

Hall County Appraisal District
Mass Appraisal Report
2026

Purpose

The purpose of this report is to better inform the property owners within the boundaries of the Hall County Appraisal District (CAD) and to comply with Standards Rule 6-7 of Uniform Standards of Professional Appraisal Practice (USPAP), effective January 1, 2026 – December 31, 2026. Standards Rule 6-7 addresses a written summary report of a mass appraisal for ad valorem taxation. Mass appraisal is the process of valuing a group of properties as of a given date, using standard methods, and employing common data, which allows for statistical testing. The intended use of the appraised values is to establish a tax base upon which a property tax will be levied. Each taxing unit within Hall County Appraisal District boundaries will use the appraised values for ad valorem tax purposes only.

The purpose of the appraisals performed by CAD is to estimate market value on January 1 of each year as defined by the Texas Property Tax Code (Sec. 1.04) on all taxable property within the boundaries of Hall County Appraisal District. “Market Value” is defined by Sec. 1.04 as the price at which a property would transfer for cash or its equivalent under prevailing market conditions if:

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

Responsibilities

The Hall County Appraisal District is responsible for local property tax appraisal and exemption administration for nine (9) taxing units. The taxing units within the boundaries of the Hall County Appraisal District are:

- Hall County
- City of Memphis
- City of Lakeview
- City of Turkey
- City of Estelline
- Hall County Hospital District
- Mesquite Groundwater Conservation District
- Memphis – Lakeview I.S.D.
- Turkey – Quitaque I.S.D.

The Hall County Appraisal District preliminary totals included 8,120 parcels with at total market value of \$418,999,580 for 2026. The following are those parcels and values by property type:

Code	Property Type	Parcel Count	Market Value
A	Single Family Homes	1,611	91,320,530
B	Multi Family Homes	4	115,880
C	Vacant Lot	1,021	926,040
D1	Qualified Ag Land	3,334	64,833,00
D2	Improvements of qualified Ag	546	18,837,420
E	Non-Qualified Ag Land	356	12,999,210
F1	Commercial Real Property	217	18,485,150
F2	Industrial Real Property	39	19,111,950
G	Oil & Gas	0	0
J	Utilities	117	158,302,510
L1	Commercial Personal Property	89	3,360,070
L2	Industrial Personal Property	403	13,312,300
M	Tangible Personal Mobile Home	11	593,480
O	Residential Inventory	0	0
S	Special Inventory	0	0
X	Total Exempt Property	312	24,806,590

Each taxing unit, such as the county, a city, school district, municipal utility district, ect., 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 1st 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.

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

The Texas Property Tax Code, under sec. 25.18, requires each appraisal office to implement a plan to update appraised values for real and personal property at least once every three years. The district's current policy is to conduct an onsite inspection of real estate on a three year cyclical. However, appraised values are reviewed annually and are subject to change for purposes of equalization. Personal property, business personal property, industrial property, complex commercial property, and utility property values are reviewed or reappraised every year. (See Reappraisal Plan)

The appraisal 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 primarily responsible for overall planning, organizing, staffing, coordinating, and controlling of district operations. The Administration Department's function is to plan, organize, direct, and control the business support functions related to human resources, budget, finance, records management, purchasing, ~~for~~ assets, facilities, and postal services. The Appraisal Department is responsible for the valuation of all real and personal property accounts. The property types appraised include commercial, residential, business personal and industrial. The Appraisal Department is also responsible for the following support groups: review appraisal, productivity valuation, and special audit. The district's

appraisers are subject to the provision of the Property Taxation Professional Certification Act and must be duly registered with Texas Department of Licensing and Regulations. Support functions including records maintenance, information, and assistance to property owners, and hearings support are coordinated by support service department.

The appraisal district staff consists of three (3) full-time employees

- Chief Appraiser
- Bookkeeper
- Clerk

All appraisers are required to be registered with the Texas Department of Licensing & Regulation (TDLR). TDLR registration requires that each appraiser must successfully complete a five-year educational program and pass a required number of course hours within a specified time. Additionally, all appraisers must pass review exams at levels three and four of the certification program. After successfully completing the required curriculum and approval of a demonstration appraisal, an appraiser is awarded the designation of Registered Professional Appraiser (RPA). There is also a requirement of at least 30 hours of continuing education units every 2 years in order to recertify the RPA & RTA designations. The Hall County Appraisal District staff stays abreast of current trends affecting property through review of published materials, attendance at conferences, course work, and continuing education.

The Board of Directors of the Hall County Appraisal District has contracted with Pritchard & Abbott, Inc., an appraisal firm to appraise all Single-Family Residential, Multi-Family Residential, Vacant Lots and Tracts, Agricultural Land Schedules, Market Land Schedules, Farm and Ranch improvements, Commercial, Industrial, (Manufacturing), Business Personal Property, Mobile Home Schedules and Miscellaneous improvement schedules, Utility Companies within the boundaries of the appraisal district, and conduct ratio studies. The Hall County Appraisal District leases computer equipment from Pritchard & Abbott, Inc., for data processing and record management.

Shared Appraisal District Boundaries

Due to passing of House Bill 1010, the appraisal of property ends at the county line.

Hall CAD has overlapping properties with Childress, Collingsworth, and Donley Counties. By agreement, Hall CAD honors the appraised values from Childress, Collingsworth, and Donley counties for the overlapping properties within their Appraisal Districts, and, also by agreement Hall CAD provides values to Childress County for the overlapping properties within their Appraisal District.

Philosophy Statement

The Hall County Appraisal District believes that the most important asset of the District is its people. Every employee is important and deserves to be treated fairly with consideration and respect. Hall County Appraisal District believes in providing good working conditions, a safe, clean, and friendly work place to help each employee do his or her job effectively. We also believe that every employee has an obligation to develop his or her talents to the fullest.

The Hall County Appraisal District exists for the purpose of providing services to the property owners and taxing units within our jurisdiction. It is important that we recognize our responsibility to provide quality services on a cost-effective basis. Every property owner should be approached in a respectful, positive, and friendly manner. Property owners should be assisted in a timely and courteous fashion. Hall County Appraisal District employees have an obligation as public servants to promote goodwill toward all property owners; not only in manner but also by example.

Because of the nature of our work, not every property owner will be pleased with the outcome of his or her contact with Hall County Appraisal District. What is important is that everyone who comes in contact with our office should have reason to feel that a knowledgeable and qualified person handled his or her matter in a fair and equitable manner.

Assumptions and Limiting Conditions

1. Title to the property is assumed to be good and marketable and the legal description correct.
2. No responsibility for legal matters is assumed. All existing liens, mortgages, or other encumbrances have been disregarded and the property is appraised as though free and clear, under responsible ownership and competent management.
3. The appraisers developing these appraisals are not required to give testimony or attendance in court by reason of the appraisals, unless directed by, employed by, and provided legal counsel by the Hall County Appraisal District.
4. All properties are appraised in fee simple interest in accordance with Texas Property Tax Code Section 25.06. (Jurisdictional Exception to Standards Rule 6-4 (c) and 6-5 (c) of USPAP.
5. All sketches in the appraisal records are intended to be visual aids with rounded measurements and should not be construed as surveys or engineering reports, etc.
6. Members of the appraisal district's staff or other reliable sources have obtained all information in the appraisal records.
7. The appraisal staff or Pritchard & Abbott, Inc. staff have inspected, as permitted, by observation, the land and the improvements thereon; however, it is not possible to

personally observe conditions beneath the soil or hidden structural components within the improvements. Therefore, no representations are made as to these matters, unless specifically considered in an individual appraisal.

8. All interior inspections are performed at the property owner's request by appointment. All other inspections performed are external and assume the quality; condition and desirability of the interior are approximately equal to that of the exterior, unless otherwise known.
9. Agricultural land is appraised at market value using a market data model based on market sales information. However, it may also be subject to appraisal using an income model specified in Section 23, Sub-chapters C, D, and E of the Property Tax Code. (Jurisdictional Exception to 6-4 (b) of USPAP)
10. Subsurface rights (oil, gas, and other minerals) are not considered in making these appraisals.
11. Due to the lack of zoning the highest and best use for property is normally considered to be its current use.

The following summary reports are presented to be more specific about the appraisal of various property types within Hall County Appraisal District.

Single-Family Residences 2026 Summary Report

Overview

Single-family residences consist of all land and real property improvements, which by the nature of their design and/or construction are suitable for single-family use only. This includes manufactured homes, which are classified as real property when the owner of the land is also the owner of the manufactured home and personal property when the owner of the manufactured home does not own the land.

Assumptions and Limiting Conditions

The appraisals completed by Hall County Appraisal District for single-family residences are subject to the following assumptions and limiting conditions:

1. The Hall County Appraisal District's staff and appraisers with Pritchard & Abbott, Inc. have physically inspected all single-family residences within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties annually. Interior inspections have not been done on a majority of the properties in the jurisdiction because (1) most residential owners are not at their residence during regular business hours, (2) permission to inspect is not always granted, (3) the safety of the appraiser may be in question, and (4) respect for privacy rights of the property owner should be exercised.
2. The opinion of value for each single-family property applies to land and improvements only. The value of personal property of an owner has not been included with the value of the real estate. The only personal property that is valued as an improvement is a manufactured home where the owner of the home does not own the land. See Sec 11.14 (a) of the Texas Property Tax Code.
3. Residential real property inventory as defined by the Texas Property Tax code in Section 23.12 shall be considered as inventory and the market value shall be the price for which it would sell as a unit to a purchaser who would continue the business. (Jurisdictional Exception to Standard Rule 6-4 (b) of USPAP)
4. Single-family qualified properties used to provide affordable housing are appraised in compliance with Section 23.22 of the Texas Property Tax Code. (Jurisdiction Exception to Standards Rule 6-4 (b) of USPAP)

Data Collection and Validation

Two basic types of data are collected: data, which is specific to each property and data, which is indicative of a particular class of property that has been predefined by Hall County Appraisal District.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. Data on individual properties is verified through previously existing records, published reports, building permits, analysis of comparable properties, and through submission by the property owner. Appraisal cards are available for review at the appraisal district office.

Data pertaining to a class of properties is grouped together according to the differing quality levels, and then used to develop valuation models for each property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, local contractors, new construction permits, mechanic's liens, reliable sources of new property sales, and from renditions submitted by owners. All local information is used to verify, supplement, or modify costs from these published sources. New models and cost tables are currently under construction and are being used in test areas. Renditions are confidential submissions by property owners and cannot be used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy. A comprehensive appraisal manual for residential property is currently maintained by Hall County Appraisal District.

Market sales information is collected from a variety of sources including surveys of buyers and sellers, deed records, and from local real estate professionals.

Valuation Approach and Analysis

Improvements are appraised using replacement cost new less depreciation models. Replacement costs are estimated from published sources, other publicly available information, and comparable properties. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if diminished utility and comparable sales are found to justify such. The following equation is the model used by the district:

$$MV = (RCNLD) MA + LV$$

In the formula above, the replacement cost new less depreciation (RCNLD) of the improvements are multiplied by the appropriate neighborhood market adjustment factor (MA) to arrive at a current improvement value. The current improvement value is added to the land value (LV) to arrive at an estimate of market value (MV). Market adjustments will be applied uniformly within neighborhoods to account for market preferences affecting value in each location throughout the district. A market data model based on typical selling prices per unit of area is also used when appropriate sales information is available. Hall County Appraisal District recognizes 2 market areas in its jurisdiction: Memphis- Lakeview ISD and Turkey-Quitauque ISD.

Land values are based on selling prices for the appropriate highest and best use of the site, and as though it was vacant. Highest and best use analysis of the improvements is based on the likelihood

of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Review and Testing

Field review of appraisal is performed through the regular inspection of subject properties. Ratio studies are performed and are the preferred method for measuring performance. The results of the performance measures used indicate the validity of the appraisal models used. Appraisers with Pritchard and Abbott Inc., perform ratio studies for their assigned areas.

Performance is also measured through comparison with valid single-property appraisals submitted for staff review. Appraisal results are also tested bi-annually by the Property Tax Assistance Division (PTAD) of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the PTAD with the MAP review.

Ratio Studies Procedures

- I. Collect and Post Sales Data
 - A. Solicit sales information from all new property owners through sales letters and/or personal contact
 - B. Collect sales information from outside appraisers and from fee appraisals presented
 - C. Utilize sales information from Comptroller's office.
 - D. Post sales information to the sales database
 1. Record actual sale price
 2. Note unusual financing
 3. Note non-arm length participants
 4. Adjust sales price for inclusion of personal property or intangible value
 5. Initiate frozen characteristics/partial sale codes if necessary
 - a) Imminent construction/renovation can bias any later analysis by including values not part of the original transaction
 - b) Sale including only a portion of the property described can also produce skewed results

II. Preliminary Analysis

- A. Run sales analysis (by type, group, or class) which includes any and all sales collected to date
- B. Note median result and COD
- C. Examine each sale included
 - 1. Compare sale ratio to median result
 - 2. Ratios substantially higher or lower than the median result (outliers) are singled out for further, in-depth analysis
 - a. Note seller-financial institutions, known real estate opportunists, probates, known persons who finance their own transactions
 - b. Note buyer-financial institutions, known real estate opportunists, and re-location companies
 - c. Examine deed records to confirm “arm’s length” violations not evident from examination of buyer and seller
 - i. contract for deed
 - ii. assumption of previous note
 - iii. a typical financing
 - d. Re-inspect properties to rule out any physical differences from the current property records
 - e. Outlier sales that cannot be excluded or adjusted due to the reasons given above are nonetheless included in the subsequent analysis
- D. Adjust original data set
 - 1. Omit sales that are not arm’s length
 - 2. Adjust sales values for time or financing if necessary and possible
 - 3. Adjust appraisal values for physical differences if applicable

III. Secondary Analysis

- A. Run sales analysis (by type, group, or class) utilizing information from preliminary analysis
- B. Note median result and COD
 - 1. Median value may or may not change significantly

2. COD value should improve

C. Note sample size

1. Compare number of sales within the class to the perceived number of total properties within the class
2. From experience and discussion among the appraisal staff, determine whether any median result different from 1.00 is significant

D. Attempt to increase sample size—if necessary

1. Utilize time adjustments if determinable
2. Keep in mind marketing time for local market and any trends
3. Be careful to not include more sales just for sales sake
4. Changing markets and trends cannot be reflected in sales that are too old without accurate time adjustments.

E. Apply results of analysis to current records

1. Any class whose median value is NOT SIGNIFICANTLY different from 1.00 does not require adjustment.
2. Any class whose median value indicates that an adjustment is necessary should be analyzed
 - a) Look at typical depreciation (age/condition) for that class as reflected in the sales analysis
 - b) Calculate increase necessary to raise the individual ratios to produce a median result of 1.00 (keeping in mind that because of depreciation, the percentage increase required is going to be necessarily larger than the difference in percentage points needed to reach a 1.00 result)
 - c) Apply the calculated increase to the database
3. Repeat procedure for all classes determined to need adjustment

F. Run analysis again to test results

IV. Examine results to identify neighborhoods that need adjustment

- A. As individual sales are examined, note any areas/neighborhoods/sub-divisions that consistently show ratios significantly different from the median result
- B. Run analysis excluding the area in question
- C. Run analysis including only the neighborhood in question

- D. Check for significant variance between the two results
- E. Apply neighborhood factor to correct variance

Multi-Family Properties 2026 Summary Report

Overview

Multi-family properties with situs in this district are appraised at market value as previously defined.

Assumptions and Limiting Conditions

The appraisal value derived is subject to the following assumptions and limiting conditions:

1. For multi-family properties only, the market value stated is for land, improvements, and the personal property common to the classification and economic area. The business personal property value is insignificant to the overall value.
2. The field appraiser's with Pritchard & Abbott, Inc. has physically inspected all apartment complexes and duplex properties within its jurisdiction.
3. For a multi-family property that is used to provide affordable housing the property is appraised to comply with the Texas Property Tax Code Section 23.22. (Jurisdictional Exception to Standard 6-2(d) of USPAP)

Data Collection and Validation

Two basic types of data are collected: data, which is specific to each property, and data, which is indicative of a particular property class that has been predefined by Hall County Appraisal District.

The property appraised has multi-family use. This classification of properties includes apartment complexes and duplex properties. Properties of this classification are discovered and their characteristics recorded during field inspections, investigation of building permits issued through political entities, and investigation of mechanic's liens recorded with the county clerk. Geographically, these properties are located throughout the county.

Specific property data is collected at the time of inspection or re-inspection and through submissions by property owners. Characteristics of a specific property's physical improvements and amenities are recorded and stored electronically and may be printed on an appraisal card(s). Appraisal cards are available for review at the district office.

Sales data is taken from deed records, local real estate professionals, written appraisal reports, and telephone contact with principles. Sales are validated with the principles when possible. Sales data from properties is account-specific and retained electronically.

General market data is gathered from multiple sources. Environmental, economic, political, and social influences vary geographically and by property use. Neighborhoods have been delineated

to reflect competing properties within a use and the influences on that use. Apartment properties were assigned a comparative classification in the inspection process. Duplexes are classed in compliance with predefined classing criteria.

Valuation Approach and Analysis

Based on the principal of substitution, land values are determined by selling prices for similarly positioned functional tracts. Sites are analyzed for highest and best use as though they were vacant. Highest and best use of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

A value per unit is charted and stratified by neighborhood and comparative class. A sales value per unit is also charted by neighborhood and comparative class for recent sales. Acceptable ranges of value are established for these comparative units. Preliminary property values are adjusted to meet with agreed ranges and then unique property considerations are addressed.

Review and Testing

Field reviewer of appraisals, performed through the regular inspection of subject properties. Ratio studies are reviewed for level of appraisal (measurements of central tendency and dispersion), bias, and appropriateness of neighborhood boundaries. Results of the performance measures used indicate the validity of the appraisal models.

Preliminary values are reviewed in consideration of classification and neighborhood. Value indications are compared to renditions and valid single property appraisals submitted for staff review. The appraiser reviews the submitted appraisal report to confirm and verifying data as would be done with a sale. Final value recommendations are tested for reasonableness by performing a sales ratio study and, individually, during the appeal process. During the appeal process, property specific income and expenses are reviewed for reasonableness and values are adjusted as necessary.

Appraisal results are tested bi-annually by the PTAD of the Comptroller of Public Accounts for the State of Texas. Appraisal methods and procedures are also reviewed by the PTAD through the MAP review.

Commercial Property 2026 Summary Report

Overview

This type of property consists of all land and improvements in Hall County that are classed “commercial” according to the properties highest and best use.

Assumptions and Limiting Conditions

The appraisals completed by Hall County Appraisal District are subject to the following assumptions and limiting conditions:

1. The opinion of value for each property applies to land and improvements only. The value of trade fixtures, furnishings and other equipment has not been included with the value of the real estate.
2. Field appraisers with Pritchard & Abbott, Inc. has physically inspected all properties within its jurisdiction and normally re-inspects and/or conducts statistical studies on these properties annually. Complete interior inspections have not been done on a majority of the properties.

Data Collection and Validation

Two basic types of data are collected: data, which is specific to each property and data, which is indicative of a particular class of property that has been predefined by Hall County Appraisal District.

Property-specific data is collected as part of the inspection process and through submission by the property owner. As part of the inspection process, the improvements are measured and classified. Properties are classified according to construction type and quality. The appraiser also estimates the effective age and condition of the improvements. Any additional or unusual features are also noted at the time of the inspection. Data on individual properties is maintained on the appraisal card(s) for that property. The data includes legal description, situs, owner address, parcel number, and the property-specific information such as class, quality, measurements, condition, etc. Data on individual properties is verified through previously existing records, published articles, and reports, building permits, mechanic’s liens, analysis of comparable properties, and through information obtained from the property owner. Appraisal cards are available for review at the appraisal office.

Data pertaining to a class of properties is used to develop valuation models for that property class. Such data is collected in a variety of ways. Cost information is obtained from nationally recognized sources, as well as from new construction permits, mechanics liens, local contractors, reliable sources of sales on new property, and renditions submitted by the property owners. Cost information on newly constructed improvements is also used to verify and/or modify costs from

published sources. A comprehensive appraisal manual for commercial property is currently under construction for Hall County Appraisal District. Renditions are confidential submissions by property owners and cannot be used for other properties. However, data from renditions may be compared with data obtained from cost manuals to test their accuracy.

Market sales information is collected through surveys of buyers and sellers in addition to public records.

Valuation Approach and Analysis

Land values are based on selling prices for the appropriate highest and best use of the site analyzed as though vacant. Highest and best use analysis of the improvements is based on the likelihood of the continued use of the improvements in their current and/or intended use and is essential to an accurate appraisal. Identification of a highest and best use different from the current or intended use has a significant effect on the cost and market data models and is always a statement of opinion, not a statement of fact.

Improvements are valued using replacement/reproduction cost new less depreciation. Cost tables are constructed using published sources as a guide and adjustments are applied using local market information. Adjustments are also applied for functional and economic obsolescence if utilization, sales, and income information warrant. An income approach is also used when economic and/or subject property income information is available. A market data model based on typical selling prices per unit of similar properties is used when sufficient information is available.

The cost approach to value is most accurate and reliable when appraising new construction. In older areas or areas of transition, cost is calculated and considered. However, due to the difficulty of measuring accrued depreciation, more weight is applied to the market and income approaches.

Review and Testing

Field review of appraisals is performed through the regular inspection of subject properties. A computer generated statistical review is also conducted. The statistical report includes appraisal to sales ratio, coefficient of dispersion, and other statistical measures. The performance measures used validate the results of the appraisal model.

Although the ratio study is the preferred method of measuring performance, single property appraisals submitted to the appraisal staff are also reviewed for appraisal accuracy. Appraisal results are tested by the Property Tax Division of the Texas Comptroller's Office. Appraisal methods and procedures are also reviewed by the Property Tax Division.

Hall County Appraisal District contracts with Pritchard & Abbott, Inc. for annual reappraisal of real property in the commercial and industrial property types.

Hall County Appraisal District also contracts with Pritchard & Abbott, Inc. for appraisal of all mineral properties within the Hall County Appraisal District.

The summary reports of Appraisal Records Services, Inc. for compliance with Standards 6-7 of USPAP are attachments to this document.

Business Personal Property 2026 Summary Report

Overview

Business personal property is the tangible personal property owned by a business or by an individual for the purpose of producing income. Other tangible personal property is exempt according to Sec. 11.14 (a) of the Texas Property Tax Code.

Assumptions and Limiting Conditions

The appraisals completed by the Hall County Appraisal District are subject to the following assumptions and limiting conditions:

The Hall County Appraisal District's staff and Pritchard & Abbott Inc. field appraisers have physically inspected all properties within its jurisdiction and normally reinspects and/or compares renditions and the Comptroller's list of active businesses report on these properties annually.

Data Collections and Validation

Data on new and existing businesses is collected through personal inspection, newspaper articles, government reports, comparisons to like businesses, renditions, and other confidential information supplied by the owner. Due to the multitude of personal property types, there is no standard data collections form or manual.

Valuation Approach and Analysis

Personal property as defined by the Uniform Standards of Professional Appraisal Practice is "identifiable, portable and tangible objects which are considered by the general public to be 'personal', e.g. furnishings, artwork, antiques, gems, jewelry, collectibles, machinery and equipment: all property that is not classified as real estate"... personal property that can be seen, weighed, measured, felt, or otherwise perceived by the senses but does not include a document or other perceptible object that constitutes evidence of a valuable interest, claim, or right and has negligible or no intrinsic value." The Texas Property Tax Code Section 1.04(4) defines personal property as "...property that is not real property."

The purpose of the appraisals of business personal property is to estimate market value on January 1 of each year as previously defined in the introduction. A separate definition of market value for inventory is found in the Texas Property Tax Code Sec.23.12 (a), "...the market value of an inventory is the price for which it would sell as a unit to a purchaser who would continue the business." The Texas Property Tax Code sets forth three ways in which inventory may be valued if the requirements are met:

1. Sec.23.12 (f) allows some inventories to qualify for appraisal as of September 1 of the year before January 1 of the taxable year.

2. Sec.23.121, 23.127, 23.1241, and 23.12D dictate that dealers in new and used vehicles, vessels, outboard motors and trailers, manufactured housing, and heavy equipment be valued differently. (Jurisdictional Exception to Standard Rule 6-3 (b) & (c))
3. Sec.23.12 (a) covers the inventories of remaining businesses.

Personal property is appraised using original cost less depreciation models. Depreciation is calculated on the age/life method using typical economic lives and depreciation rates based on published sources, market evidence, and the experience of knowledgeable appraisers. Adjustments for functional and economic obsolescence may be made if utilization for the subject property justifies such. In the case of some personal property types such as licensed vehicles and aircraft, market data from published pricing guides is used to construct a market value model. In other cases, models are based on quality and density information available through published sources or through private sources. These models are cost based.

Review and Testing

Field review of appraisals is performed through the inspection of subject properties.

Sales for most types of personal property are infrequent. Furthermore, many market transactions occur for multiple sites and include real and personal property, tangible and intangible, thereby making analysis difficult, subjective, and inadequate to develop a statistical analysis. Performance is measured through comparison of like businesses as well as applying quality and density models to units of comparison. Performance is also measured through comparison with valid single-property appraisals submitted for staff review. The appraiser considers the submitted appraisal report by confirming and verifying data as would be done with a sale. Hall County Appraisal District's appraisal methods and procedures and values are subject to review by the Property Tax Division of the Texas Comptroller's Office. The results of this review indicate the validity of the models and calibration techniques employed by Hall County Appraisal District.

Hall County Appraisal District contracts with Pritchard and Abbott, Inc. for the appraisal of business personal property. Pritchard and Abbott, Inc. uses Marshall Swift valuation information for most of the personal property values. Their appraisals are reviewed by Hall County Appraisal District.

Certification

I certify that, to the best of my knowledge and belief:

- The statements of fact contained in this report are true and correct.
- The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and is the appraisal staff's personal, unbiased professional analyses, opinions, and conclusions.
- I have no present or prospective interest in the property that is the subject of this report, save, and except the ownership of my personal residence and personal auto, and I have no personal interest or bias with respect to the parties involved.
- My compensation is not contingent on the reporting of a predetermined value, or direction in value, that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
- My analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the Uniform Standards of Professional Appraisal Practice.
- Personal inspections are made by me, my staff, and outside appraisal firms.
- Persons providing significant professional assistance to the person signing this report are listed below:

Gina Chavira, Chief Appraiser
Anna Duran, Bookkeeper
Carol Tarrant, Clerk
Marty Seeley, Pritchard & Abbott, Inc.
Britt Ballard, Pritchard & Abbott
Richard Taylor, Pritchard & Abbott, Inc.
Brant Ballard, Pritchard & Abbott, Inc.
John Elias, Pritchard & Abbott, Inc.
Josh Roeder, Pritchard & Abbott, Inc.

Gina Chavira

Gina Chavira, Chief Appraiser, RPA, RTA, CCA, CTA

Staff Providing Mass Appraisal Assistance

Name	Title	TDLR Number
Gina Chavira	Chief Appraiser	70511
Marty Seeley	P&A Appraiser	71643
Richard Taylor	P&A Appraiser	72414
Brant Ballard	P&A Appraiser	74393
John Elias	P&A Appraiser	74392
Josh Roeder	P&A Appraiser	72097
Kathy Sahli	P&A Appraiser	74280
Malachi Ashley	P&A Appraiser	74697
Ryan Liedtke	P&A Appraiser	74293
Erik Oleson	P&A Appraiser	77303

Sales Ratio Recap Selection Page

Run Date 5/5/2026
9:54:03AM

Description:

Order: Parcel Id

SELECTION CRITERIA

Year Run: 2026

Jurisdiction 00-HALL COUNTY APPR DIST

(NOT) Property_Type LIKE M

Deed_Date greater than/equal to 1/1/2025 12:00:00 AM And Deed_Date less than/equal to 5/5/2026 12:00:00 AM

Is_Valid_Transaction = true

Primary_Category_Code LIKE A*

Sale Ratio Recap

<u>Ratio</u>	<u>Current Median</u>	<u>Deviation</u>	<u>Ratio</u>	<u>Sale Median</u>	<u>Deviation</u>	<u>Account Number</u>	<u>Parcel ID</u>
0.6306	1.02	0.39	0.3676	0.82	0.46	20150-00003-02526-000000	201890
1.4283	1.02	0.41	1.4283	0.82	0.61	40000-00024-10012-000000	202470
0.8844	1.02	0.14	0.3780	0.82	0.44	30000-00074-01317-000002	202634
1.5788	1.02	0.56	1.4448	0.82	0.62	30000-00015-00016-000000	202839
0.9314	1.02	0.09	0.6099	0.82	0.21	01520-00011-00011-000011	203266
1.0488	1.02	0.03	1.0488	0.82	0.23	10000-00027-00012-000000	203472
1.1047	1.02	0.08	1.1047	0.82	0.28	10100-00020-00120-000000	203646
0.8559	1.02	0.16	0.7042	0.82	0.12	10240-00006-00012-000000	203719
0.8742	1.02	0.15	0.8015	0.82	0.02	10240-00007-00789-000000	203733
1.3149	1.02	0.29	1.2523	0.82	0.43	10470-00006-00709-000000	203780
0.6631	1.02	0.36	0.6631	0.82	0.16	10470-00007-00012-000000	203794
0.8742	1.02	0.15	0.6793	0.82	0.14	10200-00001-00012-000000	203845
0.8458	1.02	0.17	0.7747	0.82	0.05	10180-00004-00002-000000	204012
0.8756	1.02	0.14	0.8683	0.82	0.05	11140-00020-00001-090102	204372
0.8993	1.02	0.12	0.8228	0.82	0.00	11140-00019-00010-000015	204453
0.8993	1.02	0.12	0.8228	0.82	0.00	11140-00019-00010-000015	204453
1.1780	1.02	0.16	1.0743	0.82	0.25	10455-00001-00017-000000	204534
1.0204	1.02	0.00	0.7510	0.82	0.07	11140-00020-00001-007502	204652
0.9270	1.02	0.09	0.9270	0.82	0.10	11140-00020-00001-003606	204681
1.4778	1.02	0.46	1.4778	0.82	0.66	10000-00047-10012-000000	204790
1.4100	1.02	0.39	1.1048	0.82	0.28	10000-00050-17019-000000	204791
3.7670	1.02	2.75	3.4528	0.82	2.63	10000-00050-20024-000000	204795
0.9271	1.02	0.09	0.9271	0.82	0.10	10000-00050-00406-000000	204833
1.8248	1.02	0.80	1.8248	0.82	1.00	10000-00087-20024-000000	205061
0.6763	1.02	0.34	0.6763	0.82	0.15	10450-00003-19021-000000	205334

Sale Ratio Recap Summary

Description	Current	Sale	
Sum of Current Ratio	28.9177	25.9870	Sum of Sale Ratio
Total Number Sales	25	25	
Low Ratio	0.6306	0.3676	
Highest Ratio	3.7670	3.4528	
Range	3.14	3.09	
Mean	1.1567	1.0395	
Median	1.0204	0.8228	
Absolute Deviation	8.4505	9.0618	
Average Deviation	0.3380	0.3625	
Standard Deviation	0.6217	0.6107	
Coefficient of Dispersion	33.1262	44.0535	
Total Sale Prices	2,663,891	2,663,891	
Total Mkt Value	2,645,500	2,363,810	
Weighted Mean	0.9931	0.8874	

**Sales Ratio
Selection Page**

Run Date: 5/5/2026 9:54:41AM

Description:

Order: Parcel Id

SELECTION CRITERIA

Year Run: 2026

Jurisdiction 00-HALL COUNTY APPR DIST

(NOT) Property_Type LIKE M

Deed_Date greater than/equal to 1/1/2025 12:00:00 AM And Deed_Date less than/equal to 5/5/2026 12:00:00 AM

Is_Valid_Transaction = true

Primary_Category_Code LIKE A*

Sales Ratio Detail

Parcel Id: 201890
Sale #:3

Acct Number: 20150-00003-02526-000000

Cat Code: A1

Loc Code: 51

Address: 913 BELL AVE

Legal 1: J&B ADDITION, TURKEY BLOCK: 3 LOTS: E/2 25 & 26

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF10			0.24	10,500	75.00	1.00	750	0	750			
Total Land Taxable Value:											750			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2001	RES	FR3	1,182	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	54,000
	2	1965	2001	ATT GAR	REF	275	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	4,090
	3	1965	2001	CP	REF	64	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	820
	4	1965	2001	OP	REF	24	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	250
Total Building Value:											59,160			

Sale Date: 10/29/2025
Sale Price: 95,000

Deed Date: 10/29/2025
Volume: 424

File#: 53329
Page: 272

Buyer: HARVEY ROBERT WADE
Seller: PHIPPS QUINT & REGINA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
59,910	34,920	0.3676	0.6306			SEL	10,500	0.241	59,160

Parcel Id: 202022
Sale #:2

Multi Parcel Sale

Acct Number: 20150-00007-00405-000000

Cat Code: C1

Loc Code: 51

Address:

Legal 1: J&B ADDITION, TURKEY BLOCK: 7 LOTS: 4-5

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF5		0.29	12,600	90.00	1.00	450	0	450
Total Land Taxable Value:										450

Parcel Id: 202041
Sale #:2

Multi Parcel Sale *Primary Parcel*

Acct Number: 20150-00007-12013-000000

Cat Code: A1

Loc Code: 51

Address: 402 N 8TH

Legal 1: J&B ADDITION, TURKEY BLOCK: 7 LOTS: 12-13

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FF10			0.29	12,600	90.00		1.00	900	0	900		
Total Land Taxable Value:												900		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	1994	RES	FR3	1,902	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	59,570
	2	1960	1994	CP	REF	80	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	740
	3	0	1992	CRPT	2	224	1.00	1.00	RESF/	0.50	1.00	1.00	1.00	220
	4	0	2017	UTILITY	USG	280	1.00	1.00	C30AV	0.70	1.00	1.00	1.00	1,630
	5	0	1994	CRPT	3	240	1.00	1.00	RESF/	0.55	1.00	1.00	1.00	400
	6	0	1992	STG	3	192	1.00	1.00	RESF/	0.50	1.00	1.00	1.00	580
Total Building Value:												63,140		

Sales Ratio Detail

Sale Date: 04/17/2025
Sale Price: 20,000

Deed Date: 04/17/2025
Volume: 421

File#: 53004
Page: 566

Buyer: VALDEZ JOSE R & ANTONIA
Seller: HOUSE W F

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
64,490	0	0.0000	3.2245			BUY	0	0.000	63,140

Parcel Id: 202344
Sale #:2

Acct Number: 20150-00013-02223-000000

Cat Code: A1

Loc Code: 51

Address: 815 ESTELLINE AVE

Legal 1: J&B ADDITION, TURKEY BLOCK: 13 LOTS: E/2 OF 22 & 23 & W/15 FT

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FF10			0.29	12,600	90.00		1.00	900	0	900		
Total Land Taxable Value:												900		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	1997	RES	BR3+	1,350	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	78,180
	2	1980	1997	ATT GAR	REF	300	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	5,790
	3	1980	1997	CP	REF	56	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	930
	4	1970	1997	STG	3	48	1.00	1.00	RESF\	0.60	1.00	1.00	1.00	170
	5	0	2012	CRPT	PF3	280	1.00	1.00	RESV\	0.90	1.00	1.00	1.00	760
	6	0	2012	STG	3	200	1.00	1.00	RESV\	0.90	1.00	1.00	1.00	1,080
	7	0	1997	PATIO	REF	520	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	4,300
Total Building Value:												91,210		

Sale Date:
Sale Price: 90,000

Deed Date: 12/12/2025
Volume: 425

File#: 53417
Page: 112

Buyer: THE JKH TRUST
Seller: FUSTON MITCHIE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
92,110	0	0.0000	1.0234			BUY	12,600	0.289	91,210

Parcel Id: 202470
Sale #:2

Acct Number: 40000-00024-10012-000000

Cat Code: A1

Loc Code: 2

Address: 203 3RD ST

Legal 1: LAKEVIEW ORIGINAL TOWN BLOCK: 24 LOTS: 10-12

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF3			0.48	21,000	150.00	1.00	450	0	450			
Total Land Taxable Value:											450			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	1988	RES	FR2	966	1.00	1.00	RESPT	0.42	1.00	1.00	1.00	15,120
	2	1950	1988	CP	REF	175	1.00	1.00	RESPT	0.42	1.00	1.00	1.00	820
	3	1990	0	CRPT	2	680	1.00	1.00		0.55	1.00	1.00	1.00	750
Total Building Value:											16,690			

Sale Date:
Sale Price: 12,000

Deed Date: 02/10/2026
Volume: 425

File#: 53470
Page: 368

Buyer: CAMPBELL LINDA LOU TRUST
Seller: GARICA LEONEL JR & CANTU PRISCILLA GARICA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
17,140	17,140	1.4283	1.4283			BUY	21,000	0.482	16,690

Sales Ratio Detail

Parcel Id: 202634
Sale #:3

Acct Number: 30000-00074-01317-000002

Cat Code: A1

Loc Code: 21

Address: 208 MAUD

Legal 1: ESTELLINE ORIGINAL TOWN BLOCK: 74 LOTS: W/2 OF 13 TO 17

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FF2			0.20	8,750	125.00		0.96	240	0	240		
Total Land Taxable Value:											240			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	1988	RES	FR3	936	1.00	1.00	RESF/	0.56	1.00	1.00	1.00	32,400
	2	1955	1988	CP	REF	176	1.00	1.00	RESF/	0.56	1.00	1.00	1.00	1,830
	3	1965	1986	DET GAR	REF	700	1.00	1.00	RESF/	0.56	1.00	1.00	1.00	9,690
	4	1990	0	CPATIO	1	225	1.00	1.00		0.56	1.00	1.00	1.00	500
Total Building Value:											44,420			

Sale Date:
Sale Price: 50,500

Deed Date: 03/23/2026

Volume: 426

File#: 53539

Page: 70

Buyer: WHEELER GRANT & CHELSEA

Seller: BROWN ANDREW

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
44,660	19,090	0.3780	0.8844			SEL	8,750	0.201	44,420

Parcel Id: 202858
Sale #:2

Multi Parcel Sale

Acct Number: 30000-00013-00014-000000

Cat Code: A1

Loc Code: 21

Address: 400 MCPHERSON

Legal 1: ESTELLINE ORIGINAL TOWN BLOCK: 13 LOTS: 1 - 4

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FF2			0.32	14,000	100.00		1.00	200	0	200		
Total Land Taxable Value:											200			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	1986	RES	BR4	1,459	1.00	1.00	RESVI	0.26	1.00	1.00	1.00	35,700
	2	1955	1986	CRPT	REF	216	1.00	1.00	RESVI	0.26	1.00	1.00	1.00	750
	3	1955	1986	CP	REF	330	1.00	1.00	RESVI	0.26	1.00	1.00	1.00	2,290
Total Building Value:											38,740			

Parcel Id: 202839
Sale #:1

*Multi Parcel Sale *Primary Parcel**

Acct Number: 30000-00015-00016-000000

Cat Code: A3

Loc Code: 21

Address: 501 HARPER

Legal 1: ESTELLINE ORIGINAL TOWN BLOCK: 15 LOTS: 1-6

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value			
	1	FF2		0.48	21,000	150.00		1.00	300	0	300			
Total Land Taxable Value:											300			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	0	CRPT	2	391	1.00	1.00		0.30	1.00	1.00	1.00	230
Total Building Value:											230			

Sale Date:
Sale Price: 25,000

Deed Date: 02/20/2026

Volume: 425

File#: 53484

Page: 413

Buyer: FARLEY TERRY SCOTT & KATIE ROSE

Seller: MUNOZ MARCELINO III & ROSA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
39,470	36,120	1.4448	1.5788			BUY	35,000	0.803	38,970

Sales Ratio Detail

Parcel Id: 203266
Sale #:4

Acct Number: 01520-00011-00011-000011

Cat Code: A1

Loc Code: 18

Address: 14114 HWY 86

Legal 1: J M HARRELL, HALL COUNTY BLOCK: K SECTION: 11(1 ACRE)

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value		Ag Value		Total Value
	1	RHS-1			1.43	0	0.00		1.00	4,290		0		4,290
Total Land Taxable Value:														4,290
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1964	1996	RES	BR3+	1,719	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	112,140
	2	1964	1996	ATT GAR	REF	462	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	10,270
	3	1964	1996	CP	REF	96	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	1,830
Total Building Value:														124,240

Sale Date:
Sale Price: 138,000

Deed Date: 03/12/2026

Volume: 426

File#: 53522

Page: 15

Buyer: MSH LAND AND CATTLE, LLC

Seller: FULLER CATHERINE DEONE BURK

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
128,530	84,160	0.6099	0.9314			SEL	0	1.430	124,240

Parcel Id: 203472
Sale #:6

Acct Number: 10000-00027-00012-000000

Cat Code: A1

Loc Code: 82

Address: 403 S 6TH

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 27 LOTS: 1-2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FF20			0.16	7,000	50.00		1.00	1,000	0	1,000		
Total Land Taxable Value:												1,000		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	2007	RES	FR2	1,350	1.00	1.00	RESG	0.83	1.00	1.00	1.00	45,410
	2	1990	2007	CPATIO	REF	260	1.00	1.00	RESG	0.83	1.00	1.00	1.00	2,320
	3	1990	2007	CPATIO	REF	180	1.00	1.00	RESG	0.83	1.00	1.00	1.00	1,610
Total Building Value:														49,340

Sale Date: 04/21/2025
Sale Price: 48,000

Deed Date: 04/21/2025

Volume: 421

File#: 53000

Page: 557

Buyer: CARL DARLENE & LOUIS

Seller: LHEUREUX MARC & CHRISTINE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
50,340	50,340	1.0488	1.0488			BUY	7,000	0.161	49,340

Parcel Id: 502223
Sale #:3

Multi Parcel Sale

Acct Number: 10100-00011-00006-000001

Cat Code: C1

Loc Code: 82

Address:

Legal 1: ANSLEY ADDITION, MEMPHIS BLOCK: 11 LOTS: W/ OF 6

Land Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1	FF15		0.06	2,800	40.00	0.64	380	0	380
Total Land Taxable Value:									380

Parcel Id: 203646
Sale #:5

Multi Parcel Sale *Primary Parcel*

Acct Number: 10100-00020-00120-000000

Cat Code: A1

Loc Code: 82

Address: 412 N 11TH

Legal 1: H&GN RR CO. MEMPHIS BLOCK: 20 SECTION: 1 (56-2/3 X140)

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FF15		0.18	7,932	56.66			1.00	850	0	850

Total Land Taxable Value: 850

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1960	1994	RES	FR3	1,168	1.00	1.00	RESF/	0.58	1.00	1.00	1.00	41,090
	2	1990	1994	CRPT	REF	352	1.00	1.00	RESF/	0.58	1.00	1.00	1.00	1,860
	3	1960	1994	DET GAR	REF	264	1.00	1.00	RESF/	0.58	1.00	1.00	1.00	3,710
	4	1960	1994	CP	REF	72	1.00	1.00	RESF/	0.58	1.00	1.00	1.00	760
	5	1960	1994	CP	REF	100	1.00	1.00	RESF/	0.58	1.00	1.00	1.00	1,060

Total Building Value: 48,480

Sale Date: 10/29/2025

Deed Date: 10/29/2025

File#: 53326

Buyer: FOX MICHEAL FLOYD

Sale Price: 45,000

Volume: 424

Page: 270

Seller: RUZICKA RALPH ALLEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
49,710	49,710	1.1047	1.1047			BUY	10,732	0.246	48,480

Parcel Id: 203719

Acct Number: 10240-00006-00012-000000

Cat Code: A1

Loc Code: 82

Address: 1703 W PEACHTREE

Sale #:5

Legal 1: ELM GROVE ADDITION, MEMPHIS BLOCK: 6 LOTS: 1-2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FF25		0.29	12,600	90.00			1.00	2,250	0	2,250

Total Land Taxable Value: 2,250

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3+	1,689	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	103,740
	2	1990	1999	CP	REF	54	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	960
	3	1990	0	UTILITY	USG	1,216	1.00	1.00		0.70	1.00	1.00	1.00	7,070
	4	1990	0	CRPT	3	600	1.00	1.00		0.70	1.00	1.00	1.00	1,260
	5	1990	1999	SP	1	200	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	880
	6	1990	0	CP	REF	144	1.00	1.00		1.00	1.00	1.00	1.00	3,660

Total Building Value: 117,570

Sale Date:

Deed Date: 04/25/2025

File#: 53011

Buyer: VILLANUEVA MARIA GUADALUPE

Sale Price: 139,990

Volume: 422

Page: 003

Seller: JEFFRIES JERRY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
119,820	98,580	0.7042	0.8559			BUY	12,600	0.289	117,570

Parcel Id: 203733

Acct Number: 10240-00007-00789-000000

Cat Code: A1

Loc Code: 82

Address: 1402 N 18TH

Sale #:4

Legal 1: ELM GROVE ADDITION, MEMPHIS BLOCK: 7 LOTS: 7 & 8 & S/ 12 1/2 OF 9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FF25		0.36	15,750	112.50			1.00	2,810	0	2,810

Total Land Taxable Value: 2,810

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1981	2002	RES	BR3+	1,934	1.00	1.00	RESG	0.85	1.00	1.00	1.00	142,380
	2	1995	2002	CRPT	REF	576	1.00	1.00	RESG	0.85	1.00	1.00	1.00	6,130
	3	1981	2002	CP	REF	68	1.00	1.00	RESG	0.85	1.00	1.00	1.00	1,450
	4	1981	1999	CPATIO	1	200	1.00	1.00	RESG	0.85	1.00	1.00	1.00	680
	5	1990	0	STG	6	288	1.00	1.00		0.85	1.00	1.00	1.00	2,940
	6	1990	0	STG	4	120	1.00	1.00		0.85	1.00	1.00	1.00	820
	7	1990	0	CRPT	3	144	1.00	1.00		0.85	1.00	1.00	1.00	3,070
	8	1990	0	CDECK	2	144	1.00	1.00		0.85	1.00	1.00	1.00	980
	9	1990	0	CRPT	PF2	240	1.00	1.00		0.95	1.00	1.00	1.00	460
Total Building Value:														158,910

Sale Date:
Sale Price: 185,000

Deed Date: 05/15/2025
Volume: 422

File#: 43047
Page: 211

Buyer: CASTILLO EFREN
Seller: GRAHAM DAVID & IRMA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
161,720	148,280	0.8015	0.8742			BUY	15,750	0.362	158,910

Parcel Id: 203780
Sale #: 1

Acct Number: 10470-00006-00709-000000

Cat Code: A1

Loc Code: 82

Address: 904 N 18TH

Legal 1: WHALEY ADDITION, MEMPHIS BLOCK: 6 LOTS: 7-8 S/25 OF 9

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF15		0.40	17,500	125.00	1.00	1,880	0	1,880
Total Land Taxable Value:										1,880

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3+	2,241	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	134,620
	2	1990	1999	CP	REF	25	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	430
	3	1990	1999	ATT GAR	REF	484	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	9,670
	4	1990	1999	CP	REF	154	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	2,640
	5	1990	0	STG	6	180	1.00	1.00		0.70	1.00	1.00	1.00	1,510
	6	1990	0	STRM CLR	2	1	1.00	1.00		0.38	1.00	1.00	1.00	460
Total Building Value:														149,330

Sale Date:
Sale Price: 115,000

Deed Date: 08/29/2025
Volume: 423

File#: 53231
Page: 443

Buyer: NARVAEZ ANGEL NICHOLAS & LAUREN ELISE
Seller: PARKS BEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
151,210	144,010	1.2523	1.3149			SEL	17,500	0.402	149,330

Parcel Id: 203794
Sale #: 1

Acct Number: 10470-00007-00012-000000

Cat Code: A1

Loc Code: 82

Address: 821N 17TH

Legal 1: WHALEY ADDITION, MEMPHIS BLOCK: 7 LOTS: 1 - 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF25		0.32	14,000	100.00	1.00	2,500	0	2,500
Total Land Taxable Value:										2,500

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3	2,003	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	97,780
	2	1990	1999	CP	REF	60	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	820
	3	1990	1999	PATIO	REF	306	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	2,080
	4	1990	0	STG	4	120	1.00	1.00		0.70	1.00	1.00	1.00	670
	5	1990	0	UTILITY	USG	864	1.00	1.00		0.76	1.00	1.00	1.00	5,460
	6	1990	0	STG	2	36	1.00	1.00		0.70	1.00	1.00	1.00	100
Total Building Value:														106,910

Sale Date:
Sale Price: 165,000

Deed Date: 08/27/2025
Volume: 423

File#: 5213
Page: 357

Buyer: PROFFITT ABBY LAYNE & KOEPKE BEN THOMAS
Seller: COPE THOMAS JAMES

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
109,410	109,410	0.6631	0.6631			BUY	14,000	0.321	106,910

Parcel Id: 203845
Sale #: 2

Acct Number: 10200-00001-00012-000000

Cat Code: A1

Loc Code: 82

Address: 1631N 17TH

Legal 1: DEVILLE ADDITION, MEMPHIS BLOCK: 1 LOTS: 1 & N/2 OF 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FF25			0.35	15,120	108.00		1.00	2,700	0	2,700		
Total Land Taxable Value:											2,700			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	2006	RES	BR3+	1,887	1.00	1.00	RESG	0.81	1.00	1.00	1.00	135,320
	2	1990	2006	ATT GAR	REF	528	1.00	1.00	RESG	0.81	1.00	1.00	1.00	12,510
	3	1990	2006	CP	REF	80	1.00	1.00	RESG	0.81	1.00	1.00	1.00	1,620
	4	1990	2006	ATT GAR	REF	420	1.00	1.00	RESG	0.81	1.00	1.00	1.00	9,950
	5	1990	0	EP	1	240	1.00	1.00		0.65	1.00	1.00	1.00	1,420
	6	1974	0	STG	3	192	1.00	1.00		0.60	1.00	1.00	1.00	690
	7	1974	0	CP	REF	124	1.00	1.00	RESF/	0.60	1.00	1.00	1.00	130
	8	1990	0	STG	3	160	1.00	1.00		0.65	1.00	1.00	1.00	620
Total Building Value:														162,260

Sale Date:
Sale Price: 188,700

Deed Date: 01/03/2025
Volume: 420

File#: 52806
Page: 316

Buyer: CASAS MICAH
Seller: LONG DANNY & REXANNA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
164,960	128,180	0.6793	0.8742			BUY	15,120	0.347	162,260

Parcel Id: 204012
Sale #: 5

Acct Number: 10180-00004-00002-000000

Cat Code: A1

Loc Code: 82

Address: 1902 PALO DURO

Legal 1: CORONADO HTS, MEMPHIS BLOCK: 4 LOT: 2

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
1	FF30			0.19	8,140	74.00	0.90	2,000	0	2,000
Total Land Taxable Value:										2,000

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	2003	RES	BR3+	2,156	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	136,830
	2	1975	2003	CP	REF	100	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	1,840
	3	1975	2003	CP	REF	96	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	1,760
	4	1990	2003	PATIO	REF	136	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	1,250
	5	1990	0	UTILITY	USG	600	1.00	1.00		0.87	1.00	1.00	1.00	4,340

Total Building Value: 146,020

Sale Date: 07/28/2025

Deed Date: 07/28/2025

File#: 53165

Buyer: PEPPER CHRISTOPHER & KITSY BETH

Sale Price: 175,000

Volume: 423

Page: 145

Seller: O'CONNOR LINDA KAY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
148,020	135,570	0.7747	0.8458			BUY	8,140	0.187	146,020

Parcel Id: 204191

Acct Number: 10230-00002-00016-000000

Cat Code: C1

Loc Code: 82

Address: MONTGOMERY/W18TH

Sale #:3

Multi Parcel Sale

Legal 1: DURHAM ADDITION, MEMPHIS BLOCK: 2 LOTS: 16

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FF10		0.08	3,500	25.00			1.00	250	0	250
Total Land Taxable Value: 250												

Parcel Id: 204328

Acct Number: 10230-00002-01720-000000

Cat Code: A1

Loc Code: 82

Address: 1717 W MONTGOMERY ST

Sale #:6

Multi Parcel Sale *Primary Parcel*

Legal 1: DURHAM ADDITION, MEMPHIS BLOCK: 2 LOTS: 17 - 20

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FF10		0.32	14,000	100.00			1.00	1,000	0	1,000
Total Land Taxable Value: 1,000												

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	2000	RES	BR4	2,700	1.00	1.00	RESA\	0.71	1.00	1.00	1.00	168,010
	2	1975	2000	CP	REF	72	1.00	1.00	RESA\	0.71	1.00	1.00	1.00	1,280
	3	1970	2000	CRPT	REF	713	1.00	1.00	RESA\	0.71	1.00	1.00	1.00	6,350
	4	1950	0	STG	3	264	1.00	1.00		0.50	1.00	1.00	1.00	790

Total Building Value: 176,430

Sale Date: 01/16/2025

Deed Date: 01/28/2025

File#: 52832

Buyer: LOWRY JENNIFER SARAH & CHARLES

Sale Price: 124,000

Volume: 420

Page: 433

Seller: BURRELL JUSTIN L & PAMELA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
177,680	0	0.0000	1.4329			BUY	0	0.000	176,430

Parcel Id: 204372

Acct Number: 11140-00020-00001-090102

Cat Code: A1

Loc Code: 82

Address: 505 10TH N

Sale #:1

Legal 1: H&GN RR CO, MEMPHIS BLK 20 SEC 1 S/2 OF TR 8 & ALL OF TR 9-A & 9-B & N/8' OF TR 10

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FF20		0.41	17,920	128.00			1.00	2,560	0	2,560
Total Land Taxable Value: 2,560												

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	2002	RES	BR2+	1,584	1.00	1.00	RESA\	0.74	1.00	1.00	1.00	53,140
	2	1990	0	DECK	1	162	1.00	1.00		0.74	1.00	1.00	1.00	240
	3	1990	2002	CP	REF	243	1.00	1.00	RESA\	0.74	1.00	1.00	1.00	2,110
	4	1960	0	CRPT	3	540	1.00	1.00		0.50	1.00	1.00	1.00	810
	5	1955	0	STG	6	144	1.00	1.00		0.50	1.00	1.00	1.00	860
Total Building Value:														57,160

Sale Date:
Sale Price: 68,201

Deed Date: 01/09/2026
Volume: 425

File#: 53440
Page: 197

Buyer: CS3 LONE STAR GROUP LLC
Seller: MADDOX OSCAR JR

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
59,720	59,220	0.8683	0.8756			SEL	14,420	0.331	57,160

Parcel Id: 204453
Sale #: 4

Acct Number: 11140-00019-00010-000015

Cat Code: A1

Loc Code: 82

Address: 100 BERRY AVE

Legal 1: H&GN RR CO, MEMPHIS BLOCK: 19 TR 24 (W 200 FT) 10

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF15			1.95	85,020	327.00	1.25	6,130	0	6,130			
Total Land Taxable Value:											6,130			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2003	RES	BR4	2,658	1.00	1.00	RESG	0.78	1.00	1.00	1.00	181,750
	2	1977	2003	ATT GAR	REF	552	1.00	1.00	RESG	0.78	1.00	1.00	1.00	12,610
	3	1977	2003	CP	REF	140	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,740
	4	1977	2003	EP	REF	342	1.00	1.00	RESG	0.78	1.00	1.00	1.00	15,620
	5	1990	2003	CP	REF	121	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,370
Total Building Value:														215,090

Sale Date:
Sale Price: 246,000

Deed Date: 10/31/2025
Volume: 424

File#: 53324
Page: 243

Buyer: SAENZ CHRISTOPHER J
Seller: WOODS REGINA KAE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
221,220	202,420	0.8228	0.8993			SEL	85,020	1.952	215,090

Parcel Id: 204453
Sale #: 4

Acct Number: 11140-00019-00010-000015

Cat Code: A1

Loc Code: 82

Address: 100 BERRY AVE

Legal 1: H&GN RR CO, MEMPHIS BLOCK: 19 TR 24 (W 200 FT) 10

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF15			1.95	85,020	327.00	1.25	6,130	0	6,130			
Total Land Taxable Value:											6,130			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2003	RES	BR4	2,658	1.00	1.00	RESG	0.78	1.00	1.00	1.00	181,750
	2	1977	2003	ATT GAR	REF	552	1.00	1.00	RESG	0.78	1.00	1.00	1.00	12,610
	3	1977	2003	CP	REF	140	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,740
	4	1977	2003	EP	REF	342	1.00	1.00	RESG	0.78	1.00	1.00	1.00	15,620
	5	1990	2003	CP	REF	121	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,370
Total Building Value:														215,090

Sales Ratio Detail

Sale Date:
Sale Price: 246,000

Deed Date: 10/31/2025
Volume: 424

File#: 53324
Page: 243

Buyer: SAENZ CHRISTOPHER J
Seller: WOODS REGINA KAE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
221,220	202,420	0.8228	0.8993			SEL	85,020	1.952	215,090

Parcel Id: 204534
Sale #:3

Acct Number: 10455-00001-00017-000000

Cat Code: A1

Loc Code: 82

Address: 712 S 9TH

Legal 1: THOMPSON ADDITION, MEMPHIS BLOCK: 1 LOTS: 17-21

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth Per	Real Value	Ag Value	Total Value	
	1	FF25			0.40	17,500	125.00			1.00	3,130	0	3,130	
Total Land Taxable Value:													3,130	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	2005	RES	BR5	3,035	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	210,290
	2	1980	2005	CP	REF	8	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	160
	3	1980	2005	CP	REF	198	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	4,040
	4	1980	2005	ATT GAR	REF	754	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	17,930
	5	1985	0	STG	3	200	1.00	1.00		0.70	1.00	1.00	1.00	840
	6	1980	2005	BASE	FIN	440	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	22,420
	7	1990	0	STG	3	100	1.00	1.00		0.60	1.00	1.00	1.00	360
Total Building Value:													256,040	

Sale Date:
Sale Price: 220,000

Deed Date: 09/10/2025
Volume: 423

File#: 53251
Page: 528

Buyer: BARDIN STEVEN & TYRA
Seller: CASAS JARED & KAPRISHA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
259,170	236,350	1.0743	1.1780			BUY	17,500	0.402	256,040

Parcel Id: 204636
Sale #:6

Multi Parcel Sale

Acct Number: 10350-00071-00103-000000

Cat Code: A3

Loc Code: 82

Address: N 10TH

Legal 1: NABERS ADDITION, MEMPHIS BLOCK: 7-A 1-2 & S20 3 & E10 OF S140 OF

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF20			0.45	19,600	140.00	1.00	2,800	0	2,800			
	2	FF20			0.03	1,400	10.00	1.00	200	0	200			
Total Land Taxable Value:											3,000			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	0	STG	3	36	1.00	1.00		0.40	1.00	1.00	1.00	90
	2	1990	0	STG	6	400	1.00	1.00		0.40	1.00	1.00	1.00	1,920
	3	1990	0	STG	4	60	1.00	1.00		0.40	1.00	1.00	1.00	190
Total Building Value:														2,200

Parcel Id: 204712
Sale #:5

Multi Parcel Sale *Primary Parcel*

Acct Number: 10350-00071-00034-000000

Cat Code: A1

Loc Code: 82

Address: 213 N 10TH

Legal 1: NABERS ADDITION, MEMPHIS BLOCK: 7-A LOTS: N 18 FT OF 3 & S 34 FT

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF20		0.17	7,280	52.00	1.00	1,040	0	1,040
	2	FF20		0.08	3,640	26.00	1.00	520	0	520

Total Land Taxable Value: 1,560

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	1993	RES	FR3	1,378	1.00	1.00	RESA\	0.56	1.00	1.00	1.00	48,350
	2	1955	1993	CP	REF	153	1.00	1.00	RESA\	0.56	1.00	1.00	1.00	1,530
	3	1955	1993	DET GAR	REF	736	1.00	1.00	RESA\	0.56	1.00	1.00	1.00	9,830

Total Building Value: 59,710

Sale Date: 02/28/2025
Sale Price: 33,200

Deed Date: 02/28/2025
Volume: 421

File#: 52883
Page: 43

Buyer: MOORE TERRY L
Seller: SHORT DON & WHITNEY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
66,470	0	0.0000	2.0021			SEL	0	0.000	61,910

Parcel Id: 208494 Acct Number: 11140-00020-00001-007506 Cat Code: C1 Loc Code: 82 Address: 1302 W NOEL
Sale #:6 *Multi Parcel Sale* Legal 1: H&GN RR CO, MEMPHIS BLOCK: 20 1 TR 75F

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF30		0.15	6,600	44.00	1.02	1,350	0	1,350

Total Land Taxable Value: 1,350

Parcel Id: 204652 Acct Number: 11140-00020-00001-007502 Cat Code: A1 Loc Code: 82 Address: 1300 NOEL ST & 13TH
Sale #:4 *Multi Parcel Sale *Primary Parcel** Legal 1: H&GN RR CO, MEMPHIS BLOCK: 20 SECTION: 1 TR 75 B

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF30		0.19	8,400	56.00	1.02	1,710	0	1,710

Total Land Taxable Value: 1,710

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1935	1987	RES	FR2+	1,212	1.00	1.00	RESF/	0.50	1.00	1.00	1.00	24,480
	2	1935	1987	DET GAR	REF	378	1.00	1.00	RESF/	0.50	1.00	1.00	1.00	3,050
	3	1935	1987	CP	REF	16	1.00	1.00	RESF/	0.50	1.00	1.00	1.00	100
	4	1990	1981	CRPT	1	576	1.00	1.00	RESF/	0.50	1.00	1.00	1.00	290

Total Building Value: 27,920

Sale Date: 02/05/2025
Sale Price: 24,500

Deed Date: 02/05/2025
Volume: 420

File#: 52858
Page: 525

Buyer: OWENS CAPITAL INVESTMENTS, LLC
Seller: LOWERY CHARLES TIMOTHY & ALLEN JENNIFER SARAH

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
25,000	18,400	0.7510	1.0204			SEL	15,000	0.345	21,940

Parcel Id: 204681 Acct Number: 11140-00020-00001-003606 Cat Code: A1 Loc Code: 82 Address: 622 N 14TH
Sale #:5 Legal 1: H&GN RR CO, MEMPHIS BLOCK: 20 SECTION: 1 TR 36-F

Sales Ratio Detail

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FF25			0.22	9,375	62.50		1.02	1,590	0	1,590		
Total Land Taxable Value:											1,590			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3	1,577	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	79,200
	2	1990	1999	ATT GAR	REF	441	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	7,420
	3	1990	1999	CP	REF	24	1.00	1.00	RESA\	0.73	1.00	1.00	1.00	360
	4	1960	0	UTILITY	UDpG	1,632	1.00	1.00		0.38	1.00	1.00	1.00	4,130
Total Building Value:											91,110			

Sale Date: 01/09/2026
Sale Price: 100,000

Deed Date: 01/09/2026
Volume: 425

File#: 53436
Page: 189

Buyer: CS3 LONE STAR GROUP LLC
Seller: ALSTON RONALD G & TRESA K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
92,700	92,700	0.9270	0.9270			SEL	9,375	0.215	91,110

Parcel Id: 204790
Sale #:2

Acct Number: 10000-00047-10012-000000

Cat Code: A1

Loc Code: 82

Address: 820 W NOEL

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 47 LOTS: 10 - 12

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FF30			0.24	10,500	75.00			1.00	2,250	0	2,250	
Total Land Taxable Value:													2,250	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	1992	RES	BR3	1,618	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	64,350
	2	1955	1992	CP	REF	240	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	2,630
	3	1960	0	CRPT	2	384	1.00	1.00		0.35	1.00	1.00	1.00	270
	4	1990	0	STG	2	544	1.00	1.00		0.20	1.00	1.00	1.00	440
	5	1984	1992	1/2 STY	REF	250	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	4,560
	6	1955	1992	BASE	UNFIN	320	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	5,830
	7	1990	0	STG	5	144	1.00	1.00		0.55	1.00	1.00	1.00	790
	8	1990	1992	CP	1	48	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	160
Total Building Value:													79,030	

Sale Date:
Sale Price: 55,000

Deed Date: 04/03/2025
Volume: 422

File#: 53031
Page: 98

Buyer: GALL TAMI
Seller: BRANIGAN FLORITA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
81,280	81,280	1.4778	1.4778			SEL	10,500	0.241	79,030

Parcel Id: 204791
Sale #:4

Acct Number: 10000-00050-17019-000000

Cat Code: A1

Loc Code: 82

Address: 813 W DAVIS

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 50 LOTS: 17-18-19

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1		FF25		0.24	10,500	75.00		1.00	1,880	0	1,880
Total Land Taxable Value:											1,880

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1997	RES	FR3	1,116	1.00	1.00	RESA\	0.66	1.00	1.00	1.00	46,290
	2	1990	1997	CP	REF	144	1.00	1.00	RESA\	0.66	1.00	1.00	1.00	1,730
	3	1965	1994	DET GAR	REF	462	1.00	1.00	RESF/	0.58	1.00	1.00	1.00	6,500
Total Building Value:														54,520

Sale Date: 02/28/2025
Sale Price: 40,000

Deed Date: 02/28/2025
Volume: 421

File#: 52915
Page: 186

Buyer: R&M REAL ESTATE, LLC
Seller: JSH HOMES, LLLP BY GO HOUSE, LLC, ITS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
56,400	44,190	1.1048	1.4100			BUY	10,500	0.241	54,520

Parcel Id: 204795
Sale #:1

Acct Number: 10000-00050-20024-000000

Cat Code: A1

Loc Code: 82

Address: 523 S 8TH

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 50 LOTS: 20-24

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF25		0.40	17,500	125.00	1.00	3,130	0	3,130
Total Land Taxable Value:										3,130

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1996	RES	BR3+	2,096	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	115,830
	2	1970	1996	CP	REF	154	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	2,410
	3	1970	1996	DET GAR	REF	600	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	12,530
	4	1990	0	STG	2	144	1.00	1.00		0.00	1.00	1.00	1.00	0
	5	1990	0	CRPT	PF2	400	1.00	1.00		0.90	1.00	1.00	1.00	720
	6	1990	1996	OP	REF	259	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	3,380
	7	1990	1996	BASE	UNFIN	400	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	10,440
	8	1990	0	STG	CONT	320	1.00	1.00		0.70	1.00	1.00	1.00	2,240
Total Building Value:														147,550

Sale Date:
Sale Price: 40,000

Deed Date: 06/09/2025
Volume: 422

File#: 53082
Page: 408

Buyer: THURSTON LANDON CHASE
Seller: MOSS JAMES & SARAH STARGEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
150,680	138,110	3.4528	3.7670			BUY	17,500	0.402	147,550

Parcel Id: 2172453
Sale #:2

Acct Number: 10000-00050-00304-000000

Cat Code: A3

Loc Code: 40

Address:

Multi Parcel Sale

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK; 50 LOTS: N. 100' OF W. 2.5' OF 2, N. 100' OF 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF25		0.11	4,750	47.50	1.00	1,190	0	1,190
Total Land Taxable Value:										1,190

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	0	CRPT	PF2	360	1.00	1.00		0.95	1.00	1.00	1.00	680
Total Building Value:														680

Parcel Id: 204833
Sale #:3

Acct Number: 10000-00050-00406-000000

Cat Code: A1

Loc Code: 82

Address: 814 W HARRISON

*Multi Parcel Sale *Primary Parcel**

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 50 LOTS: 5-6 & W/5 FT OF 4

Sales Ratio Detail

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	FF25			0.18	7,700	55.00		1.00	1,380	0	1,380
Total Land Taxable Value:											1,380

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1996	RES	FR3	1,818	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	70,300
	2	1965	1996	ATT GAR	REF	240	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	3,080
	3	1965	1996	CP	REF	60	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	660
	4	1970	0	STG	REF	72	1.00	1.00		0.55	1.00	1.00	1.00	30
	5	1970	0	CRPT	2	264	1.00	1.00		0.55	1.00	1.00	1.00	290
	6	1990	0	STG	3	128	1.00	1.00		0.60	1.00	1.00	1.00	460
	7	1990	1996	OP	REF	80	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	730
Total Building Value:														75,550

Sale Date: 10/23/2025
Sale Price: 85,000

Deed Date: 10/23/2025
Volume: 424

File#: 53311
Page: 141

Buyer: THRESHER BILLY RAY
Seller: NARVAEZ NICK & LAUREN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
78,800	78,800	0.9271	0.9271			BUY	12,450	0.286	76,230

Parcel Id: 205061
Sale #:3

Acct Number: 10000-00087-20024-000000

Cat Code: A1

Loc Code: 82

Address: 117 E MAIN

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 87 LOTS: 20-24

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value		
	1	FF10			0.40	17,500	125.00		1.00	1,250	0	1,250		
Total Land Taxable Value:											1,250			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1995	RES	BR3	1,452	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	65,630
	2	1990	1995	CP	REF	120	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	1,560
	3	1990	1995	ATT GAR	REF	494	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	7,480
	4	1990	0	STRM CLR	2	1	1.00	1.00		0.60	1.00	1.00	1.00	720
Total Building Value:											75,390			

Sale Date:
Sale Price: 42,000

Deed Date: 06/10/2025
Volume: 422

File#: 53083
Page: 410

Buyer: MCLAUGHLIN DEBRA
Seller: ARNOLD CHARLES WELLINGTON & LISA NICOLE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
76,640	76,640	1.8248	1.8248			BUY	17,500	0.402	75,390

Parcel Id: 205334
Sale #:3

Acct Number: 10450-00003-19021-000000

Cat Code: A1

Loc Code: 82

Address: 817 S 6TH

Legal 1: SUNNYSIDE ADDITION, MEMPHIS BLOCK: 3 LOTS: 19-20 & N/20 FT OF 21

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth	Per	Real Value	Ag Value	Total Value
1	FF30			0.23	9,800	70.00		1.00	2,100	0	2,100
Total Land Taxable Value:											2,100

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2012	RES	FR3	1,300	1.00	1.00	RESG	0.90	1.00	1.00	1.00	73,300
	2	1950	2026	CP	REF	88	1.00	1.00	RESE	1.00	1.00	1.00	1.00	1,570
	3	0	2012	STRM CLR	1	1	1.00	1.00		1.00	1.00	1.00	1.00	800
Total Building Value:														75,670

Sale Date: 12/17/2025
Sale Price: 115,000

Deed Date: 12/17/2025
Volume: 424

File#: 53386
Page: 543

Buyer: WILKS CHLOE LARAY & GARCIA VICTOR REY
Seller: BURNETT KIM

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
77,770	77,770	0.6763	0.6763			SEL	9,800	0.225	75,670

**Sales Ratio
Selection Page**

Run Date: 3/19/2026 9:32:04AM

Description:

Order: Parcel Id

SELECTION CRITERIA

Year Run: 2026

Jurisdiction 00-HALL COUNTY APPR DIST

EXCLUDE Multi Parcel Sales

(NOT) Property_Type LIKE M

Is_Multi_Parcel_Sale = false

Deed_Date greater than/equal to 1/1/2025 12:00:00 AM And Deed_Date less than/equal to 3/16/2026 12:00:00 AM

Is_Valid_Transaction = true

(NOT) Primary_Category_Code LIKE A*M*

Sales Ratio Detail

Parcel Id: 201890
Sale #:3

Acct Number: 20150-00003-02526-000000

Cat Code: A1

Loc Code: 51

Address: 913 BELL AVE

Legal 1: J&B ADDITION, TURKEY BLOCK: 3 LOTS: E/2 25 & 26

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FF10			0.24	10,500	75.00		1.00		750	0	750	
Total Land Taxable Value:													750	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1965	2001	RES	FR3	1,182	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	54,000
	2	1965	2001	ATT GAR	REF	275	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	4,090
	3	1965	2001	CP	REF	64	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	820
	4	1965	2001	OP	REF	24	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	250
Total Building Value:														59,160

Sale Date: 10/29/2025
Sale Price: 95,000

Deed Date: 10/29/2025

File#: 53329

Volume: 424

Page: 272

Buyer: HARVEY ROBERT WADE

Seller: PHIPPS QUINT & REGINA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
59,910	34,920	0.3676	0.6306			SEL	10,500	0.241	59,160

Parcel Id: 202168
Sale #:3

Acct Number: 20230-00001-00003-000000

Cat Code: F1

Loc Code: 51

Address: MAIN ST

Legal 1: SOUTHSIDE ADDITION, TURKEY BLOCK: 1 LOT: 3

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value		Ag Value	Total Value
	1	FF50			0.08	3,500	25.00			1.00	1,250		0	1,250
Total Land Taxable Value:														1,250
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2001	RETAIL ST	RSCL	1,175	1.00	1.00	C40FA	0.46	1.00	1.00	1.00	18,500
	2	1950	2005	CANOPY13	LFMWL	100	1.00	1.00	C30PC	0.31	1.00	1.00	1.00	280
Total Building Value:														18,780

Sale Date:
Sale Price: 15,000

Deed Date: 08/05/2025

File#: 53160

Volume: 423

Page: 123

Buyer: YATES CHRISTY & CODY

Seller: HUMPHREYS EVA FAYE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
20,030	20,030	1.3353	1.3353			BUY	3,500	0.080	18,780

Parcel Id: 203472
Sale #:6

Acct Number: 10000-00027-00012-000000

Cat Code: A1

Loc Code: 82

Address: 403 S 6TH

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 27 LOTS: 1-2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FF20			0.16	7,000	50.00			1.00	1,000	0	1,000	
Total Land Taxable Value:													1,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	2007	RES	FR2	1,350	1.00	1.00	RESG	0.83	1.00	1.00	1.00	45,410
	2	1990	2007	CPATIO	REF	260	1.00	1.00	RESG	0.83	1.00	1.00	1.00	2,320
	3	1990	2007	CPATIO	REF	180	1.00	1.00	RESG	0.83	1.00	1.00	1.00	1,610
Total Building Value:														49,340

Sales Ratio Detail

Sale Date: 04/21/2025
Sale Price: 48,000

Deed Date: 04/21/2025
Volume: 421

File#: 53000
Page: 557

Buyer: CARL DARLENE & LOUIS
Seller: LHEUREUX MARC & CHRISTINE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
50,340	50,340	1.0488	1.0488			BUY	7,000	0.161	49,340

Parcel Id: 203719
Sale #:5

Acct Number: 10240-00006-00012-000000

Cat Code: A1

Loc Code: 82

Address: 1703 W PEACHTREE

Legal 1: ELM GROVE ADDITION, MEMPHIS BLOCK: 6 LOTS: 1-2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FF25			0.29	12,600	90.00		1.00	2,250	0	2,250		
Total Land Taxable Value:											2,250			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3+	1,689	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	94,630
	2	1990	1999	CP	REF	54	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	870
	3	1990	0	UTILITY	USG	1,216	1.00	1.00		0.70	1.00	1.00	1.00	7,070
	4	1990	0	CRPT	3	600	1.00	1.00		0.70	1.00	1.00	1.00	1,260
	5	1990	1999	SP	1	200	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	880
	6	1990	0	CP	REF	144	1.00	1.00		1.00	1.00	1.00	1.00	3,330
Total Building Value:											108,040			

Sale Date:
Sale Price: 139,990

Deed Date: 04/25/2025
Volume: 422

File#: 53011
Page: 003

Buyer: VILLANUEVA MARIA GUADALUPE
Seller: JEFFRIES JERRY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
110,290	98,580	0.7042	0.7878			BUY	12,600	0.289	108,040

Parcel Id: 203733
Sale #:4

Acct Number: 10240-00007-00789-000000

Cat Code: A1

Loc Code: 82

Address: 1402 N 18TH

Legal 1: ELM GROVE ADDITION, MEMPHIS BLOCK: 7 LOTS: 7 & 8 & S/ 12 1/2 OF 9

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FF25			0.36	15,750	112.50		1.00	2,810	0	2,810		
Total Land Taxable Value:												2,810		
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1981	2002	RES	BR3+	1,934	1.00	1.00	RESG	0.85	1.00	1.00	1.00	129,900
	2	1995	2002	CRPT	REF	576	1.00	1.00	RESG	0.85	1.00	1.00	1.00	5,580
	3	1981	2002	CP	REF	68	1.00	1.00	RESG	0.85	1.00	1.00	1.00	1,320
	4	1981	1999	CPATIO	1	200	1.00	1.00	RESG	0.85	1.00	1.00	1.00	680
	5	1990	0	STG	6	288	1.00	1.00		0.85	1.00	1.00	1.00	2,940
	6	1990	0	STG	4	120	1.00	1.00		0.85	1.00	1.00	1.00	820
	7	1990	0	CRPT	3	144	1.00	1.00		0.85	1.00	1.00	1.00	2,790
	8	1990	0	CDECK	2	144	1.00	1.00		0.85	1.00	1.00	1.00	980
	9	1990	0	CRPT	PF2	240	1.00	1.00		0.95	1.00	1.00	1.00	460
Total Building Value:												145,470		

Sales Ratio Detail

Sale Date:
Sale Price: 185,000

Deed Date: 05/15/2025
Volume: 422

File#: 43047
Page: 211

Buyer: CASTILLO EFREN
Seller: GRAHAM DAVID & IRMA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
148,280	148,280	0.8015	0.8015			BUY	15,750	0.362	145,470

Parcel Id: 203780
Sale #: 1

Acct Number: 10470-00006-00709-000000

Cat Code: A1

Loc Code: 82

Address: 904 N 18TH

Legal 1: WHALEY ADDITION, MEMPHIS BLOCK: 6 LOTS: 7-8 S/25 OF 9

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FF15			0.40	17,500	125.00		1.00	1,880	0	1,880		
Total Land Taxable Value:											1,880			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3+	2,241	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	122,980
	2	1990	1999	CP	REF	25	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	390
	3	1990	1999	ATT GAR	REF	484	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	8,790
	4	1990	1999	CP	REF	154	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	2,400
	5	1990	0	STG	6	180	1.00	1.00		0.70	1.00	1.00	1.00	1,510
	6	1990	0	STRM CLR	2	1	1.00	1.00		0.38	1.00	1.00	1.00	460
Total Building Value:											136,530			

Sale Date:
Sale Price: 115,000

Deed Date: 08/29/2025
Volume: 423

File#: 53231
Page: 443

Buyer: NARVAEZ ANGEL NICHOLAS & LAUREN ELISE
Seller: PARKS BEN

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,410	144,010	1.2523	1.2036			SEL	17,500	0.402	136,530

Parcel Id: 203794
Sale #: 1

Acct Number: 10470-00007-00012-000000

Cat Code: A1

Loc Code: 82

Address: 821N 17TH

Legal 1: WHALEY ADDITION, MEMPHIS BLOCK: 7 LOTS: 1 - 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth Per	Real Value	Ag Value	Total Value		
	1	FF25			0.32	14,000	100.00		1.00	2,500	0	2,500		
Total Land Taxable Value:											2,500			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3	2,003	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	97,780
	2	1990	1999	CP	REF	60	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	820
	3	1990	1999	PATIO	REF	306	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	2,080
	4	1990	0	STG	4	120	1.00	1.00		0.70	1.00	1.00	1.00	670
	5	1990	0	UTILITY	USG	864	1.00	1.00		0.76	1.00	1.00	1.00	5,460
	6	1990	0	STG	2	36	1.00	1.00		0.70	1.00	1.00	1.00	100
Total Building Value:											106,910			

Sales Ratio Detail

Sale Date:
Sale Price: 165,000

Deed Date: 08/27/2025
Volume: 423

File#: 5213
Page: 357

Buyer: PROFFITT ABBY LAYNE & KOEPKE BEN THOMAS
Seller: COPE THOMAS JAMES

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
109,410	109,410	0.6631	0.6631			BUY	14,000	0.321	106,910

Parcel Id: 203845
Sale #: 2

Acct Number: 10200-00001-00012-000000

Cat Code: A1

Loc Code: 82

Address: 1631N 17TH

Legal 1: DEVILLE ADDITION, MEMPHIS BLOCK: 1 LOTS: 1 & N/2 OF 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FF25			0.35	15,120	108.00			1.00	2,700	0	2,700	
Total Land Taxable Value:													2,700	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	2006	RES	BR3+	1,887	1.00	1.00	RESG	0.81	1.00	1.00	1.00	123,720
	2	1990	2006	ATT GAR	REF	528	1.00	1.00	RESG	0.81	1.00	1.00	1.00	11,370
	3	1990	2006	CP	REF	80	1.00	1.00	RESG	0.81	1.00	1.00	1.00	1,480
	4	1990	2006	ATT GAR	REF	420	1.00	1.00	RESG	0.81	1.00	1.00	1.00	9,050
	5	1990	0	EP	1	240	1.00	1.00		0.65	1.00	1.00	1.00	1,420
	6	1974	0	STG	3	192	1.00	1.00		0.60	1.00	1.00	1.00	690
	7	1974	0	CP	REF	124	1.00	1.00	RESF/	0.60	1.00	1.00	1.00	130
	8	1990	0	STG	3	160	1.00	1.00		0.65	1.00	1.00	1.00	620
Total Building Value:													148,480	

Sale Date:
Sale Price: 188,700

Deed Date: 01/03/2025
Volume: 420

File#: 52806
Page: 316

Buyer: CASAS MICAH
Seller: LONG DANNY & REXANNA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
151,180	128,180	0.6793	0.8012			BUY	15,120	0.347	148,480

Parcel Id: 204012
Sale #: 5

Acct Number: 10180-00004-00002-000000

Cat Code: A1

Loc Code: 82

Address: 1902 PALO DURO

Legal 1: CORONADO HTS, MEMPHIS BLOCK: 4 LOT: 2

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value	
	1	FF30			0.19	8,140	74.00		0.90		2,000	0	2,000	
Total Land Taxable Value:													2,000	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1975	2003	RES	BR3+	2,156	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	124,830
	2	1975	2003	CP	REF	100	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	1,670
	3	1975	2003	CP	REF	96	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	1,600
	4	1990	2003	PATIO	REF	136	1.00	1.00	RESA\	0.75	1.00	1.00	1.00	1,130
	5	1990	0	UTILITY	USG	600	1.00	1.00		0.87	1.00	1.00	1.00	4,340
Total Building Value:													133,570	

Sales Ratio Detail

Sale Date: 07/28/2025
Sale Price: 175,000

Deed Date: 07/28/2025
Volume: 423

File#: 53165
Page: 145

Buyer: PEPPER CHRISTOPHER & KITSY BETH
Seller: O'CONNOR LINDA KAY

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
135,570	135,570	0.7747	0.7747			BUY	8,140	0.187	133,570

Parcel Id: 204453
Sale #:4

Acct Number: 11140-00019-00010-000015

Cat Code: A1

Loc Code: 82

Address: 100 BERRY AVE

Legal 1: H&GN RR CO, MEMPHIS BLOCK: 19 TR 24 (W 200 FT) 10

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF15			1.95	85,020	327.00	1.25	6,130	0	6,130			
Total Land Taxable Value:											6,130			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2003	RES	BR4	2,658	1.00	1.00	RESG	0.78	1.00	1.00	1.00	165,990
	2	1977	2003	ATT GAR	REF	552	1.00	1.00	RESG	0.78	1.00	1.00	1.00	11,460
	3	1977	2003	CP	REF	140	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,490
	4	1977	2003	EP	REF	342	1.00	1.00	RESG	0.78	1.00	1.00	1.00	14,200
	5	1990	2003	CP	REF	121	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,150
Total Building Value:											196,290			

Sale Date:
Sale Price: 246,000

Deed Date: 10/31/2025
Volume: 424

File#: 53324
Page: 243

Buyer: SAENZ CHRISTOPHER J
Seller: WOODS REGINA KAE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
202,420	202,420	0.8228	0.8228			SEL	85,020	1.952	196,290

Parcel Id: 204453
Sale #:4

Acct Number: 11140-00019-00010-000015

Cat Code: A1

Loc Code: 82

Address: 100 BERRY AVE

Legal 1: H&GN RR CO, MEMPHIS BLOCK: 19 TR 24 (W 200 FT) 10

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF15			1.95	85,020	327.00	1.25	6,130	0	6,130			
Total Land Taxable Value:											6,130			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1977	2003	RES	BR4	2,658	1.00	1.00	RESG	0.78	1.00	1.00	1.00	165,990
	2	1977	2003	ATT GAR	REF	552	1.00	1.00	RESG	0.78	1.00	1.00	1.00	11,460
	3	1977	2003	CP	REF	140	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,490
	4	1977	2003	EP	REF	342	1.00	1.00	RESG	0.78	1.00	1.00	1.00	14,200
	5	1990	2003	CP	REF	121	1.00	1.00	RESG	0.78	1.00	1.00	1.00	2,150
Total Building Value:											196,290			

Sale Date:
Sale Price: 246,000

Deed Date: 10/31/2025
Volume: 424

File#: 53324
Page: 243

Buyer: SAENZ CHRISTOPHER J
Seller: WOODS REGINA KAE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
202,420	202,420	0.8228	0.8228			SEL	85,020	1.952	196,290

Sales Ratio Detail

Parcel Id: 204534
Sale #:3

Acct Number: 10455-00001-00017-000000

Cat Code: A1

Loc Code: 82

Address: 712 S 9TH

Legal 1: THOMPSON ADDITION, MEMPHIS BLOCK: 1 LOTS: 17-21

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FF25			0.40	17,500	125.00			1.00	3,130	0	3,130	
Total Land Taxable Value:													3,130	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1980	2005	RES	BR5	3,035	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	191,520
	2	1980	2005	CP	REF	8	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	150
	3	1980	2005	CP	REF	198	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	3,670
	4	1980	2005	ATT GAR	REF	754	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	16,300
	5	1985	0	STG	3	200	1.00	1.00		0.70	1.00	1.00	1.00	840
	6	1980	2005	BASE	FIN	440	1.00	1.00	RESA\	0.77	1.00	1.00	1.00	20,380
	7	1990	0	STG	3	100	1.00	1.00		0.60	1.00	1.00	1.00	360
Total Building Value:														233,220

Sale Date:
Sale Price: 220,000

Deed Date: 09/10/2025
Volume: 423

File#: 53251
Page: 528

Buyer: BARDIN STEVEN & TYRA
Seller: CASAS JARED & KAPRISHA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
236,350	236,350	1.0743	1.0743			BUY	17,500	0.402	233,220

Parcel Id: 204681
Sale #:5

Acct Number: 11140-00020-00001-003606

Cat Code: A1

Loc Code: 82

Address: 622 N 14TH

Legal 1: H&GN RR CO, MEMPHIS BLOCK: 20 SECTION: 1 TR 36-F

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg		Depth	Per	Real Value	Ag Value	Total Value	
	1	FF25			0.22	9,375	62.50			1.02	1,590	0	1,590	
Total Land Taxable Value:													1,590	
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1999	RES	BR3	1,577	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	79,200
	2	1990	1999	ATT GAR	REF	441	1.00	1.00	RESA\	0.70	1.00	1.00	1.00	7,420
	3	1990	1999	CP	REF	24	1.00	1.00	RESA\	0.73	1.00	1.00	1.00	360
	4	1960	0	UTILITY	UDpG	1,632	1.00	1.00		0.38	1.00	1.00	1.00	4,130
Total Building Value:														91,110

Sale Date: 01/09/2026
Sale Price: 100,000

Deed Date: 01/09/2026
Volume: 425

File#: 53436
Page: 189

Buyer: CS3 LONE STAR GROUP LLC
Seller: ALSTON RONALD G & TRESA K

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
92,700	92,700	0.9270	0.9270			SEL	9,375	0.215	91,110

Parcel Id: 204790
Sale #:2

Acct Number: 10000-00047-10012-000000

Cat Code: A1

Loc Code: 82

Address: 820 W NOEL

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 47 LOTS: 10 - 12

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft	Avg	Depth	Per	Real Value	Ag Value	Total Value
	1	FF30		0.24	10,500	75.00			1.00	2,250	0	2,250
Total Land Taxable Value:												2,250

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1955	1992	RES	BR3	1,618	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	64,350
	2	1955	1992	CP	REF	240	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	2,630
	3	1960	0	CRPT	2	384	1.00	1.00		0.35	1.00	1.00	1.00	270
	4	1990	0	STG	2	544	1.00	1.00		0.20	1.00	1.00	1.00	440
	5	1984	1992	1/2 STY	REF	250	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	4,560
	6	1955	1992	BASE	UNFIN	320	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	5,830
	7	1990	0	STG	5	144	1.00	1.00		0.55	1.00	1.00	1.00	790
	8	1990	1992	CP	1	48	1.00	1.00	RESF/	0.54	1.00	1.00	1.00	160
Total Building Value:														79,030

Sale Date:
Sale Price: 55,000

Deed Date: 04/03/2025
Volume: 422

File#: 53031
Page: 98

Buyer: GALL TAMI
Seller: BRANIGAN FLORITA

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
81,280	81,280	1.4778	1.4778			SEL	10,500	0.241	79,030

Parcel Id: 204791
Sale #:4

Acct Number: 10000-00050-17019-000000

Cat Code: A1

Loc Code: 82

Address: 813 W DAVIS

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 50 LOTS: 17-18-19

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg			Depth Per	Real Value		Ag Value	Total Value
	1	FF25			0.24	10,500	75.00			1.00	1,880		0	1,880
Total Land Taxable Value:														1,880
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1997	RES	FR3	1,116	1.00	1.00	RESA\	0.66	1.00	1.00	1.00	46,290
	2	1990	1997	CP	REF	144	1.00	1.00	RESA\	0.66	1.00	1.00	1.00	1,730
	3	1965	1994	DET GAR	REF	462	1.00	1.00	RESF/	0.58	1.00	1.00	1.00	6,500
Total Building Value:														54,520

Sale Date: 02/28/2025
Sale Price: 40,000

Deed Date: 02/28/2025
Volume: 421

File#: 52915
Page: 186

Buyer: R&M REAL ESTATE, LLC
Seller: JSH HOMES, LLLP BY GO HOUSE, LLC, ITS

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
56,400	44,190	1.1048	1.4100			BUY	10,500	0.241	54,520

Parcel Id: 204795
Sale #:1

Acct Number: 10000-00050-20024-000000

Cat Code: A1

Loc Code: 82

Address: 523 S 8TH

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 50 LOTS: 20-24

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF25		0.40	17,500	125.00	1.00	3,130	0	3,130
Total Land Taxable Value:										3,130

Sales Ratio Detail

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1996	RES	BR3+	2,096	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	105,880
	2	1970	1996	CP	REF	154	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	2,190
	3	1970	1996	DET GAR	REF	600	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	11,390
	4	1990	0	STG	2	144	1.00	1.00		0.00	1.00	1.00	1.00	0
	5	1990	0	CRPT	PF2	400	1.00	1.00		0.90	1.00	1.00	1.00	720
	6	1990	1996	OP	REF	259	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	3,070
	7	1990	1996	BASE	UNFIN	400	1.00	1.00	RESA\	0.64	1.00	1.00	1.00	9,490
	8	1990	0	STG	CONT	320	1.00	1.00		0.70	1.00	1.00	1.00	2,240
Total Building Value:														134,980

Sale Date:
Sale Price: 40,000

Deed Date: 06/09/2025
Volume: 422

File#: 53082
Page: 408

Buyer: THURSTON LANDON CHASE
Seller: MOSS JAMES & SARAH STARGEL

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
138,110	138,110	3.4528	3.4528			BUY	17,500	0.402	134,980

Parcel Id: 205061
Sale #:3

Acct Number: 10000-00087-20024-000000

Cat Code: A1

Loc Code: 82

Address: 117 E MAIN

Legal 1: MEMPHIS ORIGINAL TOWN BLOCK: 87 LOTS: 20-24

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF10			0.40	17,500	125.00	1.00	1,250	0	1,250			
Total Land Taxable Value:											1,250			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1990	1995	RES	BR3	1,452	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	65,630
	2	1990	1995	CP	REF	120	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	1,560
	3	1990	1995	ATT GAR	REF	494	1.00	1.00	RESA\	0.63	1.00	1.00	1.00	7,480
	4	1990	0	STRM CLR	2	1	1.00	1.00		0.60	1.00	1.00	1.00	720
Total Building Value:														75,390

Sale Date:
Sale Price: 42,000

Deed Date: 06/10/2025
Volume: 422

File#: 53083
Page: 410

Buyer: MCLAUGHLIN DEBRA
Seller: ARNOLD CHARLES WELLINGTON & LISA NICOLE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
76,640	76,640	1.8248	1.8248			BUY	17,500	0.402	75,390

Parcel Id: 205334
Sale #:3

Acct Number: 10450-00003-19021-000000

Cat Code: A1

Loc Code: 82

Address: 817 S 6TH

Legal 1: SUNNYSIDE ADDITION, MEMPHIS BLOCK: 3 LOTS: 19-20 & N/20 FT OF 21

Land	Seq	Class	Ag_Class		Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value			
	1	FF30			0.23	9,800	70.00	1.00	2,100	0	2,100			
Total Land Taxable Value:											2,100			
Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2012	RES	FR3	1,300	1.00	1.00	RESG	0.90	1.00	1.00	1.00	73,300
	2	1950	2026	CP	REF	88	1.00	1.00	RESE	1.00	1.00	1.00	1.00	1,570
	3	0	0	STRM CLR	1	1	1.00	1.00		1.00	1.00	1.00	1.00	800
Total Building Value:														75,670

Sales Ratio Detail

Sale Date: 12/17/2025
Sale Price: 115,000

Deed Date: 12/17/2025
Volume: 424

File#: 53386
Page: 543

Buyer: WILKS CHLOE LARAY & GARCIA VICTOR REY
Seller: BURNETT KIM

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
77,770	77,770	0.6763	0.6763			SEL	9,800	0.225	75,670

**Sales Ratio
Selection Page**

Run Date: 3/19/2026 9:33:54AM

Description:

Order: Parcel Id

SELECTION CRITERIA

Year Run: 2026

Jurisdiction 00-HALL COUNTY APPR DIST

EXCLUDE Multi Parcel Sales

(NOT) Property_Type LIKE M

Is_Multi_Parcel_Sale = false

Deed_Date greater than/equal to 1/1/2025 12:00:00 AM And Deed_Date less than/equal to 3/16/2026 12:00:00 AM

Is_Valid_Transaction = true

Primary_Category_Code LIKE F*

Sales Ratio Detail

Parcel Id: 202168
Sale #:3

Acct Number: 20230-00001-00003-000000

Cat Code: F1

Loc Code: 51

Address: MAIN ST

Legal 1: SOUTHSIDE ADDITION, TURKEY BLOCK: 1 LOT: 3

Land	Seq	Class	Ag_Class	Acres	Sqft	Front_Ft_Avg	Depth Per	Real Value	Ag Value	Total Value
	1	FF50		0.08	3,500	25.00	1.00	1,250	0	1,250

Total Land Taxable Value: 1,250

Bldg	Seq	Year	Effyr	Type	Class	Area	Wall	Perm	Cond	%GD	%FC	%EC	%CP	Total Value
	1	1950	2001	RETAIL ST	RSCL	1,175	1.00	1.00	C40FA	0.46	1.00	1.00	1.00	18,500
	2	1950	2005	CANOPY13	LFMWL	100	1.00	1.00	C30PC	0.31	1.00	1.00	1.00	280

Total Building Value: 18,780

Sale Date:
Sale Price: 15,000

Deed Date: 08/05/2025

File#: 53160

Buyer: YATES CHRISTY & CODY

Volume: 423

Page: 123

Seller: HUMPHREYS EVA FAYE

Appraised Value	Sale Mkt Value	Ratio	Current Ratio	Partial Sale	Nbhd Code	Sale Source	Sqft at Sale	Acres@ Sale	Real Value
20,030	20,030	1.3353	1.3353			BUY	3,500	0.080	18,780

0

ons

- PreviewReport
- PrintDirectly
- ExportToAdobe
- ExportToCrystal
- ExportToCSV

ame

Save

Options

- ow Sales
- One Line List
- Portrait
- Sales Detail Picture
- Sales Detail
- Land Sales Analysis
- Building Sqft Analysis
- le Multi Parcel Sales

- ☐ 00 HALL COUNTY APPR DIST
- ☐ 01 HALL COUNTY
- ☐ 01IS HALL COUNTY I&S
- ☒ 10 CITY OF ESTELLINE
- ☐ 11 CITY OF LAKEVIEW

Omit properties in jurisdiction(s)

- ☐ 00 HALL COUNTY APPR DIST
- ☐ 01 HALL COUNTY
- ☐ 01IS HALL COUNTY I&S

☐ Parcel list from CSV file

Select Custom Letter

Sort by

Parcel Id

*** Help:
1. Click 'Select' button to select information bas
2. Click 'Omit' button to omit information bas
3. Use an * for a wildcard (example - A* will di
properties where category code begins with an 'A')

No parcels meet the criteria selected

Building query for report...

Parcel

Parcel - Codes

Location Code	☐	Select	Omit
Is Exempt?	☐	Select	Omit
Primary Category Code	☒	Select	Omit F*
Secondary Category Code	☐	Select	Omit
Third Category Code	☐	Select	Omit
ndered?	☐	Select	Omit
dition Status	☐	Select	Omit
dition Date	☐	Select	Omit
tested?	☐	Select	Omit
Has Late Ag?	☐	Select	Omit
Has Miscellaneous Exemption?	☐	Select	Omit
Has Abatement?	☐	Select	Omit
Has Land Irrigation?	☐	Select	Omit
Has Floor Timber?	☐	Select	Omit
Is Overlapping?	☐	Select	Omit
se 1	☐	Select	Omit
se 2	☐	Select	Omit
User Code 3	☐	Select	Omit
User Code 4	☐	Select	Omit
User Code 5	☐	Select	Omit
User Code 6	☐	Select	Omit

Select a date 15 Select a date 15

No parcels meet the criteria selected

PA

Options

PreviewReport

PrintDirectly

ExportToAdobe

ExportToCrystal

ExportToCSV

Report Name

Open Save

Ratio Options

- Review Sales
- Print One Line List Portrait
- Print Sales Detail Picture
- Print Sales Detail
- Print Land Sales Analysis
- Print Building Sqft Analysis
- Include Multi Parcel Sales

- ☐ 011S HALL COUNTY I&S
- ☐ 10 CITY OF ESTELLINE
- ☒ 11 CITY OF LAKEVIEW
- ☐ 12 CITY OF MEMPHIS
- ☐ 13 CITY OF TURKEY

Omit properties in jurisdiction(s)

- ☐ 00 HALL COUNTY APPR DIST
- ☐ 01 HALL COUNTY
- ☐ 011S HALL COUNTY I&S

☐ Parcel list from CSV file

Select Custom Letter

Browse

Sort by

Parcel Id

*** Help:
1. Click 'Select' button to select information b
2. Click 'Omit' button to omit information bas
3. Use an * for a wildcard (example - A* will di
properties where category code begins with an 'A')

Parcel - Codes

Location Code ☐ Select ☐ Omit

Is Exempt? ☐ Select ☐ Omit

Primary Category Code ☒ Select ☐ Omit F*

Secondary Category Code ☐ Select ☐ Omit

Third Category Code ☐ Select ☐ Omit

Is Considered? ☐ Select ☐ Omit

Acquisition Status ☐ Select ☐ Omit

Acquisition Date ☐ Select ☐ Omit Select a date 15 Select a date 15

Is Contested? ☐ Select ☐ Omit

Has Late Ag? ☐ Select ☐ Omit

Has Miscellaneous Exemption? ☐ Select ☐ Omit

Has Abatement? ☐ Select ☐ Omit

Has Land Irrigation? ☐ Select ☐ Omit

Has Floor Timber? ☐ Select ☐ Omit

Is Overlapping? ☐ Select ☐ Omit

File 1 ☐ Select ☐ Omit

File 2 ☐ Select ☐ Omit

User Code 3 ☐ Select ☐ Omit

User Code 4 ☐ Select ☐ Omit

User Code 5 ☐ Select ☐ Omit

User Code 6 ☐ Select ☐ Omit

No parcels meet the criteria selected

OK

Building query for report...