG: 18-02274/227												
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood				
63377 R	1788-0002-000405 F21	ABS A1488 JACKSON, SUR 2,ACRES 39.96	120 DRY CREEK TRL TX		39.9600	40.9600 A1488 I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:		Imp 3 Value:		Appraiser: JPP					
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc:	Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00	Land Func%:											
MA Base%: 100.00												
503243 R	1488-0002-000404 F21	ABS A1488 JACKSON, SUR 2,BLOCK NO #S,ACRES 1.0	120 DRY CREEK TRL W ,		1.0000	40.9600 A1488 I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value: 28,367	Imp 2 Value:		Imp 3 Value:		Appraiser: JP					
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc: TITLE #TEX0501033/34	Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00	Land Func%:											
MA Base%: 50.00												
149297 BACKOR, KAREN/JLD PREMIER HOMES, INC	4/20/2018	A1 FF: 100.00	M6P	0	250,745	20,000	2,090	129.54	98.37	270,745	205,600	0.0700 0.0973 1.3169
Deed Info: 4/20/2018 VOL/PG: 18-02448/244												
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood				
27519 R	4045-0090-022000 S4045	GREENWOOD FOREST 2 BLK 9 LOT 22	200 SPANISH OAK LN W ,		0.0000	0.0000 S4045 I%-100 L%-100		GF I%-115 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value: 250,745	Imp 2 Value:		Imp 3 Value:		Appraiser: JP					
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc: Residential	Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00	Land Func%:											
MA Base%: 90.00												
149350 GOMEZ, JOSE GILBERTO CAMACHO/SANCHEZ, JOSE L	5/1/2018	A2 SQ: 14374.80 AC: 0.3300	T2S	0	11,924	18,500	540	56.34	58.15	30,424	31,400	0.6100 0.5892 0.9689
Deed Info: 5/1/2018 VOL/PG: 18-02658/2658												
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood				
36981 R	6237-0000-013000 S6237	SLEEPY HOLLOW 2 LOT 13 ACRES .33 S# C7195	135 SLEEPY MOUNTAIN RD N ,		0.3300	0.0000 S6237 I%-100 L%-100		S6235 I%-100 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value: 11,924	Imp 2 Value:		Imp 3 Value:		Appraiser: MJC					
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc:	Imp 2 Desc:		Imp 3 Desc:							
MA Func%: 100.00	Land Func%:											
MA Base%: 75.00												

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														Sale									
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/			Land/	Land/										
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio							
149441	BOCKOVEN, KATHERINE A/RAVINE DEVELOPMENT, LLC - 125 Deed Info: 5/11/2018 VOL/P: 15-02968/296	5/11/2018	A1	SQ: 6098.40 AC: 0.1400	F4P	0 0	109,904	22,000	1,295	101.86	106.18	131,904	137,500	0.1700	0.1600	0.9593							
														St Cd: A1		Schl: SIN		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size		Subdv		Neighborhood										
34491	R 5760-0000-008000 S5760	RAVINE LOT 8 ACRES .14			125 EICKENROHT ROAD W INGRAM, TX 78025			0.1400	0.0000		S5760 I%-100 L%-100												
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	109,904	Imp 2 Value:		Imp 3 Value:		Appraiser: JP													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	#8	Imp 2 Desc:		Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	80.00																						
149454	DREISS, ROBERT E/TERRILL, ROBERT M & GERTRUDE L Deed Info: 5/15/2018 VOL/P: 18-03045/304	5/15/2018	A1	SQ: 14810.40 AC: 0.3400 FF: 100.00 DEPTH: 148.30	F4	1979 1979	48,178	30,000	1,152	67.86	69.44	78,178	80,000	0.3800	0.3750	0.9772							
														St Cd: A1		Schl: SIN		City: CIN		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size		Subdv		Neighborhood										
29770	R 4440-0000-016000 S4440	HUMMINGBIRD LOT 16 ACRES .34			278 MAIN ST TX			0.3400	0.0000		S4440 I%-100 L%-100												
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	48,178	Imp 2 Value:		Imp 3 Value:		Appraiser: JPP													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	60.00																						
149490	FRYREAR, BRAD J/BEHRENS, RALPH P & RUTH O Deed Info: 5/23/2018 VOL/P: 18-03219/321	5/23/2018	A1	SQ: 24829.20 AC: 0.5700	F4P	1964 1964	209,484	28,150	2,610	91.05	91.95	237,634	240,000	0.1200	0.1173	0.9901							
														St Cd: A1		Schl: SIN		City: CIN		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size		Subdv		Neighborhood										
32621	R 5300-0020-002000 S5300	MOORE, T J BLK 2 LOT 2 ACRES .57			102 HILLSIDE DR ,			0.5700	0.0000		S5300 I%-100 L%-100												
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	126,181	Imp 2 Value:		Imp 3 Value:		Appraiser: JP													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:	OFFICE	Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	85.00																						
149499	CHRISTIAN, PHILLIP W AND MARY ANNE/SCOTT, WILLIAM H & NANCY A Deed Info: 5/25/2018 VOL/P: 18-03275/327	5/25/2018	A1	FF: 100.00	M6	1993 1993	230,010	20,000	2,282	109.56	109.55	250,010	250,000	0.0800	0.0800	1.0000							
														St Cd: A1		Schl: SIN		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size		Subdv		Neighborhood										
45121	R 4041-0250-005000 S4041	GREENWOOD FOREST 9 BLK 25 LOT 5			111 HOLLY HILL DR W ,			0.0000	0.0000		S4041 I%-100 L%-100		GF I%-115 L%-100										
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	230,010	Imp 2 Value:		Imp 3 Value:		Appraiser: JP													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	88.00																						

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													Sale						
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/				Land/	Land/					
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio			
149538	NILSON, MARILYN/LEONHARDT, ARLENE LOUISE Deed Info: 6/4/2018 VOL/PG: 18-03488/3488	6/4/2018	RNA	SQ: 559310.40 AC: 12.8400	M5	1987 1987	257,952	83,460	4,093	83.41	82.34	341,412	337,000	0.2400	0.2477	1.0131			
													St Cd: A1		Schl: SIN	City:	Sale Type: A1		Ratio Type: A
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
41621	R 6910-0000-032000 S6910	WOOD TRAILS RCH LOT 32,33 PT ACRES 12.84				265 WOOD TRAIL N TX			12.8400	12.8400 S6910 I%-100 L%-100		S6910 I%-104 L%-100							
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	99,396	Imp 2 Value:	144,794	Imp 3 Value:	13,762	Appraiser: JP										
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:	Residential	Imp 3 Desc:	DETACHED GARAG											
MA Func%:	100.00	Land Func%:																	
MA Base%:	70.00																		
149542	KHB-403 SUMACK, LLC/MPL HOLDINGS, INC Deed Info: 6/7/2018 VOL/PG: 18-03505/3505	6/7/2018	A1		F8	0 0	267,520	20,000	1,945	147.83	164.52	287,520	320,000	0.0700	0.0625	0.8985			
													St Cd: A1		Schl: SIN	City:	Sale Type: A1		Ratio Type: A
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
27485	R 4044-0023-010000 S4044	GREENWOOD FOREST 8 BLK 23 LOT 10				403 SUMACK DR W ,			0.0000	0.0000 S4044 I%-100 L%-100		GF I%-115 L%-100							
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	267,520	Imp 2 Value:		Imp 3 Value:		Appraiser: JP										
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:												
MA Func%:	100.00	Land Func%:																	
MA Base%:	100.00																		
149552	VLASEK, WILLIAM E/MISSIONARY PRESBYTERIAN CHURCH Deed Info: 6/7/2018 VOL/PG: 18-03544/3544	6/7/2018	A1	SQ: 9583.20 AC: 0.2200	F1	0 0	16,083	1,240	640	27.07	10.94	17,323	7,000	0.0700	0.1771	2.4747			
													St Cd: A1		Schl: SIN	City: CIN	Sale Type: A1		Ratio Type: A
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
16740	R 0332-0129-007300 L26	ABS A0332 TREVINO, SUR 129,ACRES .31				285 MAIN ST TX			0.3100	0.0000 A0332 I%-100 L%-100									
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	16,083	Imp 2 Value:		Imp 3 Value:		Appraiser: JPP										
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:												
MA Func%:	100.00	Land Func%:																	
MA Base%:	100.00																		
149798	MITCHELL, DONAL ALLEN AND MARILYN/ZITELMAN, JANICE R Deed Info: 6/28/2018 VOL/PG: 18-04082/408	6/28/2018	A1		M6P	2004 2004	151,028	20,000	1,342	127.44	146.05	171,028	196,000	0.1200	0.1020	0.8726			
													St Cd: A1		Schl: SIN	City:	Sale Type: A1		Ratio Type: A
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
43755	R 3158-0000-007000 S3158	BENBROOK LOT 7				112 HOMER DR ,			0.0000	0.0000 S3158 I%-100 L%-100									
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	151,028	Imp 2 Value:		Imp 3 Value:		Appraiser: JP										
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:												
MA Func%:	100.00	Land Func%:																	
MA Base%:	90.00																		

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	Ratio	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
150084	RATLIFF, AUTUMN/JOHNSON, DELLA B Deed Info: 8/9/2018 VOL/PG: 18-05065	8/9/2018	A1	FF: 100.00 DEPTH: 1.00	F5	1983 1983	143,341	30,000	1,386	125.07	126.62	173,341	175,500	0.1700	0.1709	0.9877
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv	Neighborhood		Sale Type: A1		Ratio Type: A		
29773	R 4440-0000-019000 S4440	HUMMINGBIRD LOT 19		292 MAIN ST ,		0.0000	0.0000		S4440	I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	143,341	Imp 2 Value:		Imp 3 Value:		Appraiser: JPP						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	89.00															
150115	FITZGERALD, JAMES & DEBBIE/BEATTY, MARLENE JOAN Deed Info: 8/10/2018 VOL/PG: 18-05102	8/10/2018	A1	FF: 148.00 DEPTH: 1.00	M7	1998 1998	285,438	20,000	1,601	190.78	199.88	305,438	320,000	0.0700	0.0625	0.9545
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv	Neighborhood		Sale Type: A1		Ratio Type: A		
27659	R 4054-0010-013000 S4054	GREENWOOD FOREST 6 BLK 1 LOT 13		118 SANDLEWOOD LN ,		0.0000	0.0000		S4054	I%-100 L%-100		GF I%-115 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	285,438	Imp 2 Value:		Imp 3 Value:		Appraiser: JP						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	94.00															
150407	NEUTZE, DEBORAH G/HENRY, GOLDIE & Deed Info: 3/22/2018 VOL/PG: 18-01742/174	3/22/2018	A1	FF: 80.00	F4P	1984 1984	77,839	10,000	1,214	72.36	78.25	87,839	95,000	0.1100	0.1053	0.9246
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv	Neighborhood		Sale Type: A1		Ratio Type: A		
34159	R 5620-0070-005020 S5620	PIERSON BLK 7 LOT 5 PT, 6 PT		209 WASHINGTON ST ,		0.0000	0.0000		S5620	I%-100 L%-100						
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	77,839	Imp 2 Value:		Imp 3 Value:		Appraiser: JP						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	80.00															
150723	JOHNSON, DEBORAH I & HENRY V/SYFAN, BERNARD F Deed Info: 9/26/2018 VOL/PG: 18-06309	9/26/2018	A1		M6P	1996 1996	351,714	20,000	3,070	121.08	113.22	371,714	347,600	0.0500	0.0575	1.0694
Prop ID / Type	Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size		Subdv	Neighborhood		Sale Type: A1		Ratio Type: A		
27474	R 4044-0022-016000 S4044	GREENWOOD FOREST 8 BLK 22 LOT 16		507 SUMACK DR W TX		0.0000	0.0000		S4044	I%-100 L%-100		GF I%-115 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	351,714	Imp 2 Value:		Imp 3 Value:		Appraiser: JP						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	90.00															



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Sale															
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Market	Sale Price	Land/	Land/	Ratio	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Ratio	
157092	BELL, MARY C/ROBBINS, RODNEY & CRYSTAL	10/4/2018	A1	FF: 100.00	F5	2004 2004	110,876	20,000	1,008	129.84	133.93	130,876	135,000	0.1500 0.1482 0.9695	
Deed Info: 10/4/2018 VOL/PG: 18-06417															
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood			
25415	R 3580-0030-003000 S3580	COOPER BLK 3 (COOPER 2) LOT 3, 4					116 THIRD ST ,		0.0000	0.0000 S3580 I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	110,676	Imp 2 Value:	200	Imp 3 Value:	Appraiser: JPP							
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:	STORAGE	Imp 3 Desc:								
MA Func%:	100.00	Land Func%:													
MA Base%:	90.00														
150854	FURBEE, DENNIS A & CAREY A/MCANELLY, JAMES WILLIAM ETAL	10/10/2018	A1	FF: 100.00	M5	1977 1977	123,147	20,000	1,326	107.95	124.43	143,147	165,000	0.1400 0.1212 0.8676	
Deed Info: 10/10/2018 VOL/PG: 18-06525															
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood			
29774	R 4440-0000-020000 S4440	HUMMINGBIRD LOT 20					294 MAIN ST ,		0.0000	0.0000 S4440 I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	123,147	Imp 2 Value:		Imp 3 Value:	Appraiser: JPP							
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:													
MA Base%:	90.00														
150918	PRIOUR, JONAH & FAITH/MUNCIE, JIM CONSTRUCTION	10/16/2018	C1	FF: 104.10 DEPTH: 146.80	F8	0 0	303,440	20,000	2,303	140.44	144.16	323,440	332,000	0.0600 0.0602 0.9742	
Deed Info: 10/16/2018 VOL/PG: 18-06737															
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood			
27553	R 4046-0180-013000 S4046	GREENWOOD FOREST 7, PH 2 BLK 18 LOT 13					138 HOLLY HILL DR W TX		0.0000	0.0000 S4046 I%-100 L%-100		GF I%-115 L%-100			
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	303,440	Imp 2 Value:		Imp 3 Value:	Appraiser: JP							
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:													
MA Base%:	100.00														
151507	LUCKADOO, GEORGE ROBERT/BELL, JANICE WIENECKE &	11/30/2018	A1	SQ: 163785.60 AC: 3.7600	F10	0 0	411,313	77,099	2,541	192.21	200.71	488,412	510,000	0.1600 0.1512 0.9577	
Deed Info: 11/30/2018 VOL/PG: 18-07755															
Prop ID / Type	Geo ID / Map ID	Legal Description					Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood			
528895	R 6658-0000-015100 K24	VISTAS ESCONDIDAS de CYPRESS SPRINGS ESTS LOT 151 ACRES 3.76					115 GUADALUPE GRAND VIEW W TX		3.7600	3.7600 S6658 I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:	Imp 1 Value:	411,313	Imp 2 Value:		Imp 3 Value:	Appraiser: JP							
MA Phy%:	100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:													
MA Base%:	100.00														

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	Ratio
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Bit	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	
151674	COLE, PERRY & NANCY/PFIESTER, CARL E	12/28/2018	A1 SQ: 96703.20 AC: 2.2200	F9	0 0	389,091	55,944	2,766	160.89	177.11	445,035	489,900	0.1300	0.1142	0.9084
Deed Info: 12/28/2018 VOL/PG: 18-08309						St Cd: A1	Schl: SIN	City:			Sale Type: A1	Ratio Type: A			
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
65379	R 3686-0000-011000 L24	CYPRESS SPRINGS ESTS PHASE I LOT 11 ACRES 2.22			118 GLEN LAKES COURT ,			2.2200	2.2200 S3686 1%-100 L%-100		CSE 1%-104 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		389,091	Imp 2 Value:		Imp 3 Value:		Appraiser: JP						
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00	Land Func%:														
MA Base%: 100.00															

151905	DOMINGUEZ, MARGARITA/KRAMER, GLORIA J TTEE	1/14/2019	A1 SQ: 14810.40 AC: 0.3400 FF: 100.00	M6	1986 1986	193,581	20,000	1,753	121.84	126.07	213,581	221,000	0.0900	0.0905	0.9664
Deed Info: 1/14/2019 VOL/PG: 19-00409						St Cd: A1	Schl: SIN	City:			Sale Type: A1	Ratio Type: A			
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
27890	R 4052-0000-005000 S4052	GREENWOOD FOREST 4 LOT 5 ACRES .34			209 OAKVIEW DR TX			0.3400	0.0000 S4052 1%-100 L%-100		GF 1%-115 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		193,581	Imp 2 Value:		Imp 3 Value:		Appraiser: JPP						
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00	Land Func%:														
MA Base%: 91.00															

151915	MARTINEZ, MICHAEL D/LEONARD, WINNIE JEANNEICE	1/16/2019	A1 SQ: 14810.40 AC: 0.3400 FF: 100.00	M5	0 0	149,524	20,000	1,398	121.26	133.76	169,524	187,000	0.1200	0.1070	0.9066
Deed Info: 1/16/2019 VOL/PG: 19-00449						St Cd: A1	Schl: SIN	City:			Sale Type: A1	Ratio Type: A			
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood				
27911	R 4052-0000-026000 S4052	GREENWOOD FOREST 4 LOT 26 ACRES .34			214 SKYVIEW DR W TX			0.3400	0.0000 S4052 1%-100 L%-100		GF 1%-115 L%-100				
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		149,524	Imp 2 Value:		Imp 3 Value:		Appraiser: JP						
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00	Land Func%:														
MA Base%: 95.00															

Grand Total:	35	Land Sale Ratio Mean:	0.1914	Avg Absolute Deviation:	0.1614	Pop Variance:	0.1169	Wt Mean:	0.9962
Grand Total Count:		Land Sale Ratio Median:	0.1173	Median:	0.9695	Standard Deviation:	0.3419	Avg Mean:	1.0703
		Land Market Ratio Mean:	0.1746	Coefficient of Dispersion:	16.6455	PRD:	1.0744	Max Ratio:	2.4747
		Land Market Ratio Median:	0.1180					Min Ratio:	0.5511

Center Point A Sales Ratio Report

# Sales Ratio Report Parameters

Search by School Code

18 - SCP (CENTER POINT I.S.D.)

Search by State Code

- A1 - A1 (Single Family Residence)
- A2 - A2 (Single Family Mobile Home)
- A3 - A3 (Single Family)
- A4 - A4 (Condominium or townhome)

Search by Sale Date

From: 01/01/2018  
To: 08/14/2019

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2019

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

8/14/2019 12:09:51PM

													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							
148754	PALMER, EMILY/VINCENT, RUSSELL G JR &	1/26/2018	A2	SQ: 29620.80 AC: 0.6800	T4D+	2003 2003	82,102	12,000 1,568	60.01	33.16	94,102	52,000	0.1300	0.2308	1.8097							
Deed Info: 1/26/2018 VOL/PG: 18-00483/048													St Cd: A2		Schl: SCP		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage		Eff Size Subdv		Neighborhood									
68827 R	5565-0000-048000 S5565	OAK RIDGE ESTS LOT 48 ACRES 0.68 S# TCO2TX0302804A S# TCO2TX0302804B TITLE #				105 OAK RIDGE DR N ,			0.6800		0.6800 S5565 I%-100 L%-100											
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		82,102	Imp 2 Value:		Imp 3 Value:		Appraiser: JPP													
MA Phy%: 100.00	Land Phy%:	Imp 1 Desc:		Mobile Home	Imp 2 Desc:		Imp 3 Desc:															
MA Func%: 100.00	Land Func%:																					
MA Base%: 98.00																						

SOL 18-03323

# Sales Ratio Report

8/14/2019 12:09:51PM

														Sale									
Buyer/Seller	Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/										
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio							
149526	WHISENNAND, LYNN D AND KELLI M/BERGMAN, JEFFREY L Deed Info: 5/29/2018 VOL/PG: 18-03385/338	5/29/2018	A1	SQ: 132858.00 AC: 3.0500	F7	2003 2003	214,930	81,130	2,094	141.38	143.27	296,060	300,000	0.2700	0.2704	0.9869							
														St Cd: A1		Schl: SCP		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood												
39768	R 6600-0000-039000 S6600	VERDE HILLS LOT 39 ACRES 3.05			117 VERDE HILLS DRIVE ,			3.0500	0.0000 S6600 I%-100 L%-100														
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	214,930	Imp 2 Value:		Imp 3 Value:		Appraiser: RSH													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	90.00																						
149611	HINTON, RICHARD PAUL AND KARNA JEAN/PERRIN, JOSEPH L & KAMBRA Deed Info: 6/21/2018 VOL/PG: 18-03882/388	6/21/2018	A1	FF: 75.00 DEPTH: 1.00	M4	1963 1963	87,402	26,250	1,324	85.84	92.30	113,652	122,200	0.2300	0.2148	0.9301							
														St Cd: A1		Schl: SCP		City: CCP		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood												
32996	R 5460-0020-013000 S5460	NORTH CENTER POINT BLK 2 LOT 13, PT 12			126 HARLESS WAY TX			0.0000	0.0000 S5460 I%-100 L%-100														
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	87,402	Imp 2 Value:		Imp 3 Value:		Appraiser: WDC													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	85.00																						
149615	PERRIN, JOEY AND KAMBRA/BLUE, JUSTIN R Deed Info: 6/21/2018 VOL/PG: 18-03903/390	6/21/2018	A1	SQ: 15681.60 AC: 0.3600	F4	1935 1935	87,617	27,000	1,322	86.70	86.99	114,617	115,000	0.2400	0.2348	0.9967							
														St Cd: A1		Schl: SCP		City: CCP		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood												
15230	R 0224-0048-010700 R36	ABS A0224 LANN, SUR 48,ACRES .36			308 FIRST STREET TX 78010			0.3600	0.3600 A0224 I%-100 L%-100														
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	87,617	Imp 2 Value:		Imp 3 Value:		Appraiser: CG													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	94.00																						
150341	CRUZ, JOSE GUADALUPE/LOZANO, PEDRO Deed Info: 2/28/2018 VOL/PG: 18-01388	2/28/2018	A2			0 0		9,000	0	0.00	0.00	9,000	15,000	1.0000	0.6000	0.6000							
														St Cd: A2		Schl: SCP		City:		Sale Type: A1		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood												
537626	R 4281-0060-033001 S4281	HILL RIVER COUNTRY ESTS 2 BLK 6 LOT 36-38						0.0000	0.0000 S4281 I%-100 L%-100														
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: WDC													
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:															
MA Func%:	100.00	Land Func%:																					
MA Base%:	100.00																						

# Sales Ratio Report

8/14/2019 12:09:51PM

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	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio

151420	ORTEGA, RICK/MESSER, LOYD	11/5/2018	A2	SQ: 98010.00 AC: 2.2500	T4D	2002	243,335	49,500	1,920	113.50	118.22	292,835	305,000	0.1700	0.1623	0.9601
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Deed Info: 11/5/2018 VOL/PG: 18-07326

Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location	Legal Acreage	Eff Size	Subdv	Neighborhood
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39694	R 6580-0000-005000 S6580	VERDE CREEK ESTS LOT 5 PT ACRES 0.43	128 RIVERVIEW DR TX	0.4300	2.2500	S6580 I%-100 L%-100	VCE I%-106 L%-100
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MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	WDC
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Imp 2 Desc:	Imp 3 Desc:		
MA Func%: 100.00	Land Func%:					

39695	R 6580-0000-006000 S6580	VERDE CREEK ESTS LOT 6 ACRES 0.93 S# OC050315359A S# OC050315359B TITLE #	135 RIVERVIEW DR E TX	0.9300	2.2500	S6580 I%-100 L%-100	VCE I%-106 L%-100
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MA Econ%: 150.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	WDC
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Mobile Home	156,069	Imp 2 Desc:		
MA Func%: 100.00	Land Func%:			Imp 3 Desc:		

39696	R 6580-0000-007000 S6580	VERDE CREEK ESTS LOT 7 ACRES .89	RIVERVIEW DRIVE TX	0.8900	2.2500	S6580 I%-100 L%-100	VCE I%-106 L%-100
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MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	WDC
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: F5	87,266	Imp 2 Desc:		
MA Func%: 100.00	Land Func%:			Imp 3 Desc:		

MA Base%: 100.00						
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151467	JORDAN, TYLER L./WOOD, JEREMY & HELEN S	11/27/2018	A1	FF: 112.50 DEPTH: 0.50	F5	0	91,412	39,375	1,189	110.00	115.22	130,787	137,000	0.3000	0.2874	0.9547
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Deed Info: 11/27/2018 VOL/PG: 18-07567

Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location	Legal Acreage	Eff Size	Subdv	Neighborhood
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32997	R 5460-0020-014000 S5460	NORTH CENTER POINT BLK 2 LOT 14, 15 PT	128 HARLESS WAY ,	0.0000	0.0000	S5460 I%-100 L%-100	
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MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	Imp 2 Value:	Imp 3 Value:	Appraiser:	WDC
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential	91,412	Imp 2 Desc:		
MA Func%: 100.00	Land Func%:			Imp 3 Desc:		

MA Base%: 90.00						
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Grand Total:		Land Sale Ratio Mean:	0.2858	Avg Absolute Deviation:	0.1869	Pop Variance:	0.1360	Wt Mean	1.0046
Grand Total Count: 7		Land Sale Ratio Median:	0.2348	Median	0.9601	Standard Deviation:	0.3688	Avg Mean	1.0340
		Land Market Ratio Mean:	0.3340	Coefficient of Dispersion:	19.4696	PRD:	1.0292	Max Ratio	1.8097
		Land Market Ratio Median:	0.2356					Min Ratio	0.6000

Hunt ISD A Sales Ratio Report

# Sales Ratio Report Parameters

Search by School Code  
SHN (HUNT I.S.D.)

Search by State Code  
A1 - A1 (Single Family Residence)  
A2 - A2 (Single Family Mobile Home)  
A3 - A3 (Single Family)  
A4 - A4 (Condominium or townhome)

Search by Sale Date  
From: 01/01/2018  
To: 08/14/2019

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2019

Report Type: Improved Property

Excludes Confidential Sales.

## Sales Ratio Report

8/14/2019 11:34:51AM

														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	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio		
148617	CONTRERAS, EDWARD AND ANA/INMAN, DAVID W & DARLENE K Deed Info: 1/5/2018 VOL/Pg: 18-00108/0010	1/5/2018	A1	SQ: 87120.00 AC: 2.0000	M6P	1988 1988	273,121	20,000 2,088	140.38	137.93	293,121	288,000	0.0700	0.0694	1.0178		
St Cd: A1 Schl: SHN City:											Sale Type: A1		Ratio Type: A				
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood						
19053 R	0745-1353-000200 L24	ABS A0745 GREGG, SUR 1353,BLOCK (A147 FESSENDEN,SUR 678),ACRES 2.0				300 LAZY CREEK LP W TX		2.0000	2.0000 A0745 1%-100 L%-100								
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:		273,121	Imp 2 Value:		Imp 3 Value:		Appraiser: JPP								
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:											
MA Func%: 100.00	Land Func%:																
MA Base%: 91.00																	



# Sales Ratio Report

8/14/2019 11:34:51AM

Sale #	Buyer/Seller	Sale Date	Land Type	Land Dimensions	Imp Class	E-Blt Y-Blt	Imp Value	Land Value	Imp Living Area	Sale		Market	Sale Price	Land/Market	Land/Sale Price	Ratio
										Avg Price/ Sqft	Avg Price/ Sqft					
148980	THOMPSON, STUART AND BERNADELL LARSON TTES/THOMPSON, STUART Deed Info: 3/5/2018 VOL/PG: 18-01342/1342	3/5/2018	A1	SQ: 196020.00 AC: 4.5000	F7	2008 2007	315,464	135,000	3,004	149.95	119.17	450,464	358,000	0.3000	0.3771	1.2583
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Ratio Type: A				
35969 R		5966-0000-024000 S5966	RIVERSIDE-NORTH LOT 24 (UNREC PLAT) ACRES 4.5		256 BEAR CREEK SCOUT RD W ,		4.5000	0.0000 S5966 I%-100 L%-100		Neighborhood		Ratio Type: A				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		3,129	Imp 2 Value:	66,588	Imp 3 Value:		245,747	Appraiser: JP					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: CABANA BY RIVER			Imp 2 Desc: Residential		Imp 3 Desc: Residential								
MA Func%: 80.00		Land Func%:														
MA Base%: 100.00																
149517	DREW, BYRON K AND LAURA A/KELSEY, SUZANNE W Deed Info: 5/30/2018 VOL/PG: 18-03353/335	5/30/2018	A4	SQ: 8276.40 AC: 0.1900	F6	1986 1986	274,561	30,000	2,384	127.75	123.74	304,561	295,000	0.1000	0.1017	1.0324
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Ratio Type: A				
34890 R		4450-0010-009100 S4450	HUNT ON THE RIVER BLK A LOT 9-A ACRES .19		119 HUNT LP SW ,		0.1900	0.0000 S4450 I%-100 L%-100		Neighborhood		Ratio Type: A				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		274,561	Imp 2 Value:		Imp 3 Value:			Appraiser: JP					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: Residential			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 90.00																
149724	SILBER, CRAIG A AND MITZI K/ROSE, J SCOTT & JENNIFER Deed Info: 3/2/2018 VOL/PG: 18-01276/0127	3/2/2018	A1	SQ: 37897.20 AC: 0.8700	M6	1973 1973	269,907	24,200	2,943	99.93	107.03	294,107	315,000	0.0800	0.0768	0.9337
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Ratio Type: A				
24576 R		3366-0050-001000 S3366	CAVE SPRINGS 2 BLK 5 LOT 1 ACRES .87		209 RANCH RIM DR W ,		0.8700	0.0000 S3366 I%-100 L%-100		Neighborhood		Ratio Type: A				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		269,907	Imp 2 Value:		Imp 3 Value:			Appraiser: JP					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: Residential			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 85.00																
150944	FAUST, TAYLOR EDWARD/MOUTON, KEMIT W & MARGARET L Deed Info: 10/22/2018 VOL/PG: 18-06842	10/22/2018	A1	SQ: 43560.00 AC: 1.0000	M6P	1984 1984	253,794	17,600	2,258	120.19	124.00	271,394	280,000	0.0600	0.0629	0.9693
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		Ratio Type: A				
24565 R		3366-0030-004000 S3366	CAVE SPRINGS 2 BLK 3 LOT 4 ACRES 1.0		271 RANCH RIM DR W ,		1.0000	0.0000 S3366 I%-100 L%-100		Neighborhood		Ratio Type: A				
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		253,794	Imp 2 Value:		Imp 3 Value:			Appraiser: JPP					
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: Residential			Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00		Land Func%:														
MA Base%: 87.00																

# Sales Ratio Report

8/14/2019 11:34:51AM

Sale

Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Market	Sale Price	Land/	Land/	Ratio
Sale # Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Living Area	Sqft	Sqft			Market	Sale Price	Ratio
151144 GRAHAM, LAWRENCE L & WHITEFELL, SHARON KAY/DAHLBERG, Deed Info: 7/10/2018 VOL/PG: 18-04476	7/10/2018	A1 SQ: 165528.00 AC: 3.8000	F8	1980 1980	353,873	174,800	4,291	123.21	123.51	528,673	530,000	0.3300	0.3298	0.9975
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood						
16432 R	0309-0595-001900 M21	ABS A0309 SHORT, SUR 595,ACRES 3.8	1882 HIGHWAY 39 TX		3.8000	3.8000	A0309	I%-100 L%-100						
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	85,939	Imp 2 Value:	80,730	Imp 3 Value:	187,204	Appraiser:	JP					
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	MASONRY CLASS 4	Imp 2 Desc:	FRAME CLASS 4 P (AP)	Imp 3 Desc:	ART STUDIO							
MA Func%: 100.00	Land Func%:													
MA Base%: 75.00														

151153 JOHNSON, LARRY/MURPHY, ROSEMARY A ETAL Deed Info: 7/27/2018 VOL/PG: 18-04840/0484	7/27/2018	A1 SQ: 4356.00 AC: 0.1000	F6	1986 1986	210,529	30,000	1,360	176.86	189.34	240,529	257,500	0.1200	0.1165	0.9341
Prop ID / Type	Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size	Subdv	Neighborhood						
34885 R	4450-0010-007000 S4450	HUNT ON THE RIVER BLK A LOT 7 ACRES .1	131 HUNT LP SW TX		0.1000	0.1000	S4450	I%-100 L%-100	S4450 I%-125 L%-100					
MA Econ%: 100.00	Land Econ%:	Imp 1 Value:	210,529	Imp 2 Value:		Imp 3 Value:		Appraiser:	JP					
MA Phy%: 100.00	Land Phy%:	Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%: 100.00	Land Func%:													
MA Base%: 90.00														

Grand Total:		Land Sale Ratio Mean:	0.1620	Avg Absolute Deviation:	0.0674	Pop Variance:	0.0125	Wt Mean	1.0255
Grand Total Count:	7	Land Sale Ratio Median:	0.1017	Median	0.9975	Standard Deviation:	0.1117	Avg Mean	1.0204
		Land Market Ratio Mean:	0.1527	Coefficient of Dispersion:	6.7519	PRD:	0.9950	Max Ratio	1.2583
		Land Market Ratio Median:	0.0985					Min Ratio	0.9337

Kerrville ISD D & E Sales Ratio Report

## Sales Ratio Report Parameters

### Search by School Code

SKV (KERRVILLE I.S.D.)

### Search by State Code

D1 (Rural Land With Agricultural Valuation)

D1W (Ag Land with Wildlife Desination)

D2 (Description Varies By Year)

D3 (REAL, ACREAGE, FARMLAND)

D4 (Description Varies By Year)

E (E)

E1 (Single Family Rural More Than 5 Acres)

E2 (Rural Single Family Mobile Home Over 5 Acres)

E3 (Misc Rural Imps)

E4 (Rural land non-qualified ag)

### Search by Sale Date

From: 01/01/2018

To: 08/14/2019

### Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2019

Report Type: Improved Property

**Excludes Confidential Sales.**

# Sales Ratio Report

8/14/2019 4:57:18PM

Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Living	Avg Price/	Avg Price/	Sale		Land/	Land/	Ratio		
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio		
148621	WELLS, SCOTT AND BLANCA/SPRADLEY, GAREY B & Deed Info: 2/9/2018 VOL/P: 18-00846/0846	2/9/2018	WRN SQ: 1089000.00 AC: 25.0000		0 0		210,000	0	0.00	0.00	210,000	180,000	1.0000	1.1667	1.1667		
Prop ID / Type		Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		St Cd: D1W Schl: SKV City:		Sale Type: A1		Ratio Type: A		
66762	R	6547-0000-009000 O34,N33	TWIN SPRINGS RANCHES LOT 09 ACRES 25.0	465 TWIN SPRINGS BLVD N KERRVILLE, TX 78028		25.0000	25.0000 S6547 I%-100 L%-100		S4600 I%-95 L%-100		Appraiser: MHM						
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: MHM							
MA Phy%: 100.00		Land Phy%:		Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 100.00																	
148777	LOYD, LAUREN CLAY/MCDERMOTT, DAVID J & JANA Deed Info: 1/31/2018 VOL/P: 18-00601/060	1/31/2018	A1 SQ: 442569.60 AC: 10.1600	F8	0 0	244,341	101,600	2,116	163.49	197.31	345,941	417,500	0.2900	0.2434	0.8286		
Prop ID / Type		Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		St Cd: E1 Schl: SKV City:		Sale Type: E1		Ratio Type: A		
30172	R	4601-0000-052000 S4601	KERRVILLE COUNTRY ESTATES 2 LOT 52-A (REPLAT) ACRES 10.16	310 STONEY BROOK ROAD N KERRVILLE, TX 78028		10.1600	10.1600 S4601 I%-100 L%-100		S4600 I%-95 L%-100		Appraiser: RSH						
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: RSH							
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Barndominium		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 100.00																	
148837	CUTLER, TRAVIS AND NICOLE L SMITH/WINTERS, Deed Info: 2/9/2018 VOL/P: 18-00878/0878	2/9/2018	E1 SQ: 246985.20 AC: 5.6700	F5	0 2018	174,980	114,218	2,174	133.03	137.86	289,198	299,699	0.3900	0.3811	0.9650		
Prop ID / Type		Geo ID / Map ID	Legal Description	Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood		St Cd: E1 Schl: SKV City:		Sale Type: E1		Ratio Type: A		
25090	R	3480-0000-030000 S3480	CLEAR SPRINGS RANCH 1 LOT 30 ACRES 5.67	1525 RANCHERO ROAD S KERRVILLE, TX 78028		5.6700	5.6700 S3480 I%-100 L%-100		RHN I%-100 L%-100		Appraiser: SJS						
MA Econ%: 100.00		Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser: SJS							
MA Phy%: 100.00		Land Phy%:		Imp1 Desc: Residential		Imp 2 Desc:		Imp 3 Desc:									
MA Func%: 100.00		Land Func%:															
MA Base%: 90.00																	

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blit	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/		
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blit	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
148883	ALEXANDER, RUFUS/ALEXANDER, RUFUS	1/11/2018	D2	SQ: 459993.60 AC: 10.5600		0	247,326	106,695	0	152.46	145.56	354,021	338,000	0.3000	0.3157	1.0474
Deed Info: 1/11/2018 VOL/PG: P17-268/WLL																
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
23353	R 3154-0000-034000 S3154	BEAR PAW RANCH LOT 34 ACRES 5.23			BEARSKIN TRL TX			5.2300	0.0000	S3154	I%-100	L%-100	BP I%-104 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	SJS					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:		Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
23354	R 3154-0000-035000 S3154	BEAR PAW RANCH LOT 35 ACRES 5.33			128 BEARSKIN TRL ,			5.3300	0.0000	S3154	I%-100	L%-100	BP I%-104 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	247,326	Imp 2 Value:		Imp 3 Value:		Appraiser:	SJS					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Residential	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	95.00															
149167	MERCER, JAMES C AND DEBBIE D/VECCHIO, SUZANNE K	3/28/2018	RNA	SQ: 213444.00 AC: 4.9000	F8	2006	315,453	84,966	2,619	152.89	150.53	400,419	394,250	0.2100	0.2155	1.0157
Deed Info: 3/28/2018 VOL/PG: 18-01831/183																
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
63704	R 6475-0000-070000 S6475	THE HORIZON SEC ONE LOT 70 ACRES 4.9			220 PEACE LANE S KERRVILLE, TX 78028			4.9000	0.0000	S6475	I%-100	L%-100	HORZ I%-100 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	315,453	Imp 2 Value:		Imp 3 Value:		Appraiser:						
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	RESIDENTIAL	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
149293	MURAYAMA, MILES K/MURAYAMA, HENRIETTA RICE TTEE	4/19/2018	C1	SQ: 43560.00 AC: 1.0000		0	34,047	10,958	0	0.00	0.00	45,005	55,000	0.2400	0.1992	0.8183
Deed Info: 4/19/2018 VOL/PG: 18-02426/242																
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
15539	R 0247-0124-023000 L28	ABS A0247 MARTINEZ, SUR 124,ACRES 1.0			2108 ARCADIA LOOP A & B TX			1.0000	1.0000	A0247	I%-100	L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	34,047	Imp 2 Value:		Imp 3 Value:		Appraiser:	JP					
MA Phy%:	100.00	Land Phy%:		Imp1 Desc:	Misc Imp	Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
149462	ROWLEY, DONNA CHARLENE AND MICHAEL T WOLF/VANDERBILT Deed Info: 5/18/2018 VOL/P: 18-03090/309	5/18/2018	E2 SQ: 87120.00 AC: 2.0000	T4D	2009 2009	46,641	86,000	1,456	91.10	91.71	132,641	133,536	0.6500	0.6440	0.9933
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood					
37507 R		6344-0000-166000 S6344	SPICER RCH 3 LOT 166A ACRES 2. S# DSETX10679A S# DSETX10679B TITLE #		170 MAI ROAD S KERRVILLE, TX 78028		2.0000	0.0000 S6344 1%-100 L%-100		S6340 1%-100 L%-100					
MA Econ%: 80.00		Land Econ%:	Imp 1 Value:		46,641	Imp 2 Value:	Imp 3 Value:		Appraiser: SJS						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: MOBILE HOME												
MA Func%: 100.00		Land Func%:													
MA Base%: 90.00															
150053	HAHN, JUSTIN L. & DANA A./MIKSCH, JAMES R & KRISTIE R Deed Info: 8/3/2018 VOL/P: 18-04986	8/3/2018	E1 SQ: 304048.80 AC: 6.9800	F9	1990 1990	526,630	73,290	4,173	143.76	150.73	599,920	629,000	0.1200	0.1165	0.9538
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood					
40184 R		6800-0000-019000 S6800	WEST CREEK HILLS LOT 19 ACRES 6.98		231 WEST CREEK ROAD E KERRVILLE, TX 78028		6.9800	0.0000 S6800 1%-100 L%-100		RSH					
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		526,630	Imp 2 Value:	Imp 3 Value:		Appraiser: RSH						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: RESIDENTIAL												
MA Func%: 100.00		Land Func%:													
MA Base%: 100.00															
150874	BALAS, GABRIEL & CRISTINA/REITER, BEATRICE KATHLEEN Deed Info: 10/9/2018 VOL/P: 18-06803	10/9/2018	E1 SQ: 460429.00 AC: 10.5700	F2	0 0	21,399	52,549	1,080	68.47	96.30	73,948	104,000	0.7100	0.5053	0.7110
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood					
39431 R		6540-0000-225010 S6540	TURTLE CREEK RCHS LOT 225 PT ACRES 10.57		221 KEITH BOULEVARD S KERRVILLE, TX 78028		10.5700	0.0000 S6540 1%-100 L%-100		SJS					
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		21,399	Imp 2 Value:	Imp 3 Value:		Appraiser: SJS						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc: Residential												
MA Func%: 100.00		Land Func%:													
MA Base%: 50.00															
151068	KREHBIEL, JEREMIE M AND OLIVIA H/SMITH, JAMES W JR & DAWN R Deed Info: 7/13/2018 VOL/P: 18-04619/0461	7/13/2018	WRN SQ: 498762.00 AC: 11.4500	M4P	1997 1997	155,659	286,250	2,132	207.27	211.07	441,909	450,000	0.6500	0.6361	0.9820
Prop ID / Type		Geo ID / Map ID	Legal Description		Situs Location		Legal Acreage	Eff Size Subdv		Neighborhood					
61223 R		3642-0000-001020 S3642	CREEKWOOD I LOT 1-B ACRES 11.45		205 CREEKWOOD ROAD N KERRVILLE, TX 78028		11.4500	11.4500 S3642 1%-100 L%-100		MHM					
MA Econ%: 100.00		Land Econ%:	Imp 1 Value:		155,659	Imp 2 Value:	Imp 3 Value:		Appraiser: MHM						
MA Phy%: 100.00		Land Phy%:	Imp1 Desc:												
MA Func%: 100.00		Land Func%:													
MA Base%: 96.00															

# Sales Ratio Report

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													Sale						
Buyer/Seller	Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/			Land/	Land/						
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Blt	Value	Value	Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio			
151391	SPARKS, ALMA M./BOLICK, AMELIA S & JERRY K (JOINT LIFE ESTATE)	8/29/2018	E2	SQ: 269636.40 AC: 6.1900	T4D	2009 2007	93,534	186,201	2,432	115.02	115.13	279,735	280,000	0.6700	0.6650	0.9991			
Deed Info: 8/29/2018 VOL/PG: 18-07241												St Cd: E2		Schl: SKV	City:	Sale Type: E2		Ratio Type: A	
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood							
25082 R	3480-0000-021000 S3480	CLEAR SPRINGS RANCH 1 LOT 21 ACRES 6.19 S# OC010819031A S# OC010819031B HUD#				523 MOUNTAIN DRIVE S KERRVILLE, TX 78028			6.1900	6.1900 S3480 I%-100 L%-100		RHN I%-100 L%-100							
MA Econ%: 100.00	Land Econ%:	Imp 1 Value: 93,534		Imp 2 Value:		Imp 3 Value:		Appraiser: SJS											
MA Phy%: 100.00	Land Phy%:	Imp1 Desc: MOBILE HOME-PERSONAL		Imp 2 Desc:		Imp 3 Desc:													
MA Func%: 100.00	Land Func%:																		
MA Base%: 88.00																			

Grand Total:			Land Sale Ratio Mean:	0.4626	Avg Absolute Deviation:	0.0860	Pop Variance:	0.0155	Wt Mean	0.9670
Grand Total Count:	11		Land Sale Ratio Median:	0.3811	Median	0.9820	Standard Deviation:	0.1247	Avg Mean	0.9528
			Land Market Ratio Mean:	0.4764	Coefficient of Dispersion:	8.7524	PRD:	0.9853	Max Ratio	1.1667
			Land Market Ratio Median:	0.3950					Min Ratio	0.7110



Ingram ISD D & E Sales Ratio Report

## Sales Ratio Report Parameters

Search by School Code

SIN (INGRAM I.S.D.)

Search by State Code

D1 (Rural Land With Agricultural Valuation)

D1W (Ag Land with Wildlife Desination)

D2 (Description Varies By Year)

D3 (REAL, ACREAGE, FARMLAND)

D4 (Description Varies By Year)

E (E)

E1 (Single Family Rural More Than 5 Acres)

E2 (Rural Single Family Mobile Home Over 5 Acres)

E3 (Misc Rural Imps)

E4 (Rural land non-qualified ag)

Search by Sale Date

From: 01/01/2018

To: 08/15/2019

Sort By

Value Option: Display Current Appraisal Values

Based on Appraisal Values for Year: 2019

Report Type: Improved Property

**Excludes Confidential Sales.**

# Sales Ratio Report

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Buyer/Seller		Sale Date	Land	Imp	E-Bit	Imp	Land	Imp	Sale		Market	Sale Price	Land/	Land/	Ratio	
Sale #	Deed	Confirm	Type	Dimensions	Class	Y-Bit	Value	Value	Area	Avg Price/	Avg Price/			Market	Sale Price	Ratio
Prop ID / Type	Geo ID / Map ID	Legal Description			Situs Location			Legal Acreage	Eff Size	Subdv	Neighborhood					
149158	EDWARDS, JEREMY AND JENNIFER/HERRICK, CHARLES N JR & Deed Info: 3/26/2018 VOL/PG: 18-01783/178	3/26/2018	D2	SQ: 797583.60 AC: 18.3070		0 0	131,538	0	0	0.00	0.00	131,538	137,000	1.0000	0.9601	0.9601
							St Cd: E4	Schl: SIN	City:			Sale Type: A1				Ratio Type: A
39141	R 6540-0000-317200 S6540	TURTLE CREEK RCHS LOT 317-B PT ( OUT 10.6 ACS) ACRES 10.307			HAZELETT ROAD ,			10.3070	0.0000	S6540	I%-100 L%-100	TC I%-100 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	JP					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
39142	R 6540-0000-317300 S6540	TURTLE CREEK RCHS LOT 317-C ACRES 8.0			205 TEAGUE ROAD TX			8.0000	0.0000	S6540	I%-100 L%-100	TC I%-100 L%-100				
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:	JP					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
149174		3/28/2018	E1	SQ: 21780.00 AC: 0.5000	T4D	2010 2007	85,133	5,000	1,983	45.45	78.16	90,133	155,000	0.0600	0.0323	0.5815
							St Cd: E1	Schl: SIN	City: CIN			Sale Type: E2				Ratio Type: A
67299	R 0332-0129-018810 L26	ABS A0332 TREVINO, SUR 129,ACRES .5,TITLE # 00320925,SN1 BRK000947TXA;HUD# PFS1030693			417 VELMA RD ,			0.5000	0.5000	A0332	I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	5,082	Imp 2 Value:	80,051	Imp 3 Value:		Appraiser:	JPP					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	Misc Imp	Imp 2 Desc:	Mobile Home	Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	100.00															
18-03596--SOL																
149200	STARKEY, A L III & MONICA K/BOHNERT, JENNIFER Deed Info: 4/4/2018 VOL/PG: 18-02021/2021	4/4/2018	C1	SQ: 291416.40 AC: 6.6900	F6	1965 1965	204,014	388,100	2,509	236.00	239.14	592,114	600,000	0.6600	0.6468	0.9869
							St Cd: E1	Schl: SIN	City:			Sale Type: E1				Ratio Type: A
533526	R 3818-0000-000200 H12	ABS S3818 EAGLE LEDGE SUBD,TRACT 2,ACRES 6.69			4961 JUNCTION TX			6.6900	6.6900	S3818	I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	198,897	Imp 2 Value:	5,117	Imp 3 Value:		Appraiser:	JP					
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	RESIDENTIAL	Imp 2 Desc:	MISC IMPROVEMENTS	Imp 3 Desc:								
MA Func%:	100.00	Land Func%:														
MA Base%:	85.00															

# Sales Ratio Report

8/15/2019 9:44:27AM

Buyer/Seller		Sale Date	Land	Imp	E-Blt	Imp	Land	Imp	Avg Price/	Avg Price/	Sale		Land/	Land/	
Sale #	Deed	Confirm	Type Dimensions	Class	Y-Blt	Value	Value	Living Area	Sqft	Sqft	Market	Sale Price	Market	Sale Price	Ratio
149267	FUENTES, ROSA M/OLALDE, DOLORES	4/12/2018	RNA SQ: 1784217.60 AC: 40.9600		0	28,367	267,684	0	124.97	90.76	296,051	215,000	0.9000	1.2450	1.3770
Deed Info: 4/12/2018 VOL/PG: 18-02274/227															
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood			
63377	R 1788-0002-000405 F21	ABS A1488 JACKSON, SUR 2,ACRES 39.96				120 DRY CREEK TRL TX			39.9600	40.9600 A1488 I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:		Imp 2 Value:		Imp 3 Value:		Appraiser:		JPP			
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:		Imp 2 Desc:		Imp 3 Desc:							
MA Func%:	100.00	Land Func%:													
MA Base%:	100.00														
503243	R 1488-0002-000404 F21	ABS A1488 JACKSON, SUR 2,BLOCK NO #S,ACRES 1.0				120 DRY CREEK TRL W ,			1.0000	40.9600 A1488 I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	28,367	Imp 2 Value:		Imp 3 Value:		Appraiser:		JP			
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	TITLE #TEX0501033/34	Imp 2 Desc:		Imp 3 Desc:							
MA Func%:	100.00	Land Func%:													
MA Base%:	50.00														
149353	PHILLIPS, MICHAEL D/MITCHELL, CARL & BARBARA	4/27/2018	E2 SQ: 435600.00 AC: 10.0000	T4D	1998 1998	75,085	80,000	2,128	72.88	75.42	155,085	160,500	0.5200	0.4984	0.9663
Deed Info: 4/27/2018 VOL/PG: 18-02673/267															
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood			
43871	R 3272-0000-010000 S3272	BYAS SPRINGS RANCH LOT 10 ACRES 10.0 S# TXFL184A19211GB11 S# TXFL184B19211GB11				690 BYAS SPRINGS RD W TX			10.0000	10.0000 S3272 I%-100 L%-100					
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	75,085	Imp 2 Value:		Imp 3 Value:		Appraiser:		JPP			
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	Mobile Home	Imp 2 Desc:		Imp 3 Desc:							
MA Func%:	100.00	Land Func%:													
MA Base%:	90.00														
149513	SERENO, EMILY AND KRISTOFFER CHOMOUTREYNES	5/25/2018	E2 SQ: 402930.00 AC: 9.2500	T2S	0 0	14,164	106,375	940	128.23	140.43	120,539	132,000	0.8800	0.8059	0.9132
Deed Info: 5/25/2018 VOL/PG: 18-03340/334															
Prop ID / Type	Geo ID / Map ID	Legal Description				Situs Location			Legal Acreage	Eff Size Subdv		Neighborhood			
66959	R 0555-1067-000227 F17	ABS A0555 GC&SF RY, SUR 1067,TRACT 18,BLOCK (SKY HARBOR RANCHETTES),ACRES				420 SKY HARBOR RD TX			9.2500	9.2500 A0555 I%-100 L%-100		SKY I%-100 L%-100			
MA Econ%:	100.00	Land Econ%:		Imp 1 Value:	14,164	Imp 2 Value:		Imp 3 Value:		Appraiser:		JP			
MA Phy%:	100.00	Land Phy%:		Imp 1 Desc:	Mobile Home	Imp 2 Desc:		Imp 3 Desc:							
MA Func%:	100.00	Land Func%:													
MA Base%:	60.00														